



**AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD MUNICIPAL PLANNING COMMISSION
MONDAY MARCH 2, 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 February 3, 2020 regular meeting

DRAFT -- Regular Meeting Minutes -- February 3, 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.

PUBLIC HEARING

**~~PROPOSED REVISIONS TO THE BRENTWOOD SUBDIVISION
REGULATIONS~~**

Review of the proposed revisions to the Subdivision Regulation has been deferred to the April 6 regular meeting.

CONSENT AGENDA

1. **BPC2002-002** **Revised Building Elevations – Scissors & Scotch, Hill Center Brentwood, 205 Franklin Road, Building D-1, Suite 120, Zoning C-2**
– Applicant: Mr. Phil Dougherty, Slaggie Architects, Inc., 4600 Madison Ave., Suite 350, Kansas City, MO 64112

2. **BPC2002-003 Hillside Overlay Review - Morgan Farms Subdivision, Section Six, Lot 204, 1876 Barnstaple Lane, Zoning OSRD – Applicant: Ms. Lee Mealer, Drees Premier Homes, 1651 Westgate Circle, Brentwood, TN 37027**
3. **BPC2002-004 Hillside Overlay Review – Morgan Farms Subdivision, Section Six, Lot 205, 1878 Barnstaple Lane, Zoning OSRD – Applicant: Ms. Lee Mealer, Drees Premier Homes, 1651 Westgate Circle, 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. **PLANNING COMMISSION REVIEW AND RECOMMENDATION OF ORDINANCE 2020-02 - AN ORDINANCE TO AUTHORIZE THE ACQUISITION OF 52 (+/-) ACRES LOCATED ON OLD SMYRNA ROAD THROUGH APPROVAL OF A CONTRACT FOR SALE OF REAL ESTATE AMONG SENSING ENTERPRISES (“SELLER”), THE CONSERVATION FUND (“PURCHASER”), AND THE CITY, AND BY ACCEPTANCE OF ASSIGNMENT OF THE CONSERVATION FUND’S OBLIGATIONS AS PURCHASER UNDER SAID AGREEMENT**
2. **BPC2002-001 Limited Duration Event – Nashville Golf Open, Nashville Golf Athletic Club, 1703 Crockett Springs Trail, Zoning OSRD/R-1 -- Applicant: Mr. Garth Fails, Tour Vision Promotions, 9 Colonel Winstead Drive Brentwood, TN 37027**
3. **BPC2002-005 Revised Preliminary Plan – Bella Collina Subdivision, FKA – Morgan Property, 9634 Concord Road, Zoning R-2 – Applicant: Mr. Wesley Harris, Ragan Smith Associates, P.O. Box 60070, Nashville, TN 37206**

OTHER BUSINESS

1. *Monthly Security Report -- February 2020*

ADMINISTRATIVE INFORMATION

1. *Planning and Codes Department Monthly Report -- January 2020*

2. *City Calendar -- March 2020*



Donald J. Dobson, 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: 03/02/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Draft Minutes

MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Monday, February 3, 2020 at 7:00 p.m. at Brentwood City Hall.

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

Mr. Pippin moved for approval of the minutes from the January 6, 2020 meeting as written; seconded by Mr. Kaplan. Motion passed 9-0 with Ms. Donahue abstaining.

CONSENT AGENDA

Item 1: BPC2001-006 Revised Final Plat, Revision to Front Setback Line – Wildwood Valley Estates, Lot 58, 6320 Wildwood Valley Drive, Zoning R-2

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

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

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.
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. 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.
9. 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.
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. 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 February 3, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC2001-004 Building Elevations – Hill Center Brentwood, Suite D-103, E-102, & E-105, Zoning C-2

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

The window openings are currently covered with plywood.

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

1. A site plan shall be vested for a period of three years from the date of the original approval.
2. 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.

3. 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.

4. 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.
5. 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.
6. 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.
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 plans 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 February 3, 2020 . Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC2001-003 Minor Revisions to Previously Approved Site Plan, Addition of Two License Plate Readers - Brentwood Auto Wash, 422 Wilson Pike Circle, Zoning C-2

Mr. Paul Budslick requested 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.

Staff recommended approval of the revised site plan subject to the following conditions:

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.
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 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.

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. 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.

Item 4: BPC2001-008 Limited Duration Event – Food Truck Rally, Brentwood High School, 5304 Murray Lane, Zoning SI-2

Brentwood High School requested 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 required 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.

Staff recommended approval of the limited duration event subject to the following conditions:

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.

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

REGULAR AGENDA

Item 1: BPC2001-002 Limited Duration Event – KARS4KIDS, Tennessee Baptist Children's Home, 1310 Franklin Road, Zoning SI-2/SR

Paul Collins requested approval of the 19th Annual Kars4Kids Car, Truck and Motorcycle show. The limited duration event will be conducted Saturday, April 18th 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.

Mr. Oliver moved for approval of the limited duration event subject to the following conditions being met to the satisfaction of staff:

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.

Mr. Pippin seconded; motion was approved unanimously.

Item 2: BPC1912-006 Preliminary Plan -- 935 Edmondson Pike, Zoning R-1

Majors Construction LLC requested 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 proposed one shared driveway having an asphalt surface being 12 feet wide and serving all three lots from Edmondson Pike.

Commissioner Travis moved for approval of the proposed preliminary plan subject to the following conditions being met to the satisfaction of staff:

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.

11. 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.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

17. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

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

19. 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.

Mr. Bain seconded; motion was approved unanimously.

Item 3: BPC1912-007 Final Plat -- 935 Edmondson Pike, Zoning R-1

Majors Construction LLC requested 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 proposed one shared driveway having an asphalt surface being 12 feet wide and serving all three lots from Edmondson Pike.

Mr. Pippin moved for approval of the proposed final plat subject to the following conditions being met to the satisfaction of staff:

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.
6. 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.)

7. 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.

8. 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.

9. 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.

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. 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 February 3, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Kaplan seconded. Motion passed 9-0 with Ms. Crigger abstaining.

OTHER BUSINESS

Commissioners heard an update on the traffic pattern at the Costco gas station.

Monthly Security Report

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

ADMINISTRATIVE INFORMATION

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

Being no further business, the meeting adjourned at 7:50 pm.

APPROVED: _____

Holly Earls
Holly Earls, City Recorder

BRENTWOOD PLANNING COMMISSION

Meeting Date: 03/02/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

The Public Hearing on the proposed revisions to the Subdivision Regulations has been deferred for 30 days, to the April 6th regular agenda to allow staff to make minor revisions to the document.

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Draft Staff Report

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MARCH 2, 2020 -- 7:00 P.M.
PRELIMINARY

PUBLIC HEARING

PROPOSED REVISIONS TO THE BRENTWOOD SUBDIVISION REGULATIONS

A comprehensive review and update of the City's Subdivision Regulations was included as part of the non-routine work plan for Fiscal Year 2020 for both the Planning and Engineering Departments.

The effort constitutes the first comprehensive re-write of the document since 2009.

The proposed final document is better organized, and easier to read and understand. Additionally, its design better follows our established development process.

The Public Hearing on the proposed revisions to the Subdivision Regulations has been deferred for 30 days to allow staff to make minor revisions to the document.

BRENTWOOD PLANNING COMMISSION

1.

Meeting Date: 03/02/2020

Information

PROJECT NUMBER

BPC2002-002

PROJECT DESCRIPTION

Revised Building Elevations – Scissors & Scotch, Hill Center Brentwood, 205 Franklin Road, Building D-1, Suite 120

Slaggie Architects, Inc. requests approval of building elevations for Scissors & Scotch to be located in Suite 120, Building D-1 in Hill Center Brentwood. The proposed elevations include: Black porcelain tiles, black aluminum wall panel system, and a black aluminum storefront system. Wall signage and a blade sign are also being proposed.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Mr. Phil Dougherty, Slaggie Architects, Inc., 4600 Madison Ave., Suite 350, Kansas City, MO 64112

Attachments

Final Staff Report
Overall Hill Center Plan
Elevations
Tenant Space Details
Signage Plan

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MARCH 2, 2020 -- 7:00 P.M.
FINAL

#
CONSENT AGENDA -- ITEM 1:

REQUEST: **REVISED BUILDING ELEVATIONS – SCISSORS & SCOTCH,
HILL CENTER BRENTWOOD, BUILDING D-I, SUITE 120**

PROJECT NUMBER: **BPC2002-002**

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

GENERAL INFORMATION:

Slaggie Architects, Inc. requests approval of revised building elevations for Scissors & Scotch to be located in Suite 120, Building D-I in Hill Center Brentwood. The proposed elevations include: Black porcelain tiles, black aluminum wall panel system, and a black aluminum storefront system. Wall signage and a blade sign are also being proposed.

PROJECT LOCATION:

The subject property is located at 205 Franklin Road.

APPROVAL HISTORY:

HILL CENTER TENANT APPROVALS				
TENANT NAME	ADDRESS	SUITE #	BUILDING ID	APPROVED
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	DI	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	DI	4/1/2019
DEL FRISCO'S	207 FRANKLIN RD.		CI	8/1/2016
DRESS UP BOUTIQUE	201 FRANKLIN RD.	120	B	12/5/2016
DRYBAR	213 FRANKLIN RD.	100	EI	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	EI	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	EI	12/6/2019
PETER MILLAR	201 FRANKLIN RD.	150	B	1/3/2017
PURE SWEAT & FLOAT STUDIO	213 FRANKLIN RD.	103	EI	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
TO BE DETERMINED	205 FRANKLIN RD.	103	D1	2/3/2020
TO BE DETERMINED	213 FRANKLIN RD.	102	EI	2/3/2020
TO BE DETERMINED	213 FRANKLIN RD.	105	EI	2/3/2020

CONDITIONS OF APPROVAL:

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

1. Additional Public Works Project Fees may be required.
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 **nine** standard requirements be attached to the approval of the request.

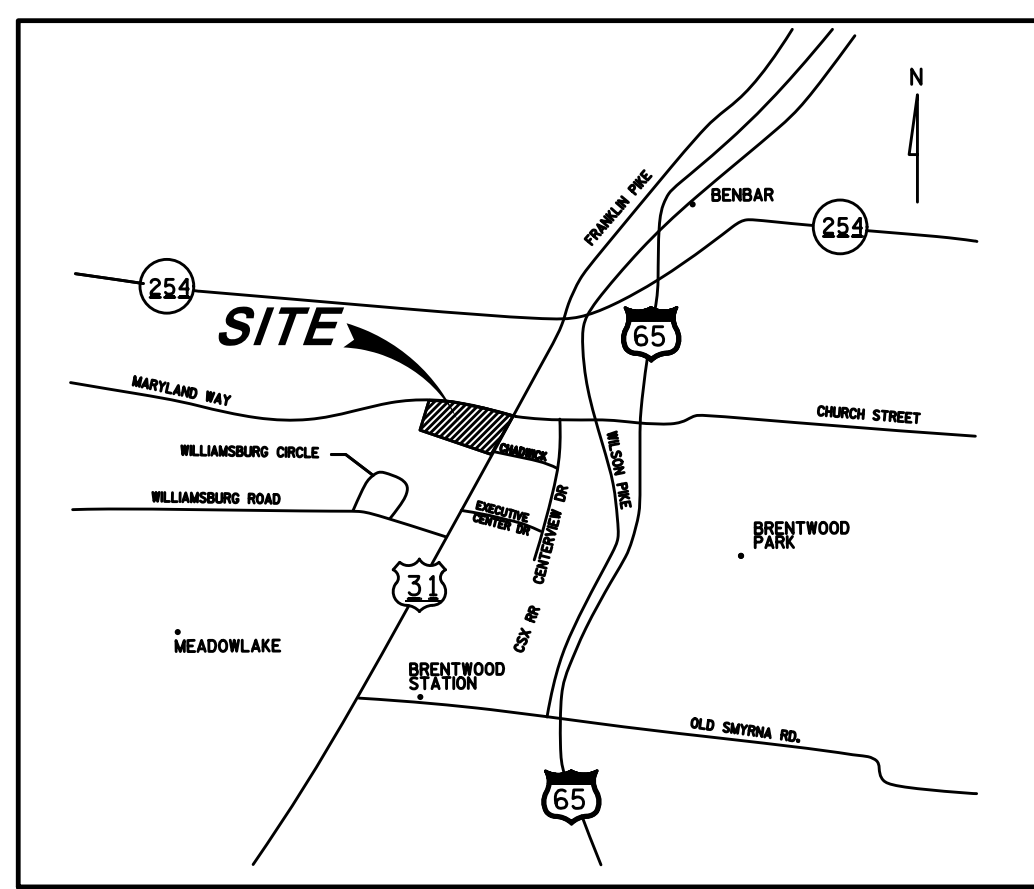
1. Add the following note to the site plan;

*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 **March 2, 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 **March 2, 2020** . Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

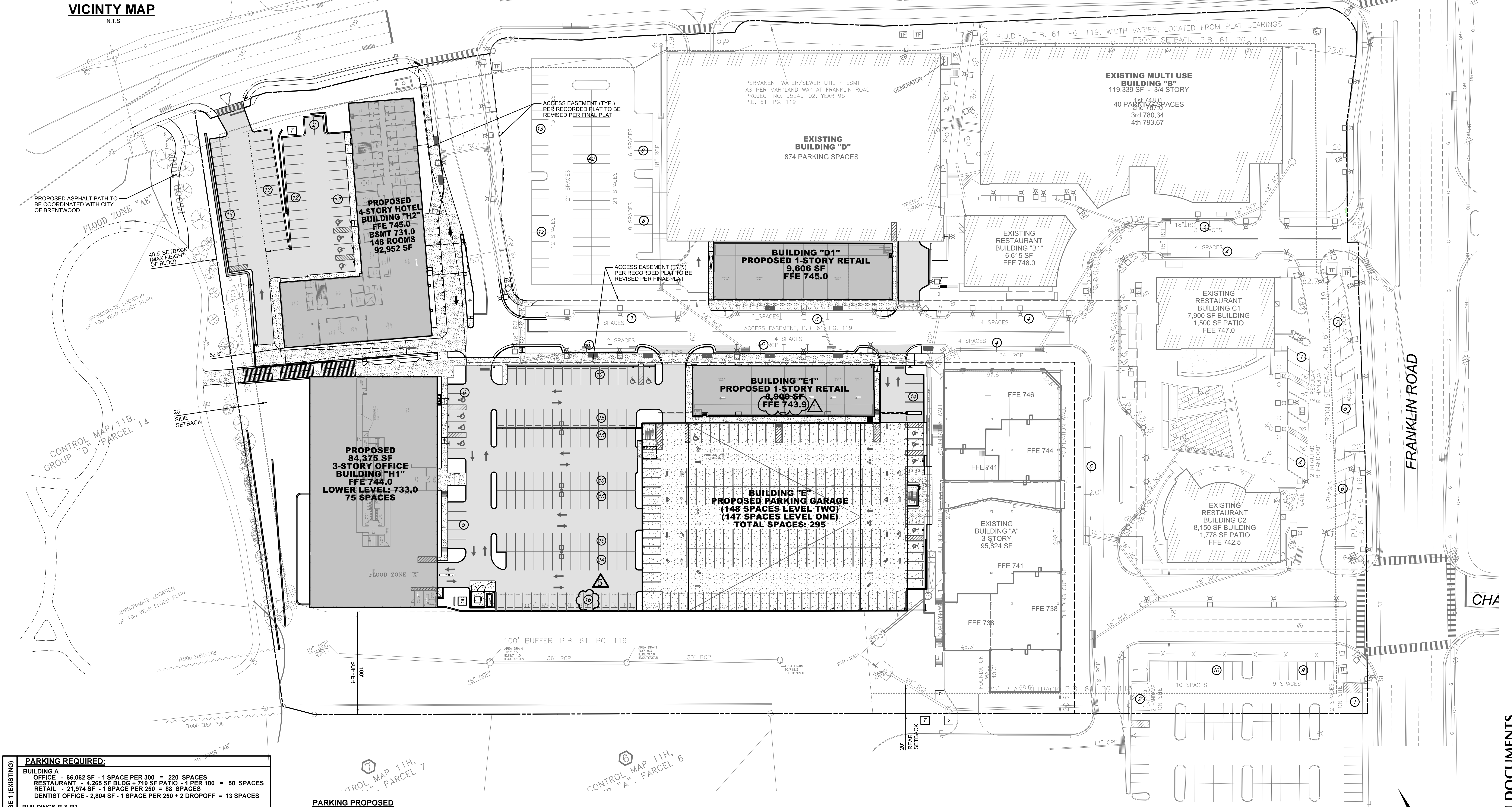
Staff requests that the Planning Commission approve the proposed revised building elevations, subject to the requirements of the staff report.



VICINITY MAP
N.T.S.

BUILDING COVERAGE CHART			
PROPOSED BUILDING COVERAGE (A)	34,015 S.F.	.78 ACRES	= 4.67%
PROPOSED BUILDING COVERAGE (B & B1)	47,718 S.F.	1.09 ACRES	= 6.45%
PROPOSED BUILDING COVERAGE (C1 & C2)	16,432 S.F.	.37 ACRES	= 2.17%
PROPOSED BUILDING COVERAGE (D1)	9,908 S.F.	.22 ACRES	= 1.06%
PROPOSED BUILDING COVERAGE (E1)	8,900 S.F.	.20 ACRES	= 1.02%
PROPOSED BUILDING COVERAGE (H1)	28,125 S.F.	.65 ACRES	= 3.9%
PROPOSED BUILDING COVERAGE (H2)	21,728 S.F.	.50 ACRES	= 2.94%
TOTAL PROPOSED BUILDING COVERAGE:	166,524 S.F.	3.81 ACRES	= 22.4%

BRENTWOOD PLANNING NOTE:
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 2, 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.



PARKING REQUIRED:	
PHASE 1 (EXISTING)	BUILDING A OFFICE - 66,062 SF - 1 SPACE PER 300 = 220 SPACES RESTAURANT - 4,265 SF BLDG + 719 SF PATIO - 1 PER 100 = 50 SPACES RETAIL - 21,974 SF - 1 SPACE PER 250 = 88 SPACES DENTIST OFFICE - 2,804 SF - 1 SPACE PER 250 + 2 DROPOFF = 13 SPACES
BUILDINGS B & B1	OFFICE - 103,034 SF = 103,034 SF - 1 SPACE/300 = 344 SPACES RESTAURANT - 6,615 SF + 1,017 SF PATIO - 1 SPACE PER 100 = 76 SPACES RETAIL - 16,305 SF - 1 SPACE PER 250 = 65 SPACES
BUILDING C-1 & C-2	RESTAURANT - 16,050 SF BLDG + 3,278 SF PATIO - 1 PER 100 = 193 SPACES
PHASE 2 (PROPOSED)	BUILDING D1 RETAIL - 6,088 SF - 1 SPACE PER 250 = 24 SPACES CYCLE BAR 2,304 SF - 61 PEOPLE / 3 = 20 SPACES RESTAURANT - 1,214 SF BLDG - 1 PER 100 = 12 SPACES
BUILDING E1	RETAIL - 8,900 SF - 1 SPACE PER 250 = 36 SPACES
BUILDING H1	OFFICE - 84,375 SF = 84,375 SF - 1 SPACE/300 = 281 SPACES
BUILDING H2	HOTEL - 148 ROOMS + 20 EMPLOYEES = 168 SPACES
TOTAL REQUIRED 1,590 SPACES	

PARKING PROPOSED	
PHASE 1 (EXISTING)	SURFACE SPACES = 168 SPACES BUILDING B GARAGE = 40 SPACES BUILDING D GARAGE = 874 SPACES
PHASE 1 TOTAL = 1,082 SPACES	
PHASE 2 (PROPOSED)	SURFACE SPACES = 144 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 = 1,650 SPACES	

MAP 11G GROUP "C", PARCEL 4.00			
ZONING DATA		SITE DATA	
EXISTING ZONING: C-2		TOTAL LAND AREA	723.347 S.F. 16.60 ACRES = 100%
PROPOSED USE: OFFICE/RETAIL/RESTAURANT/HOTEL		REQUIRED LANDSCAPE AREA	144,460 S.F. 3.30 ACRES = 20.0%
GENERAL NOTES		PROVIDED LANDSCAPE AREA	174,436 S.F. 4.01 ACRES = 24.0%
1. GROUND SIGNS AND BUILDING SIGNS WILL BE SUBMITTED TO PLANNING STAFF FOR APPROVAL.		MAXIMUM BUILDING COVERAGE	221,898 S.F. 5.09 ACRES = 30.0%
2. GENERAL CONTRACTOR SHALL COORDINATE WITH THE CITY PLANNING STAFF FOR THE EXACT LOCATION OF THE CONSTRUCTION ENTRANCE AND TRAILER.		PROPOSED BUILDING COVERAGE	166,524 S.F. 3.81 ACRES = 22.4%
3. PROPOSED CONSTRUCTION START DATE: APRIL 1, 2018		PAVED/PARKING AREA	382,387 S.F. 8.76 ACRES = 53.0%
4. ALL CONSTRUCTION TRAFFIC WILL ACCESS SITE BY WAY OF NOTED TEMPORARY CONSTRUCTION ACCESS DRIVE.		TOTAL COVERAGE	723.347 S.F. 16.60 ACRES = 100.0%
OWNER/DEVELOPER		BUILDING AREAS & PARKING	
H.G. HILL REALTY CO. 301 JIMMY DRIVE NASHVILLE, TN 37204 PH: (615) 352-4100		PARKING REQUIRED	SEE PARKING TABLE THIS SHEET
		PARKING PROVIDED	SEE PARKING TABLE THIS SHEET
		TOTAL HANDICAP PARKING REQUIRED	22 SPACES
		TOTAL HANDICAP PARKING PROVIDED	28 SPACES
		BUILDING SETBACKS	
		FRONT (STREET)	VARIES - SEE PLAN AND PREVIOUS PLANNING COMMISSION APPROVAL
		REAR	TWENTY (20) FEET
		SIDE	TWENTY (20) FEET



08/29/18 - CONSTRUCTION DOCUMENTS

REVISIONS		
06/22/18	ASI #1	
10/12/18	ASI #3	
01/08/19	ASI #6	
04/08/19	ASI #11	
DR. BY	B Moran	
CK. BY	J Gore	
PROJ. NO.	A04714.06	
DATE		
Overall Site Layout Plan		
C100		

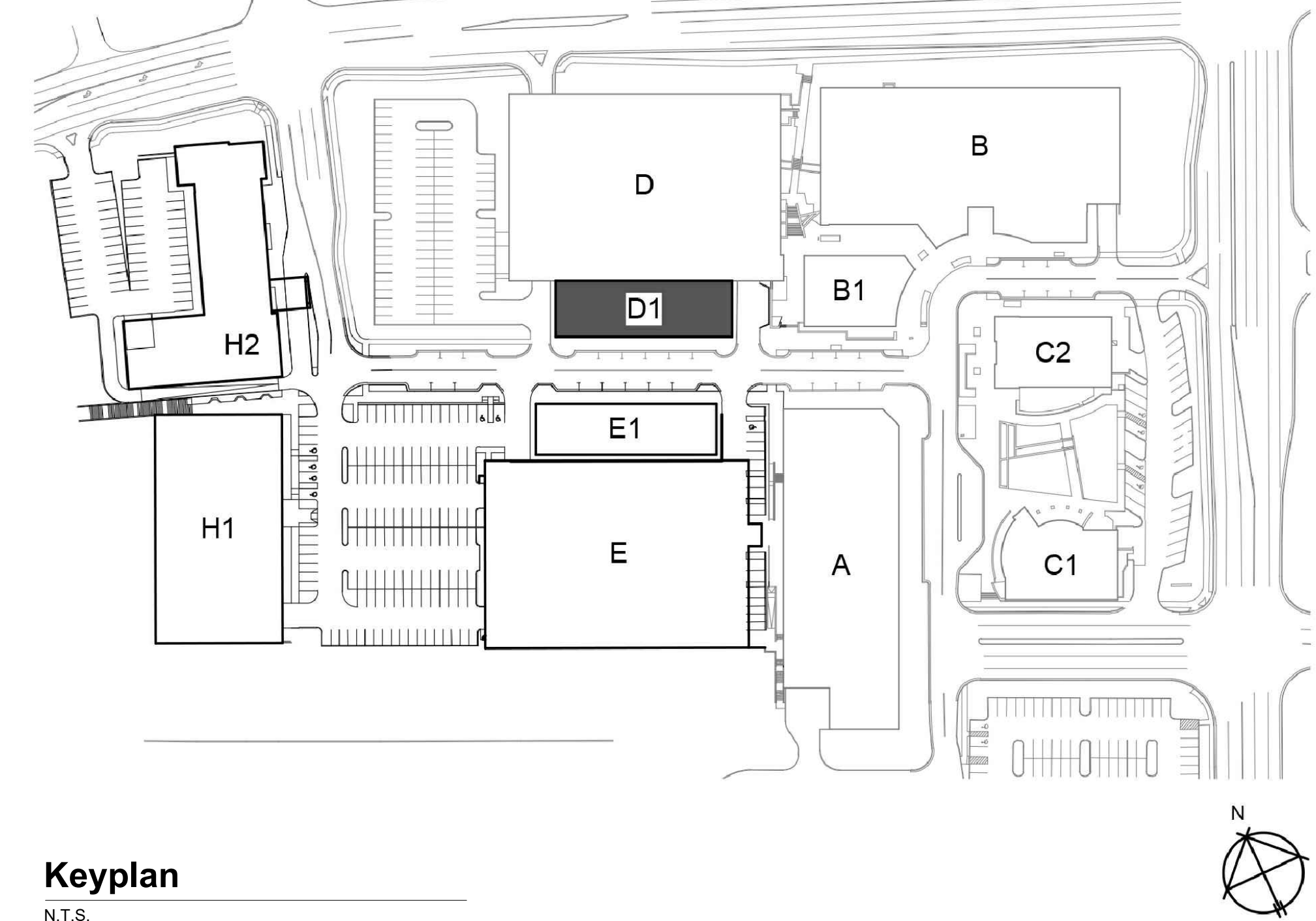
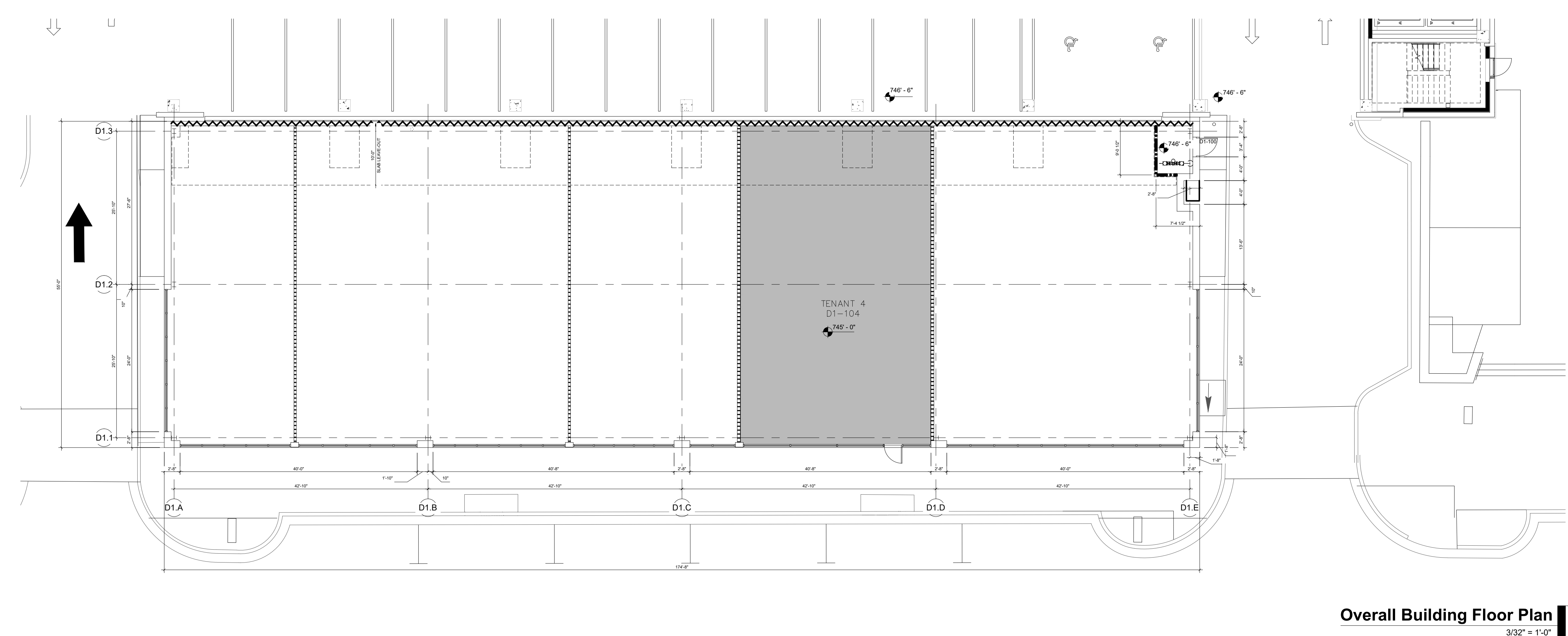
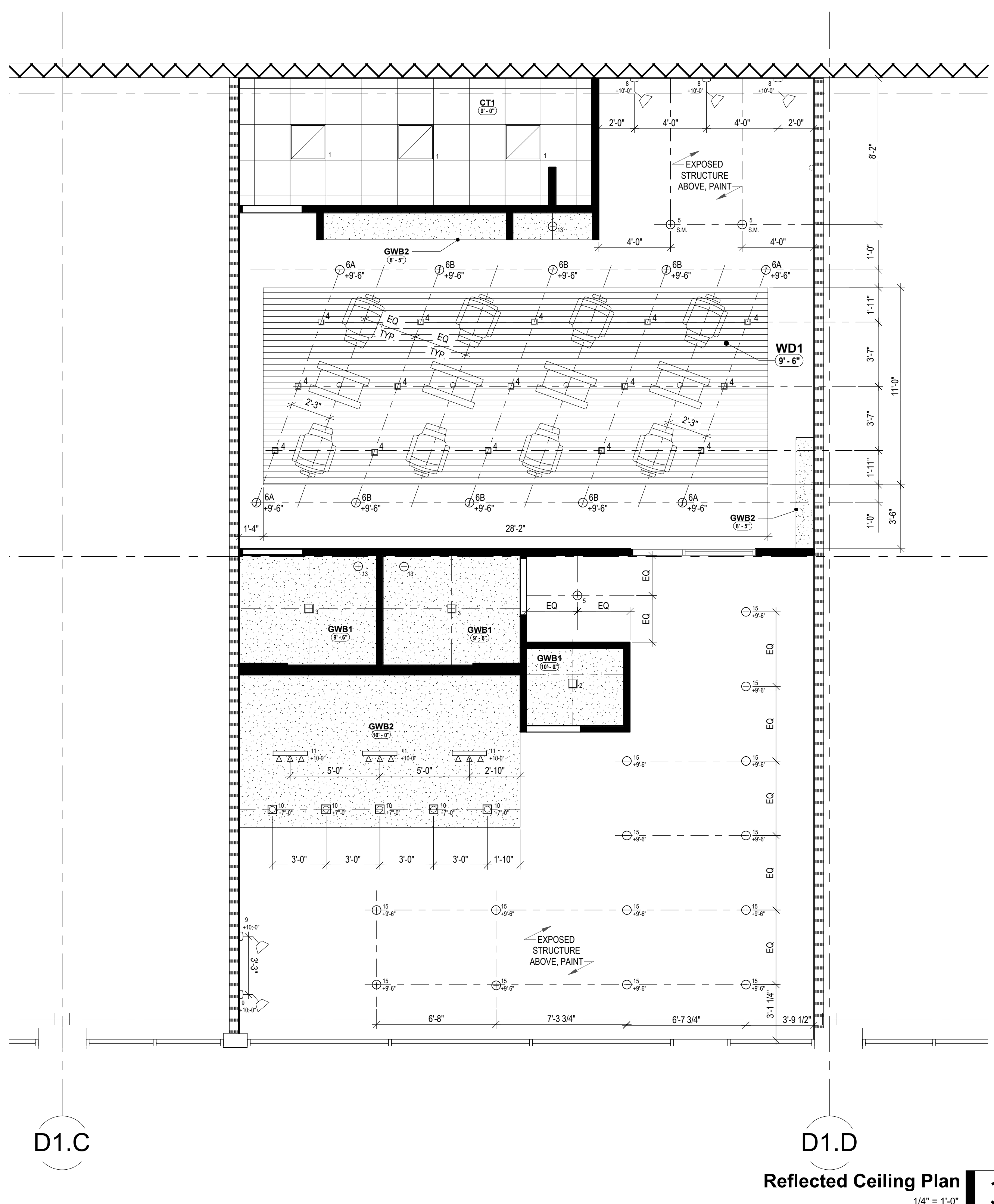
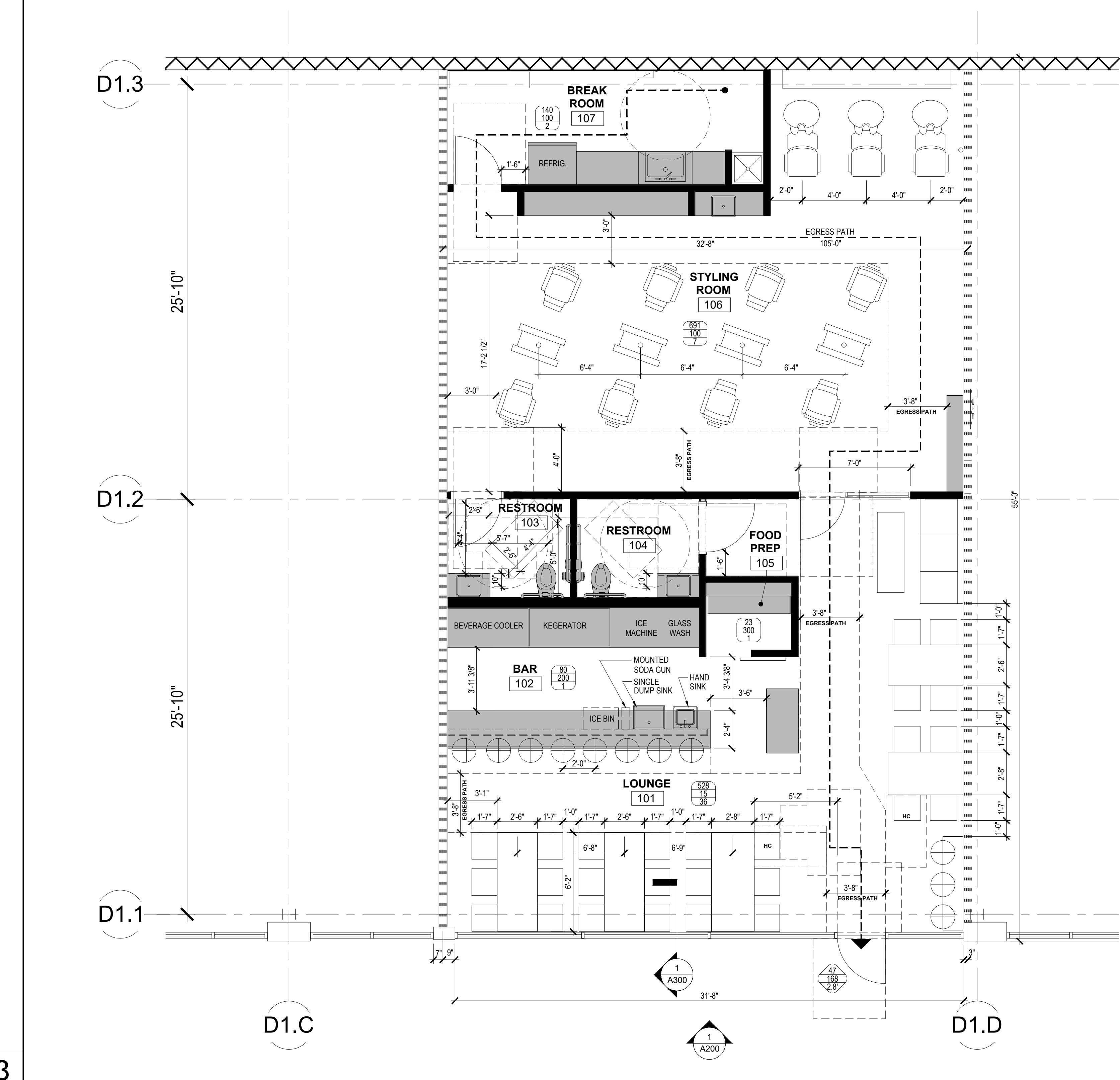
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Barge Cauthen & Associates
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615.352.6737 FAX
BCA NO. 1006-99-03

H.G. HILL
REALTY COMPANY, LLC
HILL CENTER BRENTWOOD
PHASE 2
BRENTWOOD, TENNESSEE

NOTE:
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 MARCH 2, 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.



CODE REVIEW
EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.2):
OCCUPANCY A MAX. DISTANCE ALLOWED (WITH SPRINKLER SYSTEM): 250'-0"
OCCUPANCY B MAX. DISTANCE ALLOWED (WITH SPRINKLER SYSTEM): 300'-0"
MAX. TRAVEL DISTANCE PROVIDED: 105'-0"
TOTAL OCCUPANT LOAD: 47
PLUMBING FIXTURES (TABLE 2902.1):
WATER CLOSETS:
OCCUPANCY TYPE: ASSEMBLY (A2)
1 PER 75
TOTAL: 36 OCC.
MALE: 18 OCC. REQUIRED: 18 / 75 = 24
FEMALE: 18 OCC. REQUIRED: 18 / 75 = 24
OCCUPANCY TYPE: BUSINESS (B)
1 PER 25 FOR FIRST 50, 1 PER 50 FOR THE REMAINDER
TOTAL: 11 OCC.
MALE: 6 OCC. REQUIRED: 6 / 25 = 24
FEMALE: 5 OCC. REQUIRED: 5 / 25 = 20
TOTAL REQUIRED:
MALE: 48 (1)
FEMALE: 44 (1)
PROVIDED:
MALE: 1
FEMALE: 1
LAVATORIES:
OCCUPANCY TYPE: ASSEMBLY (A2)
1 PER 200
TOTAL: 36 OCC.
MALE: 18 OCC. REQUIRED: 18 / 200 = .09
FEMALE: 18 OCC. REQUIRED: 18 / 200 = .09
OCCUPANCY TYPE: BUSINESS (B)
1 PER 40 FOR FIRST 80, 1 PER 80 FOR THE REMAINDER
TOTAL: 11 OCC.
MALE: 6 OCC. REQUIRED: 6 / 40 = 15
FEMALE: 5 OCC. REQUIRED: 5 / 40 = 125
TOTAL REQUIRED:
MALE: 24 (1)
FEMALE: 22 (1)
PROVIDED:
MALE: 1
FEMALE: 1
DRINKING FOUNTAINS:
BAR SERVES WATER
REQUIRED SERVICE SINK:
REQUIRED: 1
PROVIDED: 1
HANDICAP SEATING (1108.2.9.1 DINING SURFACES):
40 TOTAL SEATING IN LOUNGE AREA
40 x 5% = 2 HANDICAP SEATING REQUIRED (2 PROVIDED)

NOT FOR CONSTRUCTION

Scissors & Scotch
Interior Improvement
Building D1, Suite D1-104
Hill Center Brentwood - Phase 2
Brentwood, Tennessee

Scissors & Scotch

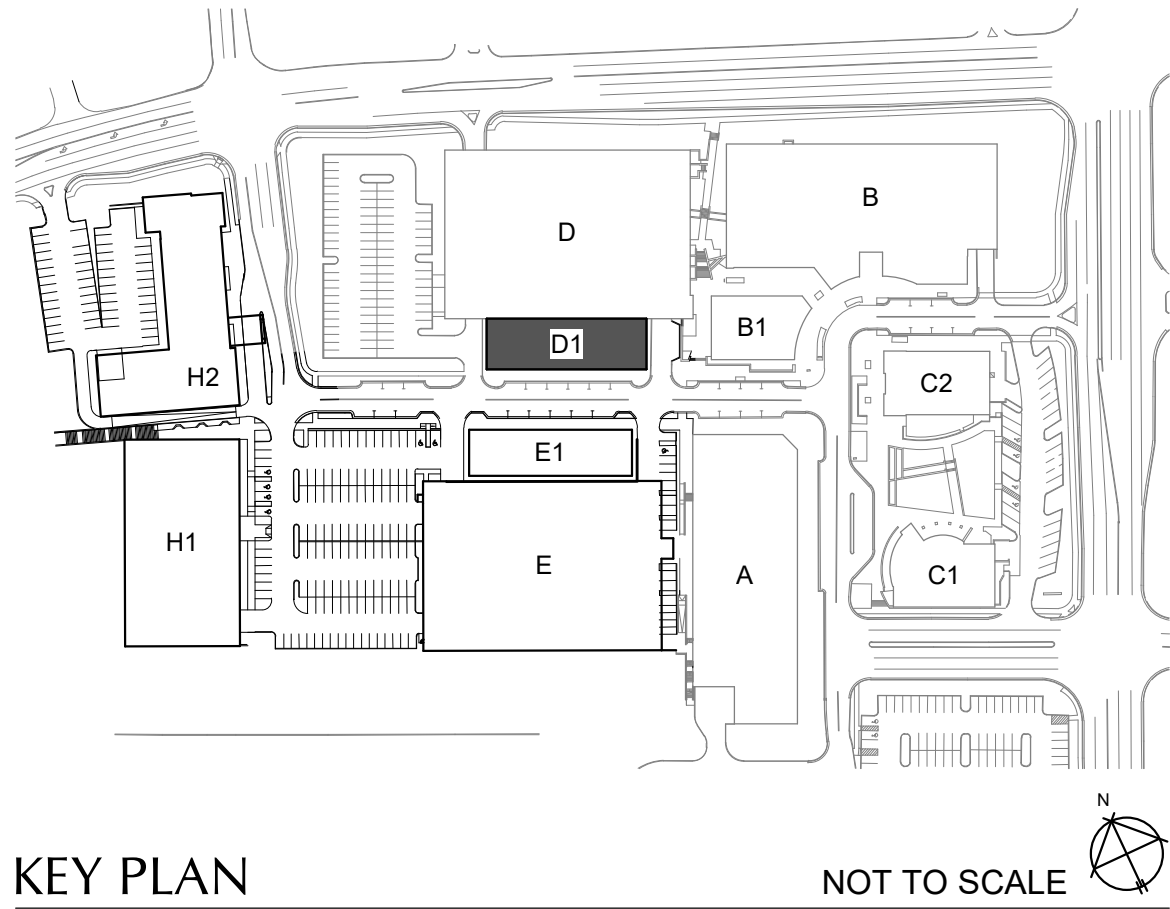
Interior Improvement

Building D1, Suite D1-104
Hill Center Brentwood - Phase 2
Brentwood, Tennessee

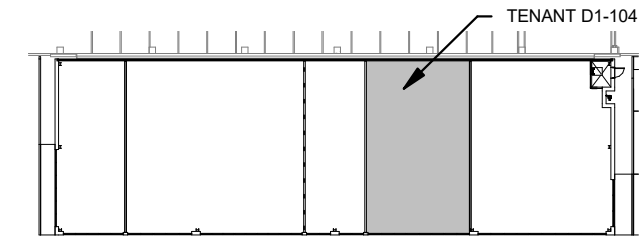
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A-300





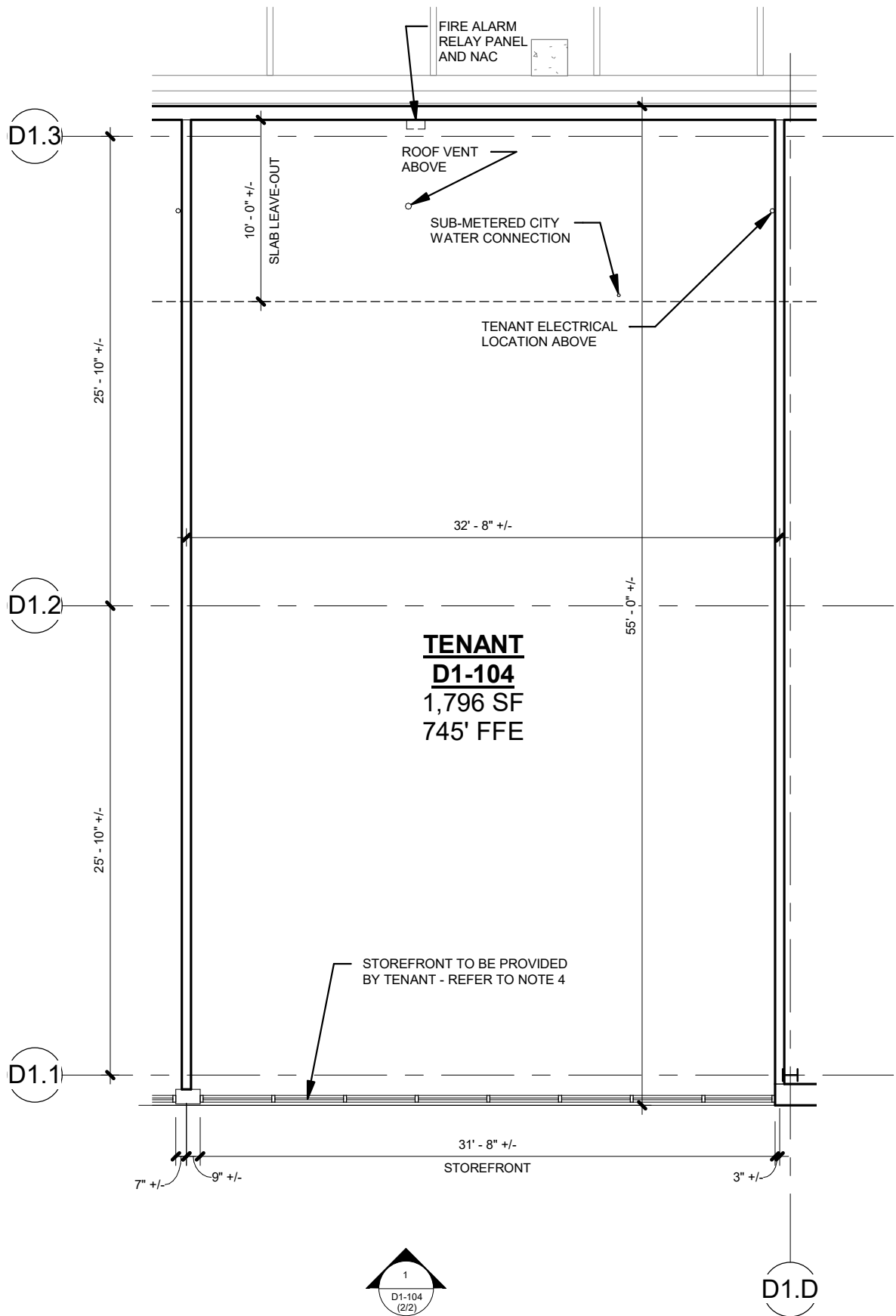
KEY PLAN



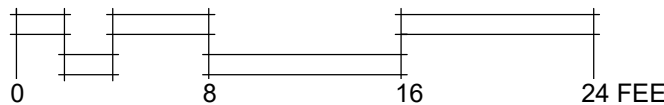
KEY PLAN - BUILDING D1

GENERAL NOTES:

1. THE INFORMATION PROVIDED ON THIS LEASE OUTLINE DRAWING IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THE LANDLORD AND ARCHITECT MAKE NO REPRESENTATION AS TO THE ACCURACY OR CORRECTNESS OF ANY DIMENSIONS AND/OR SQUARE FOOTAGE. THE TENANT IS RESPONSIBLE FOR FIELD VERIFYING ALL SQUARE FOOTAGE, UTILITY LOCATIONS, AND FIELD CONDITIONS.
2. INTERIOR DIMENSIONS ARE INDICATED FROM CENTER LINE OF DEMISING WALLS BETWEEN TENANT SPACES AND OUTSIDE FACE OF FINISHED WALLS AT COMMON/OTHER SPACES AND EXTERIOR WALLS.
3. AT DEMISING WALLS, STUDS WILL BE PROVIDED AND INSTALLED BY LANDLORD, SOUND BATTS WILL BE PROVIDED BY LANDLORD AND INSTALLED BY TENANT, AND FINISH WILL BE PROVIDED AND INSTALLED BY TENANT.
4. ALL STOREFRONT GLAZING LOCATIONS IN PLAN ARE REPRESENTATIONAL. REFER TO TENANT DESIGN HANDBOOK FOR DETAILS.
5. THE TENANT IS RESPONSIBLE FOR COORDINATING NUMBER AND LOCATION OF EXITS REQUIRED BY CODE WITH AHJ.
6. MINIMUM INTERIOR HEIGHT WILL BE 16' - 0" CLEAR TO BOTTOM OF ROOF STRUCTURE.
7. MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL ITEMS ARE SHOWN FOR GENERAL LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE TENANT TO FIELD VERIFY EXACT LOCATIONS.



LOD FLOOR PLAN - D1-104





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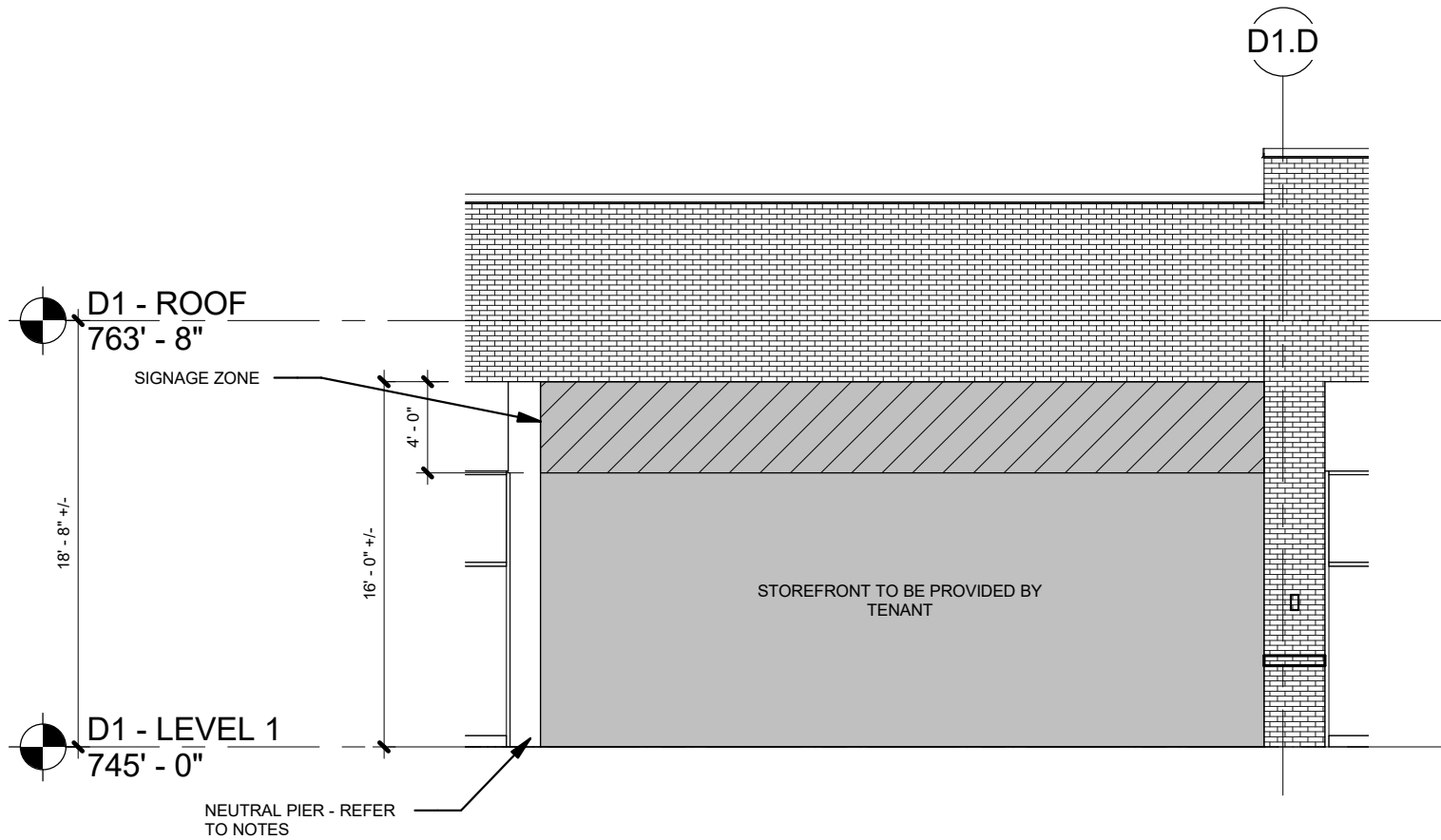


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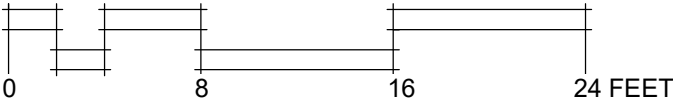
H.G. HILL
REALTY COMPANY, LLC
HILL CENTER BRENTWOOD
PHASE 2
BRENTWOOD, TENNESSEE

BLDG D1 LOD - REVISION 02
D1-104 (1/2)
DECEMBER 4, 2019
Project No.: A04714.06



NOTES:
1' - 4" WIDE ALUMINUM NEUTRAL PIER AT DEMISING WALL TO BE PROVIDED BY LANDLORD.

LOD ELEVATION - D1-104 SOUTH





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H.G. HILL
REALTY COMPANY, LLC

HILL CENTER BRENTWOOD
PHASE 2
BRENTWOOD, TENNESSEE

BLDG D1 LOD - REVISION 02
D1-104 (2/2)

DECEMBER 4, 2019
Project No.: A04714.06

248 3/4" 18 1/2" x 248 3/4" = 32 SQ FT

18 1/2" SCISSORS & SCOTCH

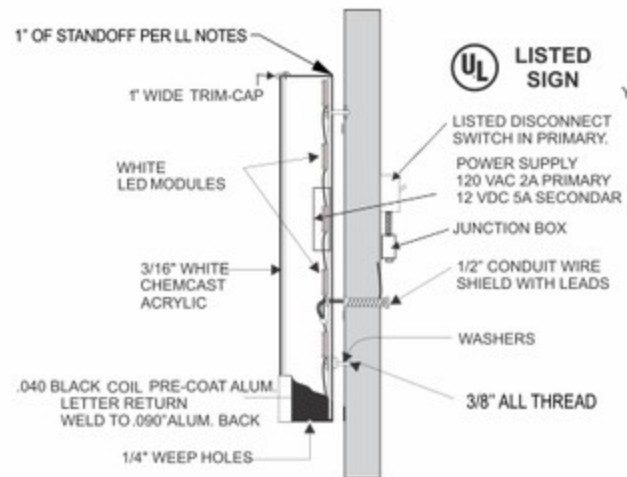
Illuminated Channel Letters w/ 1" Standoffs

Not To Scale

COLOR NOTES

Channel Letters

Faces	7328 White Acrylic
Returns	5" Pre-painted Black
Illumination	White L.E.D
Trim Cap	Pre-painted Black



Detail View

Not To Scale



Photo Rendering

Not To Scale

INDIVIDUAL CHANNEL LETTERS ON SIGN BAND

SIGN ME UP

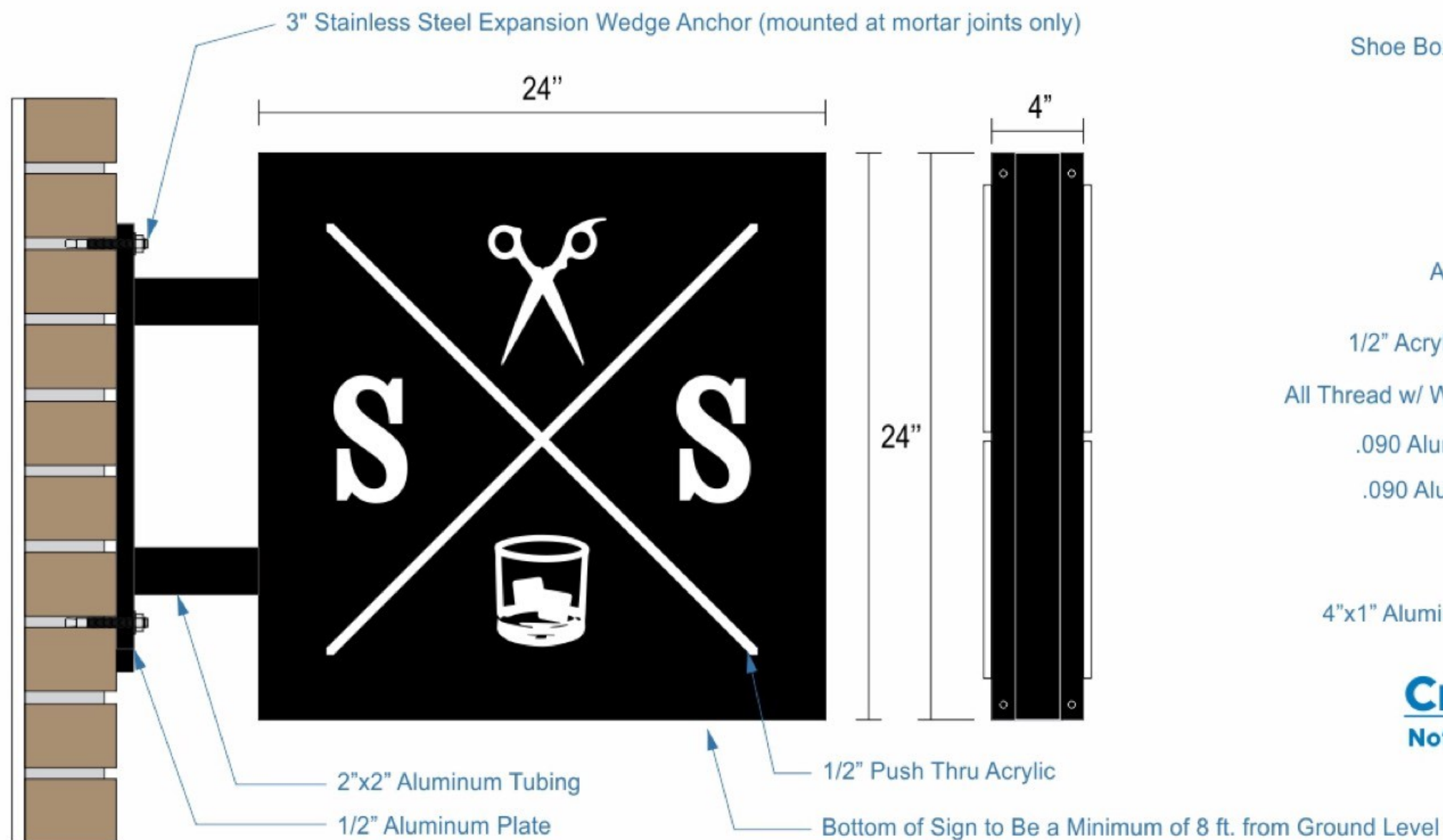
2210 DUNN AVE. NASHVILLE, TN 37211 (615) 255-3825

DATE	2/13/2020
DESIGN NO.	
CLIENT	Scissors & Scotch
SALES REP.	Jim Rowan
DESIGNER	Frankie Courtney

OWNERSHIP OF ARTWORK Sign Me Up, LLC retains ownership of all original artwork including preliminary designs and ideas, and native files, unless further negotiated and released to client in writing. The reproduction, manipulation, or redistribution of artwork or ideas designed by Sign Me Up, LLC is strictly prohibited and unlawful.

RELEASE: The purchaser agrees to hold the seller harmless against any cause for action for damage that may occur as a result of drilling for piers and foundations, including but not limited to sewer lines, water lines, gas lines, or any other underground obstacles which the purchaser or others may deem valuable.

INVOICE
ESTIMATE



D/S Projection Sign w/ Push Thru Acrylic

Not To Scale

COLOR NOTES

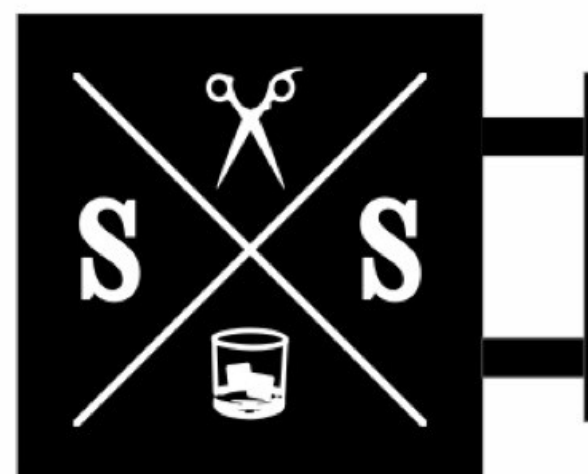
Projection Sign

Faces	Painted Matte Black
Returns	Painted Matte Black
Illumination	None
Armature	Painted Matte Black
Trim Cap	1/2" White Acrylic
Mounting Plate	Painted Matte Black



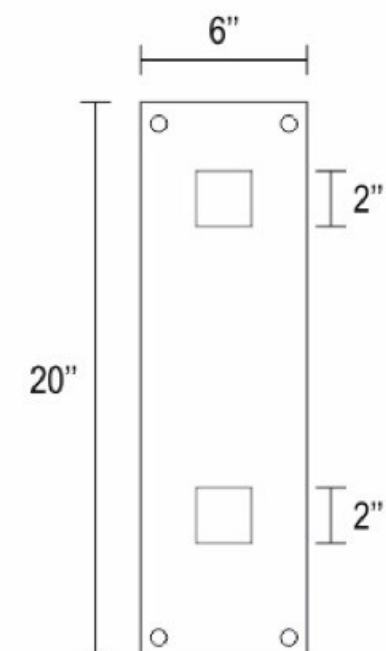
Cross Section View

Not To Scale



Secondary Side

Not To Scale



Mounting Detail

Not To Scale

DATE

2/12/2020

DESIGN NO.

CLIENT

Scissors & Scotch

SALES REP.

Jim Rowan

DESIGNER

Frankie Courtney

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RELEASE The purchaser agrees to hold the seller harmless against any cause for action for damage that may occur as a result of drilling for piers and foundations, including but not limited to sewer lines, water lines, gas lines, or any other underground obstacles which the purchaser or others may deem valuable.

INVOICE

ESTIMATE

BRENTWOOD PLANNING COMMISSION**2.****Meeting Date:** 03/02/2020

Information**PROJECT NUMBER****BPC2002-003****PROJECT DESCRIPTION****Hillside Overlay Review - Morgan Farms Subdivision, Section Six, Lot 204, 1876 Barnstaple Lane**

Drees Premier Homes requests approval of a Hillside Protection Overlay site plan for Lot 204 located at 1876 Barnstaple Lane. The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

1876 BARNSTAPLE LANE – MORGAN FARMS	
<i>Lot Area (sf)</i>	<i>27,802 sf</i>
<i>Total Area of Home (sf)</i>	<i>6,168 sf</i>
<i>Heated Area (sf)</i>	<i>4,901 sf</i>
<i>Impervious Area (sf)</i>	<i>7,127 sf</i>
<i>Green Space Provided (%)</i>	<i>74.9%</i>
<i>Green Space Required (%)</i>	<i>40%</i>

The plans include brick in a “sandrock” color and gray stone as well as gray and white hardi-plank accents.

ZONING OF PROPERTY**Zoning OSRD****APPLICANT NAME/ADDRESS**

Ms. Lee Mealer, Drees Premier Homes, 1651 Westgate Circle, Brentwood, TN 37027

Attachments

Final Staff Report

Building Plans

Elevations

Plot Plan

Erosion Control Plan

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MARCH 2, 2020 -- 7:00 P.M.
FINAL

#
CONSENT AGENDA -- ITEM 2:

REQUEST: **HILLSIDE PROTECTION OVERLAY – MORGAN FARMS
SECTION SIX, LOT 204, 1876 BARNSTAPLE LANE**

PROJECT NUMBER: **BPC2002-003**

CURRENT ZONING: **OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT**

GENERAL INFORMATION:

Drees Premier Homes requests approval of a Hillside Protection Overlay site plan for Lot 204 located at 1876 Barnstable Lane. The builder will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

1876 BARNSTAPLE LANE – MORGAN FARMS	
Lot Area (sf)	27,802 sf
Total Area of Home (sf)	6,168 sf
Heated Area (sf)	4,901 sf
Impervious Area (sf)	7,127 sf
Green Space Provided (%)	74.9%
Green Space Required (%)	40%

The plans include brick in a “sandrock” color and gray stone as well as grey and white hardi-plank accents.

PROJECT LOCATION:

The subject property is located at 1876 Barnstable Lane.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 95, 96, 97, 98, 99, 100, 101, 102, 103, 155, 156, 157, 158, 200, 201, 202, 203, 210, 211, 219, 220, 225, 240, 241, 237 & 242 of the Morgan Farms Subdivision.

On February 6, 2017 the Planning Commission approved Section Six of the Morgan Farms Subdivision. The plat showed 24 lots on approximately 31.5 acres.

CONDITIONS OF APPROVAL:

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

1. The property owner or fire sprinkler contractor shall field verify pressure and flows before design/construction of sprinkler system.
2. A geotechnical study is required for HP designated lots.
3. Add the driveway color note to all appropriate sheets of the plan.
4. A Hillside Protection Overlay 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 Hillside Protection Overlay site plan;

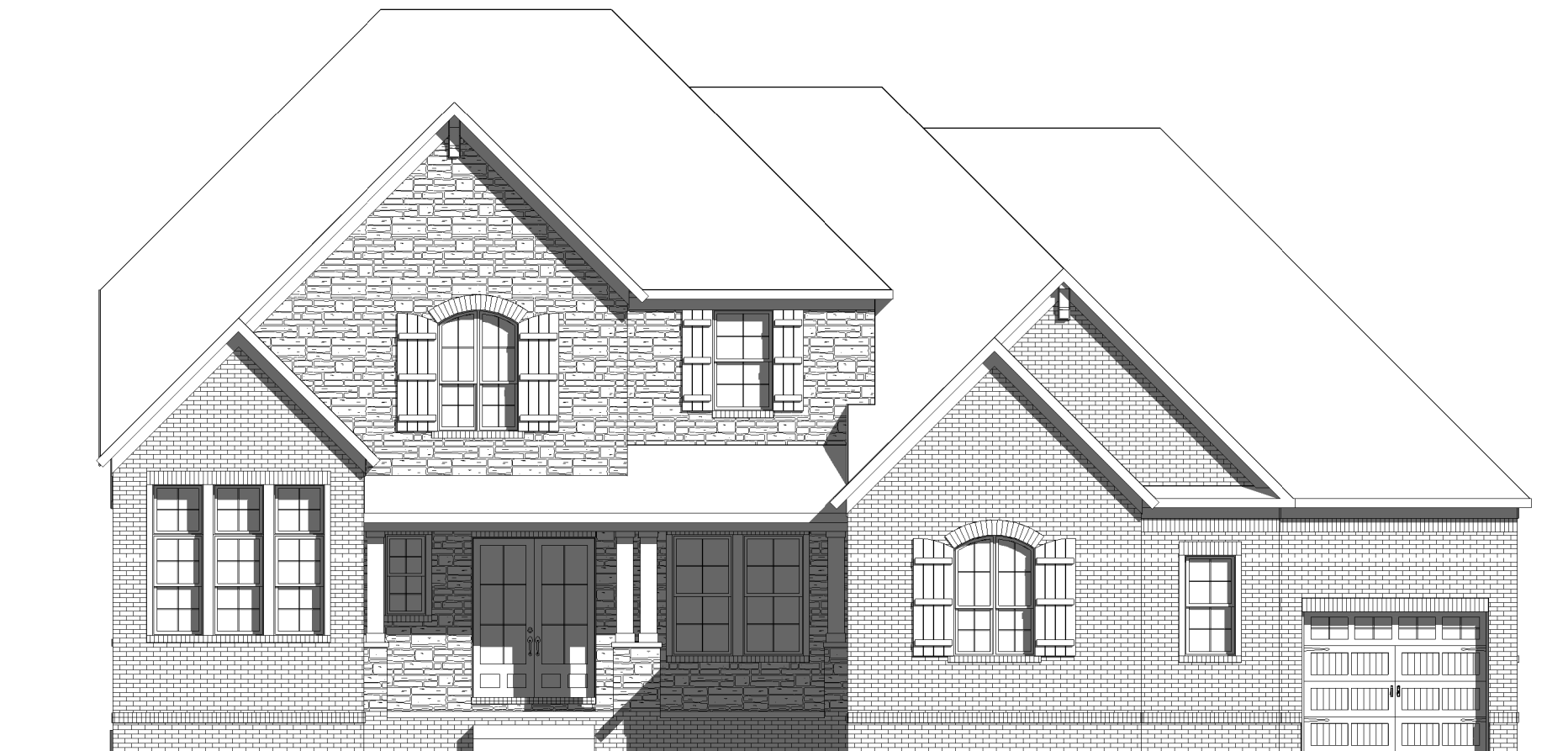
*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site 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 **March 2, 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.
6. 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.
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. 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.
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 **March 2, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed Hillside Protection Overlay Site Plan for Lot 204 of the Morgan Farms Subdivision, to include the required residential sprinkler system and subject to the requirements of the staff report.



Square Footage		Division: Nashville	
Living Areas		Building Code: 2018 IRC - 2017 NEC	
		Index to the Drawings	
1st Floor	3335 SF	Sheet No.	Sheet Name
2nd Floor	1566 SF	0C.1	Cover Sheet
	4901 SF	0N.1	General Notes
Unfinished Areas		0P.1	Plot Plan
		1.01	Foundation Plan
Covered Porch	169 SF	2.01F	First Floor Framing Plan
Garage	783 SF	2.01S	First Floor Structural Plan
Rear Covered Porch	235 SF	2.02F	Second Floor Framing Plan
Unfinished Storage	79 SF	2.02S	Second Floor Structural Plan
	1267 SF	2.04	Roof Plan
		4.01	First Floor Mechanical Plan
		4.02	Second Floor Mechanical Plan
Square Footage total may vary by +1 SF due to automated rounding of first and second floor area		5.01	Section Sheet
Redraws		6.01	Front Elevation
Plan Review: 01/06/20		6.02	Garage Side Elevation
REVISIONS PER REDRAW REQUEST FORM		6.03	Rear Elevation
		6.04	Side Elevation
		7.01	House Specific Details
		7.02	House Specific Details
Plan Review: XX/XX/XX			
XXXX			
Customer Plan Review Signature		RESIDENCE FOR: MARKET 1876 BARNSTAPLE LANE DESIGN GALLERY - NASH	
I understand that my new Drees home will be built in general conformance to the plans, specifications, selections and the Purchase Agreement, all of which I have reviewed and approved. This set of plans may not reflect the elevations or options for my house. Drees draws the standard plans complete with the most common options. The subcontractor's sets will show only the options I selected in my selection sheets. I have reviewed the plot plan for my house and understand that there may be some field adjustments as to the exact location of the house on the lot. I further understand that my home will not be built exactly like any other Drees home or Model and that some minor variations from my plans and specifications may occur since every home that is built has it's own set of unique construction problems that must be dealt with as the home is being built.		Job Number: NGA-0555-00	
Customer: _____ Date: _____		Drawing Date: 12/19/19	
Customer: _____ Date: _____		Coord Name: GREG P.	
		Coord Phone: 859.578.4355	
		House Name: _____	
		Drawing Scale: 1/8" = 1'0"	
		Drawn By: GMD	
		Series: ESTATE	
		Plan No.: PLAN_NM	
		the MORRISON	
		Drees HOMES SM	
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		1651 WEST GATE CIRCLE, BRENTWOOD, TN 37028-8047	
		PHONE: (615) 371-9750	
		Sheet Information	
		0C.1	
		Cover Sheet	
		Elevation "A"	

GENERAL NOTES - NASHVILLE	
FOUNDATION NOTES	MECHANICAL NOTES
<div><div><div><div>- FOUNDATION WALLS TO BE BRICK WITH C.M.U. BACKER UNLESS OTHERWISE NOTED.</div><div>- PROVIDE A 6 MIL. POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED 6" MINIMUM UNDER ALL INTERIOR SLABS IN ENCLOSED AND CONDITIONED SPACES.</div><div>- BACK FILL ADJACENT TO FOUNDATION WALLS SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.</div><div>- PROVIDE 6" GRAVEL BASE IN CRAWL SPACE</div><div>- MAXIMUM ASSUMED SOIL BEARING CAPACITY = 2,000 p.s.f.</div><div>- EXTERIOR SLABS/GARAGES SHALL BE POURED WITH AIR ENTRAINED CONCRETE WITH AIR CONTENT NOT LESS THAN 5% OR MORE THAN 7%, WITH AN OVERALL STRENGTH OF 3,000 PSI.</div><div>- GRAVEL OR CRUSHED STONE DRAINS SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE COVER.</div><div>- GARAGE SLAB: 4" CONCRETE SLAB SLOPED 4" MINIMUM TOWARDS GARAGE DOOR, OVER 4" MINIMUM LOOSE STONE OR COMPACTED FILL.</div><div>- PROVIDE TERMITE PROOFING PRIOR TO POURING GARAGE SLAB.</div><div>- INSTALL 1/2" DIAMETER GALVANIZED MUDSILL ANCHOR BOLTS AT 6'-0" o.c., OR CODE APPROVED 16 GA. GALVANIZED ANCHOR STRAPS AT 36" MAX o.c.</div><div>- FOOTER SIZE TO BE 24" x 8" ; FOR FRANKLIN: 24" x 10" FOOTER SIZE WITH MIN. 2-1/2" THICK CONTINUOUS REBAR.</div><div>- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.</div><div>- ALL VERTICAL STEEL AND ALL STEEL IN STRUCTURAL SLABS TO BE GRADE 60. ALL HORIZONTAL STEEL IN FOUNDATION WALLS AND FOOTERS TO BE GRADE 40 STEEL.</div></div></div></div>	<div><div><div><div>- ANY GAS APPLIANCES MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.</div><div>- HOLD THE CENTERLINE OF ALL EXTERIOR LIGHT FIXTURES AT 5'-8" OFF BOTTOM OF DOOR OPENING.</div><div>- A STAIR HANDRAIL, ON ONE SIDE ONLY, SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE STAIRWAY, AND ENDS SHALL BE RETURNED TO A WALL OR POST. THE HANDRAIL MAY BE INTERRUPTED AT A NEWEL POST AT A TURN.</div><div>- ALL HANDRAIL GRIP PORTIONS SHALL NOT EXCEED 2-1/4" IN CROSS-SECTIONAL DIMENSION.</div><div>- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS WITH 2 OR MORE RISERS, HANDRAIL HEIGHTS SHALL BE A MINIMUM OF 34" AND A MAXIMUM OF 38".</div><div>- ALL STAIRS TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH THE RISER.</div><div>- GUARDRAILS MUST BE A MINIMUM OF 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS MUST BE A MIN. OF 34" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.</div><div>- ALL KITCHEN CABINET DIMENSIONS ARE CABINET TO CABINET.</div><div>- CABINET STYLES MAY VARY FROM INTERIOR ELEVATIONS DEPENDING ON STYLE, MANUFACTURER, ETC. FOR CABINET DETAILS SEE SHOP DRAWINGS.</div><div>- CABINET SIZES MAY VARY WITH FULL-OVERLAY CABINETS.</div><div>- GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS TO BE INSTALLED PER NEC 2017, SECT. 210.8.</div><div>- PROVIDE HOSE BIBS PER DIVISION SPEC. SHEET. EXACT LOCATION TO BE FIELD DETERMINED, UNLESS OTHERWISE NOTED ON THE PLANS.</div><div>- MIN. 50 C.F.M. FOR ALL EXHAUST FANS IN BATHROOMS</div></div></div></div>
FRAMING, SECTION & DETAILS NOTES	ROOF PLAN NOTES
<div><div><div><div>DESIGN LOADS:</div><div>FLOORS: 40 psf LIVE LOAD + 10 psf DEAD LOAD = 50 psf</div><div>ROOF: 25 psf LIVE LOAD + 20 psf DEAD LOAD = 45 psf</div><div>DESIGN DEFLECTION LIMITS (BASED ON LIVE LOAD, EXCEPT MASONRY):</div><div>RAFTERS GREATER THAN 3:12</div><div>ASONRY VENEER</div><div>NOMINAL LUMBER FLOORS:</div><div>MANUFACTURED WOOD FLOORS:</div><div>NO MORE THAN 8 POINT DIFFERENCE BETWEEN ADJACENT SPANS.</div><div>L/480 FOR SPANS UP TO 16'-0"</div><div>DEFLECTION</div><div>-JOIST SPACING:</div><div>DOUBLE EVERY OTHER FLOOR JOIST UNDER KITCHEN ISLANDS</div><div>INSTALL UNCOUPLING MEMBRANE IN TILE FLOOR AREAS IF 19.2" o.c. FLOOR JOIST SPACING</div><div>GLUE AND MECHANICALLY FASTEN [SCREWS] WOOD FLOOR IF 19.2" o.c. FLOOR JOIST SPACING</div><div>- MANUFACTURED WOOD PRODUCTS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL WOOD BEAMS AND I-JOISTS) SHALL BE FABRICATED, HANDLED, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.</div><div>-JOISTS ARE NOT TO BE PLACED DIRECTLY OVER INTERIOR PARALLEL WALLS. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)</div><div>- ALL WOOD BEAMS/HEADERS:</div><div>- EXTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 16" o.c. UNLESS OTHERWISE NOTED (10'4-1/2" MAXIMUM WALL HEIGHT)</div><div>- ALL INTERIOR BEARING WALLS AND WALLS AT BASEMENT & FIRST FLOOR STAIRWELLS, KITCHEN, AND GARAGE TO BE 2x4 SPF STUD GRADE AT 16" O.C.;</div><div>ALL OTHER NON-BEARING INTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 24" O.C. UNLESS OTHERWISE NOTED.</div><div>- ALL WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.</div><div>- PROVIDE SOLID BEARING TO FOUNDATION OR BEAM BELOW FOR ALL BEAMS, HEADERS & GIRDER TRUSSES. PROVIDE BLOCKING BETWEEN JOISTS AS REQUIRED.</div><div>- BOLTING OF MULTIPLE BEAM OF 3 MEMBERS OR MORE ARE TO BE DETERMINED ACCORDING TO INDIVIDUAL LOAD CASE PER PANEL ENGINEER'S DESIGN.</div><div>- SEE SELECTION SHEET FOR SIZE AND STYLE OF FIREPLACE. SEE FIREPLACE ELEVATION DETAIL FOR ADDITIONAL FRAMING REQUIREMENTS, IF ANY.</div><div>- CHECK SELECTION SHEETS FOR FLOOR COVERING AT TOP AND BOTTOM OF STAIR RISERS AND ADJUST RISERS AS REQUIRED.</div><div>- PROVIDE BLOCKING AT ALL HANDRAIL TERMINATION AND BRACKET LOCATIONS.</div><div>- WITH VINYL WINDOWS ONLY, SECOND STORY WINDOWS IN TWO STORY SPACES WILL HAVE DRYWALL SILLS. ALSO, DETACHED TRANSOMS OVER DOORS OR WINDOWS WILL HAVE DRYWALL SILLS.</div><div>- ASTM 152 3/4 HOUR FIRE RATED DOOR WITH SELF-CLOSER BETWEEN GARAGE AND LIVING AREA.</div><div>- ALL EGRESS WINDOWS TO HAVE MINIMUM OPENING DIMENSIONS OF 24" IN HEIGHT, 20" IN WIDTH, AND HAVE A MINIMUM OPENING AREA OF 5.7 S.F.</div><div>- ALL EGRESS WINDOWS TO BE A MAXIMUM OF 44" OFF OF FINISHED FLOOR.</div><div>- ALL GLASS IN INTERIOR AND EXTERIOR DOORS TO BE TEMPERED (INCLUDING SIDELITES AND TRANSOMS)</div><div>- ALL LUMBER CONTACTING CONCRETE TO BE PRESSURE TREATED</div><div>- ALL FASTENERS, HANGERS, AND OTHER CONNECTORS TO BE USED WITH PRESSURE TREATED WOOD ARE TO HAVE ZMAX COATING (OR EQUIVALENT) HOT-DIPPED GALVANIZED OR STAINLESS STEEL.</div><div>- IN THE GARAGE, PROVIDE 1/2" GYP. BOARD AT ALL WALLS COMMON TO LIVING SPACE AND ALL STRUCTURAL MEMBERS SUPPORTING FLOOR/CEILING ASSEMBLY. GARAGE CEILING TO BE 1/2" SAG RESISTANT GYP. BOARD WHEN THERE ARE NO HABITABLE SPACES ABOVE, OR 5/8" TYPE X GYP. BOARD WHEN HABITABLE SPACES ARE ABOVE.</div><div>- GARAGE/RESIDENCE DOOR TO BE 1-3/8" THICK, HONEYCOMB STEEL DOOR(20 MIN.) WITH SELF-CLOSING DEVICE.</div><div>- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS, FRAMED HIGHER THAN THE STANDARD PLATE HEIGHT, SHALL BE FRAMED WITH CONTINUOUS FULL HEIGHT STUDS TO THE HIGHEST CEILING (I.E. NO INTERMEDIATE BREAKS) TO PREVENT LATERAL HINGE CONDITIONS.</div><div>- GUARDRAIL DESIGN LOAD RESIST A MINIMUM OF 200 LBS LATERAL FORCE.</div></div></div></div>	<div><div><div><div>- ALL OVERHANGS TO HAVE (2) SOFFIT VENTS PER EACH 8' SOFFIT SECTION.</div><div>- SEE TRUSS MANUFACTURERS SHOP DRAWINGS FOR TRUSS LAYOUT AND DESIGN INCLUDING GIRDER TRUSS AND BEAM LOCATIONS (IF ANY).</div><div>- PROVIDE BAFFLES AT EXTERIOR TRUSS BEARING FOR VENTILATION.</div><div>- PROVIDE 15# FELT PAPER UNDER SHINGLES.</div><div>- PRE-ENGINEERED WOOD ROOF TRUSSES AT 24"o.c. UNLESS OTHERWISE NOTES.</div><div>- TRUSSES TO BE BRACED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.</div><div>- ALL GIRDER TRUSSES TO BE NAILED TOGETHER ACCORDING TO MANUF. SPECIFICATIONS.</div><div>- CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL TEMPORARY SHORING AND BRACING DURING CONSTRUCTION FOR ALL ELEMENTS INCLUDING WALLS, JOISTS, TRUSSES, COLUMNS, MASONRY AND OTHERS AS REQUIRED.</div><div>- TRUSS MANUFACTURER TO SPECIFY ALL CONNECTIONS AND HANGERS ON SHOP DRAWINGS.</div><div>- ENGINEERED TRUSS DRAWINGS ALONG W/ HIB-91 REQUIREMENTS ARE TO BE PROVIDED TO THE FIELD BY TRUSS MANUFACTURER PRIOR TO ERECTION OF TRUSSES.</div><div>- ENGINEERED TRUSS DRAWINGS TO BE PROVIDED FOR THE BUILDING INSPECTOR AT THE FRAMING INSPECTION.</div></div></div></div>
	<div><div><div><div>INSULATION DETAILS</div><div>EXTERIOR STUD WALL CAVITY: (2x4) R-13</div><div>(2x6) R-19</div><div>FLOOR JOIST CAVITY AT STANDARD PERIMETER: R-19</div><div>FLOOR JOIST CAVITY AT CANTILEVER OVER GARAGE: R-19</div><div>(OVER HORIZONTAL SPACE): R-38 BLOWN</div><div>(SLOPED AND VERTICAL SPACE) : R-30 BATT</div><div>- ROOF TRUSSES WILL BE FASTENED BY CONNECTORS THAT WILL RESIST A MINIMUM OF 175 LBS OF UPLIFT</div></div></div></div>
	<div><div><div><div>ELEVATION NOTES</div><div>- WINDOW STYLE AND MULLIONS MAY VARY FROM ELEVATION DEPENDING UPON MANUFACTURER, STYLE, PATTERN, TYPE, ETC.</div><div>- USE SECONDARY HEAT BARRIER ON ALL DIRECT VENT FIREPLACES 7' OR LESS ABOVE A WALKWAY.</div><div>- PROVIDE BRICK WALL TIES AT 16" O.C. HORIZONTALLY AND VERTICALLY. PROVIDE BRICK WALL TIES WITHIN 12" OF ANY BRICK OPENINGS AT A MAXIMUM OF 36" O.C. AROUND OPENING.</div><div>- GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.</div><div>- PROVIDE TYVEK OR EQUIVALENT HOUSE WRAP BEHIND BRICK AND STONE VENEER OVER WOOD SHEATHING.</div><div>- PROVIDE BRICK WEEP HOLES AT 33" O.C. WITH BRICK VENEER AND MORTAR NET BEHIND AND THROUGH WEEP HOLES.</div><div>- PROVIDE FLASHING AND WEEP HOLES ABOVE BRICK ANGLE IRONS.</div><div>- PAD OUT SIDING AREAS ABOVE ROOF LINES TO BE FLUSH WITH BRICK.</div><div>- EXTERIOR STEPS TO HAVE A MAXIMUM 8" RISER. WHEN VERTICAL RISE EXCEEDS 30" OR FOUR OR MORE CONTINUOUS RISERS, A HANDRAIL IS REQUIRED.</div></div></div></div>

RESIDENCE FOR:			
MARKET			
1876 BARNSTAPLE LANE			
DESIGN GALLERY - NASH			
Job Number:	Drawing Date:	Coord Name:	Coord Phone:
NGA-0555-00	12/19/19	GREG P.	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	
the MORRISON		Drawn By:	GMD
		Series:	ESTATE
		Plan No.:	PLAN_NM
<div><div><div><div><div></div><div>Drees</div><div>HOMESSM</div></div><div><div>Copyright © 2017, (2017) The Drees Company. All Rights Reserved.</div><div>1651 WEST GATE CIRCLE, BRENTWOOD, TN 37028-8047</div><div>PHONE: [615] 371-9750</div></div></div></div></div>		Sheet Information	0N.1

-ALL WINDOWS (LOWER THAN 2'0" OFF FLOOR & OVER 6'0" ABOVE GRADE) SHALL HAVE WINODW STOPS INSTALLED THAT WILL NOT ALLOW THE WINDOW TO OPEN MORE THAN 4". EXCEPTION- BEDROOMS REQUIRE (1) WINDOW TO BE EGRESS. ALL EGRESSABLE WINDOWS ARE REQUIRED TO HAVE WINDOW GUARDS COMPLYING WITH "ASTM F 2006 OR F 2090".

INSULATION DETAILS

EXTERIOR STUD WALL CAVITY:

FLOOR JOIST CAVITY AT STANDARD PERIMETER:

FLOOR JOIST CAVITY AT CANTILEVER OVER GARAGE:

(OVER HORIZONTAL SPACE):

(SLOPED AND VERTICAL SPACE)

- ROOF TRUSSES WILL BE FASTENED BY CONNECTORS THAT WILL RESIST A MINIMUM OF 175 LBS OF UPLIFT

ELEVATION NOTES

- WINDOW STYLE AND MULLIONS MAY VARY FROM ELEVATION DEPENDING UPON MANUFACTURER, STYLE, PATTERN, TYPE, ETC.

- USE SECONDARY HEAT BARRIER ON ALL DIRECT VENT FIREPLACES 7" OR LESS ABOVE A WALKWAY.

- PROVIDE BRICK WALL TIES AT 16" O.C. HORIZONTALLY AND VERTICALLY. PROVIDE BRICK WALL TIES WITHIN 12" OF ANY BRICK OPENINGS AT A MAXIMUM OF 36" O.C. AROUND OPENING.

- GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.

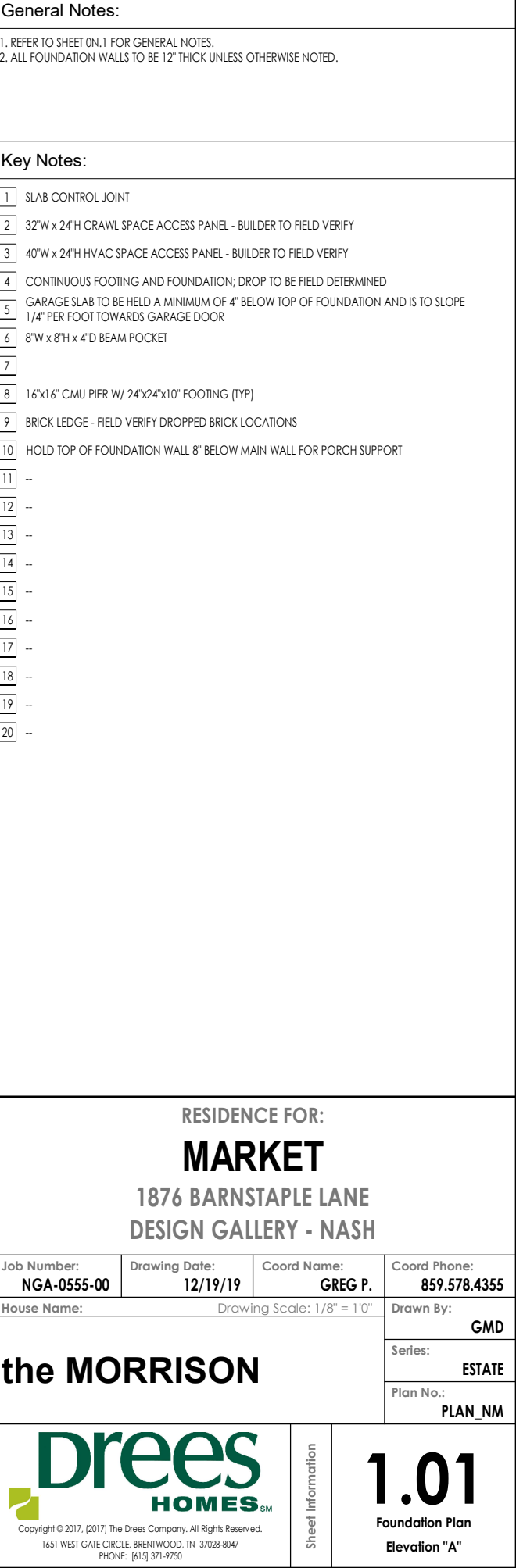
- PROVIDE TYVEK OR EQUIVALENT HOUSE WRAP BEHIND BRICK AND STONE VENEER OVER WOOD SHEATHING.

- PROVIDE BRICK WEEP HOLES AT 33" O.C. WITH BRICK VENEER AND MORTAR NET BEHIND AND THROUGH WEEP HOLES.

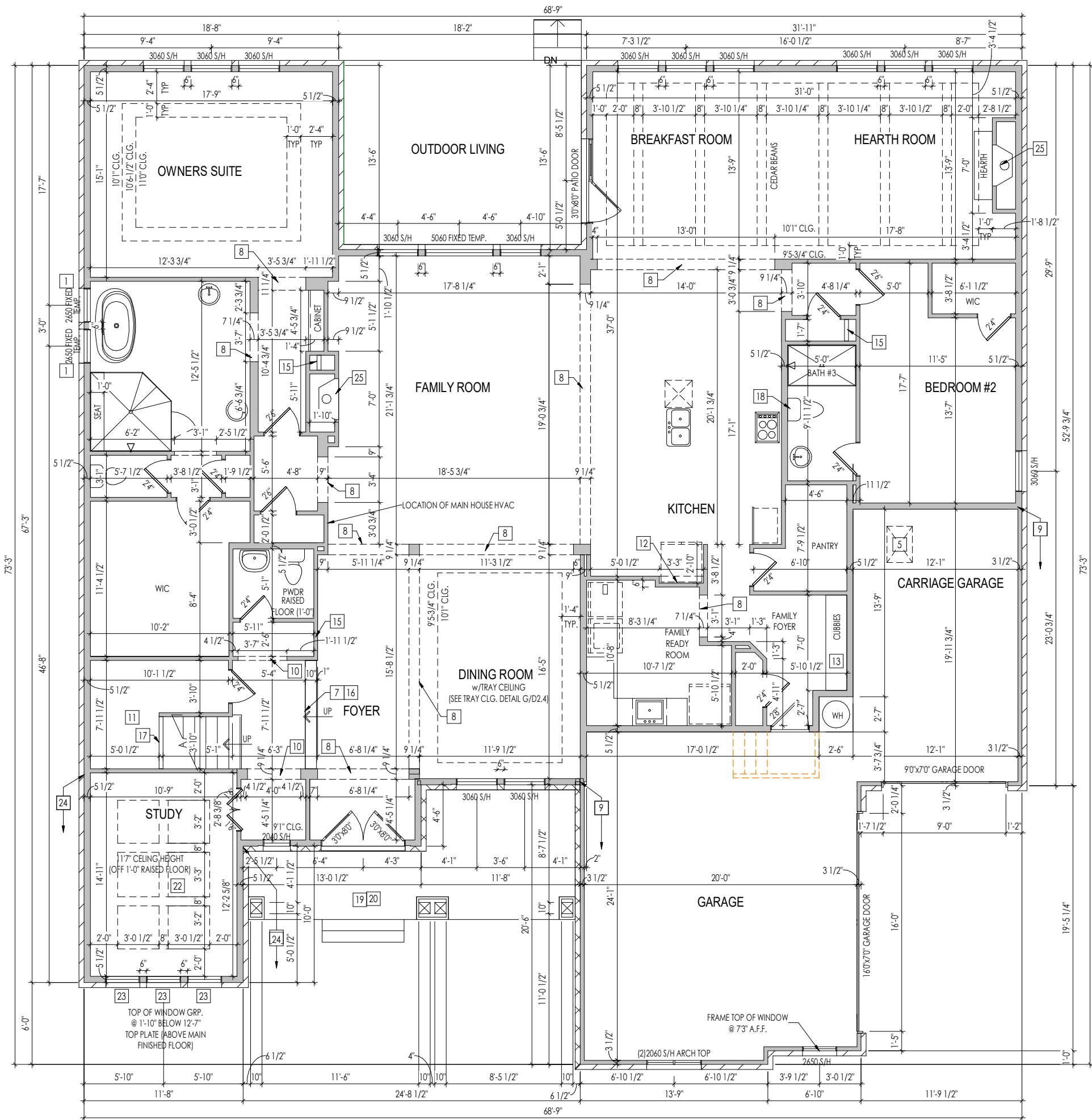
- PROVIDE FLASHING AND WEEP HOLES ABOVE BRICK ANGLE IRONS.

- PAD OUT SIDING AREAS ABOVE ROOF LINES TO BE FLUSH WITH BRICK.

- EXTERIOR STEPS TO HAVE A MAXIMUM 8" RISER. WHEN VERTICAL RISE EXCEEDS 30" OR FOUR OR MORE CONTINUOUS RISERS, A HANDRAIL IS REQUIRED.



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PROVIDE 8' TALL DOORS
THROUGHOUT FIRST FLOOR,
U.N.O.

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.

2. ALL FIRST FLOOR CEILINGS TO BE 10'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.

3. FRAME TOP OF ALL WINDOWS AT 1'-10" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.

4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-3" FROM CEILING UNLESS CALCULATIONS REQUIRE LARGER HEADERS.

5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.

6. ALL FIRST FLOOR EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE FRAMED AT 10'-1" HIGH WITH 2x4 STUDS @ 14" O.C., UNLESS OTHERWISE NOTED.

7. ALL INSULATED EXTERIOR WALLS TO BE 2x6 STUDS

REFER TO SHEET 2.01S FOR
STRUCTURAL INFORMATION

Key Notes:

1

FRAME BOTTOM OF WINDOW AT 3'-0 3/4" A.F.F.

2

3

4

SECOND FLOOR LINE ABOVE

5

22-1/2" x 32" ATTIC ACCESS

6

7

RAISE FLOOR 1'-0"

8

TOP OF OPENING AT 8'-10" A.F.F.

9

FRAME GARAGE WALLS AT 11'-3 1/8" FROM TOP OF FOUNDATION WALL.

10

TOP OF OPENING AT 8'1" A.F.F.

11

RE: DETAIL B/7.01 FOR SECOND FLOOR STAIR FRAMING DETAILS

12

REFRIG. HEADER HELD TO 6'-1 1/2" A.F.F.

13

CUBBIES - RE: DETAIL G/D2.2

14

15

HVAC RETURN LOCATION

16

(2) RISERS @ 6", (1) TREAD @ 10"

17

WALL TO BOTTOM OF LANDING

18

DO NOT LOCATE TRUSS ABOVE PLUMBING WALL.

19

DO NOT CENTER JOIST OVER FRONT DOOR TO ALLOW FOR CAN LIGHT INSTALLATION.

20

CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS

21

22

BOXED CEILING SEE DETAIL K/D2.4

23

2650 S/H W/ 2626 FIXED ABOVE

24

FRAME STUDY WALLS AT 13' 9-3/4" FROM TOP OF FOUNDATION WALL.

25

PRE-FABRICATED FIREPLACE INSERT - RE: F-02S-2 FOR SURROUND

RESIDENCE FOR:

MARKET

1876 BARNSTAPLE LANE

DESIGN GALLERY - NASH

Job Number:

NGA-0555-00

Drawing Date:

12/19/19

Coord Name:

GREG P.

Coord Phone:

859.578.4355

House Name:

the MORRISON

Drawing Scale:

1/8" = 1'-0"

Drawn By:

GMD

Series:

ESTATE

Plan No.:

PLAN_NM

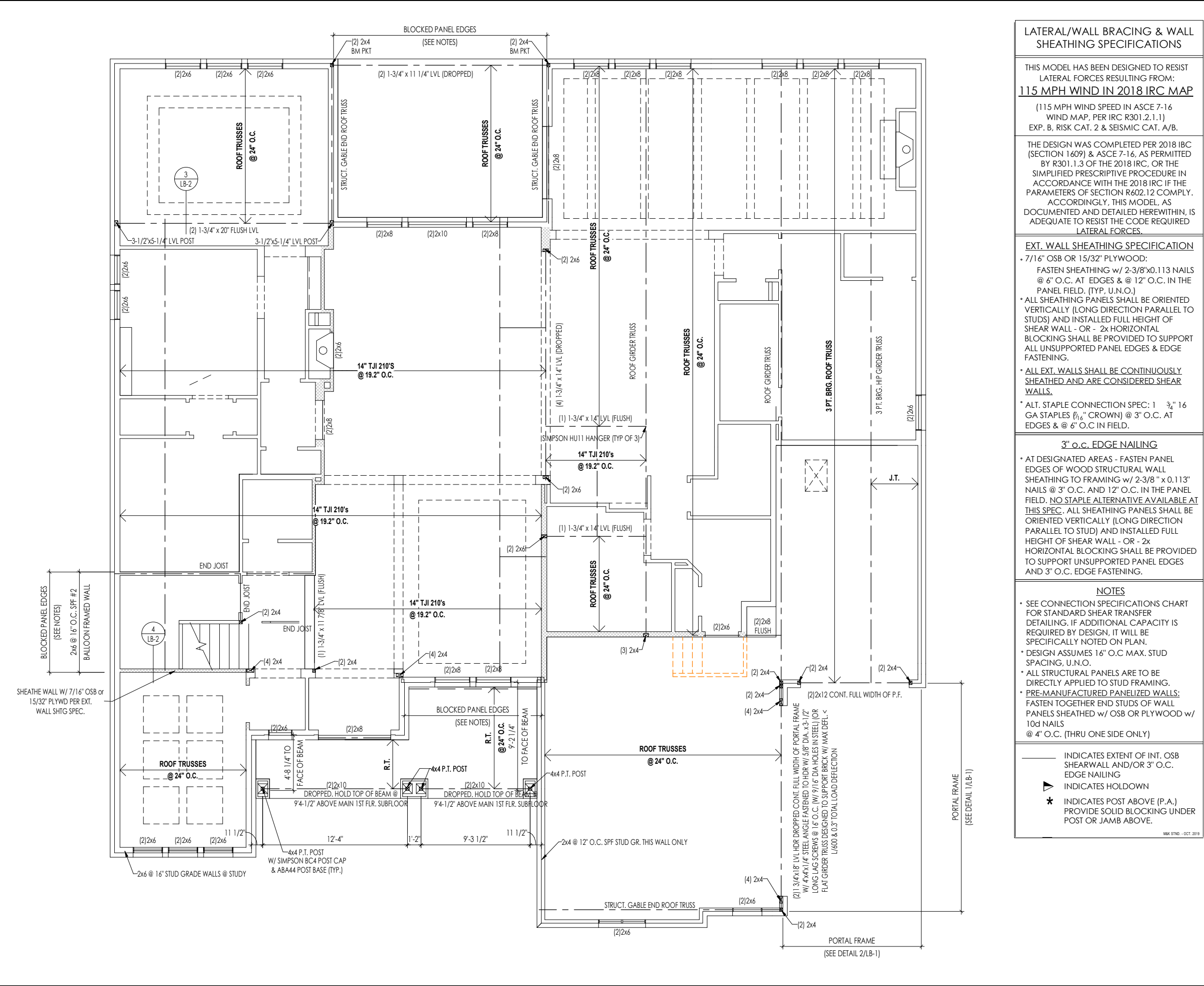
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HOMESSM

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PHONE: (615) 371-9750

Sheet Information

2.01F

First Floor Framing Plan
Elevation "A"



LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
115 MPH WIND IN 2018 IRC MAP
(115 MPH WIND SPEED IN ASCE 7-16 WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2018 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HERewithIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION
• 7/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING w/ 2-3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.)
• ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
• ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
• ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/16" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" o.c. EDGE NAILING
• AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2-3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES
• SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
• DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
• ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
• PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 10d NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

— INDICATES EXTENT OF INT. OSB SHEARWALL AND/OR 3" O.C. EDGE NAILING
▶ INDICATES HOLDOWN
★ INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

General Notes:
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:
A --
B --
C --
D --
E --

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

NOTE: 10d NAIL = 3" x 0.131" GUN NAIL	
JOIST TO SOLE PLATE	(3)10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3)10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3)10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C.
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL
DOUBLE STUD	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE LAP SPLICE	(10)10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2)10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.

RESIDENCE FOR:
MARKET
1876 BARNSTAPLE LANE
DESIGN GALLERY - NASH

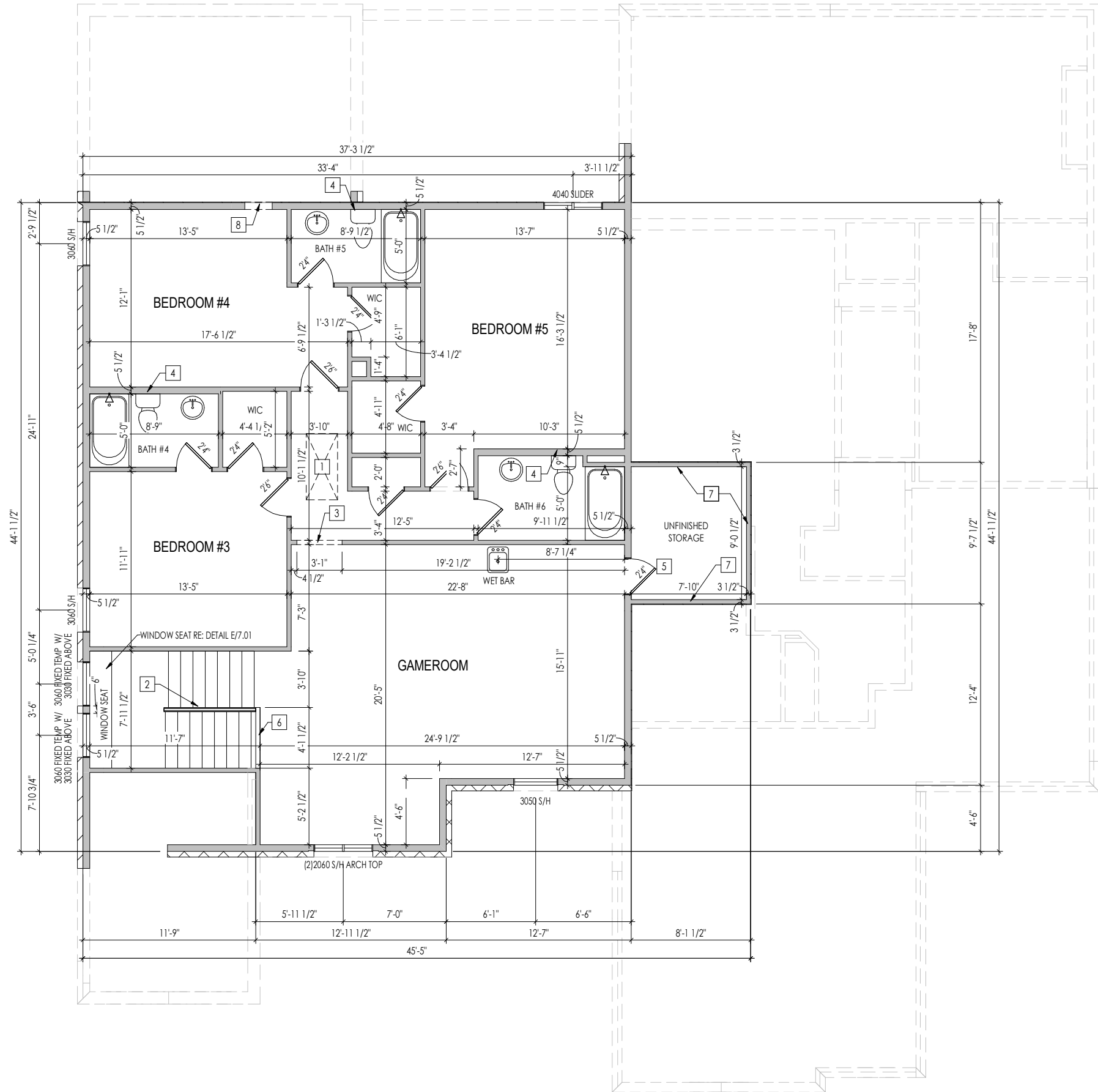
Job Number: NGA-0555-00	Drawing Date: 12/19/19	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the MORRISON			Drawn By: GMD
			Series: ESTATE
			Plan No.: PLAN_NM

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PHONE: (615) 371-9750

Sheet Information

2.01S
First Floor Structural Plan
Elevation "A"



- General Notes:
1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
 2. ALL SECOND FLOOR CEILINGS TO BE 9'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
 3. FRAME TOP OF ALL WINDOWS AT 1'-0 1/4" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
 4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-0" FROM CEILING UNLESS CALCULATIONS REQUIRE LARGER HEADERS.
 5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
 6. ALL INSULATED EXTERIOR WALLS TO BE 2x6 STUDS

REFER TO SHEET 2.02S FOR
STRUCTURAL INFORMATION

- Key Notes:
- 1 PULL DOWN 25-1/2" x 54" ATTIC ACCESS, ADD (2) SHEETS 3/4" PLYWOOD FOR HVAC, KEYLESS LIGHT, & ELECTRIC OUTLET
 - 2 RAILING
 - 3 TOP OF OPENING AT 8'-1" A.F.F.
 - 4 DO NOT LOCATE TRUSS ABOVE PLUMBING WALL.
 - 5 INSULATED DOOR
 - 6 42" HIGH WALL
 - 7 40" HIGH OSB ON WALLS AS BARRICADE
 - 8 22-1/2"x32" ATTIC ACCESS - RE: M/D.21
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
 - 15
 - 16
 - 17
 - 18
 - 19
 - 20
 - 21
 - 22
 - 23

RESIDENCE FOR:
MARKET
1876 BARNSTAPLE LANE
DESIGN GALLERY - NASH

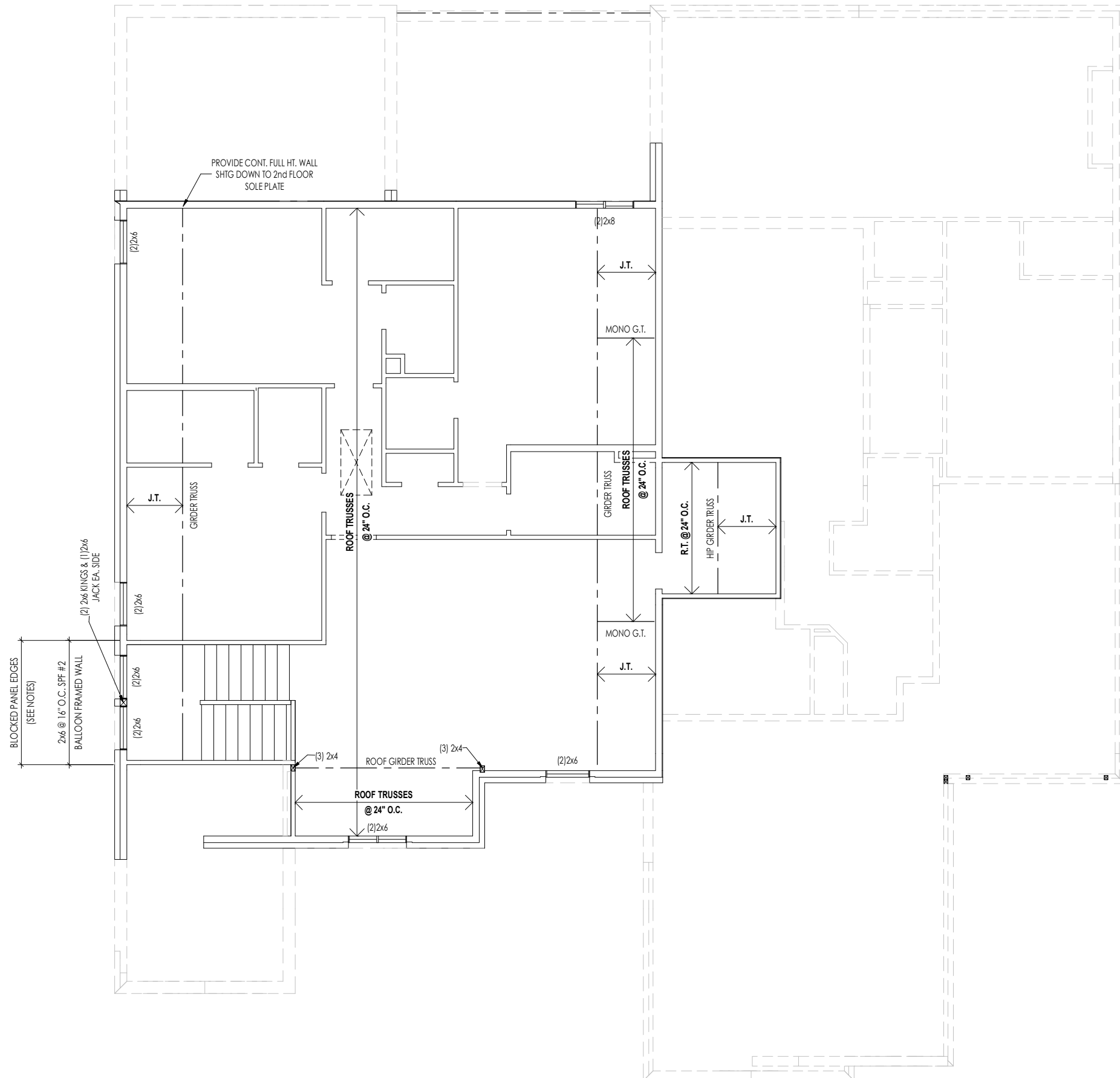
Job Number: NGA-0555-00	Drawing Date: 12/19/19	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the MORRISON			Drawn By: GMD
			Series: ESTATE
			Plan No.: PLAN_NM



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Sheet Information

2.02F
Second Floor Framing Plan
Elevation "A"



LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST
LATERAL FORCES RESULTING FROM:
115 MPH WIND IN 2018 IRC MAP
(115 MPH WIND SPEED IN ASCE 7-16
WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2018 IRC (SECTION 1609) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2018 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION

- * 7/16" OSB OR 15/32" PLYWOOD:
- FASTEN SHEATHING w/ 2-3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
- * ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- * ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- * ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/16" CROWN) @ 3' O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" o.c. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2-3/8" x 0.113" NAILS @ 3' O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3' O.C. EDGE FASTENING.

NOTES

- * SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- * DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- * ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- * PRE-MANUFACTURED PANELIZED WALLS:
FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 10d NAILS
@ 4" O.C. (THRU ONE SIDE ONLY)

— INDICATES EXTENT OF INT. OSB
SHEARWALL AND/OR 3" O.C.
EDGE NAILING

▶ INDICATES HOLDDOWN

* INDICATES POST ABOVE (P.A.)
PROVIDE SOLID BLOCKING UNDER
POST OR JAMB ABOVE.

M&K STND. - OCT. 2019

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.

Key Notes:

- ☐ A --
- ☐ B --
- ☐ C --
- ☐ D --
- ☐ E --

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

NOTE: 10d NAIL = 3" x 0.131" GUN NAIL

JOIST TO SOLE PLATE	(3)10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3)10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3)10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C.
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL
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WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.

RESIDENCE FOR:

MARKET

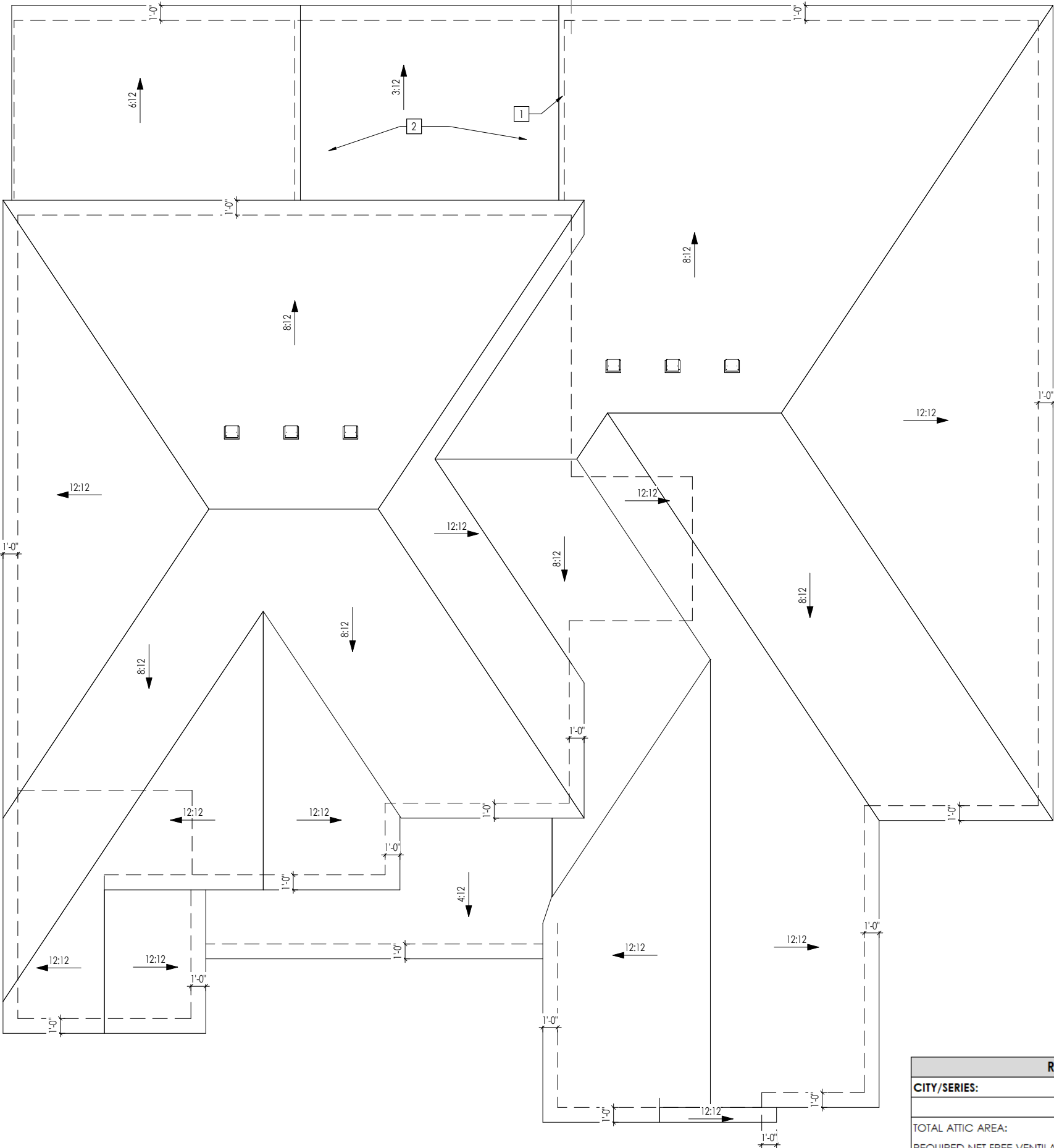
1876 BARNSTAPLE LANE
DESIGN GALLERY - NASH

Job Number: NGA-0555-00	Drawing Date: 12/19/19	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the MORRISON			Drawing Scale: 1/8" = 1'0"
			Drawn By: GMD
			Series: ESTATE
			Plan No.: PLAN_NM



Sheet Information

2.02S
Second Floor Structural Plan
Elevation "A"



HEEL CUT STANDARDS			
		OVERHANG	
		1'-0"	2'-0"
ROOF PITCH	4:12	3-3/4"	7-3/4"
	5:12	4-3/4"	9-3/4"
	6:12	14"	11-3/4"
	7:12	15"	13-3/4"
	8:12	16"	N/A
	9:12	17"	N/A
	10:12	18"	N/A
	12:12	20"	N/A
	14:12	22"	N/A

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

- Key Notes:
- 1

FLUSH EAVES
- 2

INSTALL ONE LAYER OF SELF-ADHERING BITUMINOUS ROOFING MEMBRANE WITH A MINIMUM 6" OVERLAP BELOW THE LAYER OF ASPHALT SHINGLES
- 3

-
- 4

-
- 5

-

CONNECTION SPECIFICATIONS (TYP. U.N.O.)	
NOTE: 10d NAIL = 3" x 0.131" GUN NAIL	
JOIST TO SOLE PLATE	(3)10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
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TOP OR SOLE PLATE TO STUD	(3)10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
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R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
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DOUBLE STUD	10d NAILS @ 24" o.c.
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DOUBLE TOP PLATE LAP SPLICE	(10)10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2)10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.

ROOF VENTILATION	
CITY/SERIES:	NASHVILLE
MAIN HOUSE	
TOTAL ATTIC AREA:	4,099
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	13.66
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	16.37

RESIDENCE FOR:

MARKET

1876 BARNSTAPLE LANE

DESIGN GALLERY - NASH

Job Number:

NGA-0555-00

Drawing Date:

12/19/19

Coord Name:

GREG P.

Coord Phone:

859.578.4355

House Name:

Drawing Scale: 1/8" = 1'0"

Drawn By:

GMD

the MORRISON

Series:

ESTATE

Plan No.:

PLAN_NM

Drees

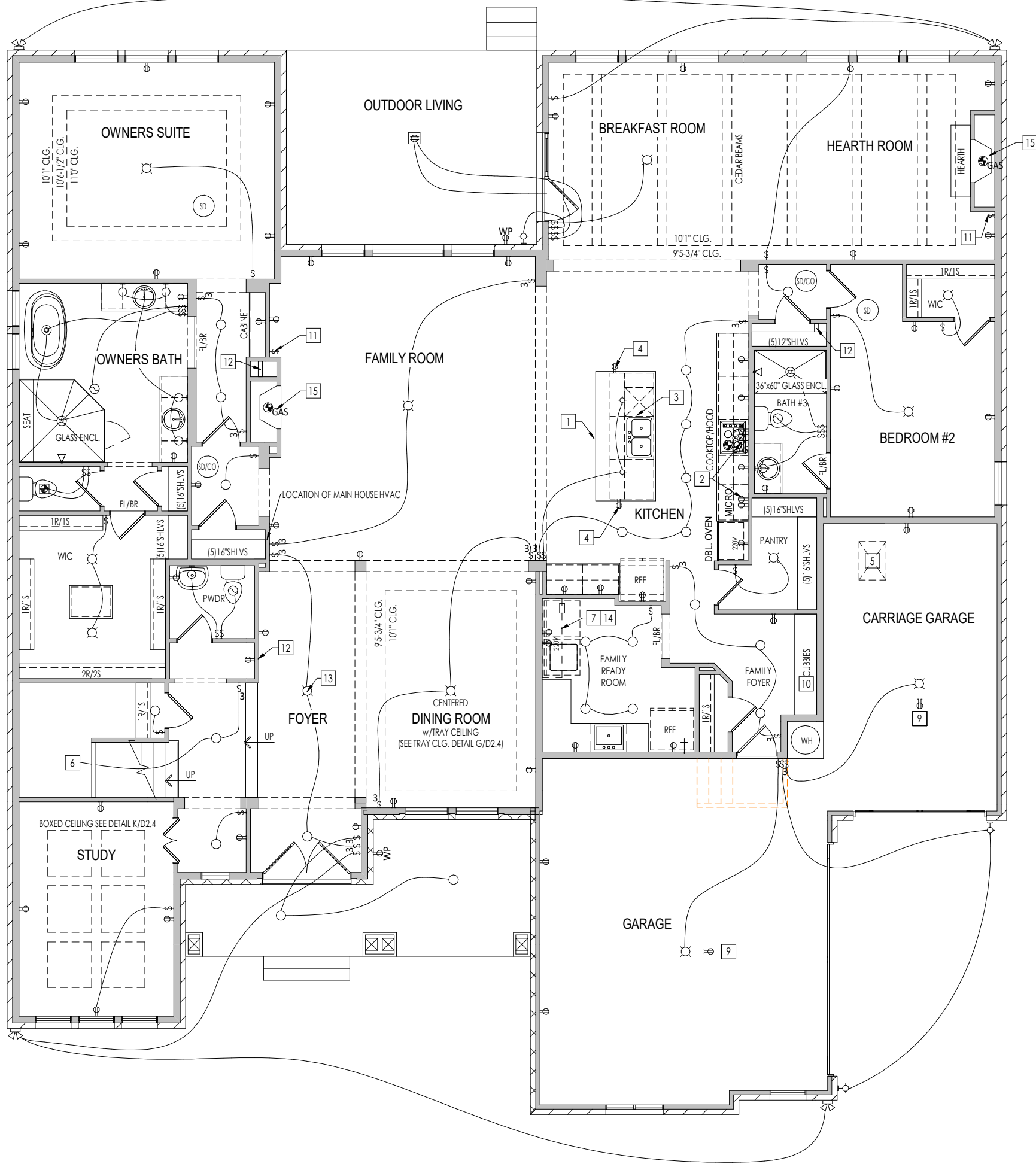
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Sheet Information

2.04

Roof Plan
Elevation "A"



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:

- 1 KITCHEN ISLAND RE: DETAIL C/7.01
- 2 OUTLET FOR RANGE HOOD/MICROWAVE HELD HIGH
- 3 SWITCH FOR DISPOSAL LOCATED IN SINK CABINET
- 4 HOLD OUTLET HIGH ON ISLAND
- 5 22-1/2" x 32" ATTIC ACCESS
- 6 TO SWITCH OR LIGHT ABOVE
- 7 CABINETS ABOVE
- 8
- 9 OUTLET IN CEILING
- 10 CUBBIES SEAT RE: DETAIL G/D2.2
- 11 SWITCH FOR BLOWER UNIT WITH DIRECT VENT FIREPLACE UNIT ONLY
- 12 HVAC RETURN LOCATION
- 13 ALIGN W/ DINING ROOM LIGHT
- 14 WASHER TO LEFT OF DRYER
- 15 PRE-FABRICATED FIREPLACE INSERT - RE: F-02S-2 FOR SURROUND

MECHANICAL LEGEND

◀ PHONE JACK	○ FLUORESCENT LIGHT
⊕ WALL OUTLET	— UNDER CABINET LIGHTING
⊕ WEATHERPROOF OUTLET	⊗ CLG. MOUNTED LIGHT FIXT.
⊕ 220 VOLT OUTLET	⊗ WALL MOUNTED LIGHT FIXT.
⊕ GROUND FAULT OUTLET	○ SURFACE MOUNT DISC LIGHT OR RECESSED CEILING LIGHT, PER SPECS.
⊕ FLOOR OUTLET	⊗ DOUBLE SPOTLIGHT FIXT.
⊕ CABLE TELEVISION JACK	⊗ DIRECTIONAL CAN LIGHT
↔ SINGLE POLE SWITCH	⊗ PIN LIGHT
↔ 3-WAY SWITCH	⊗ WALL SCONCE @ 5'-6" A.F.F.
↔ 4-WAY SWITCH	⊗ STAIR LIGHT
⊕ BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED)	⊕ HOSE BIB
⊕ EXHAUST FAN AND LIGHT COMBINATION	⊕ SHOWER HEAD
⊕ CLG. MTD. EXHAUST FAN	⊕ GAS HOOK UP
⊕ WALL MTD. EXHAUST FAN	⊕ SMOKE DETECTOR
⊕ FLOOR DRAIN	⊕ CO DETECTOR
	⊕ SMOKE DETECTOR/ CO DETECTOR COMBINATION

RESIDENCE FOR:

MARKET
1876 BARNSTAPLE LANE
DESIGN GALLERY - NASH

Job Number: NGA-0555-00	Drawing Date: 12/19/19	Coord Name: GREG P.	Coord Phone: 859.578.4355
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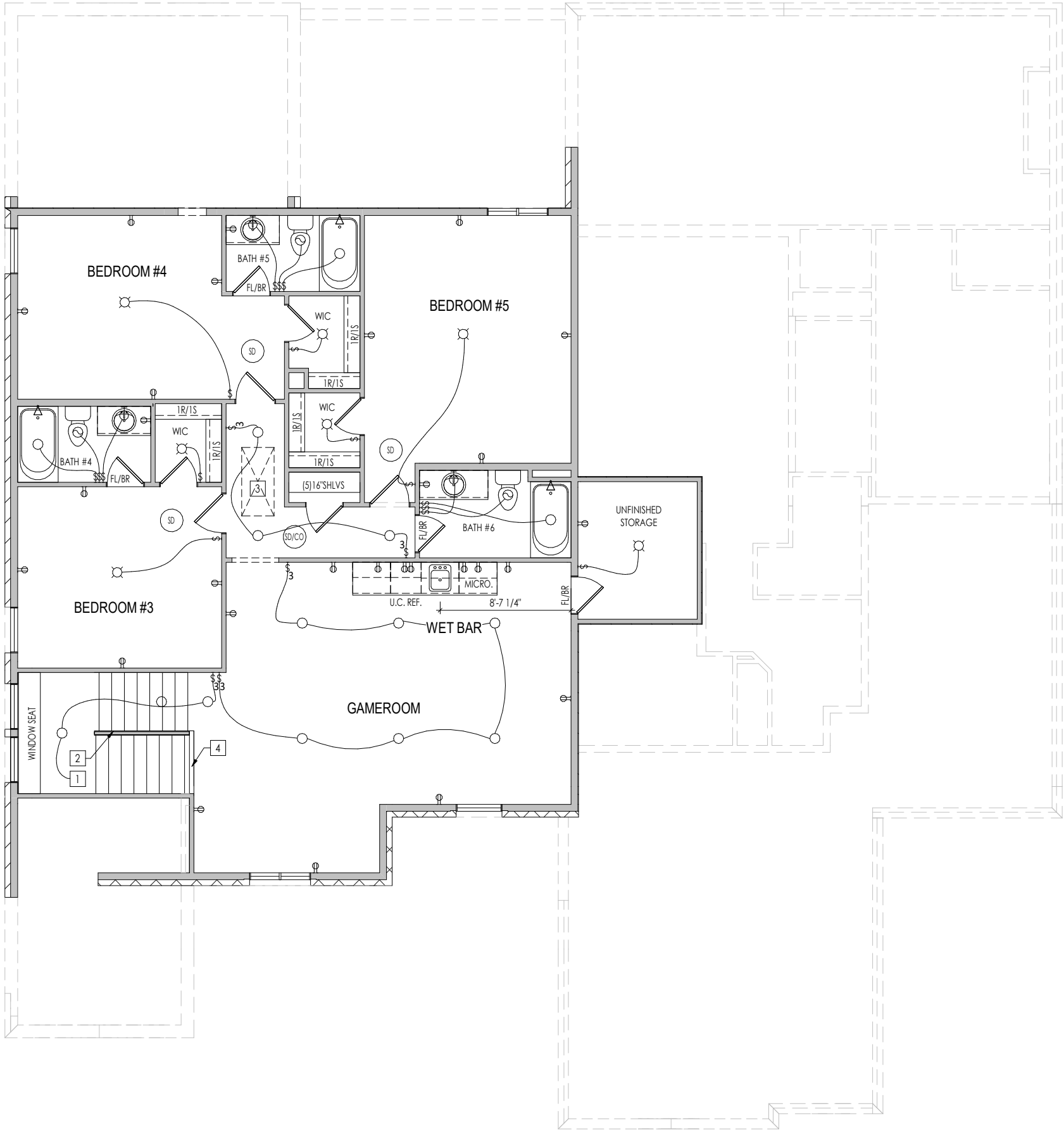
House Name: the MORRISON	Drawing Scale: 1/8" = 1'0"	Drawn By: GMD
		Series: ESTATE
		Plan No.: PLAN_NM



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PHONE: (615) 371-9750

Sheet Information

4.01
First Floor Mechanical Plan
Elevation "A"



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:

- 1 TO LIGHT OR SWITCH BELOW
- 2 RAILING
- 3 PULL DOWN 25-1/2" x 54" ATTIC ACCESS, ADD (2) SHEETS 3/4" PLYWOOD FOR HVAC, KEYLESS LIGHT, & ELECTRIC OUTLET
- 4 42" HIGH WALL
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -
- 11 -
- 12 -
- 13 -
- 14 -
- 15 -

MECHANICAL LEGEND

- ◀ PHONE JACK

⊖ WALL OUTLET

⊖ WEATHERPROOF OUTLET

⊖ 220 VOLT OUTLET

⊖ GROUND FAULT OUTLET

⊖ FLOOR OUTLET

TV CABLE TELEVISION JACK

↔ SINGLE POLE SWITCH

↔ 3-WAY SWITCH

↔ 4-WAY SWITCH

⊖ BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED)

⊖ EXHAUST FAN AND LIGHT COMBINATION

⊖ CLG. MTD. EXHAUST FAN

⊖ WALL MTD. EXHAUST FAN

⊖ FLOOR DRAIN
- FLUORESCENT LIGHT

— UNDER CABINET LIGHTING

⊖ CLG. MOUNTED LIGHT FIXT.

⊖ WALL MOUNTED LIGHT FIXT.

○ SURFACE MOUNT DISC LIGHT OR RECESSED CEILING LIGHT, PER SPECS.

⊖ DOUBLE SPOTLIGHT FIXT.

⊖ DIRECTIONAL CAN LIGHT

⊖ PIN LIGHT

⊖ WALL SCONCE @ 5'-6" A.F.F.

⊖ STAIR LIGHT

⊖ HOSE BIB

⊖ SHOWER HEAD

⊖ GAS GAS HOOK UP

⊖ SMOKE DETECTOR

⊖ CO DETECTOR

⊖ SMOKE DETECTOR/ CO DETECTOR COMBINATION

RESIDENCE FOR:

MARKET
1876 BARNSTAPLE LANE
DESIGN GALLERY - NASH

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
NGA-0555-00	12/19/19	GREG P.	859.578.4355

House Name:	Drawing Scale: 1/8" = 1'0"	Drawn By:
the MORRISON		GMD
		Series:
		ESTATE
		Plan No.:
		PLAN_NM

Drees

HOMES

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PHONE: (615) 371-9750

Sheet Information

4.02

Second Floor Mechanical Plan

Elevation "A"



RESIDENCE FOR: MARKET 1876 BARNSTAPLE LANE DESIGN GALLERY - NASH			
Job Number: NGA-0555-00	Drawing Date: 12/19/19	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	
the MORRISON		Drawn By: GMD	
		Series: ESTATE	
		Plan No.: PLAN_NM	
 <small>Copyright © 2017, (2017) The Drees Company, All Rights Reserved. 1651 WEST GATE CIRCLE, BRENTWOOD, TN 37028-8047 PHONE: (615) 371-9750</small>		Sheet Information	5.01 Section Sheet Elevation "A"

TYPICAL TRIM:

8" FASCIA
(ALL SIDES)

8" FRIEZE
(FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.

Key Notes:

- 1 -
- 2 -
- 3 -
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -

BRICK and STONE
LINTEL SCHEDULE

	SPAN	LINTEL SIZE
*BRICK	Up to 6'-0"	L3 1/2 x 3 1/2 x 1/4
	Up to 8'-3"	L5 x 3 1/2 x 5/16
	Up to 9'-3"	**PER DESIGN
	Up to 16'-3"	**PER DESIGN
*STONE	Up to 6'-0"	L4 x 3 1/2 x 1/4
	Up to 8'-3"	L5 x 3 1/2 x 5/16
	Up to 9'-3"	**PER DESIGN
	Up to 16'-3"	**PER DESIGN

All Lintels: 4" Minimum bearing required each end
* Brick is based on 40psf and Stone is based on 60psf
** Any lintels not described by the above parameters shall be specifically designed.

RESIDENCE FOR:

MARKET
1876 BARNSTAPLE LANE
DESIGN GALLERY - NASH

Job Number: NGA-0555-00	Drawing Date: 12/19/19	Coord Name: GREG P.	Coord Phone: 859.578.4355
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House Name:	Drawing Scale: 1/8" = 1'0"	Drawn By: GMD
the MORRISON		Series: ESTATE
		Plan No.: PLAN_NM

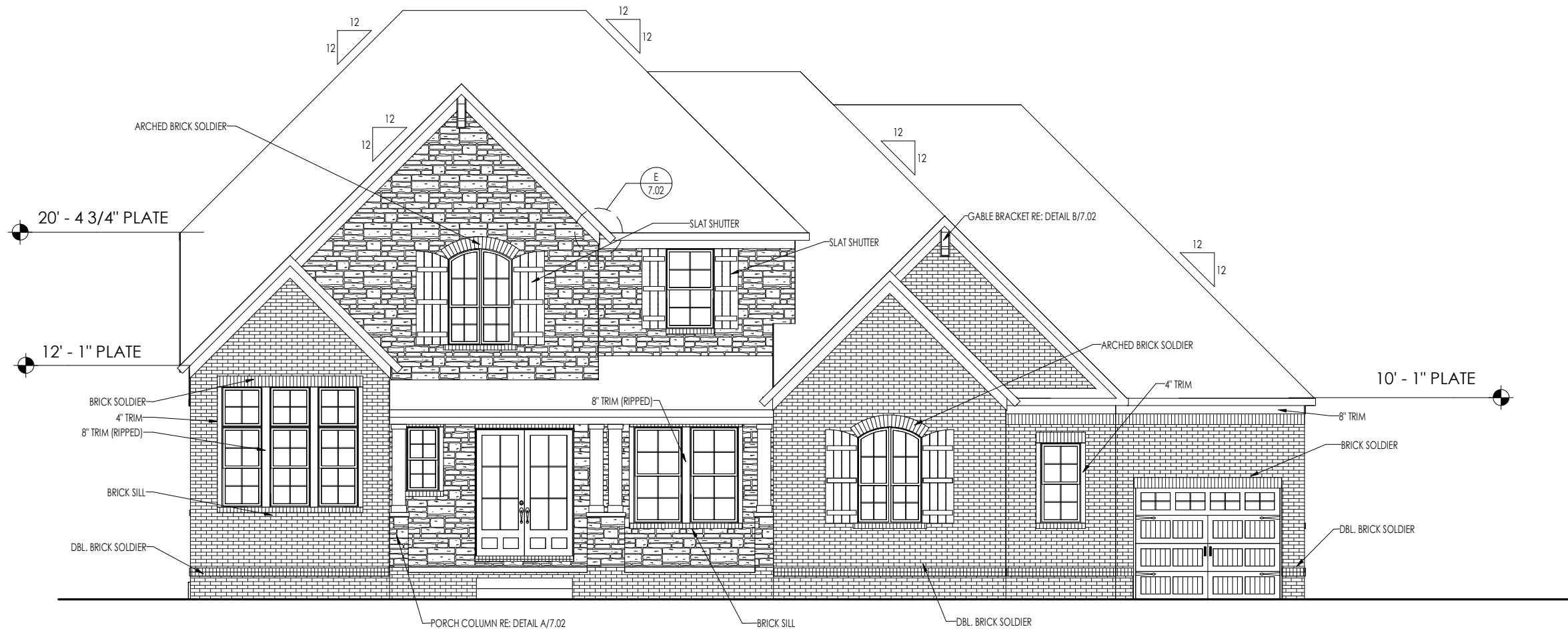
Drees
HOMESSM

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1651 WEST GATE CIRCLE, BRENTWOOD, TN 37028-8047
PHONE: (615) 371-9750

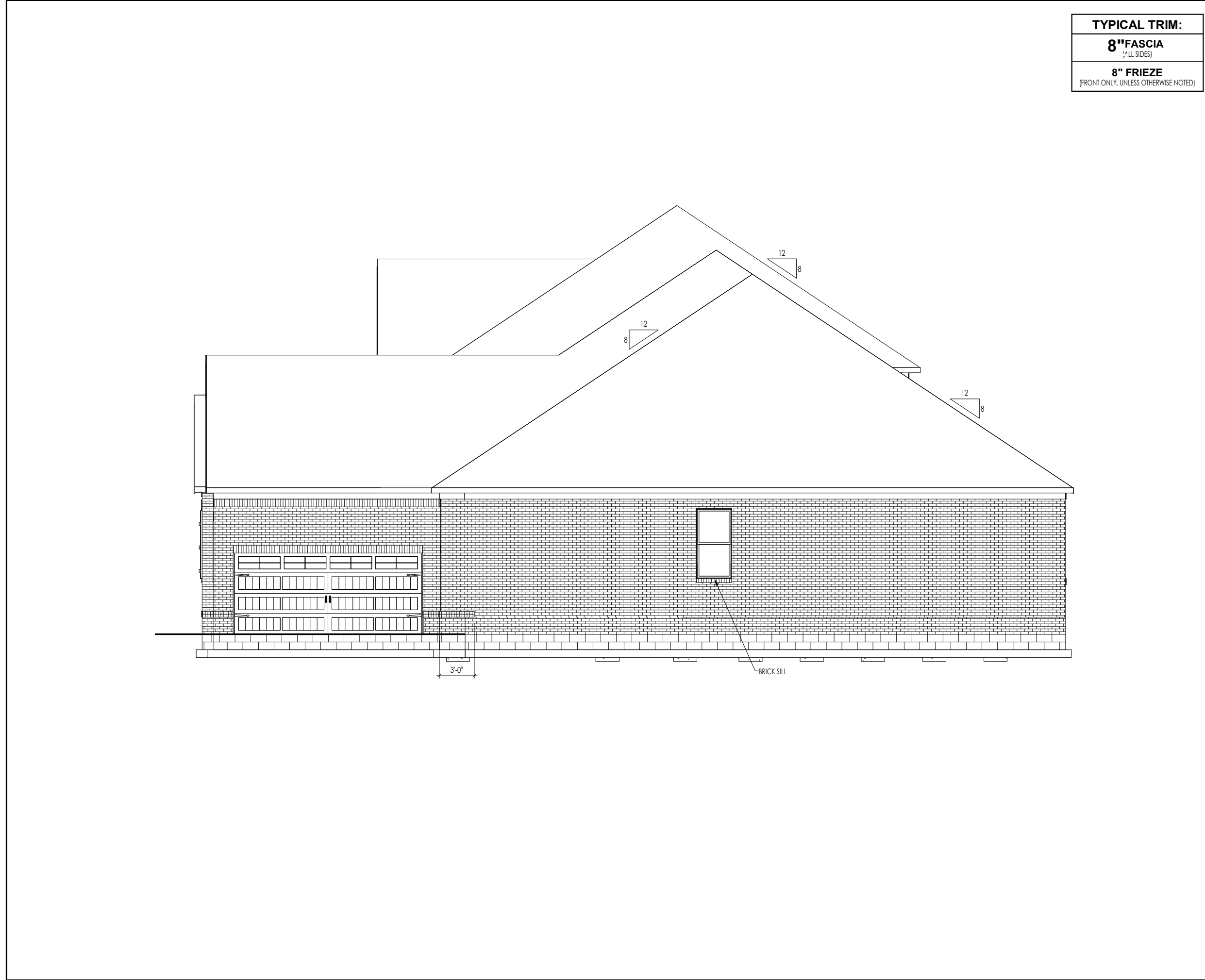
Sheet Information

6.01
Front Elevation
Elevation "A"

Add Hinges & Hold Backs to All Shutters.



ELEVATION 'A'



General Notes:
1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

Key Notes:

1	--
2	--
3	--
4	--
5	--
6	--
7	--
8	--
9	--
10	--

RESIDENCE FOR:
MARKET
1876 BARNSTAPLE LANE
DESIGN GALLERY - NASH

Job Number: NGA-0555-00	Drawing Date: 12/19/19	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the MORRISON			Drawn By: GMD
			Series: ESTATE
			Plan No.: PLAN_NM



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PHONE: (615) 371-9750

Sheet Information

6.02
Garage Side Elevation
Elevation "A"



TYPICAL TRIM:
8" FASCIA (ALL SIDES)
8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

Key Notes:

1

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2

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3

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8

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RESIDENCE FOR:
MARKET
1876 BARNSTAPLE LANE
DESIGN GALLERY - NASH

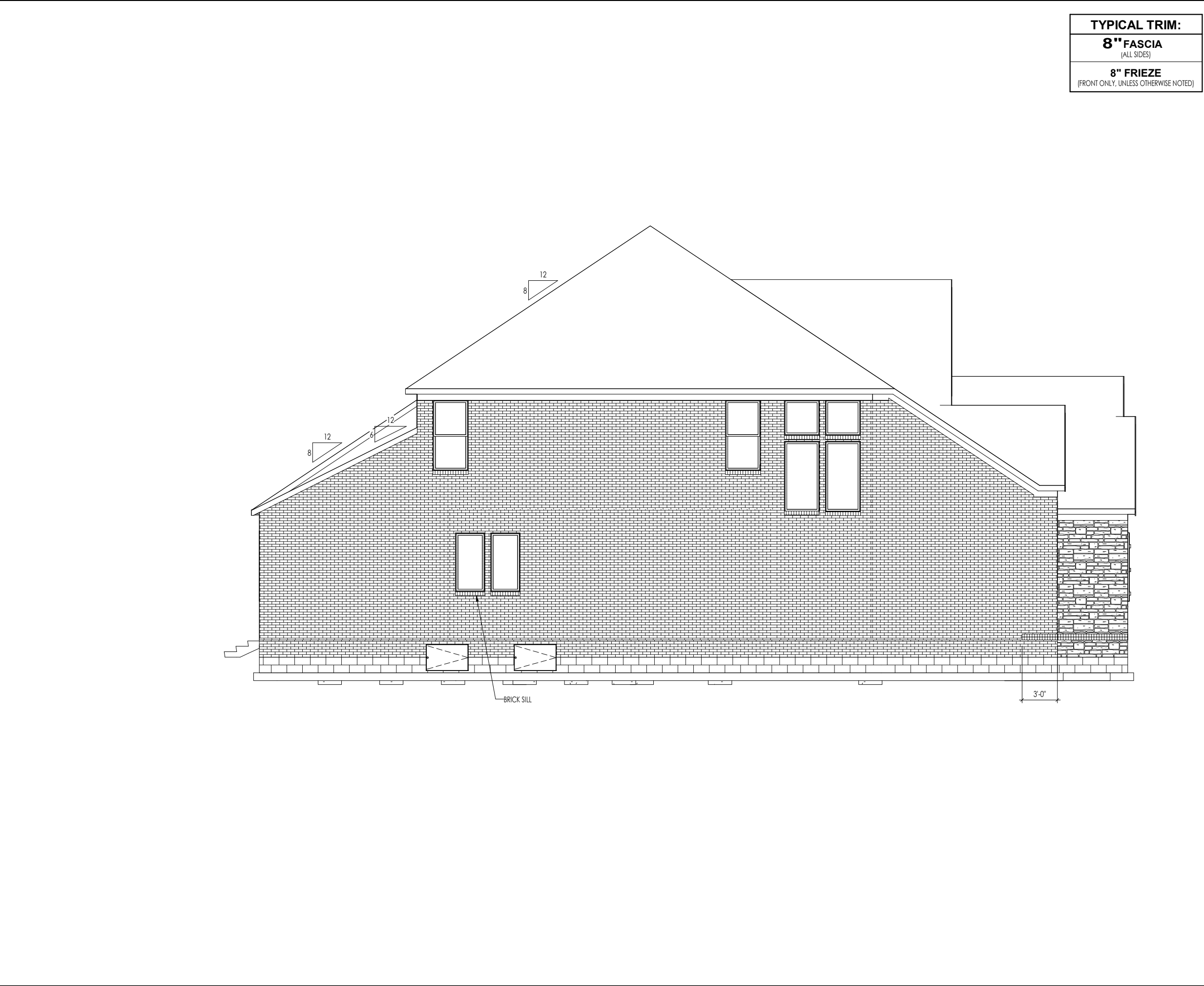
Job Number: NGA-0555-00	Drawing Date: 12/19/19	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the MORRISON			Drawn By: GMD
			Series: ESTATE
			Plan No.: PLAN_NM



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Sheet Information

6.03
Rear Elevation
Elevation "A"



General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

Key Notes:

1

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2

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3

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RESIDENCE FOR:

MARKET

1876 BARNSTAPLE LANE

DESIGN GALLERY - NASH

Job Number:

NGA-0555-00

Drawing Date:

12/19/19

Coord Name:

GREG P.

Coord Phone:

859.578.4355

House Name:

the MORRISON

Drawing Scale:

1/8" = 1'0"

Drawn By:

GMD

Series:

ESTATE

Plan No.:

PLAN_NM

Drees

HOMES

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Sheet Information

6.04

Side Elevation

Elevation "A"

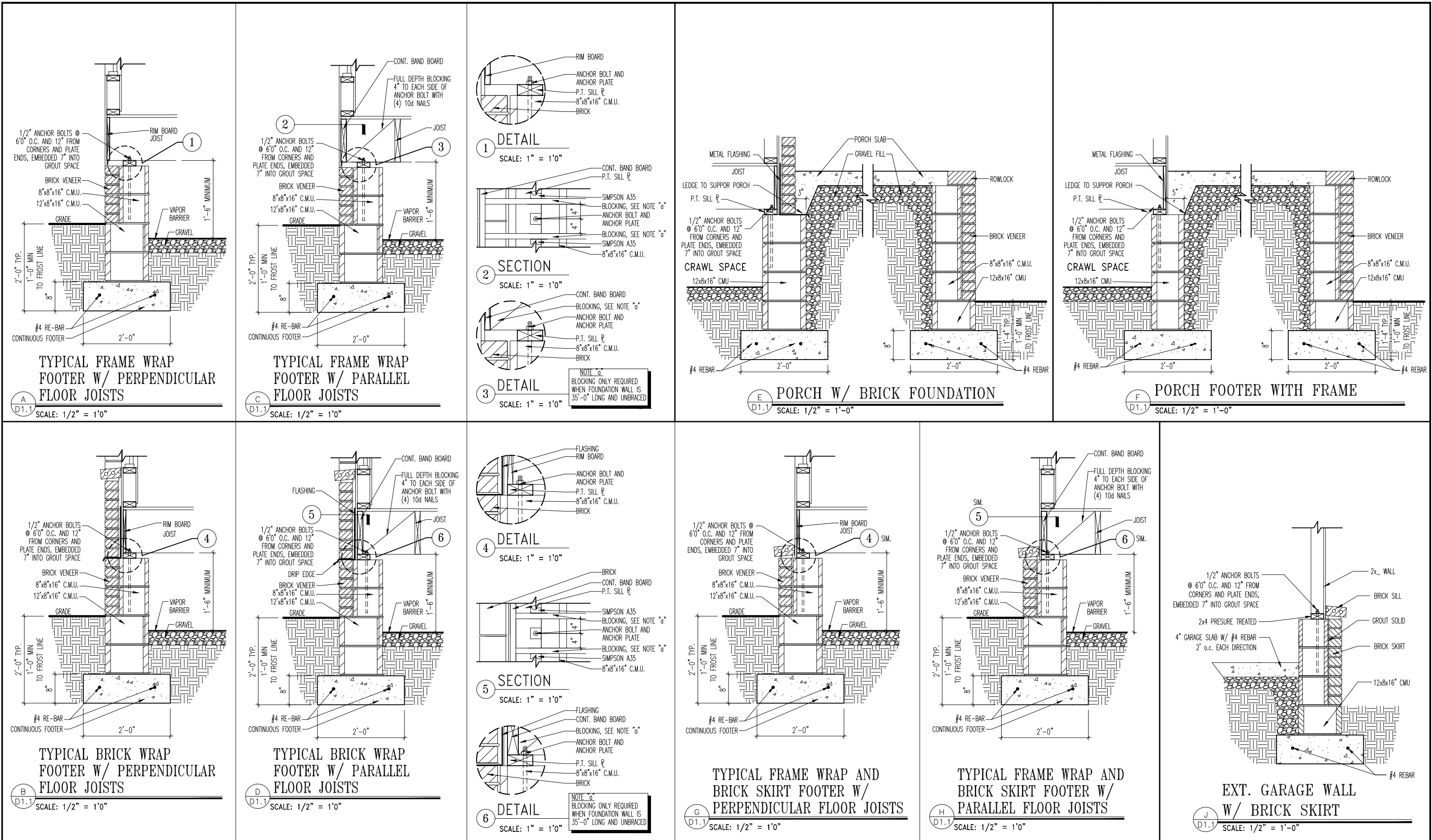


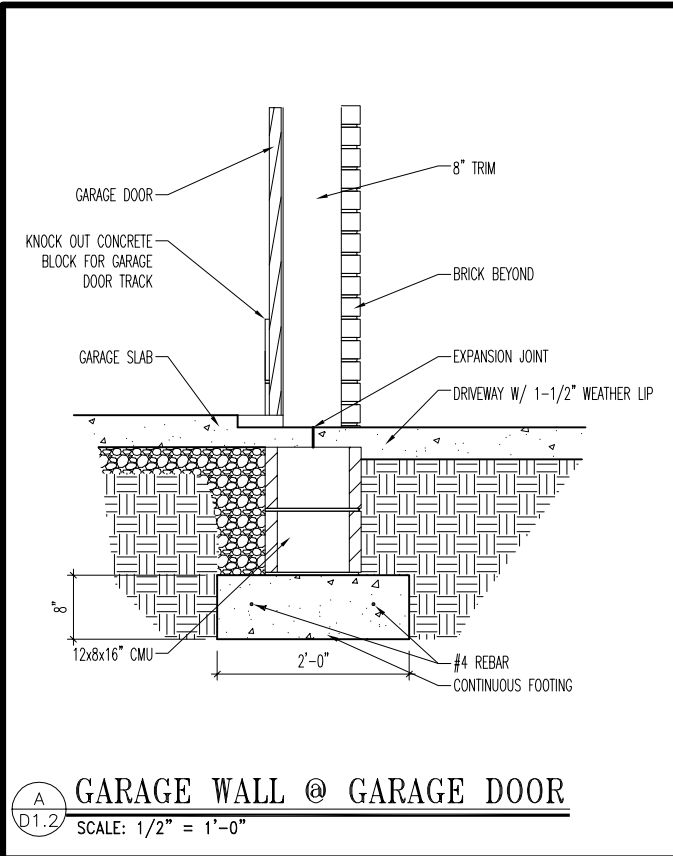
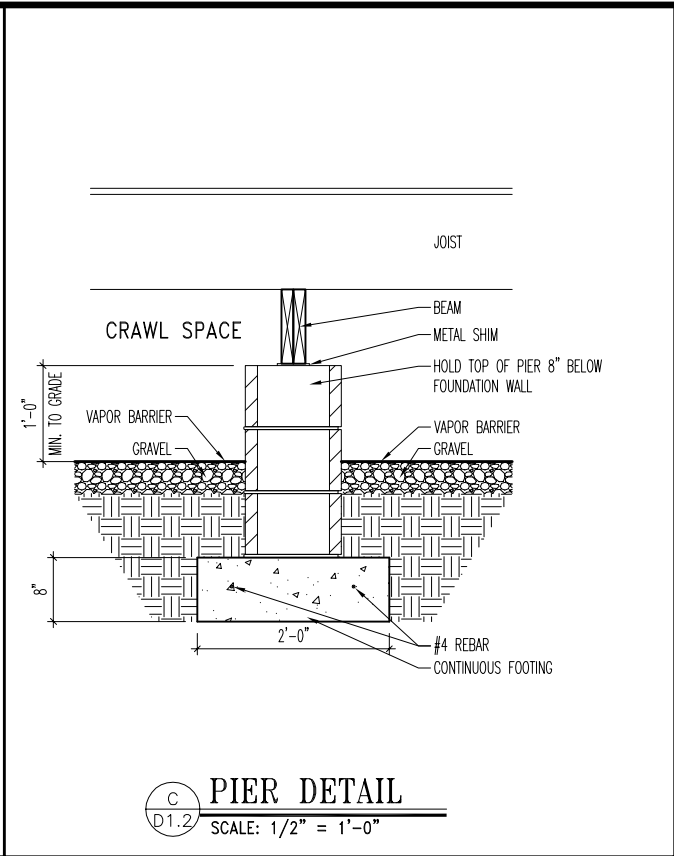
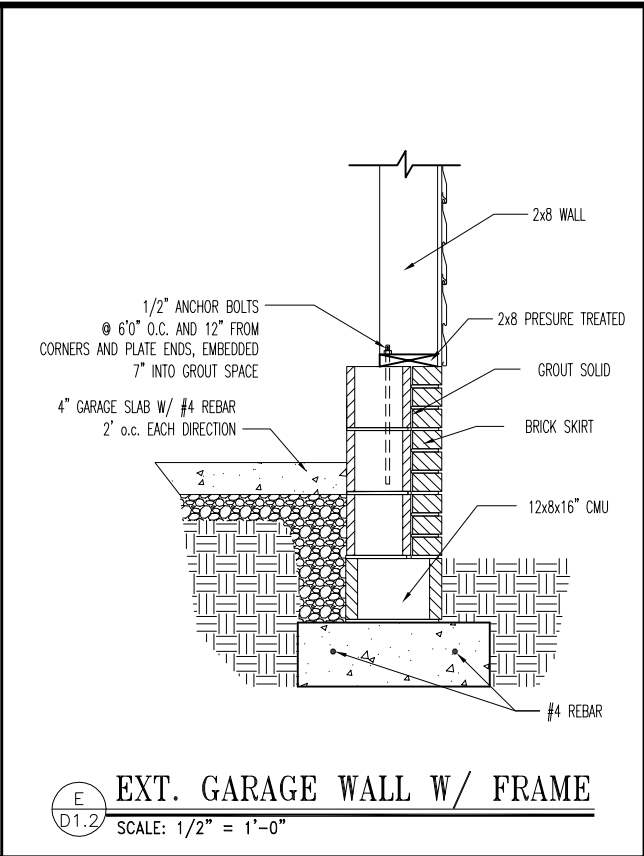
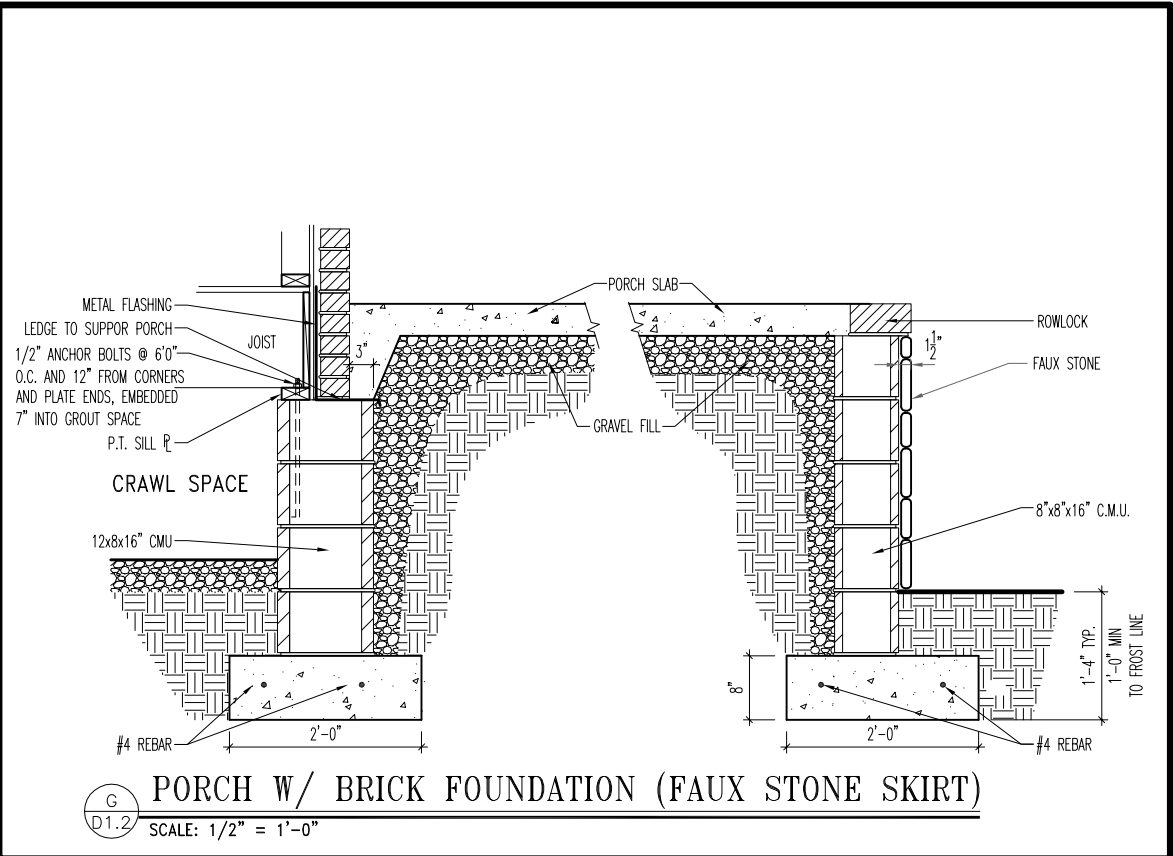
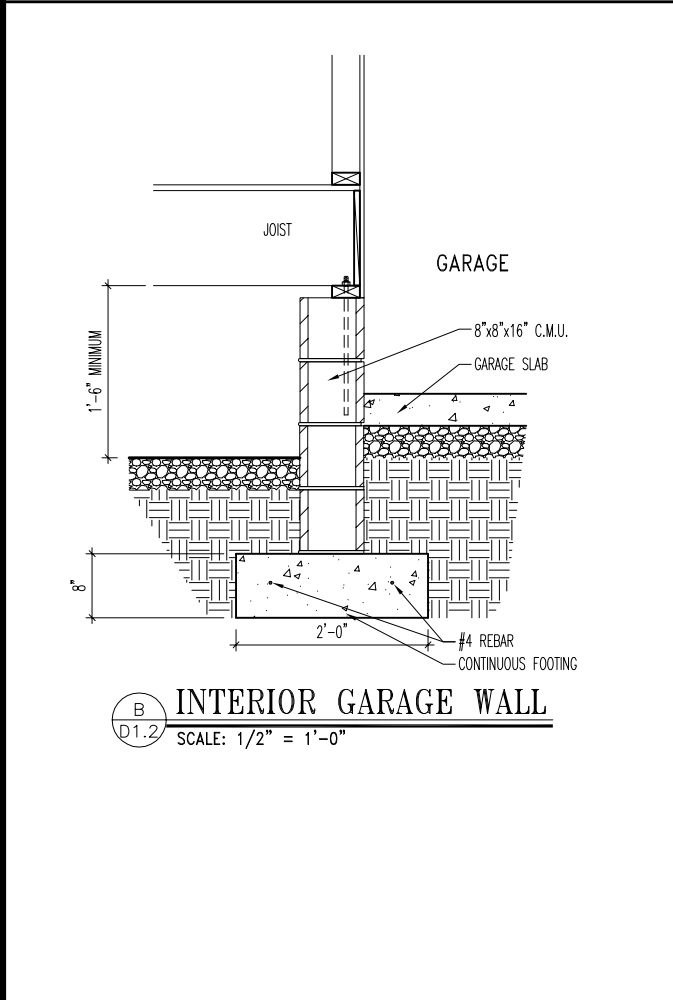
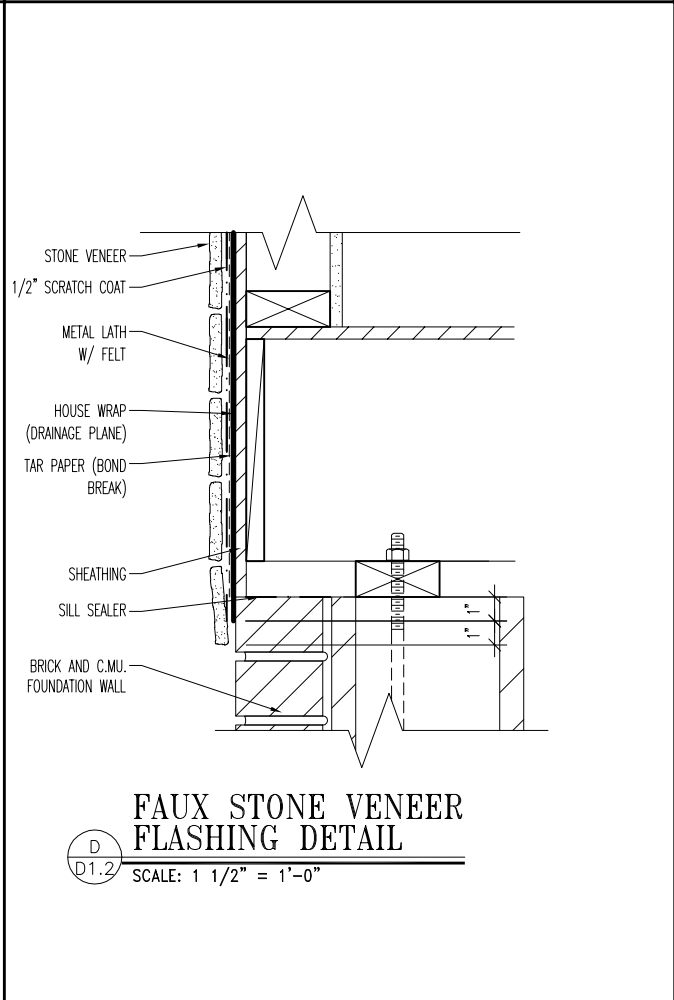
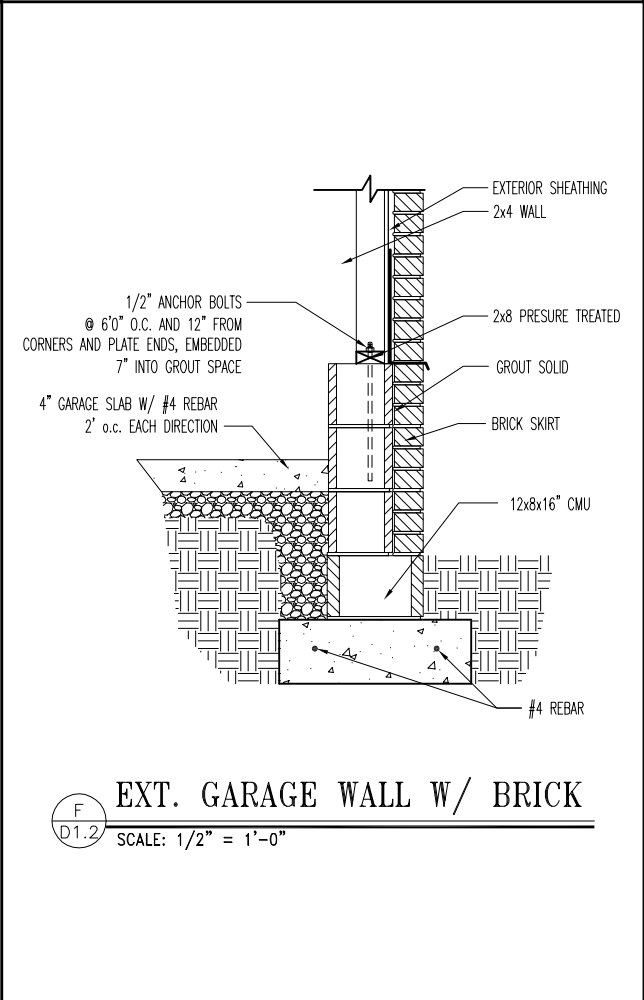
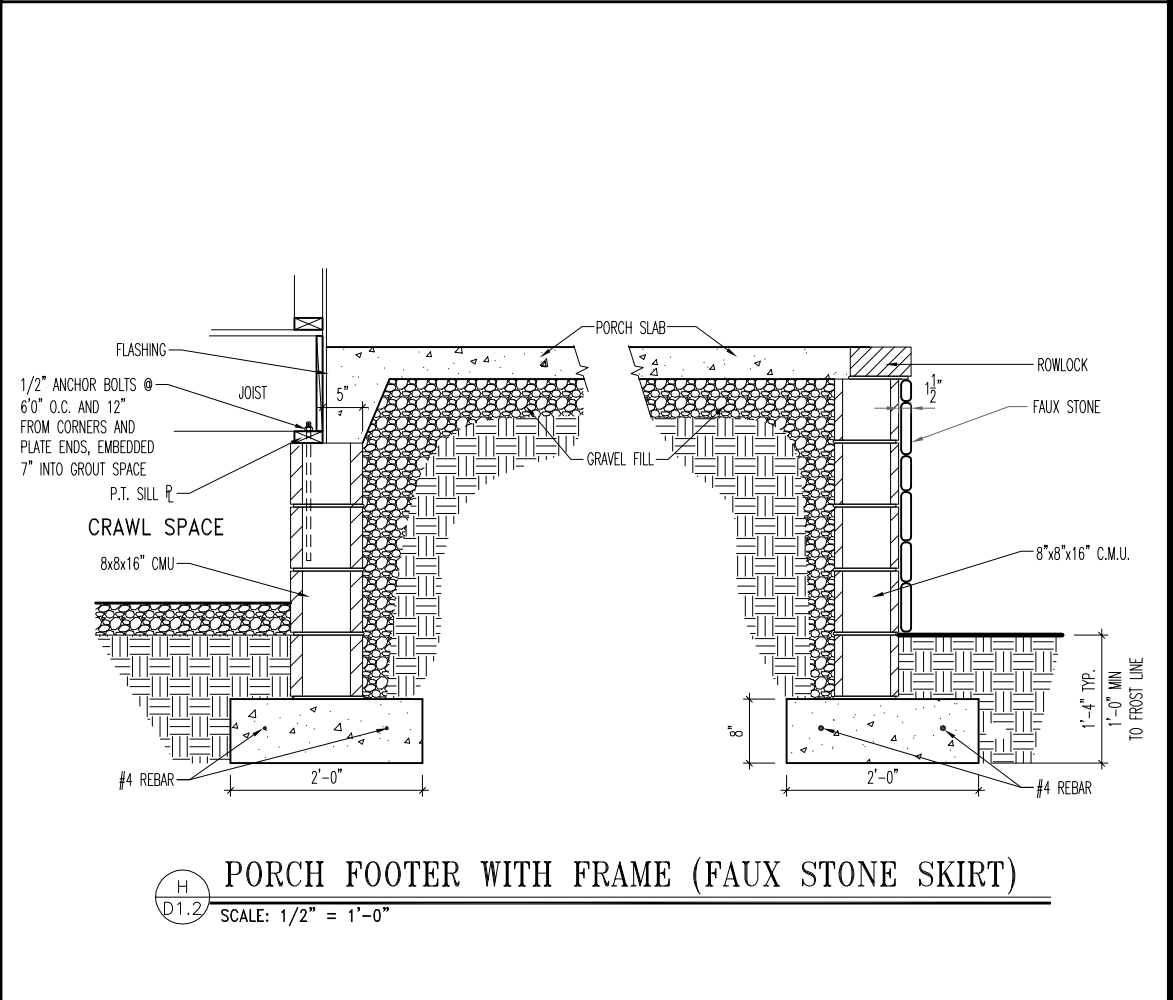
1651 WEST GATE CIRCLE, BRENTWOOD, TN 37028-8047

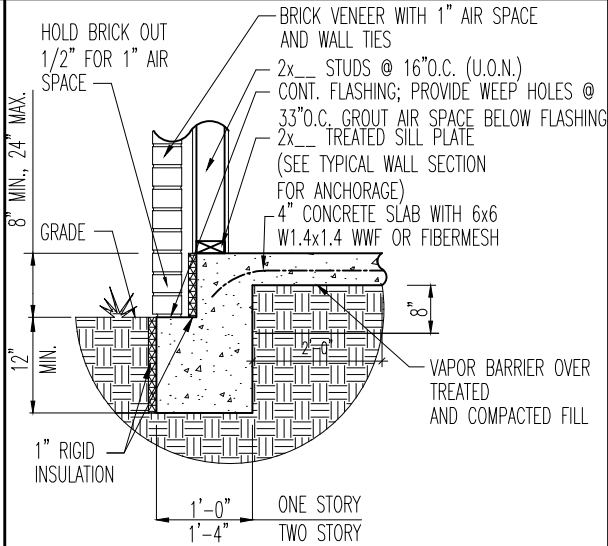
Sheet Information

7.01

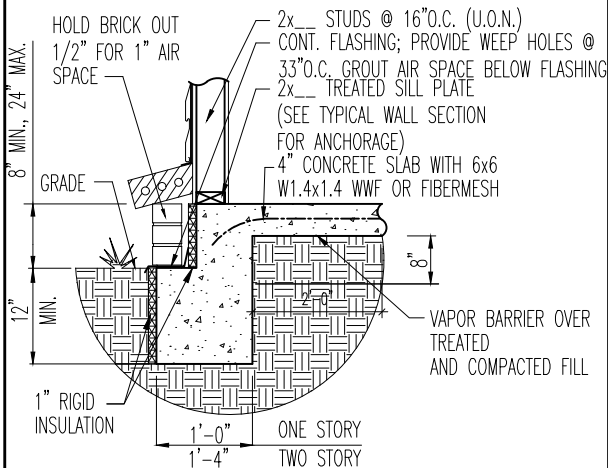
House Specific Details
Elevation "A"



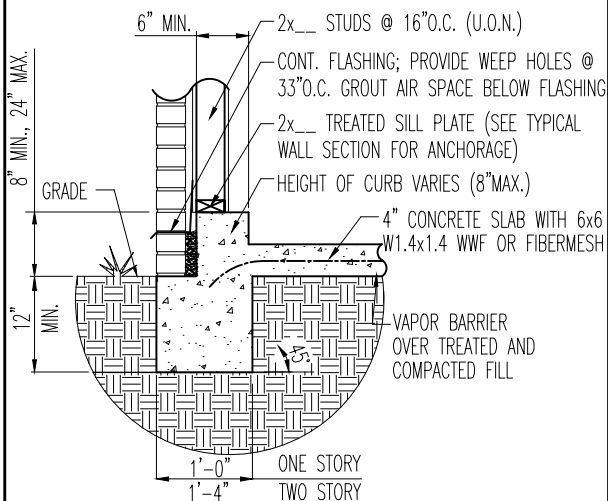




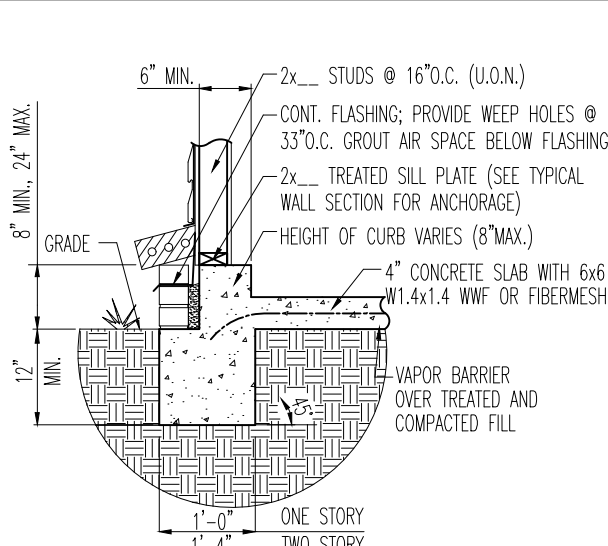
A
SECTION - MONOLITHIC WITH FULL BRICK
D1.3 SCALE: 1/2" = 1'-0"



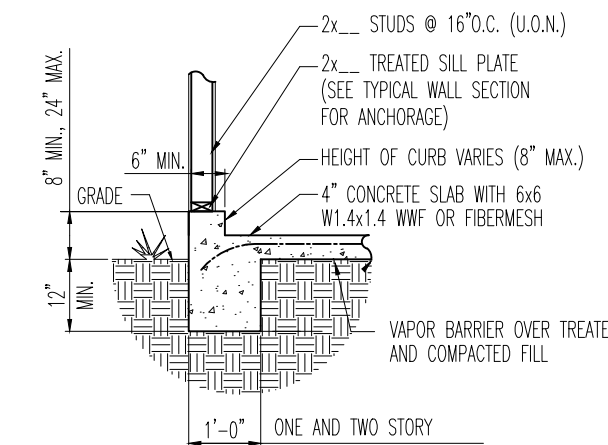
B
SECTION - MONOLITHIC WITH BRICK SKIRT
D1.3 SCALE: 1/2" = 1'-0"



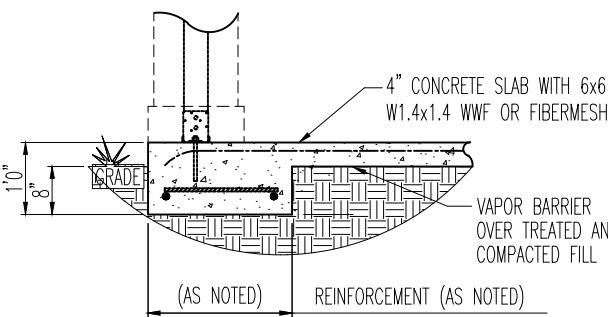
C
SECTION - MONOLITHIC AT GARAGE WITH FULL BRICK
D1.3 SCALE: 1/2" = 1'-0"



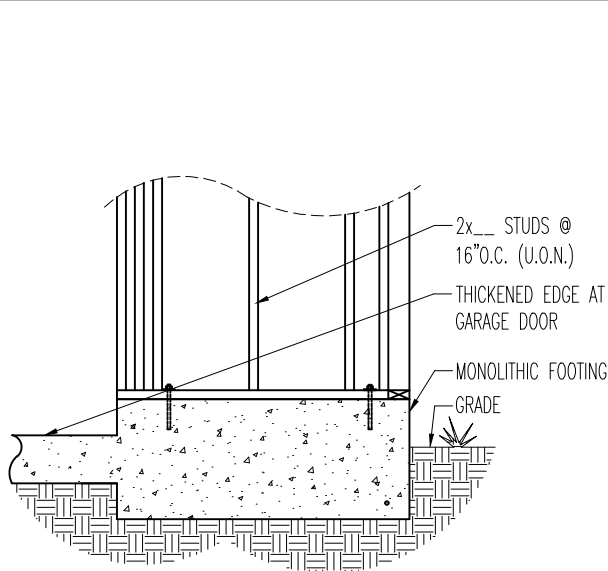
D
SECTION - MONOLITHIC AT GARAGE WITH BRICK SKIRT
D1.3 SCALE: 1/2" = 1'-0"



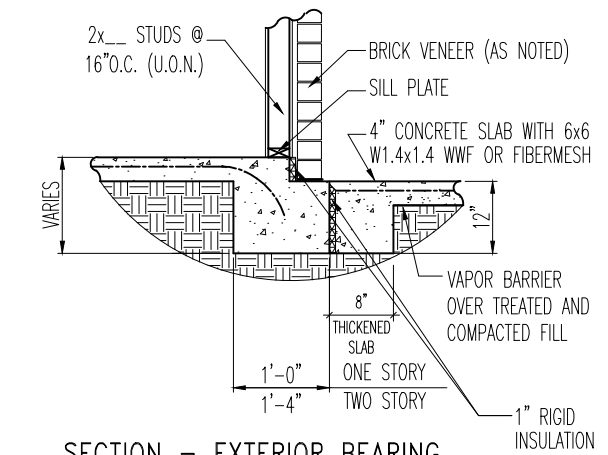
E
SECTION - MONOLITHIC AT GARAGE
D1.3 SCALE: 1/2" = 1'-0"



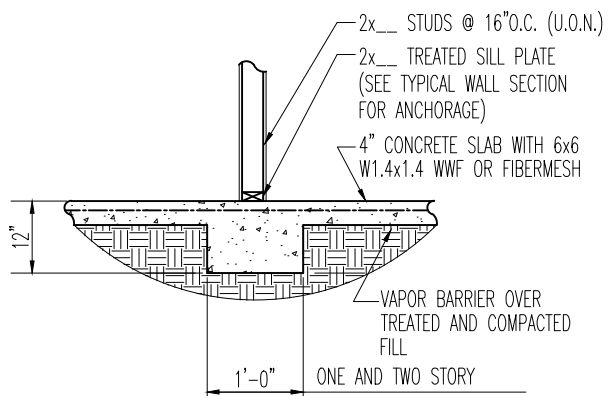
F
SECTION - PAD FOOTING AT PORCH THICKENED EDGE
D1.3 SCALE: 1/2" = 1'-0"



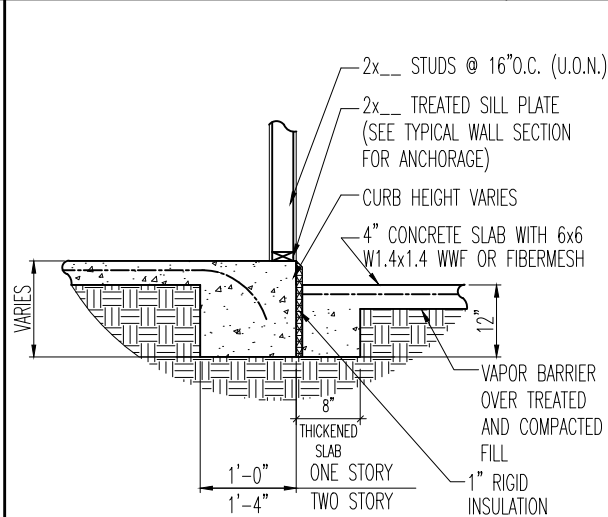
G
DETAIL - STHD14 INSTALLATION (MONOLITHIC)
D1.3 SCALE: 1/2" = 1'-0"



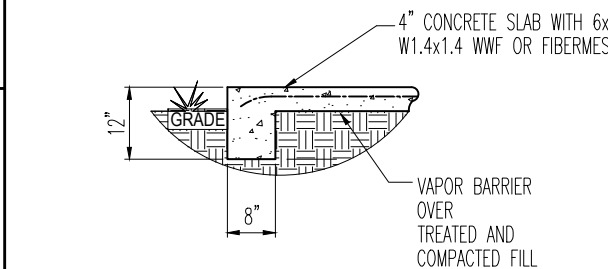
H
SECTION - EXTERIOR BEARING STEPDOWN AT PORCH
D1.3 SCALE: 1/2" = 1'-0"



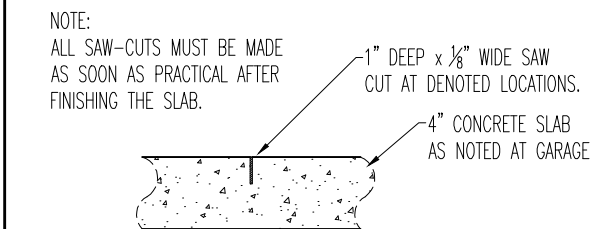
J
SECTION - INTERIOR BEARING
D1.3 SCALE: 1/2" = 1'-0"



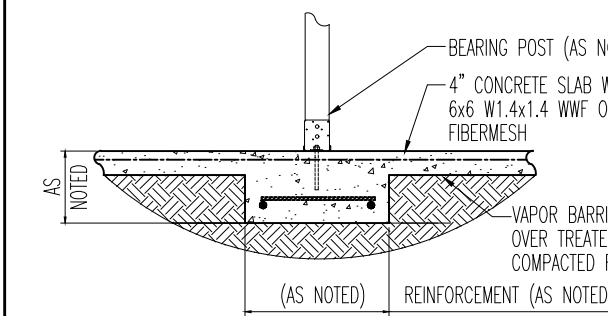
K
SECTION - BEARING STEPDOWN
D1.3 SCALE: 1/2" = 1'-0"



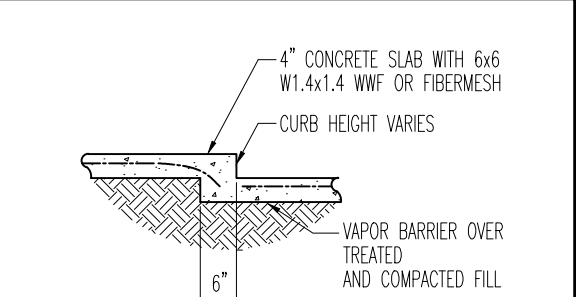
L
SECTION - THICKENED EDGE
D1.3 SCALE: 1/2" = 1'-0"



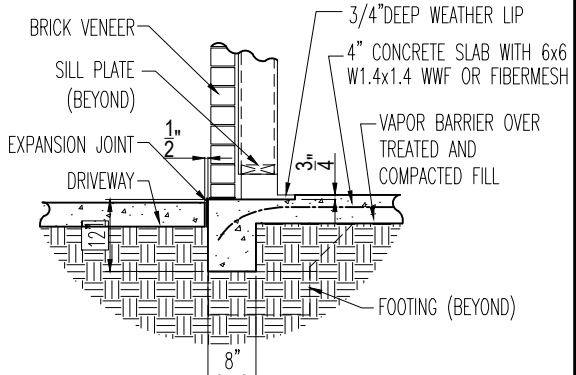
M
SECTION - TYPICAL SAW-CUT CONTROL JOINT AT GARAGE
D1.3 SCALE: NTS



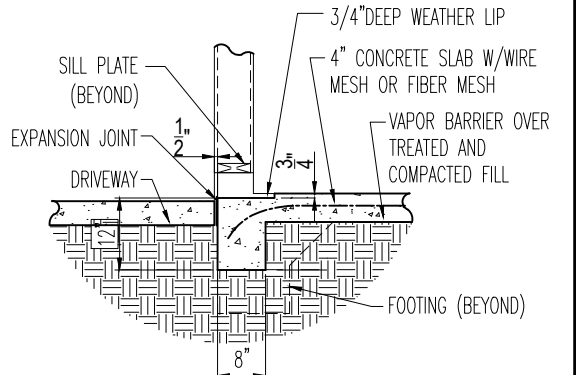
N
SECTION - INTERIOR BEARING PAD FOOTING
D1.3 SCALE: 1/2" = 1'-0"



P
SECTION - NON-BEARING STEPDOWN
D1.3 SCALE: 1/2" = 1'-0"

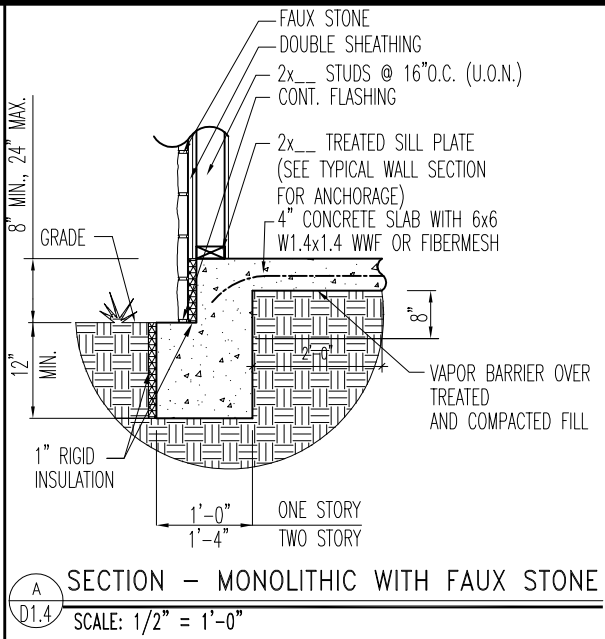
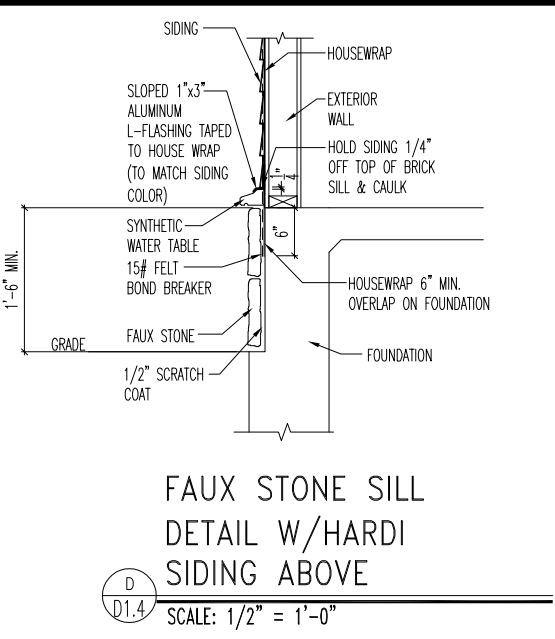
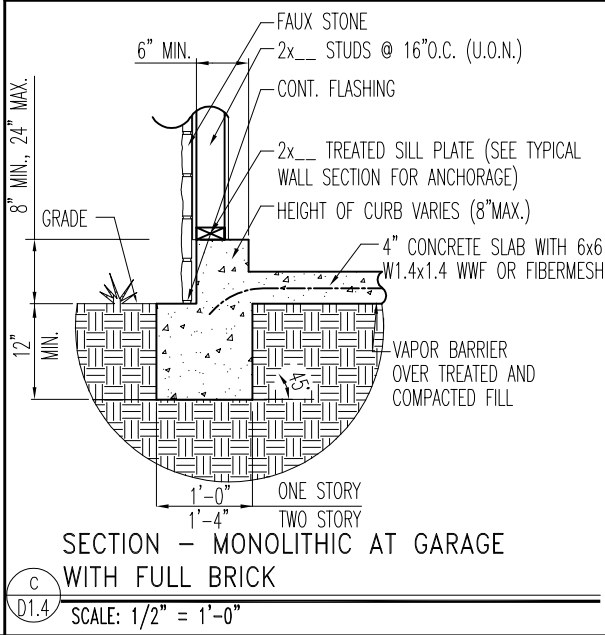


R
SECTION - TYPICAL GARAGE SLAB & FOOTER AT DRIVEWAY W/ BRICK
D1.3 SCALE: 1/2" = 1'-0"

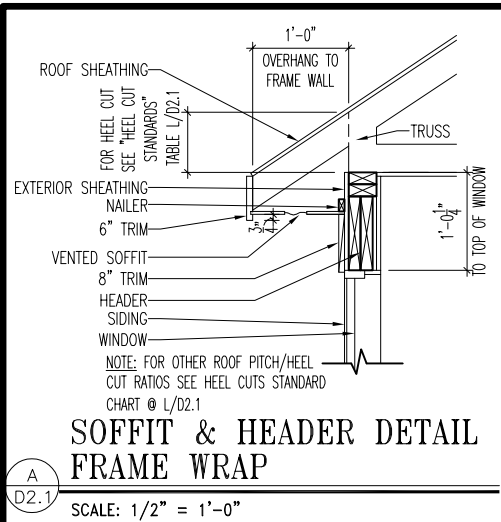
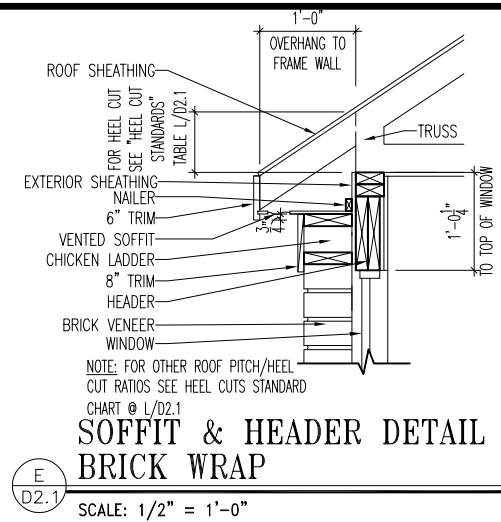
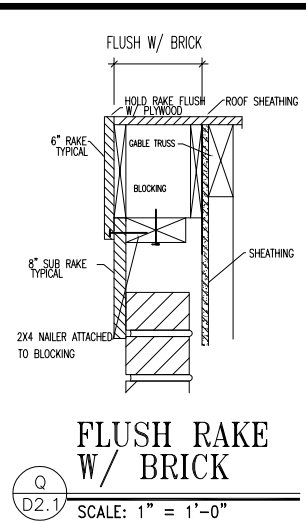
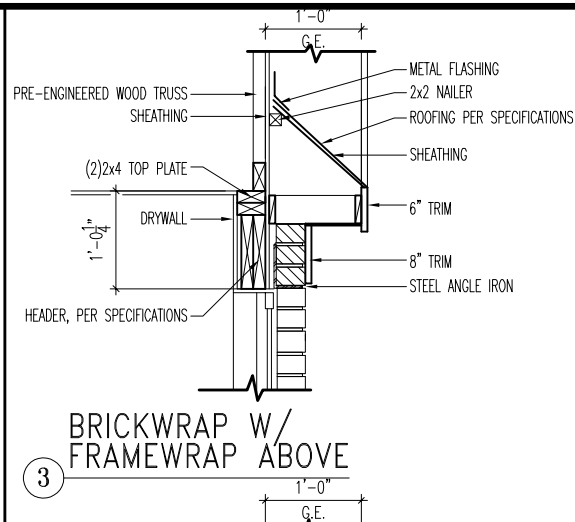
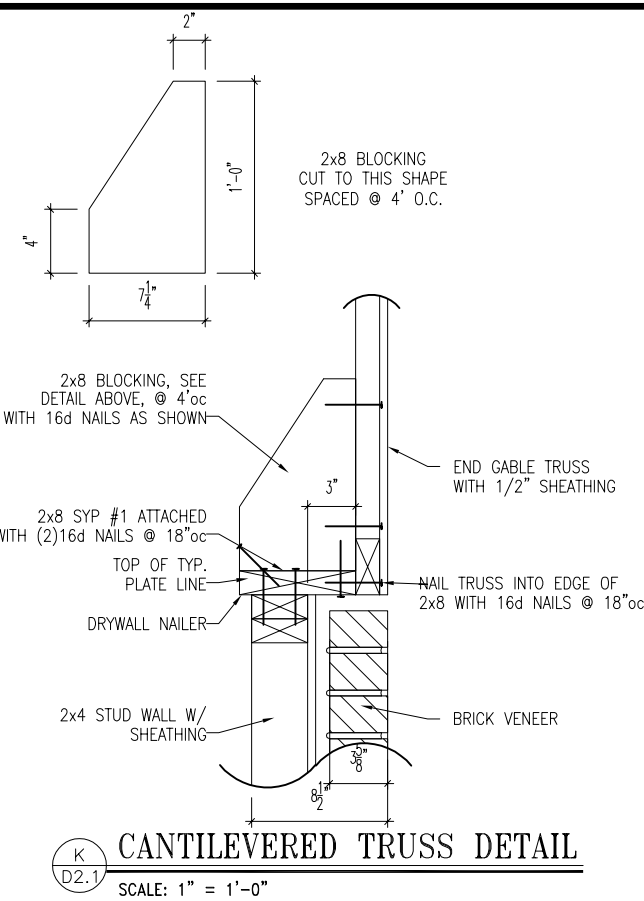
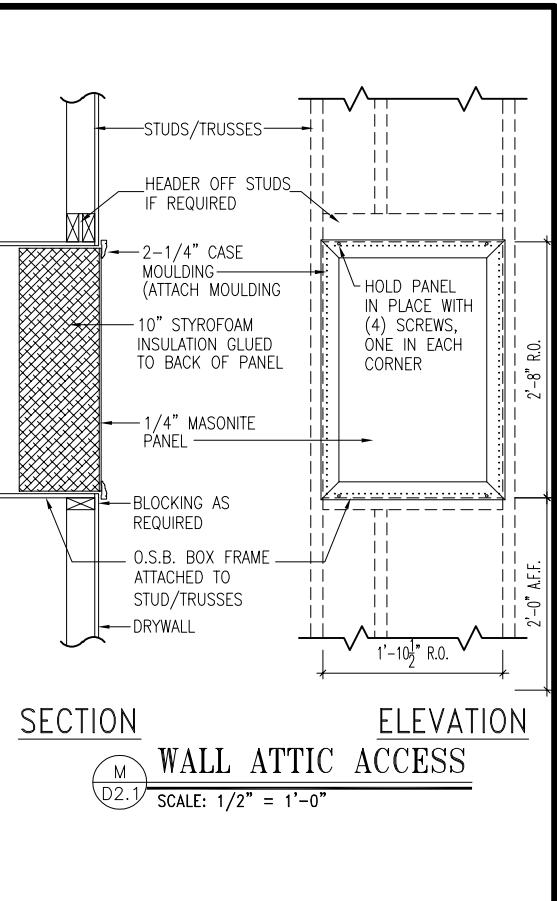
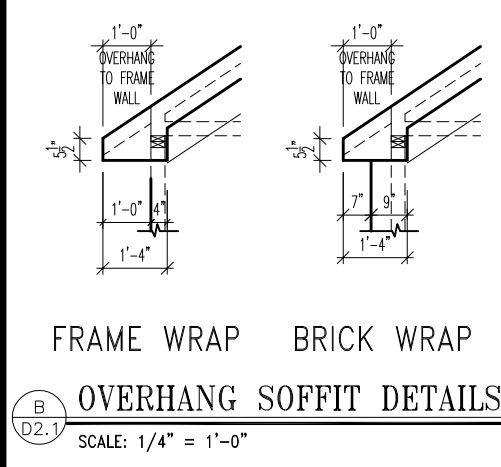
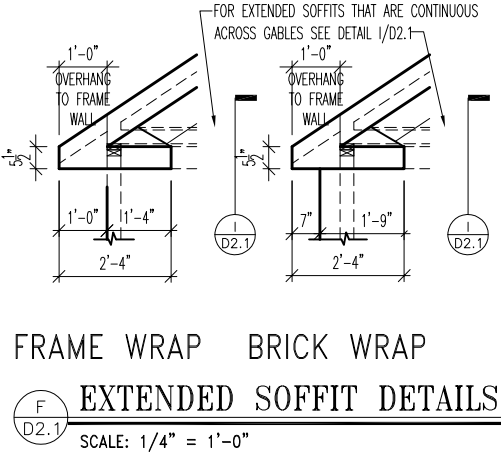


S
SECTION - TYPICAL GARAGE SLAB & FOOTER AT DRIVEWAY W/ FRAME
D1.3 SCALE: 1/2" = 1'-0"

FOUNDATION DETAILS FOR SLAB-ON-GRADE ONLY



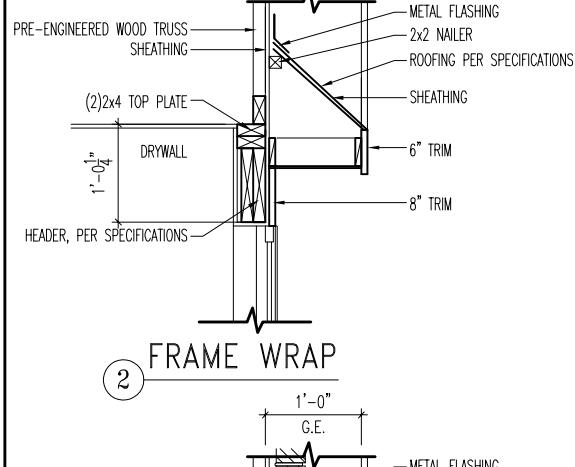
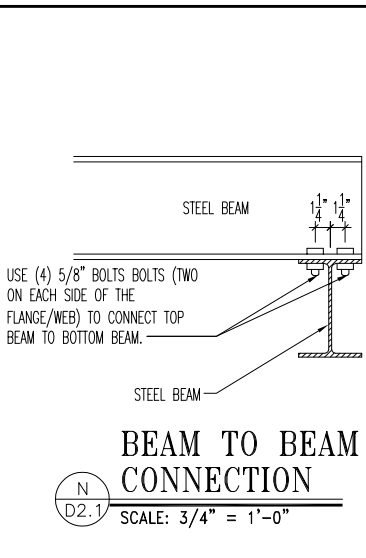
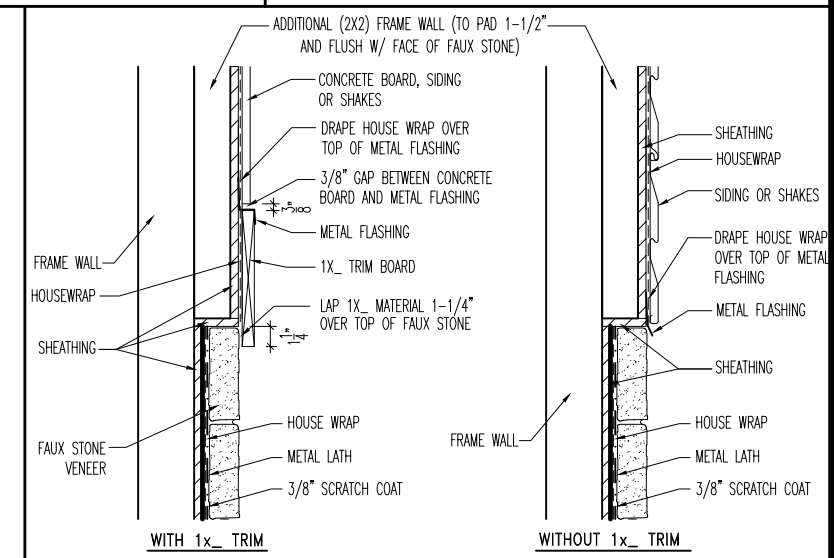
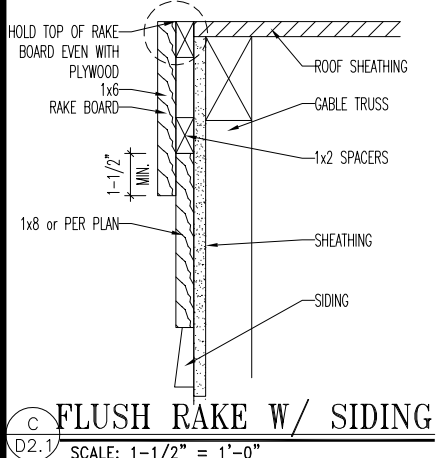
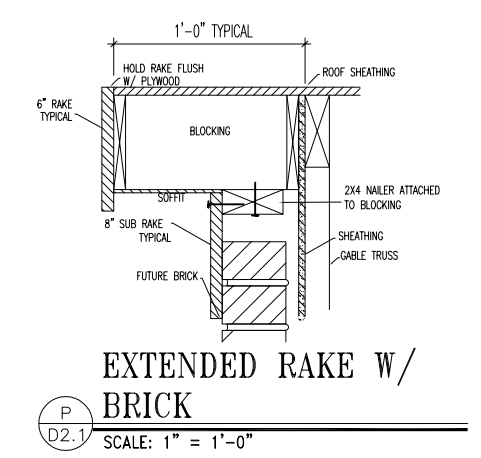
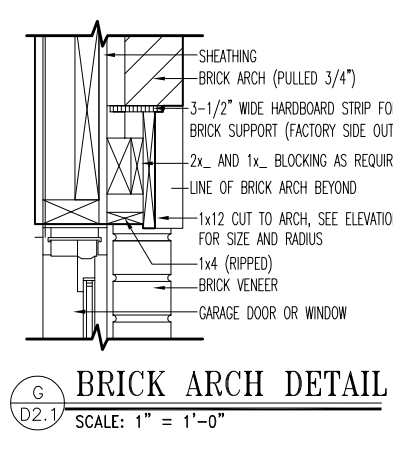
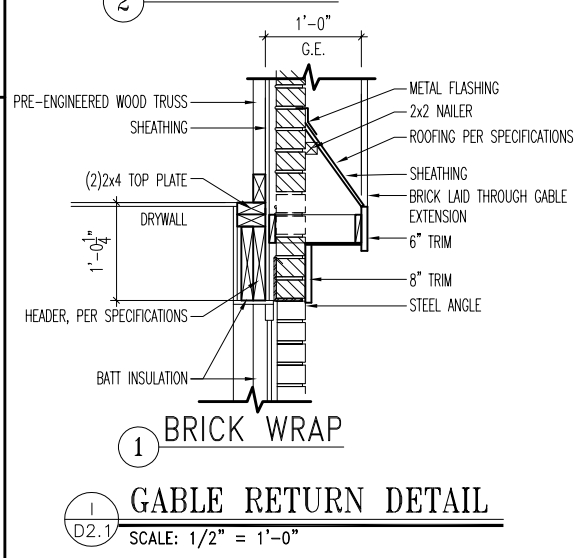
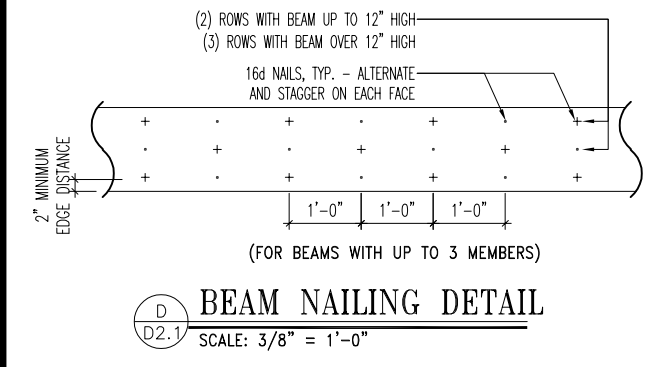
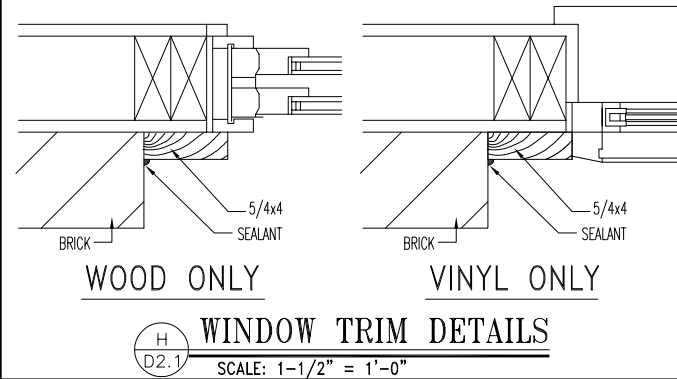
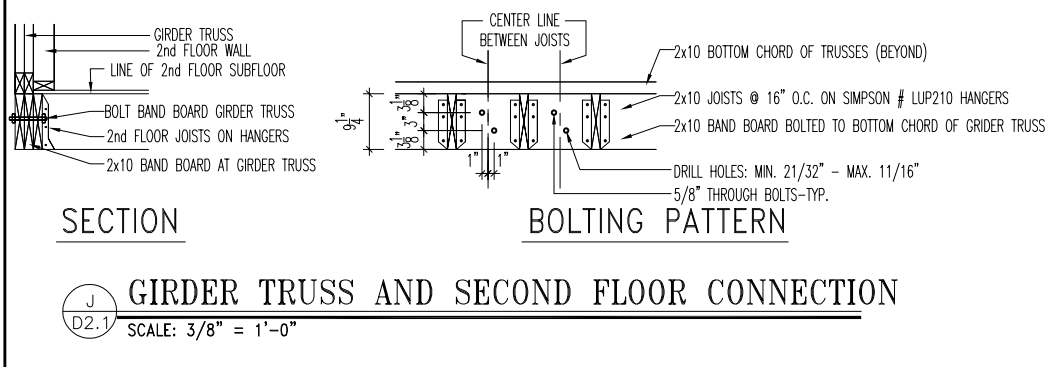
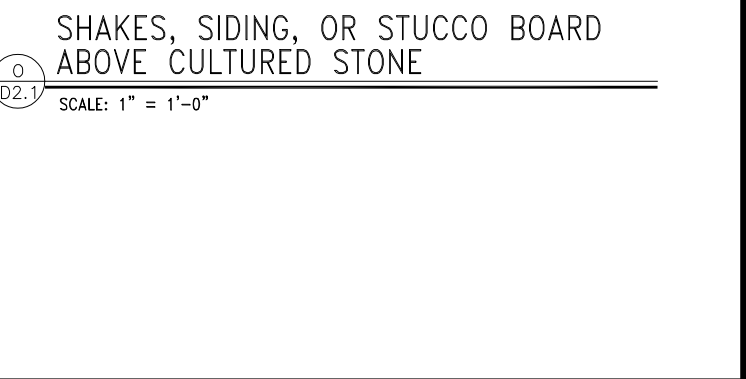
FOUNDATION DETAILS
FOR SLAB-ON-GRADE ONLY

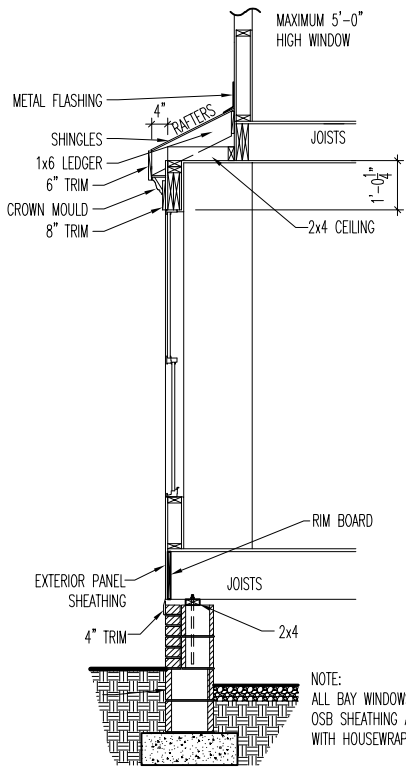


HEEL CUT STANDARDS

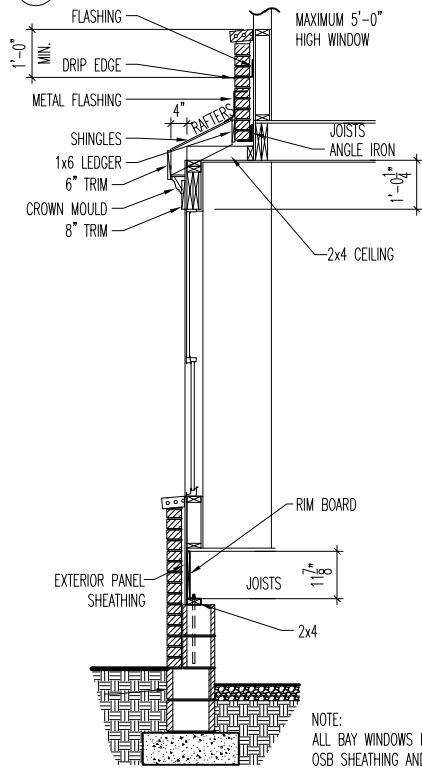
ROOF PITCH	HEEL CUT
4/12	3-3/4"
5/12	4-3/4"
6/12	5-3/4"
7/12	6-3/4"
8/12	7-3/4"
9/12	8-3/4"
10/12	9-3/4"
12/12	11-3/4"
14/12	1'-1-3/4"

SCALE: 1" = 1'-0"





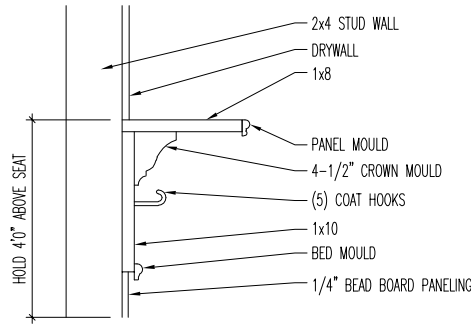
6 FRAME WRAP SECTION



5 BRICK WRAP SECTION

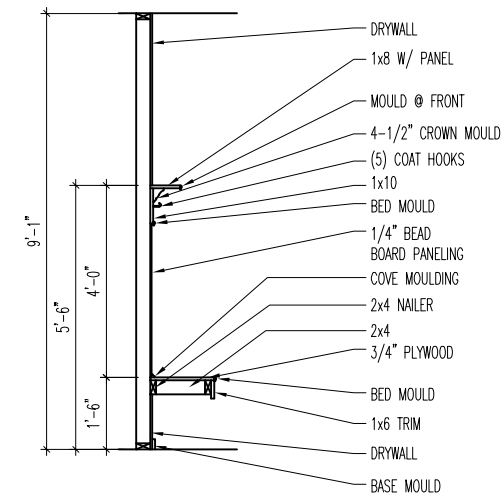
E BOX BAY(s)

D2.2 SCALE: 1/8" = 1'-0"

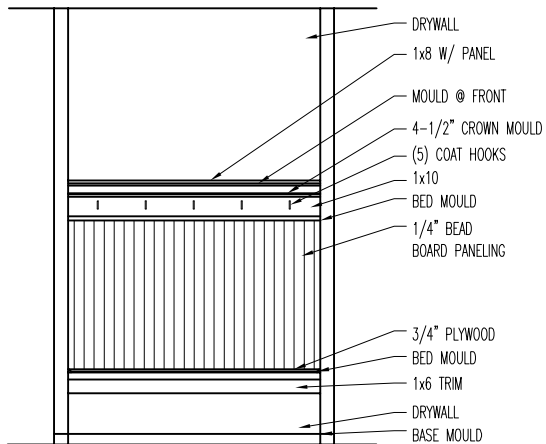


DETAIL

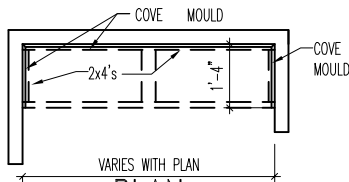
SCALE: 1/2" = 1'-0"



SECTION



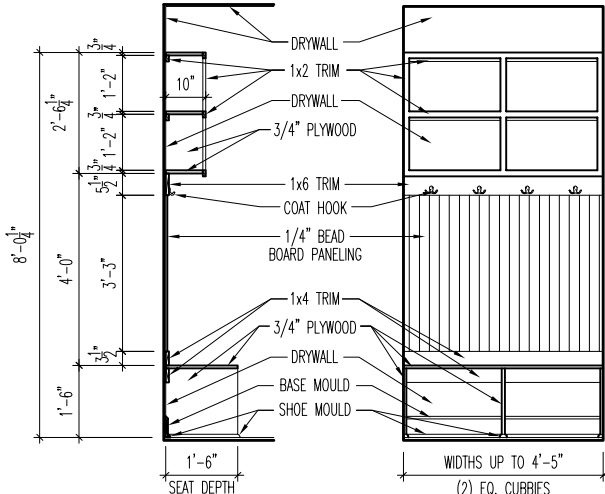
ELEVATION



PLAN

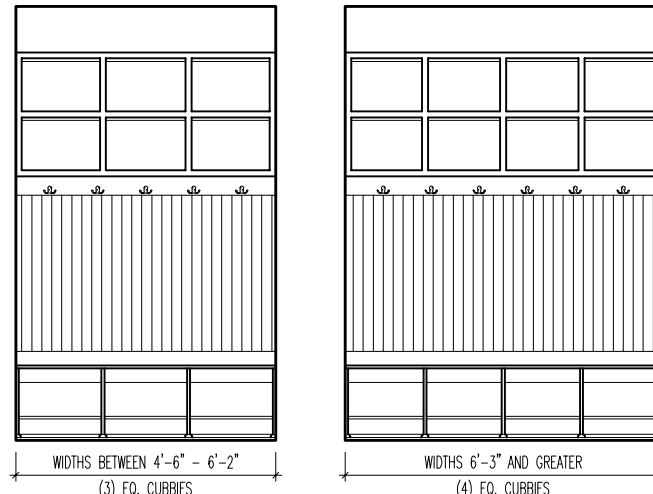
F SEAT DETAILS

D2.2 SCALE: 1/8" = 1'-0"



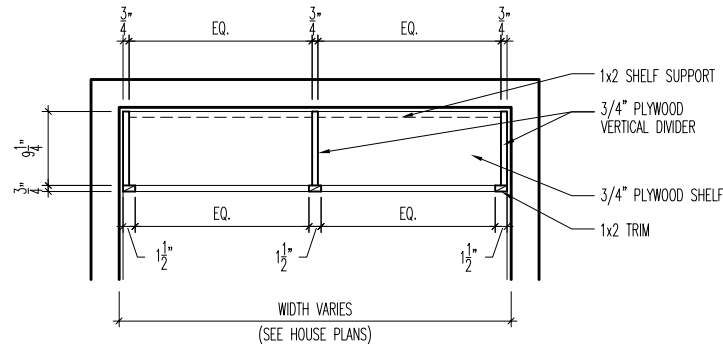
SECTION DETAIL

SCALE: 1/4" = 1'-0"



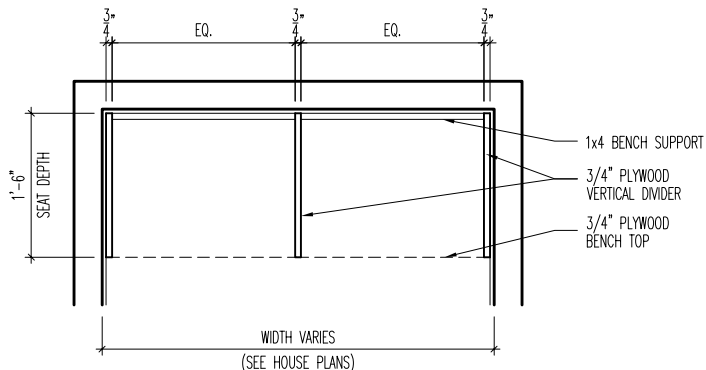
ELEVATION DETAIL

SCALE: 1/4" = 1'-0"



CUBBY PLAN DETAILS

SCALE: 1/2" = 1'-0"



BENCH PLAN DETAILS

SCALE: 1/2" = 1'-0"

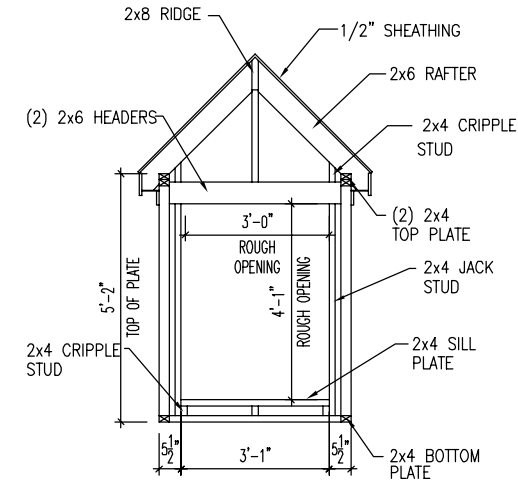
G BENCH WITH CUBBIES DETAILS

D2.2 SCALE: AS NOTED

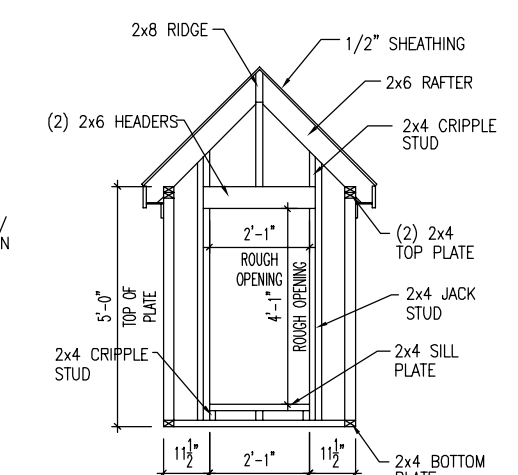




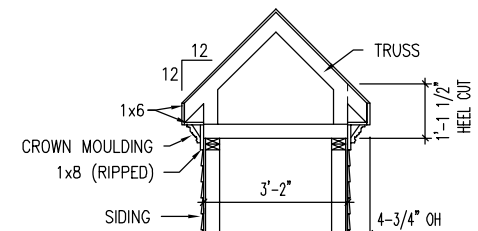
RECESSED ENTRY DETAILS



SCALE: 1/2" = 1'-0"



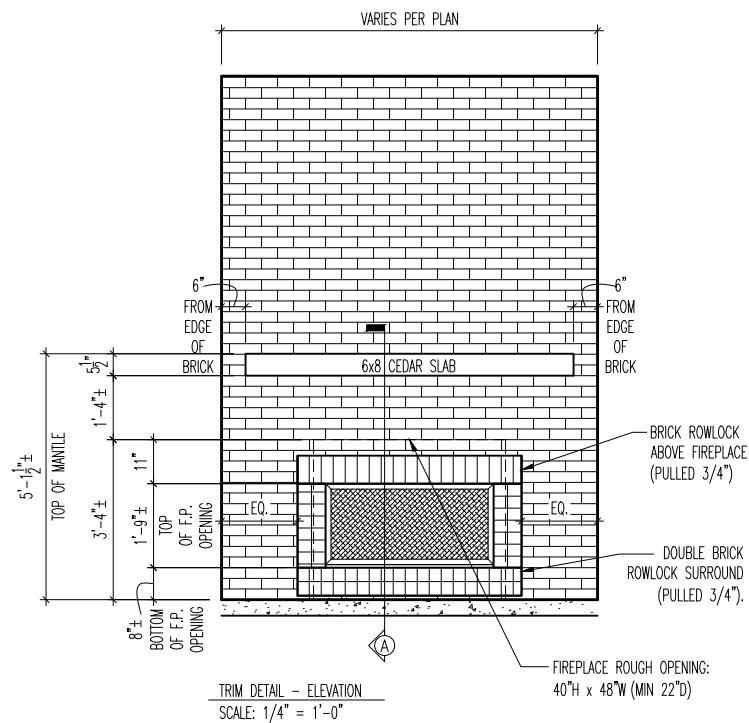
SCALE: 1/2" = 1'-0"



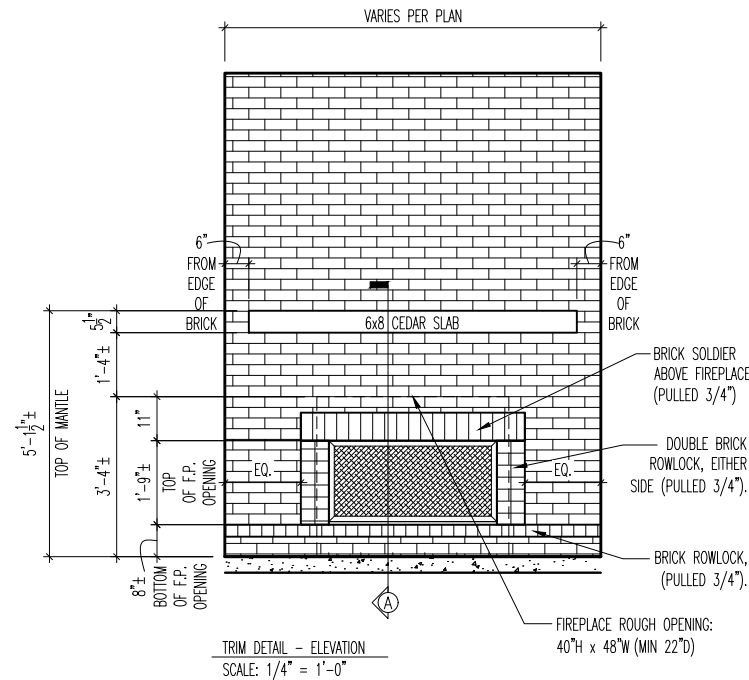
SCALE: $1/2'' = 1'-0''$



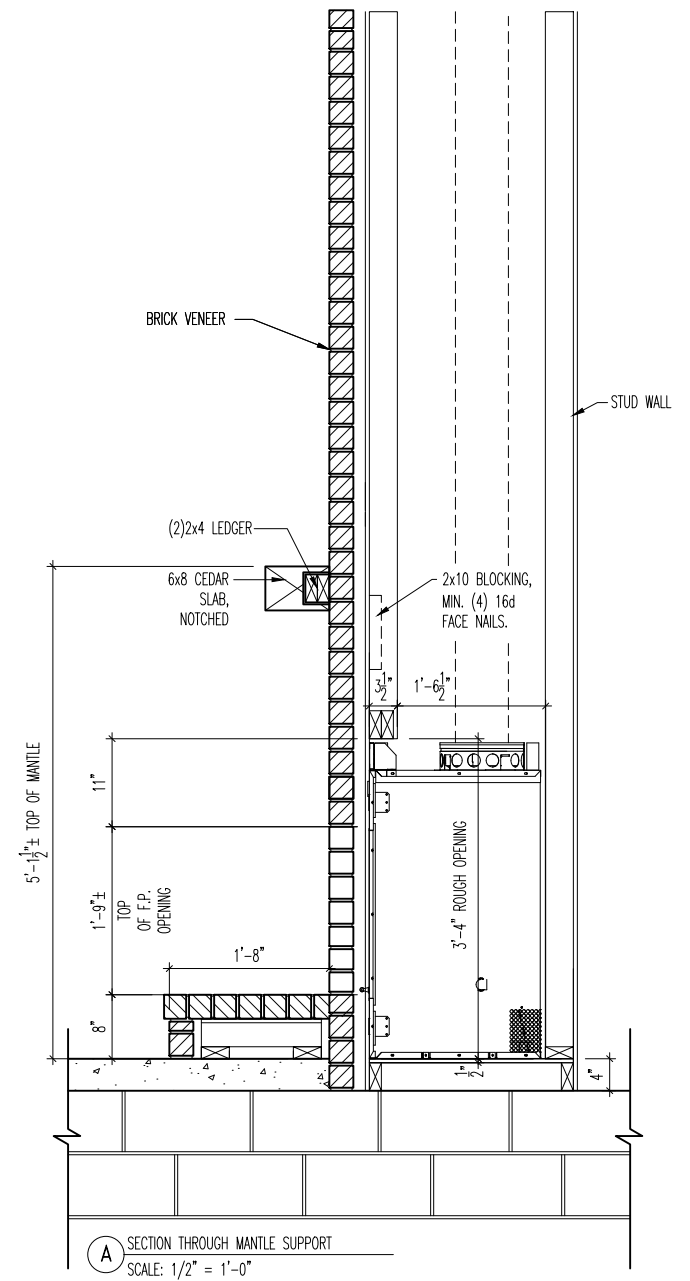
ELEVATION



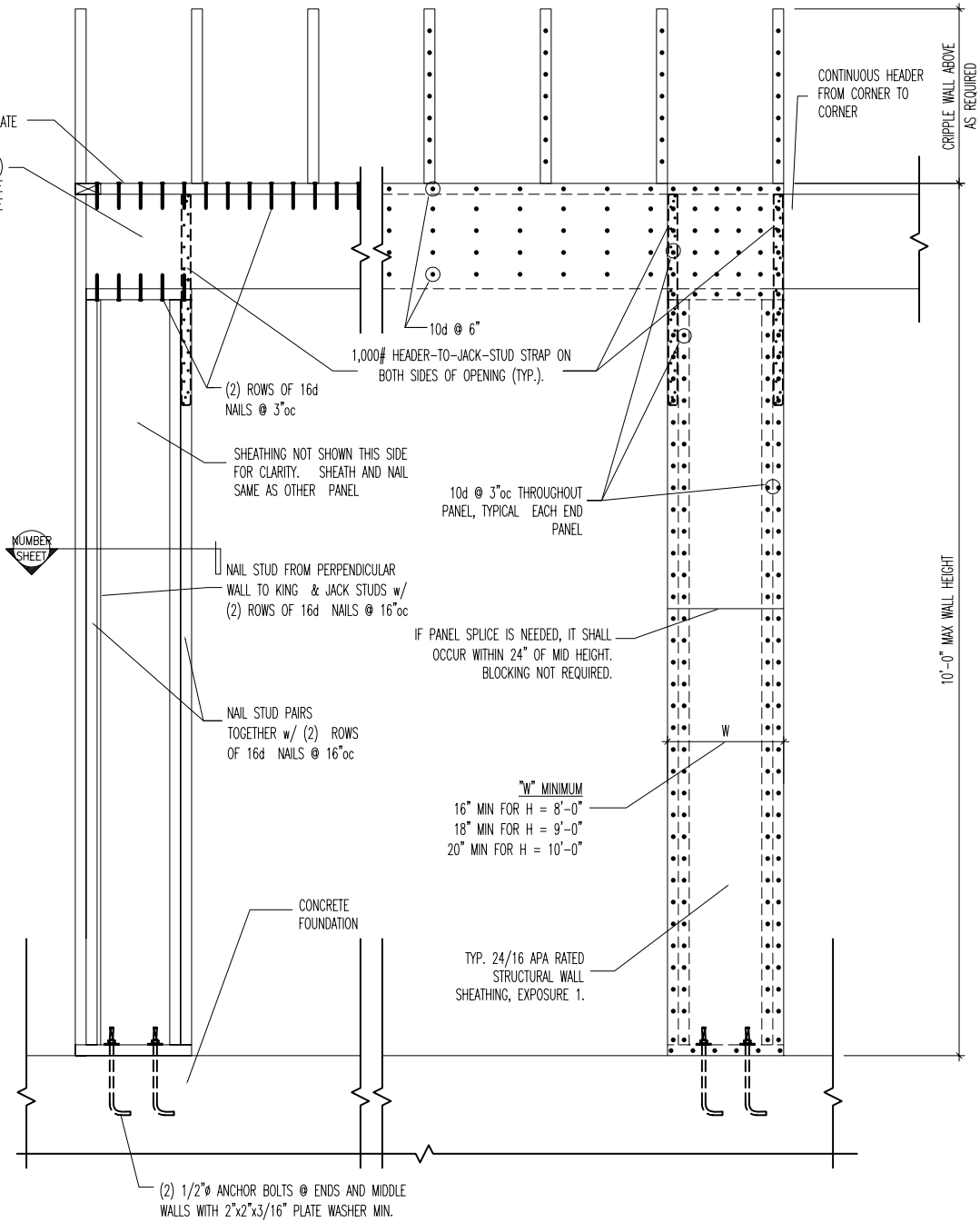
OUTDOOR FIREPLACE W/O HEARTH



OUTDOOR FIREPLACE W/ HEARTH



A
D2.5 OUTDOOR FIREPLACE DETAILS
SCALE: VARIES



NOTE:
1. DESIGN PROVIDES BRACING EQUIVALENT TO METHOD 3 BRACED WALL PANEL PER IRC 602.10.3. DESIGN BASED ON APA REPORT T2004-38 AND FORM NO. F435, EQUIVALENT TO IRC SECTION R602.10.5. CONTINUOUS STRUCTURAL PANEL SHEATHING 4:1 ASPECT RATIO WOOD STRUCTURAL PANEL BRACED WALL SEGMENT. DESIGN GOOD FOR ASPECT RATIOS TO 6:1.
2. APA RATED SHEATHING ADJACENT TO PORTAL FRAME SHALL BE NAILED w/ 8d NAILS @ 6"oc @ PANEL EDGES, 12"oc IN FIELD UNLESS NOTED OTHERWISE.
3. FOR ADDITIONAL INFORMATION, SEE 2006 APA PUBLICATION "WHOLE HOUSE WALL BRACING, FORM G440".
4. WITH BRICK VENEER, DROP HEADER AND TOP PLATE TO DOOR ROUGH OPEING HEIGHT, AND FRAME CRIPPLE WALL ABOVE.

APA DETAIL OF NARROW WALL DETAIL
SCALE: 1/4" = 1'-0"



The Drees Company
211 Grandview Drive Fort Mitchell, Kentucky 41017 PH:(859) 578-4200
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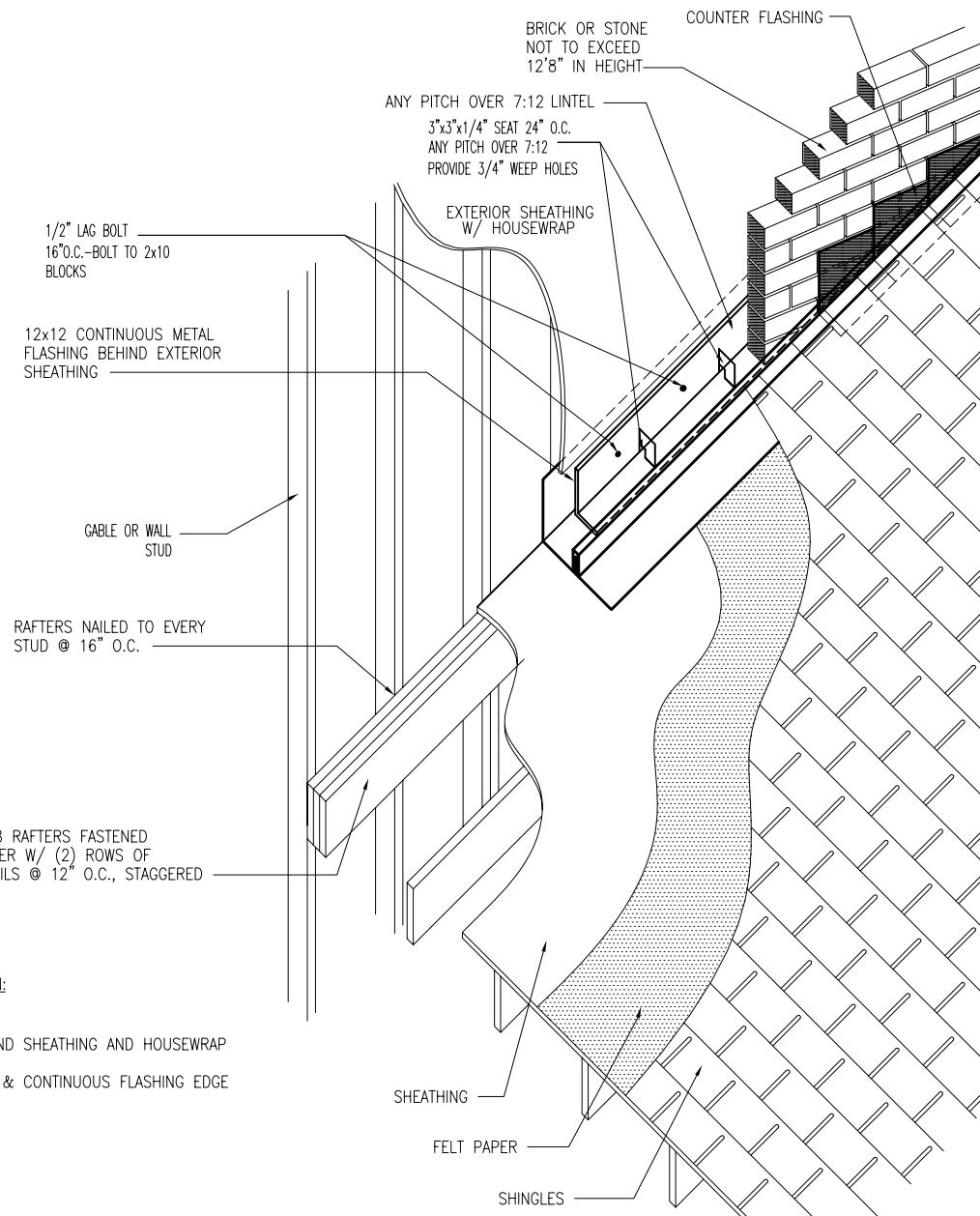
STD. DETAIL SHEET
REGION:
NASHVILLE

Std. By: DWW
Chk. By: ARC
Std. Date: 1.9.07
Date of Last Rev: 02/28/08 bdt

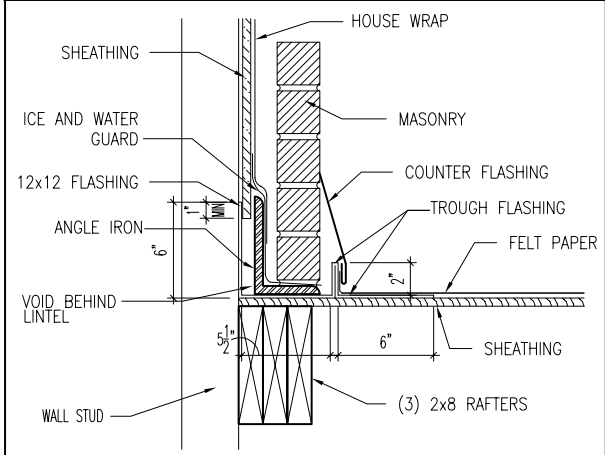
Sheet Description:
LATERAL BRACING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT
NASH - 0-SHEETS.dwg Feb 28, 2008 - 10:12am

Sheet No.
D2.6

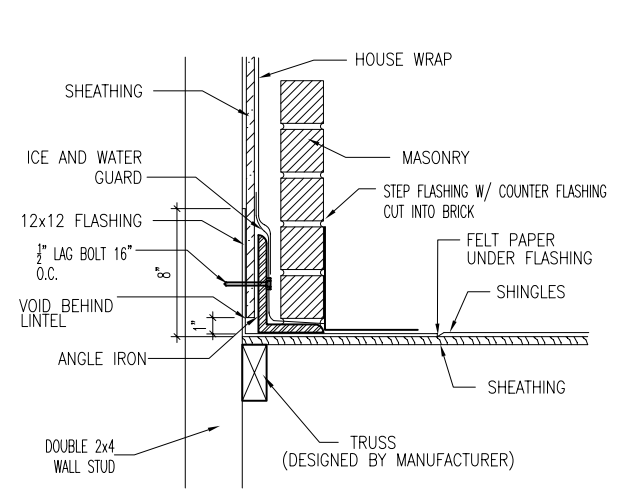


- SEQUENCE OF INSTALLATION:
1. ROOF SHEATHING
 2. FELT PAPER
 3. 12"x12" FLASHING BEHIND SHEATHING AND HOUSEWRAP
 4. ANGLE IRON
 5. CAULK ALL NAIL HOLES & CONTINUOUS FLASHING EDGE
 6. BRICK
 7. STEP FLASHING
 8. SHINGLES
 9. COUNTER FLASHING

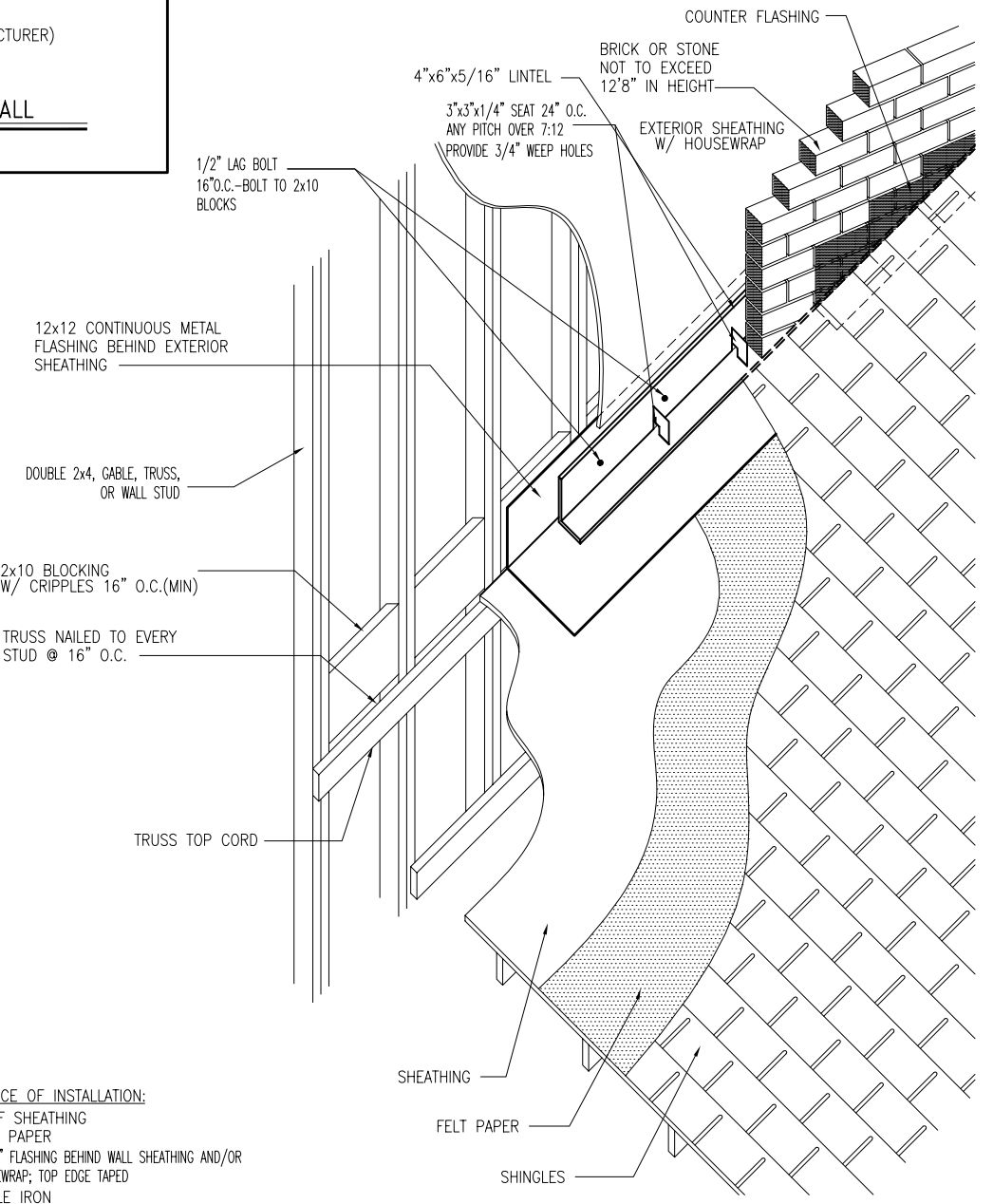


C
D2.7
ROOF FLASHING @ BRICK WALL
SCALE: 1" = 1'-0"

A
D2.7
MASONRY OVER ROOF DETAIL W/ COMMON FRAMING
SCALE: 1/2" = 1'-0"



D
D2.7
ROOF FLASHING @ BRICK WALL
SCALE: 1" = 1'-0"



- SEQUENCE OF INSTALLATION:
1. ROOF SHEATHING
 2. FELT PAPER
 3. 12"x12" FLASHING BEHIND WALL SHEATHING AND/OR HOUSEWRAP; TOP EDGE TAPED
 4. ANGLE IRON
 5. CAULK ALL NAIL HOLES @ CONTINUOUS FLASHING
 6. BRICK
 7. STEP FLASHING
 8. SHINGLES
 9. COUNTER FLASH

B
D2.7
MASONRY OVER ROOF DETAIL W/ TRUSSES
SCALE: 1/2" = 1'-0"



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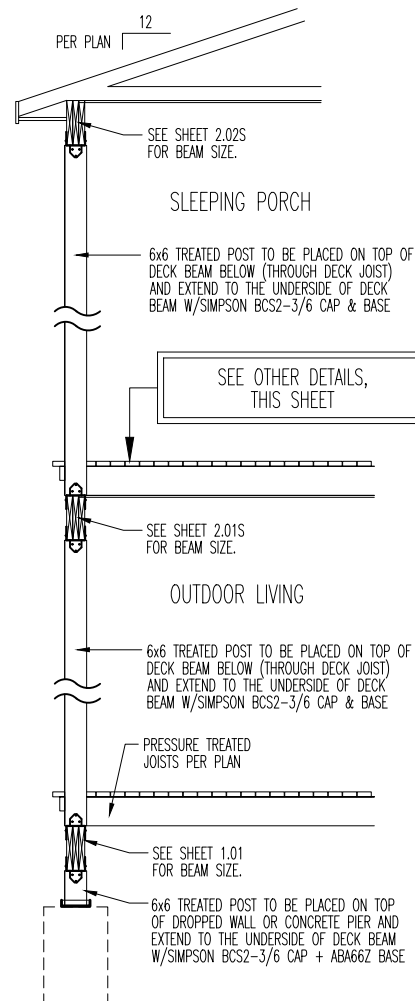
STD. DETAIL SHEET
REGION:
NASHVILLE

Std. By:	DWW
Chk. By:	ARC
Std. Date:	1.9.07
Date of Last Rev:	09/27/06 BRG

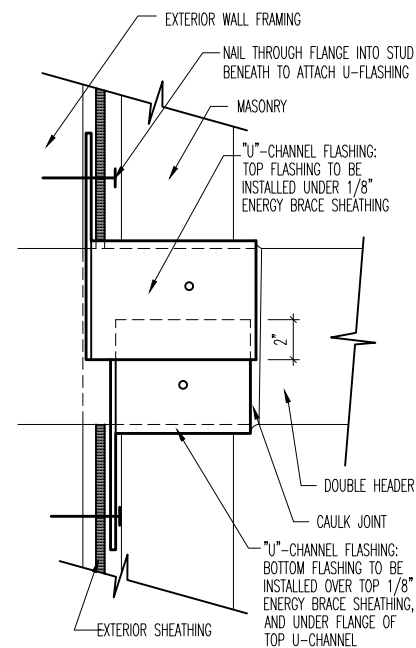
Sheet Description:
BRICK OVER ROOF DETAILS

DETAILS MAY NOT APPLY TO CONTRACT
NASH - D-SHEETS.dwg Jan 09, 2009 - 2:09pm

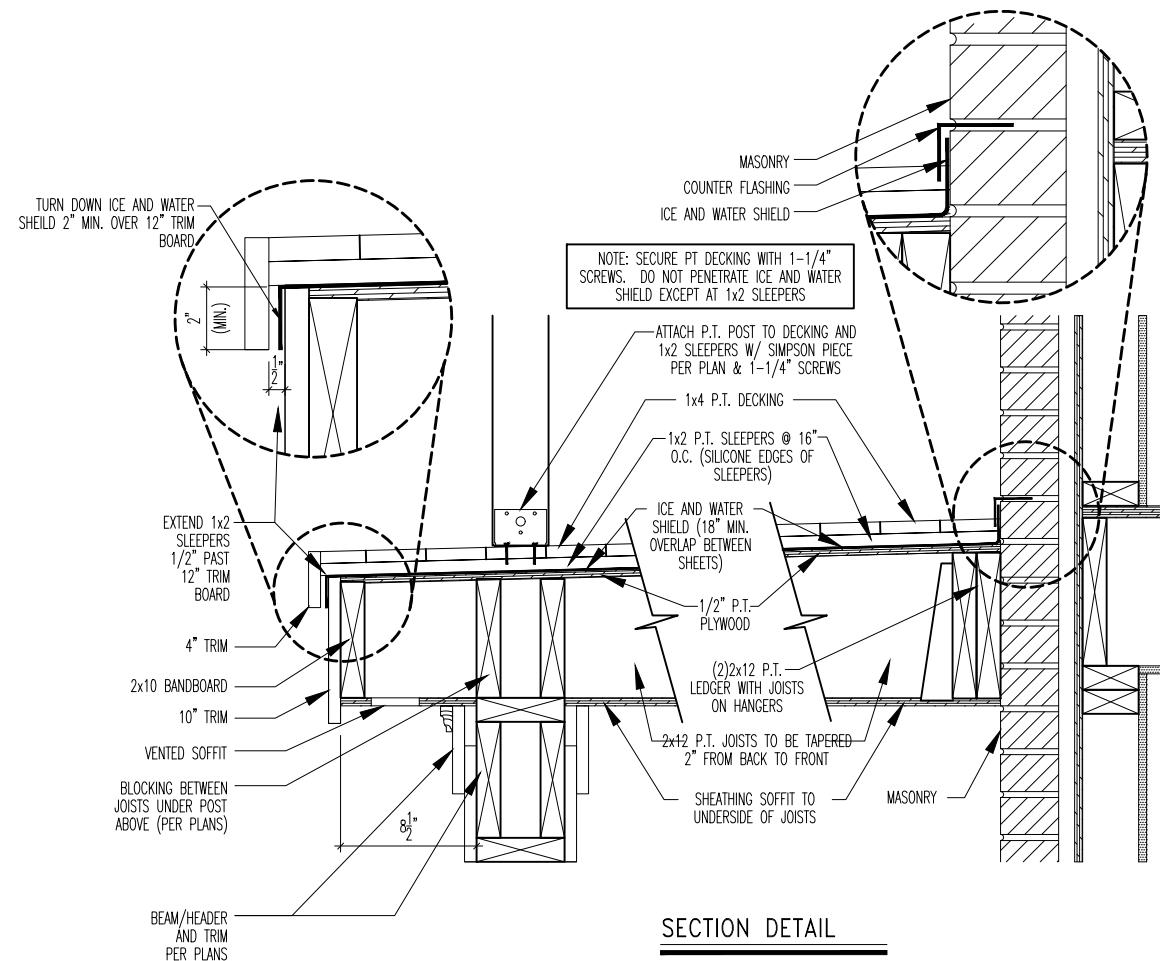
Sheet No.
D2.7



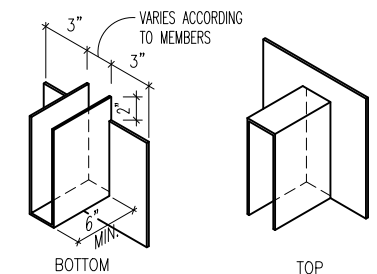
2-STORY DECK SECTION
SCALE: 1/4" = 1'-0"



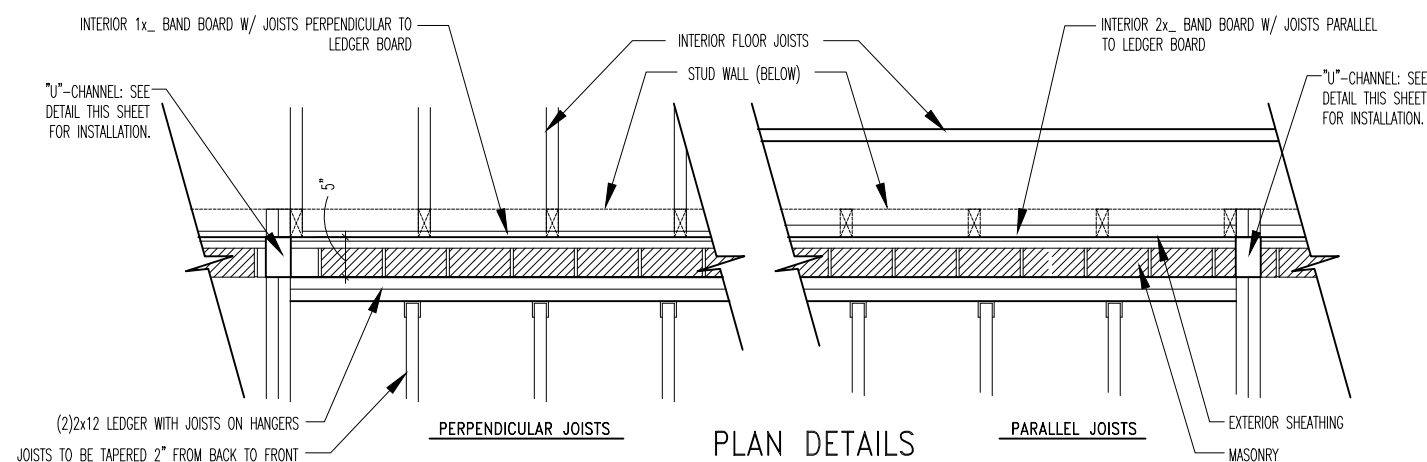
"U"-CHANNEL INSTALLATION DETAIL
NO SCALE: FOR ILLUSTRATION ONLY



SECTION DETAIL



EXAMPLE "U"-CHANNEL FLASHING
SCALE: 1/2" = 1'-0"

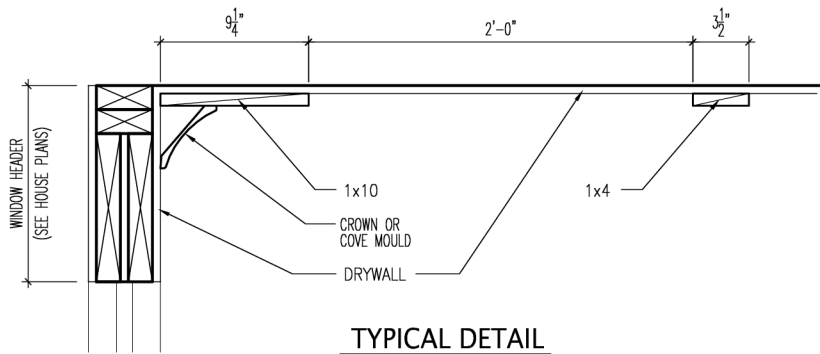


PLAN DETAILS

CLG-01



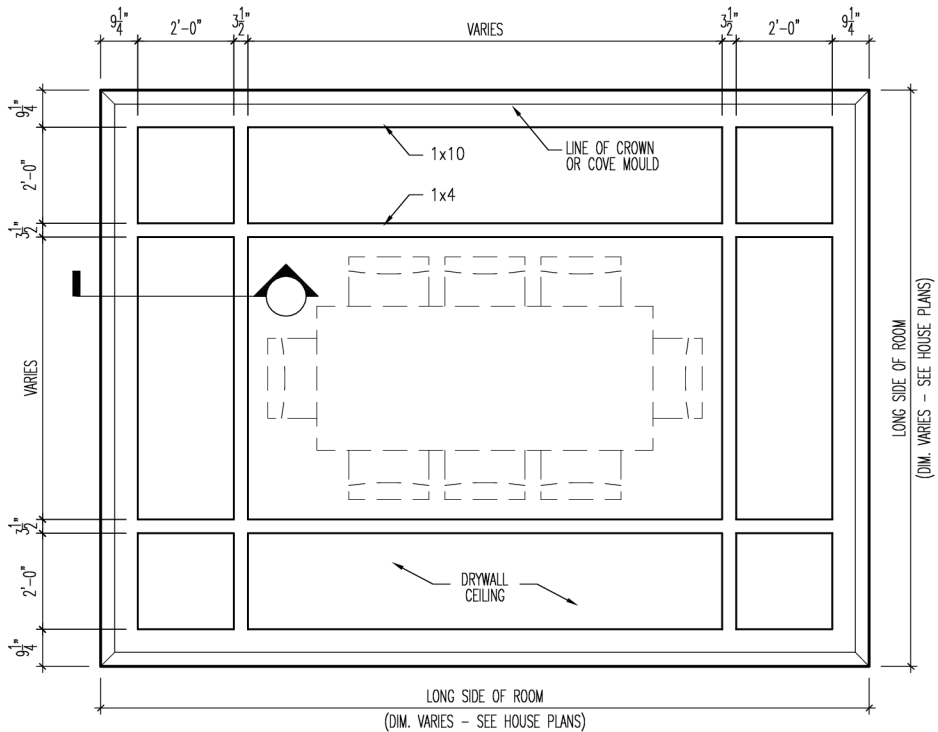
CLG-02



TYPICAL DETAIL

SCALE: 1" = 1'-0"

PROVIDE BLOCKING BETWEEN FLOOR JOISTS/ROOF TRUSSES AS NEEDED FOR TRIM ATTACHMENT

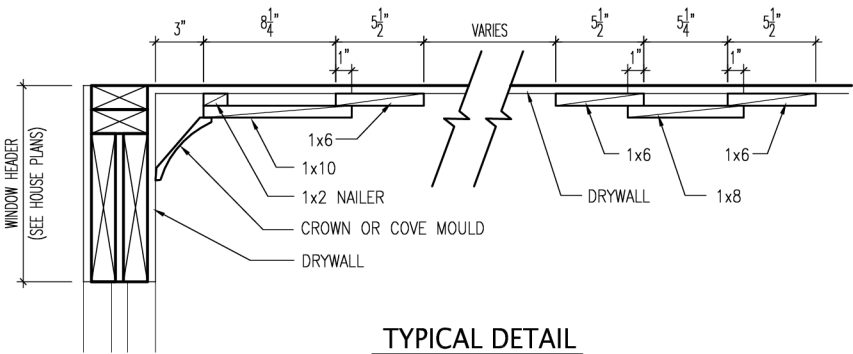


TYPICAL PLAN LAYOUT

SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO FINISH MATERIAL

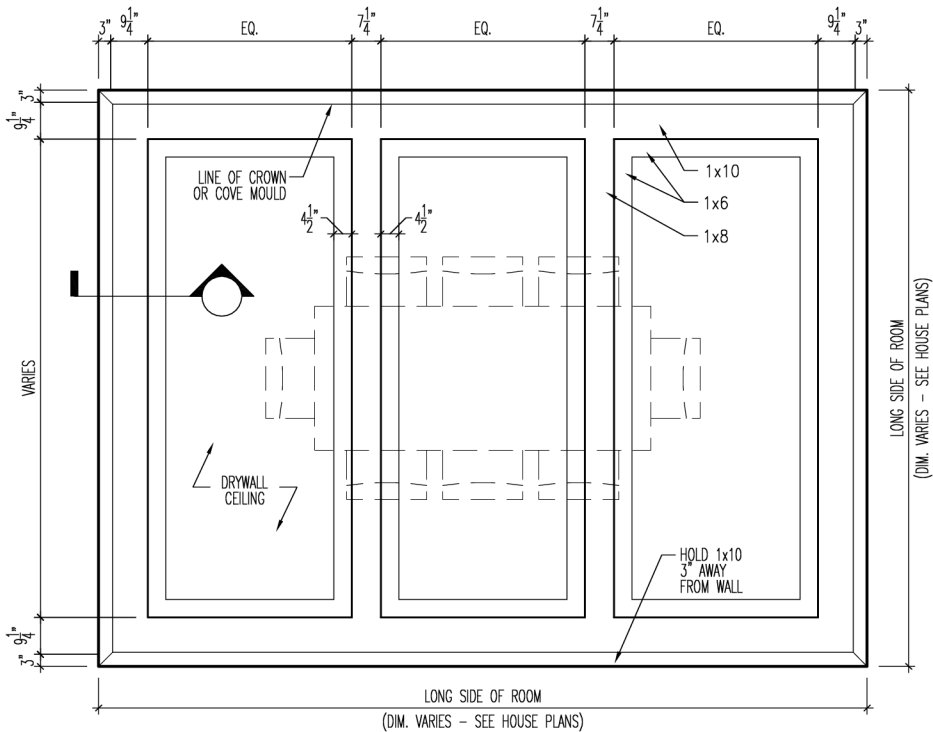
TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.



TYPICAL DETAIL

SCALE: 1" = 1'-0"

PROVIDE BLOCKING BETWEEN FLOOR JOISTS/ROOF TRUSSES AS NEEDED FOR TRIM ATTACHMENT



TYPICAL PLAN LAYOUT

SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO FINISH MATERIAL

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.



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STD. DETAIL SHEET

REGION:

NASHVILLE

Std. By: ALL
Chk. By: ARC
Std. Date: 03.08.17
Date of Last Rev: --

Sheet Description:

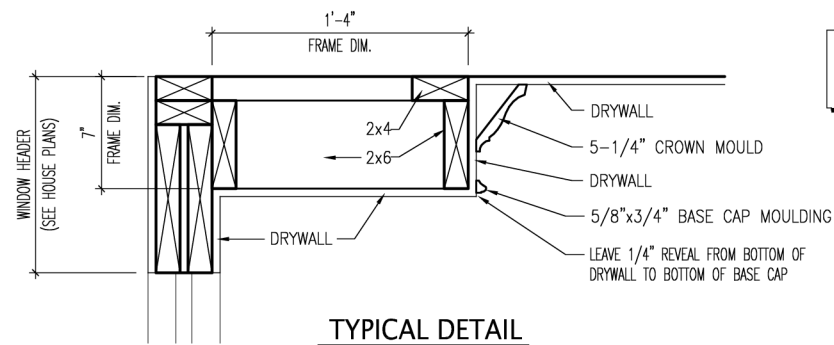
CEILING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.

D4.1

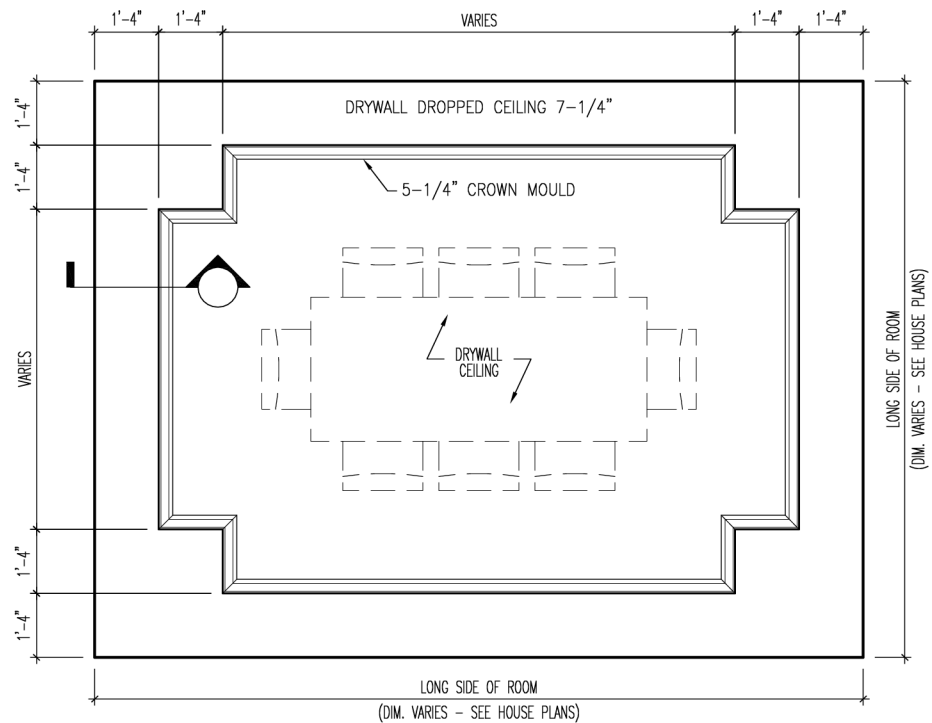
CLG-03



PROVIDE BLOCKING BETWEEN FLOOR JOISTS/ROOF TRUSSES AS NEEDED FOR TRIM ATTACHMENT

TYPICAL DETAIL

SCALE: 1" = 1'-0"



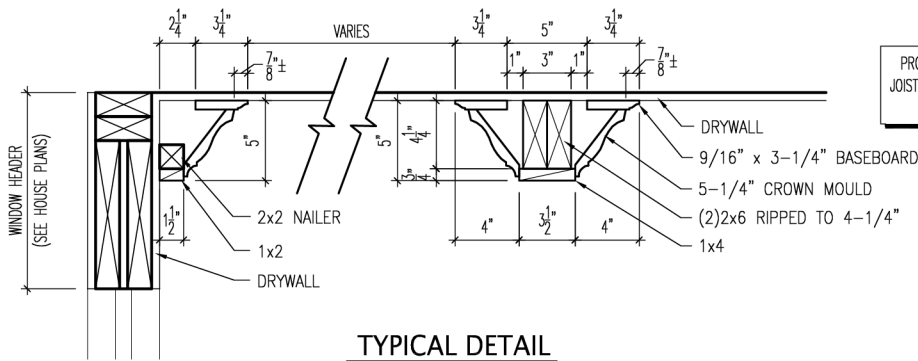
NOTE: ALL DIMENSIONS ARE TO FINISH MATERIAL

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

TYPICAL PLAN LAYOUT

SCALE: 1/4" = 1'-0"

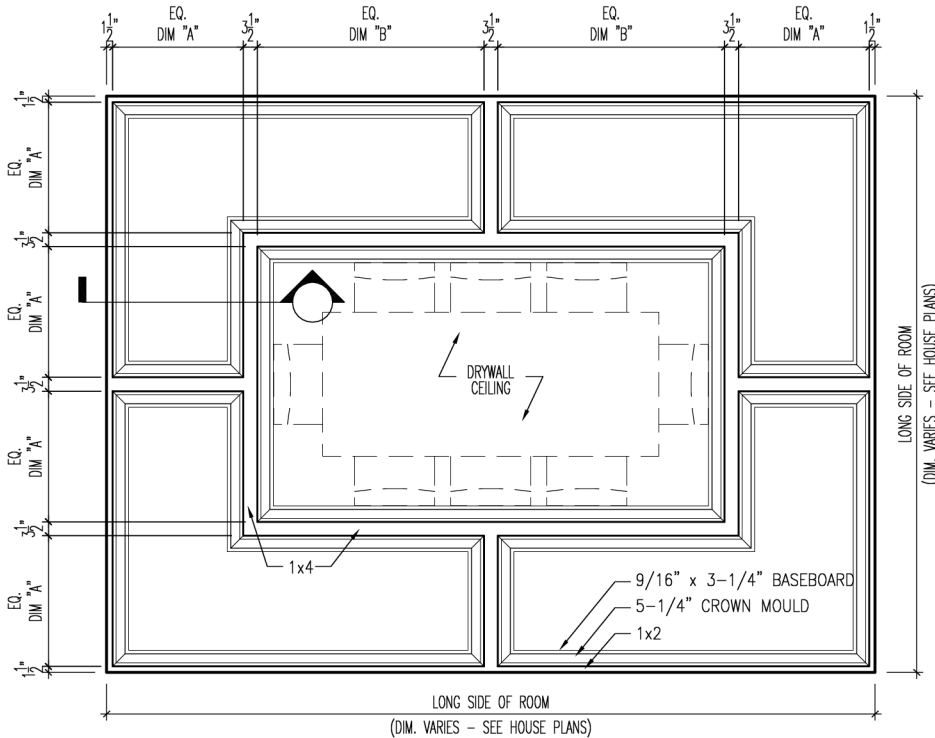
CLG-04



PROVIDE BLOCKING BETWEEN FLOOR JOISTS/ROOF TRUSSES AS NEEDED FOR TRIM ATTACHMENT

TYPICAL DETAIL

SCALE: 1" = 1'-0"



NOTE: ALL DIMENSIONS ARE TO FINISH MATERIAL

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

TYPICAL PLAN LAYOUT

SCALE: 1/4" = 1'-0"



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REGION:
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Chk. By: ARC
Std. Date: 03.08.17
Date of Last Rev: --

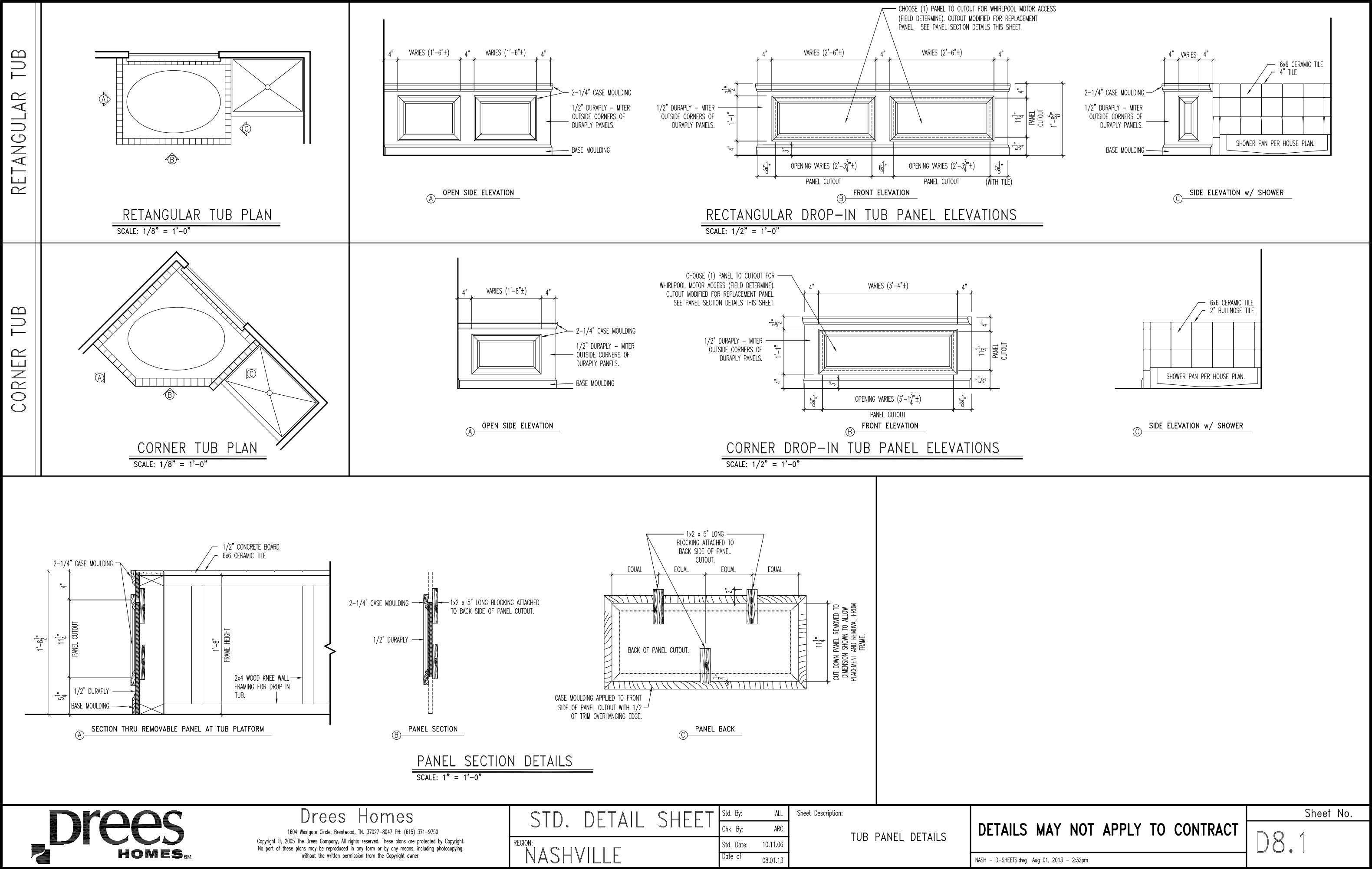
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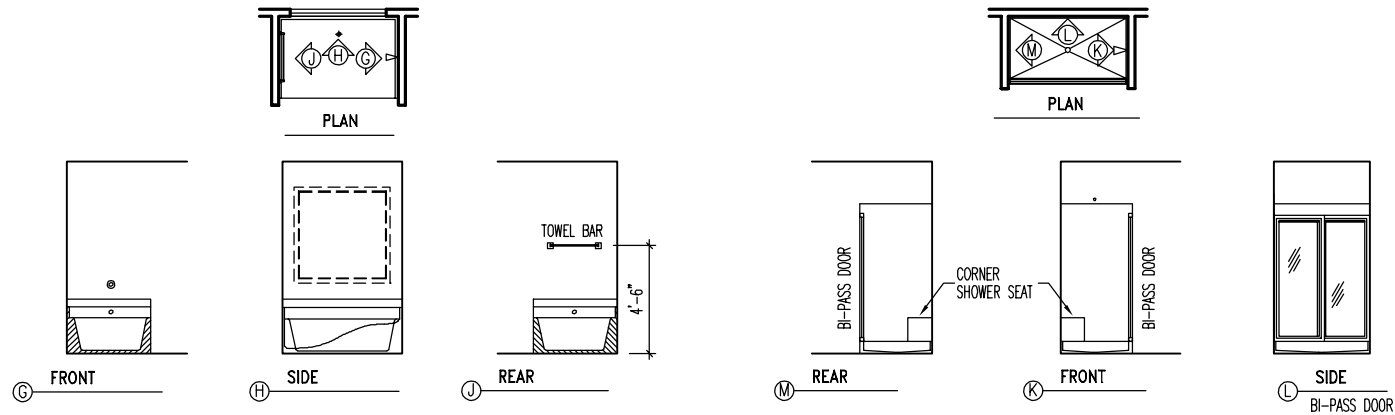
CEILING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.

D4.2





TUB DETAILS

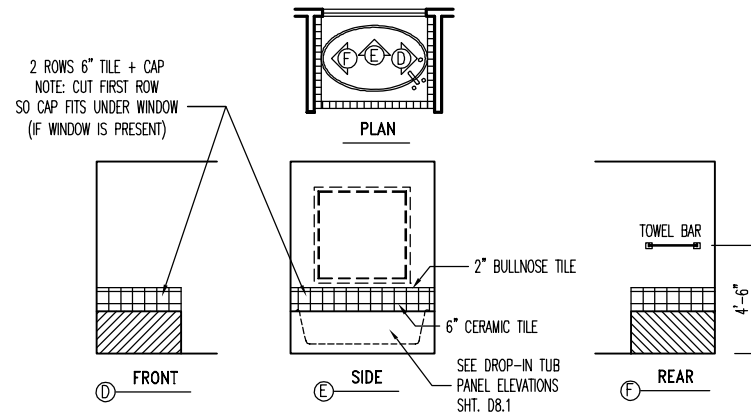
SCALE: 1/8" = 1'-0"

SHOWER DETAILS

SCALE: 1/8" = 1'-0"

STD. OWNER'S BATH DETAILS (WITH SEPERATE SHOWER)

SCALE: 1/8" = 1'-0"

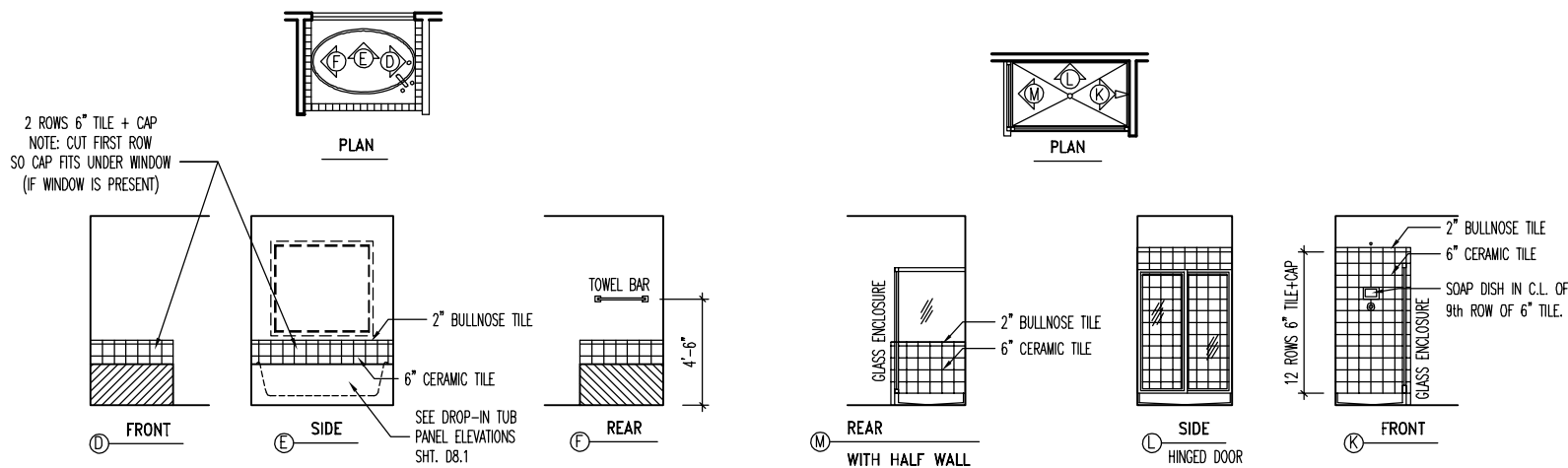


JETTED TUB DETAILS

SCALE: 1/8" = 1'-0"

JETTED OWNER'S BATH DETAILS

SCALE: 1/8" = 1'-0" (SHOWER UNITS SAME AS STD. BATH)



TUB DETAILS (JETTED TUBS SAME DETAILS)

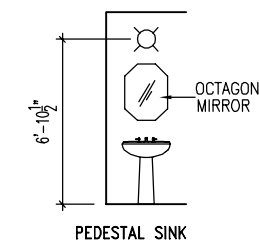
SCALE: 1/8" = 1'-0"

SHOWER DETAILS

SCALE: 1/8" = 1'-0"

DESIGNER OWNER'S BATH DETAILS

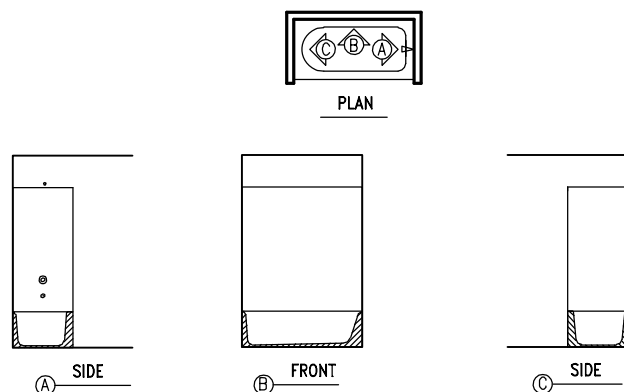
SCALE: 1/8" = 1'-0"



PED SINK DETAILS*

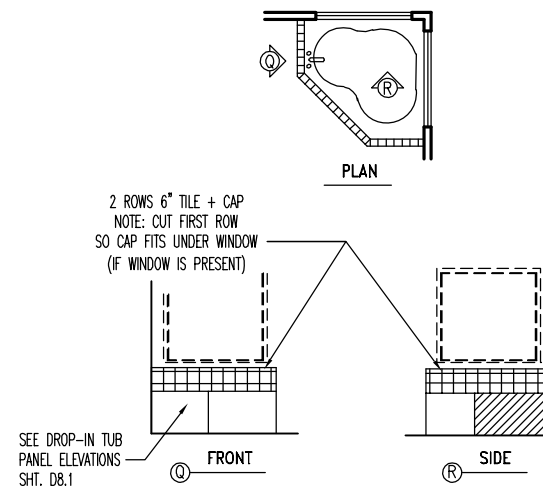
SCALE: 1/8" = 1'-0"

*(STD. IN POWDER ROOMS)



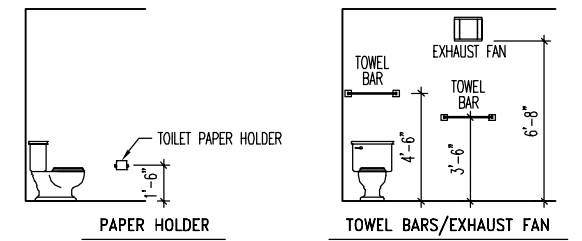
HALL BATH (CONVENTIONAL TUB) DETAILS

SCALE: 1/8" = 1'-0"



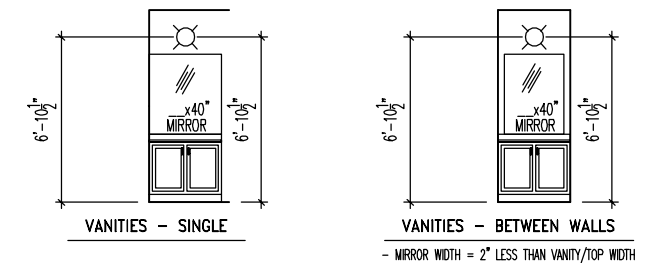
CORNER TUB DETAIL

SCALE: 1/8" = 1'-0"



PAPER HOLDER/TOWEL BARS

SCALE: 1/8" = 1'-0"

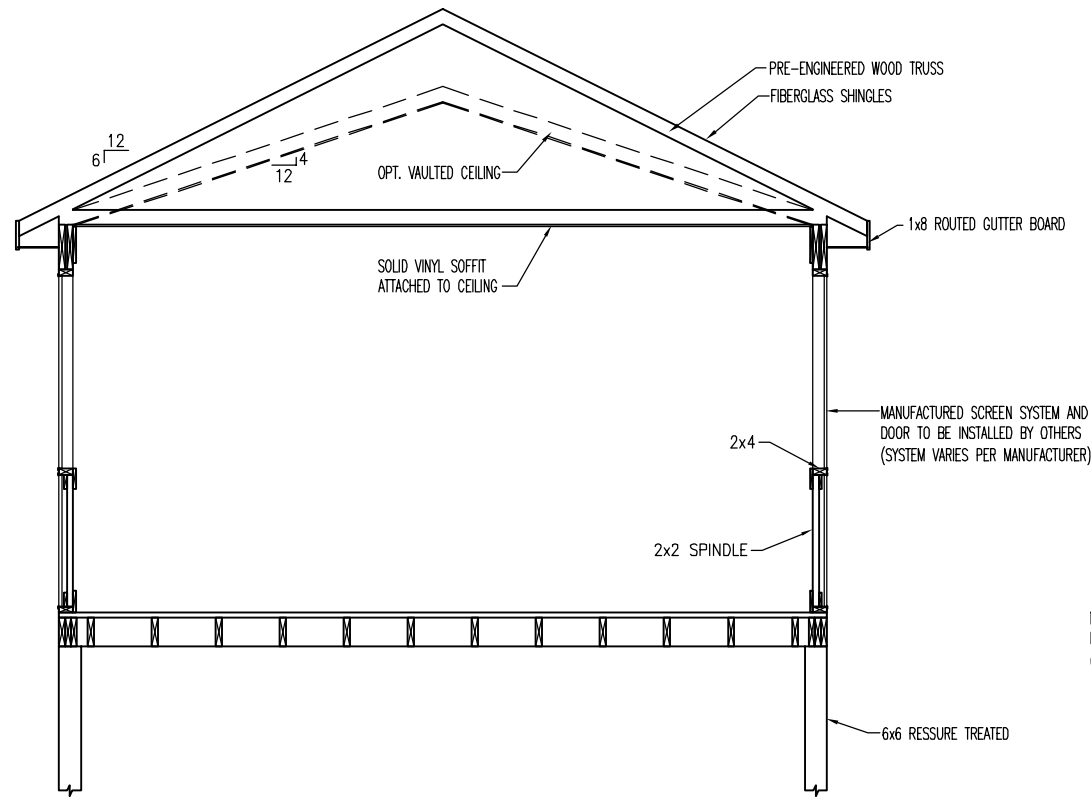


VANITY DETAILS*

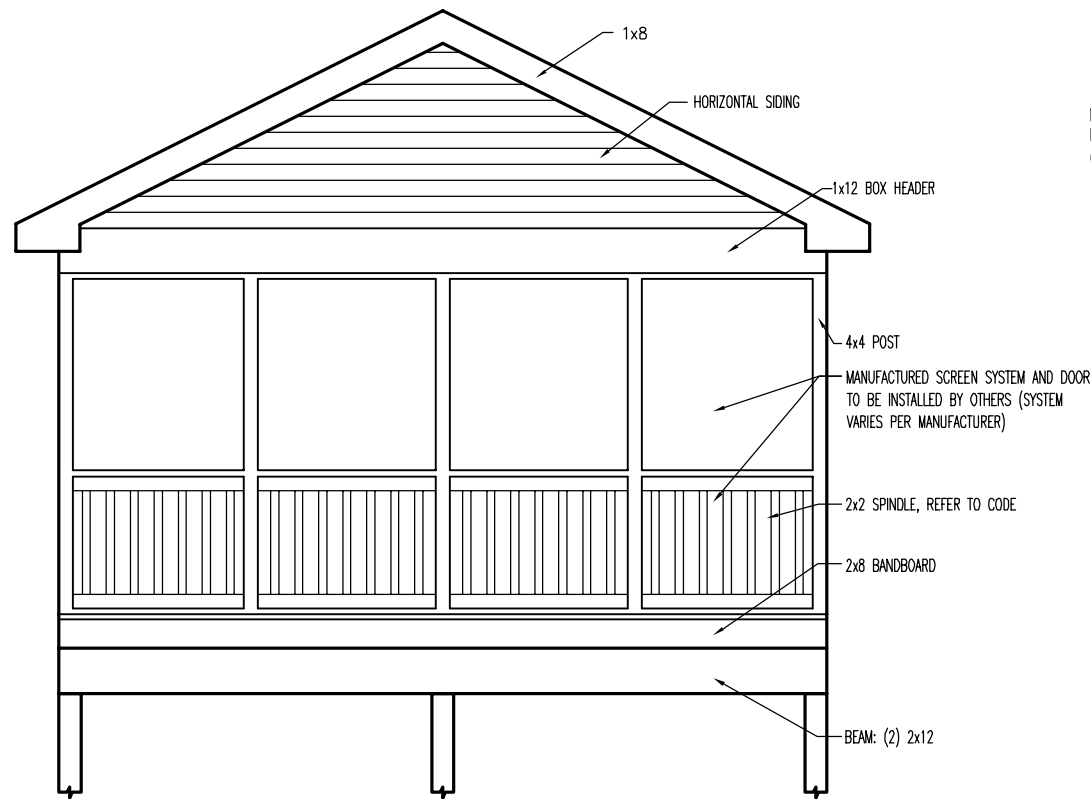
SCALE: 1/8" = 1'-0"

*(HALL BATH AND OWNER'S BATH ONLY)

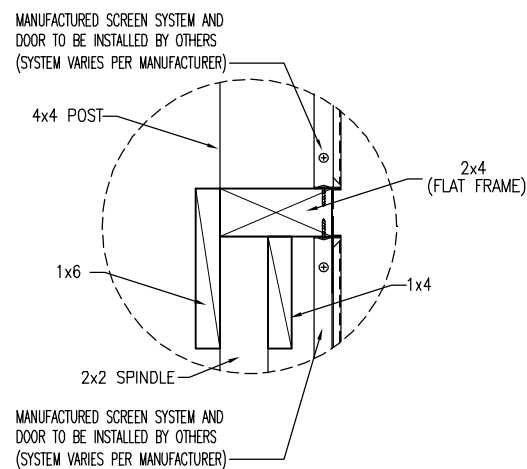
- MIRROR WIDTH = VANITY/TOP WIDTH
- TOTAL VANITY WIDTH = LESS THAN 72" -- (1) LIGHT FIXTURE
- TOTAL VANITY WIDTH = 72" OR MORE -- (2) LIGHT FIXTURE



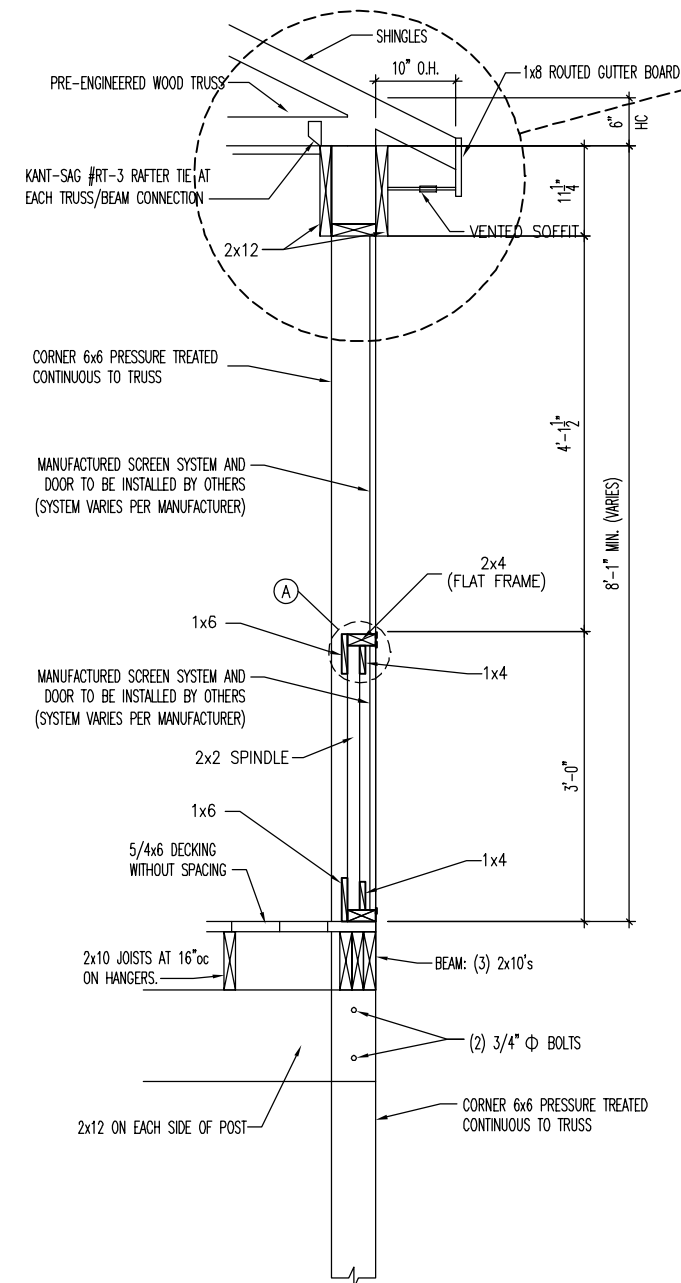
B
D10.1
BUILDING SECTION
SCALE: 1/4" = 1'-0"



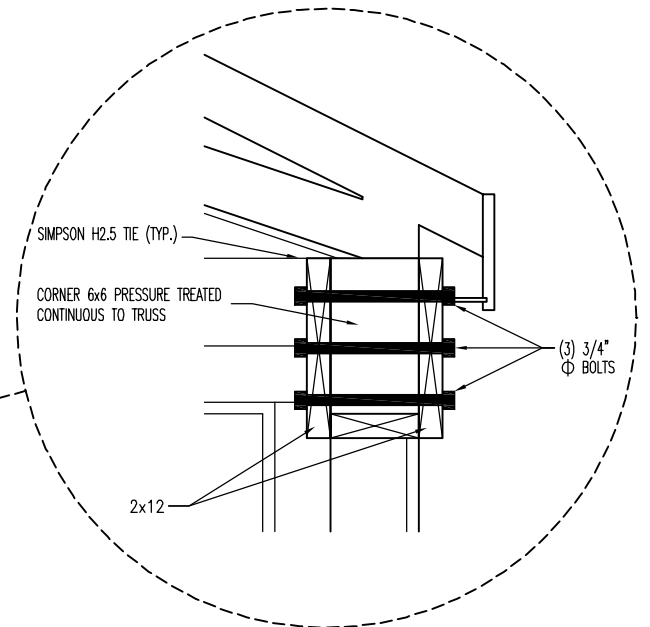
A
D10.1
REAR ELEVATION
SCALE: 1/4" = 1'-0"



A
SCREEN & PANEL ATTACHMENT DETAIL
SCALE: 1-1/2" = 1'-0"



C
D10.1
WALL SECTION
SCALE: 1/2" = 1'-0"



STANDARD SCREENED-IN-DECK



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STD. DETAIL SHEET

REGION:
NASHVILLE

Std. By: BRG
Chk. By: ARC
Std. Date: 02/14/07
Last Rev:

Sheet Description:

STANDARD SCREENED-IN-DECK

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.

D10.1

[illegible]

<div><div><div>Drees</div><div>HOMESsm</div></div><div>1604 Westgate Circle, Brentwood, TN. 37027-8047 PH: (615) 371-9750</div><div>Copyright ©, 2008, (2009) the Drees Company. All Rights Reserved. No portion of this material may be reproduced in any form or by any means, including photocopying, without the express written permission of the Drees Company. The Drees Company will vigorously prosecute any unauthorized use of this material.</div></div>	<div>Sheet Description:</div> <div>WINDOW SCHEDULE</div> <div>-</div>	<div><div>Contract Drawn By: House: DWG_BY</div><div>Phone #: DWG_PH</div><div>Coordinator's Name: COORD_NM</div><div>Coordinator's Phone #: COORD_PH</div><div>Schedules.dwt Jul 15, 2009 - 9:40am</div></div> <div><div>Original Site Specific Dwg. & Effective Change Order Date:</div><div>CON_DT</div></div>	<div><div>Subdivision: SUB_NM</div><div>Job #: JOB_NM</div><div>Customer Name: CUS_NM</div><div>Job Address: JOB_AD</div></div> <div>Sheet No.</div> <div>SC-01</div>
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MOULDED MILLWORK SCHEDULE

LAST REVISED 11/22/17

[illegible]

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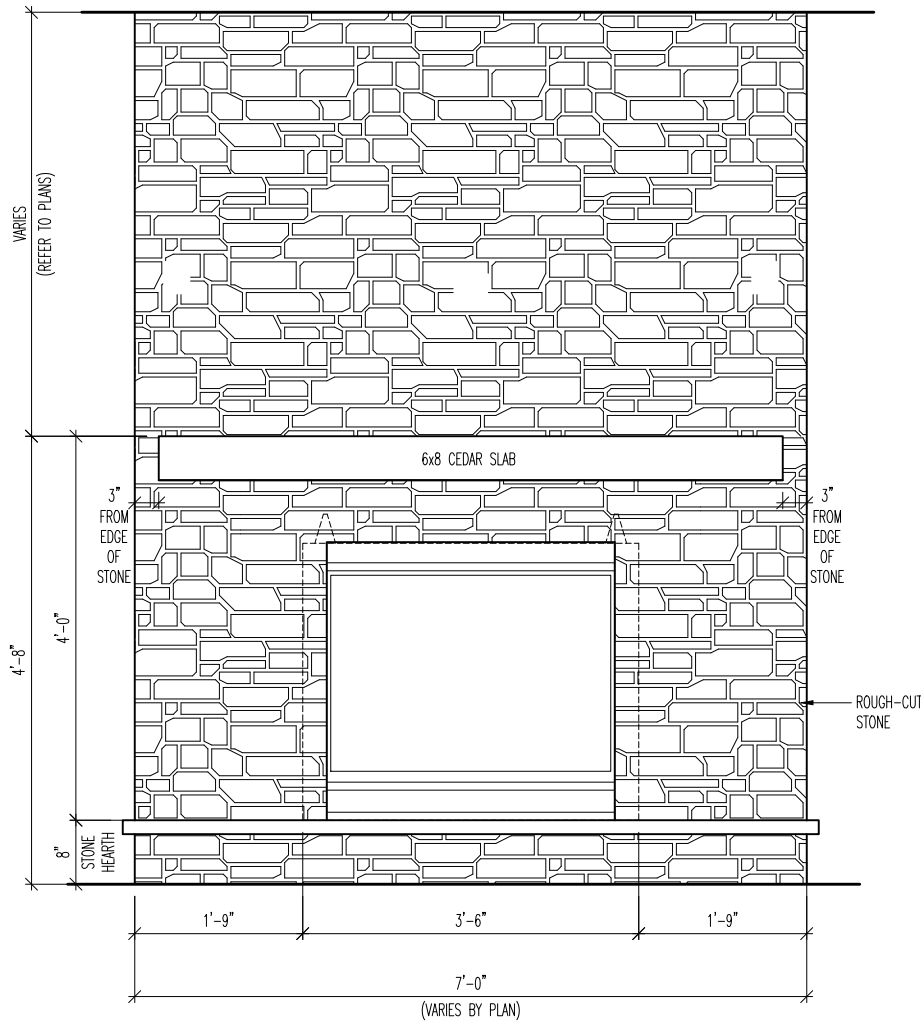
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MOULDED MILLWORK SCHEDULE

Sheet No.

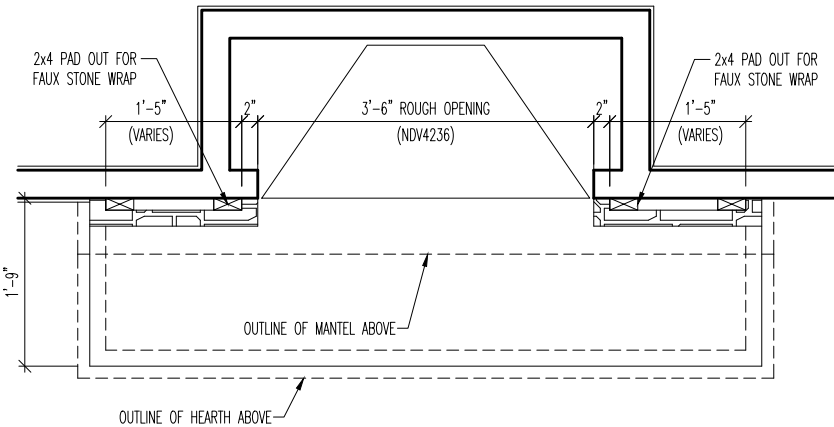
SC-02

*May be thin-sliced brick. See selections"



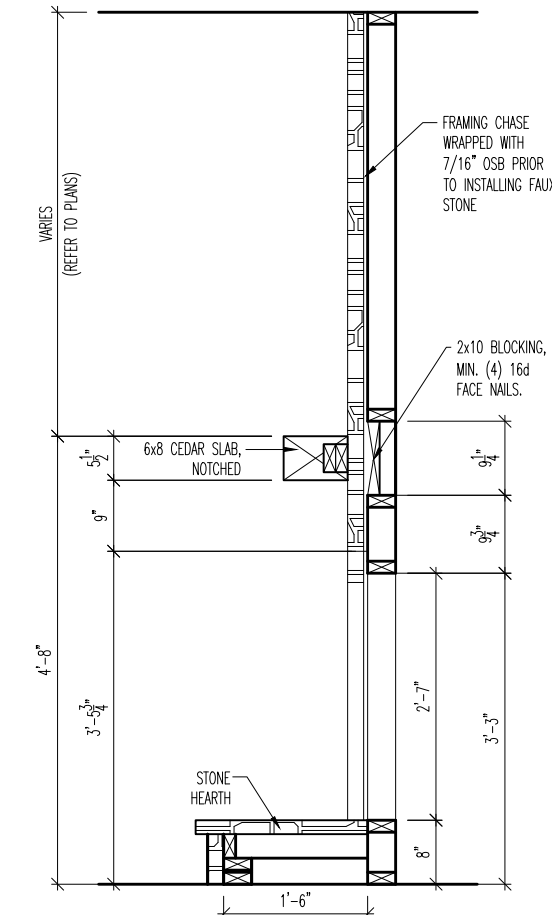
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



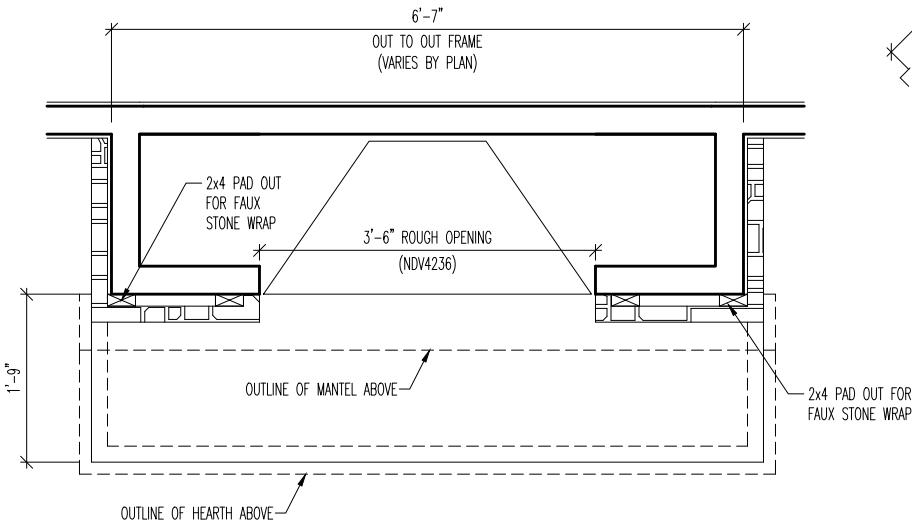
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



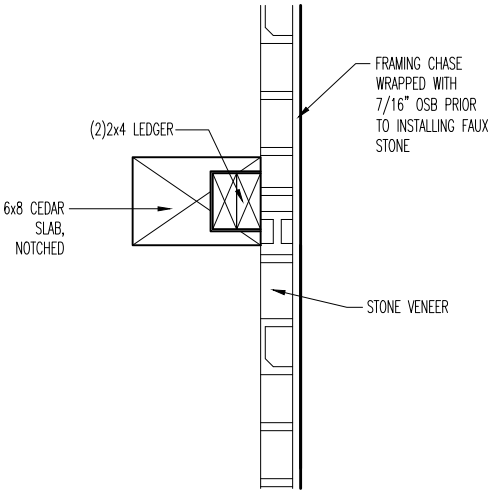
TRIM DETAIL - SECTION

SCALE: 1/2" = 1'-0"



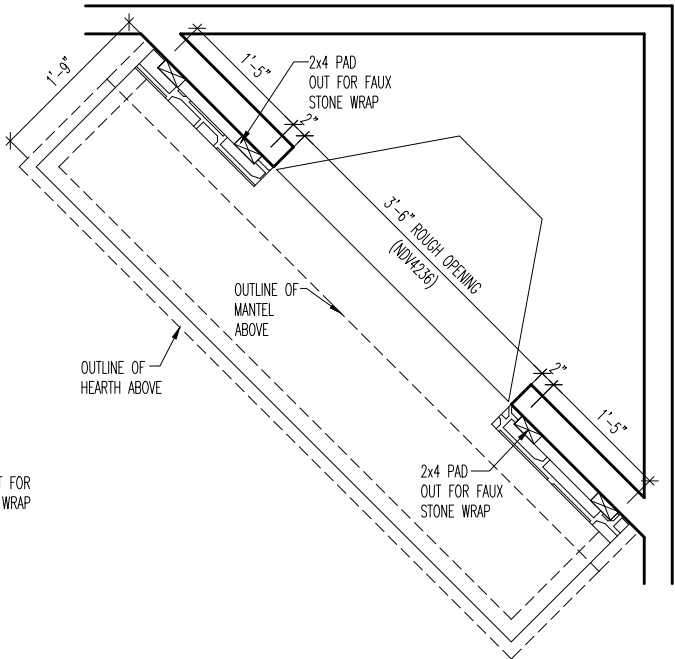
TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"



MANTLE DETAIL

SCALE: 1" = 1'-0"



TRIM DETAIL - PLAN [DIAGONAL]

SCALE: 1/2" = 1'-0"

Notes:

VARIES
(REFER TO PLANS)

4'-8"

3" FROM EDGE OF STONE

6x8 CEDAR SLAB

3" FROM EDGE OF STONE

ROUGH-CUT STONE

1'-9"

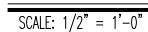
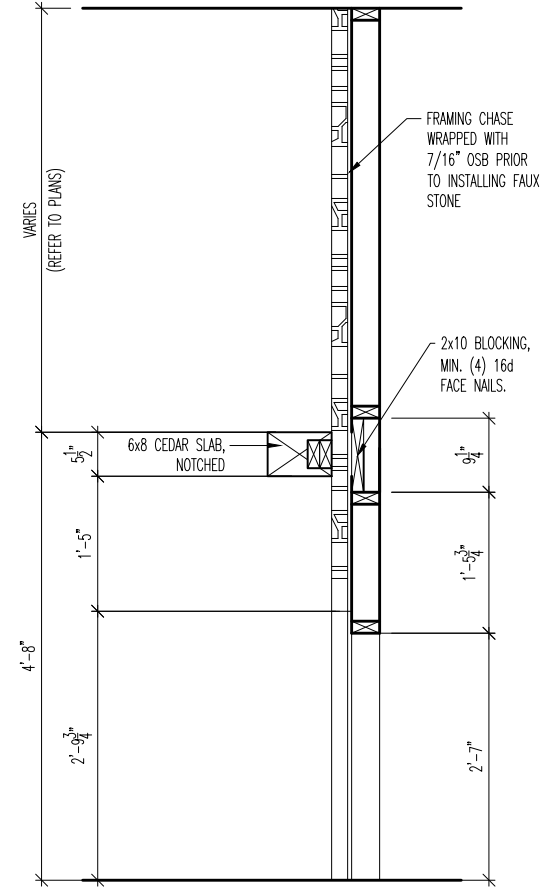
3'-6"

1'-9"

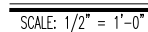
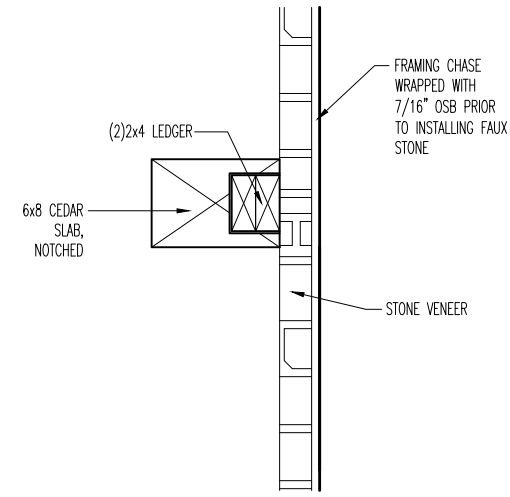
7'-0"

(VARIES BY PLAN)

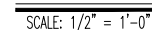
SCALE: 1/2" = 1'-0"



SCALE: $1/2" = 1'-0"$



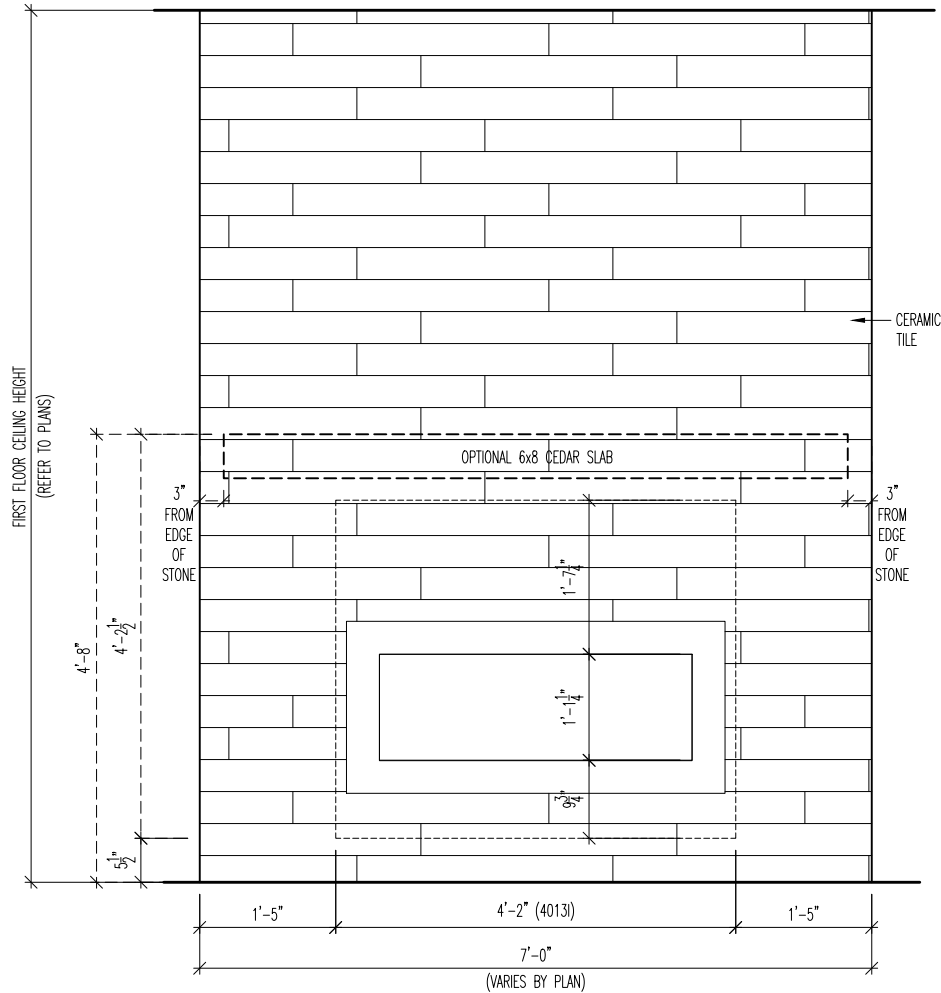
SCALE: 1" = 1'-0"

[illegible]

CONTEMPORARY
NASHVILLE
SCALE: AS NOTED

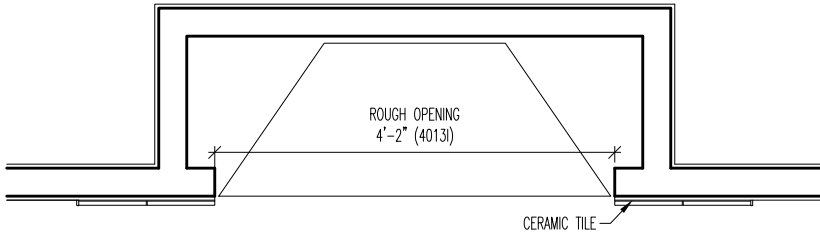
Feb 12, 2018 - 3:37pm

F-02S-3



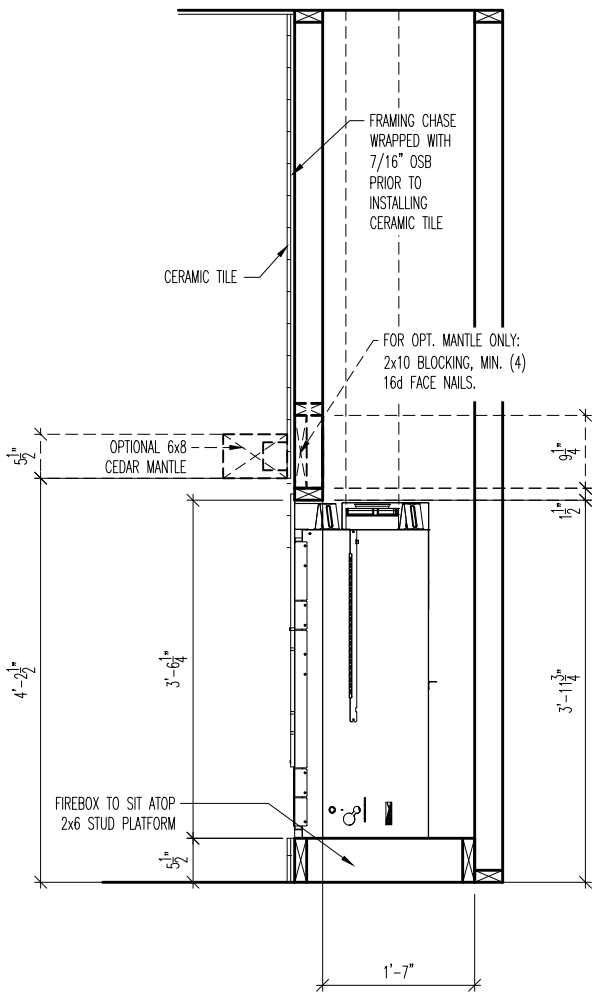
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



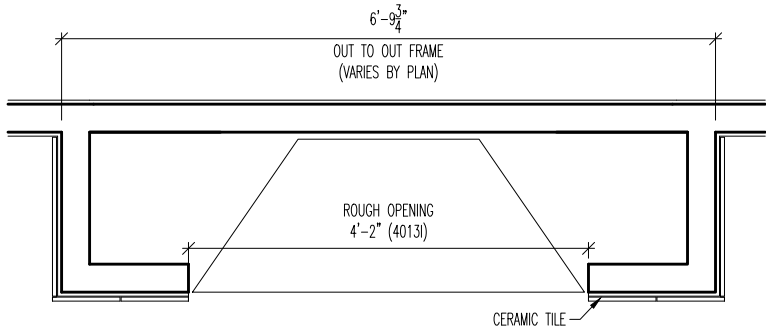
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



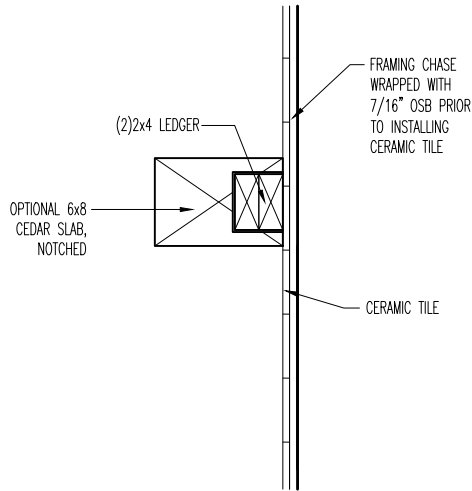
TRIM DETAIL - SECTION

SCALE: 1/2" = 1'-0"



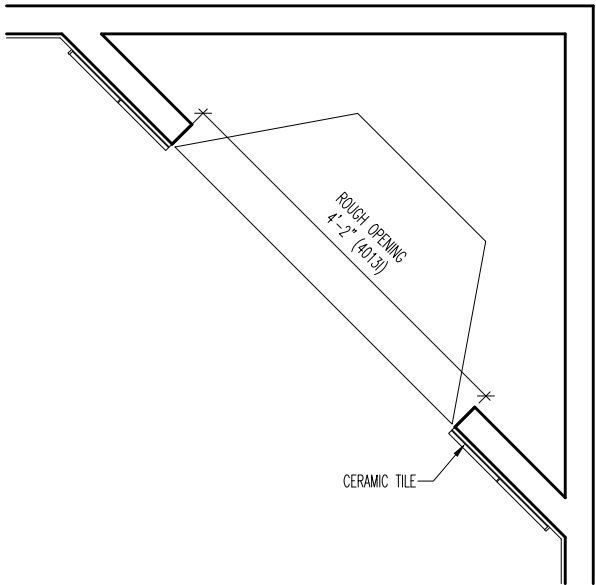
TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"



OPTIONAL MANTLE DETAIL

SCALE: 1" = 1'-0"

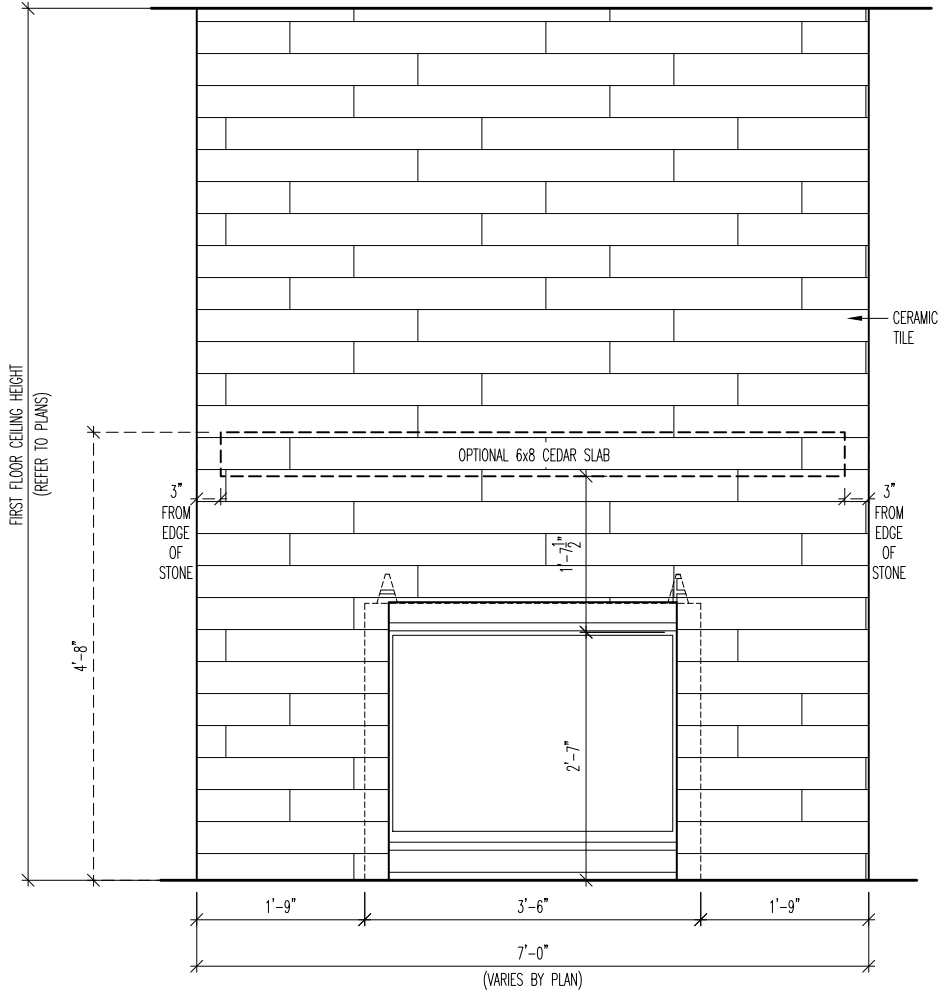


TRIM DETAIL - PLAN [DIAGONAL]

SCALE: 1/2" = 1'-0"

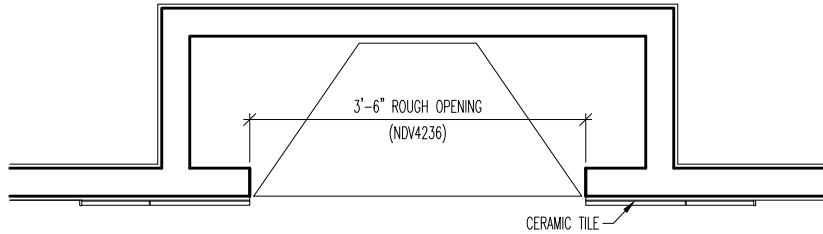
Notes:

Notes section with 15 horizontal lines for handwritten notes.



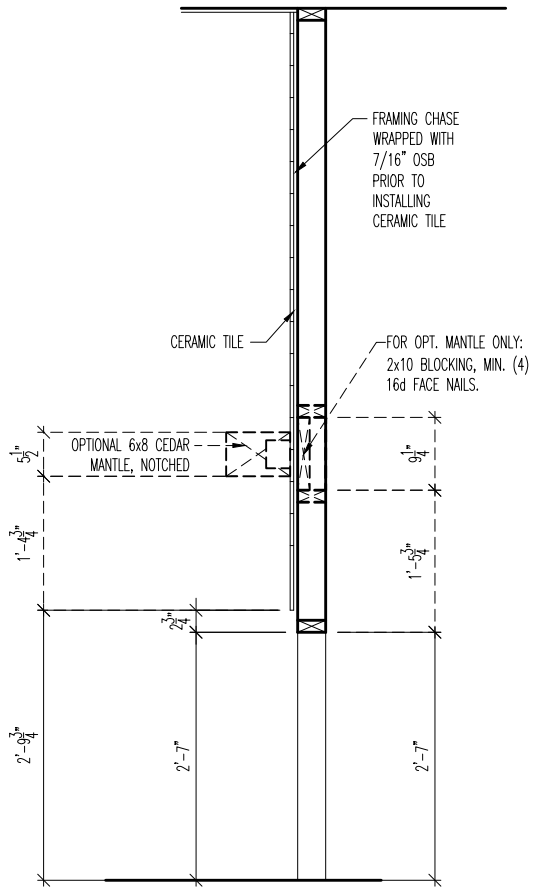
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



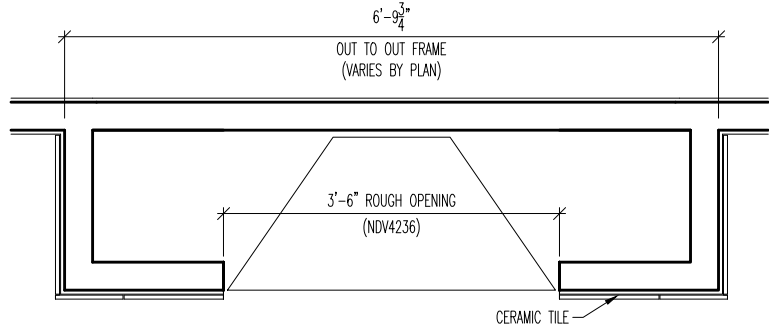
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



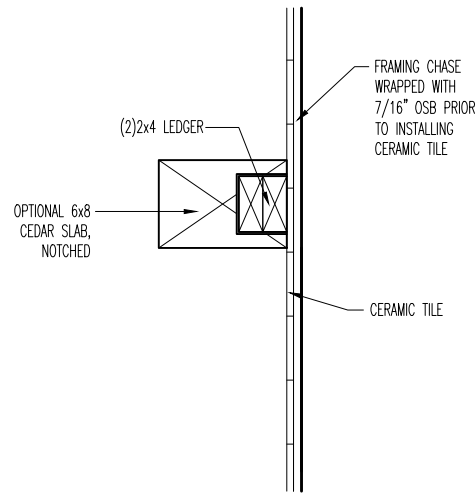
TRIM DETAIL - SECTION

SCALE: 1/2" = 1'-0"



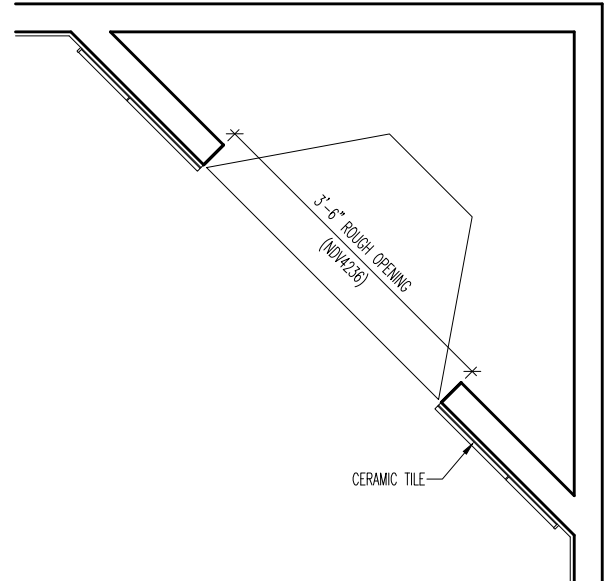
TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"



OPTIONAL MANTLE DETAIL

SCALE: 1" = 1'-0"

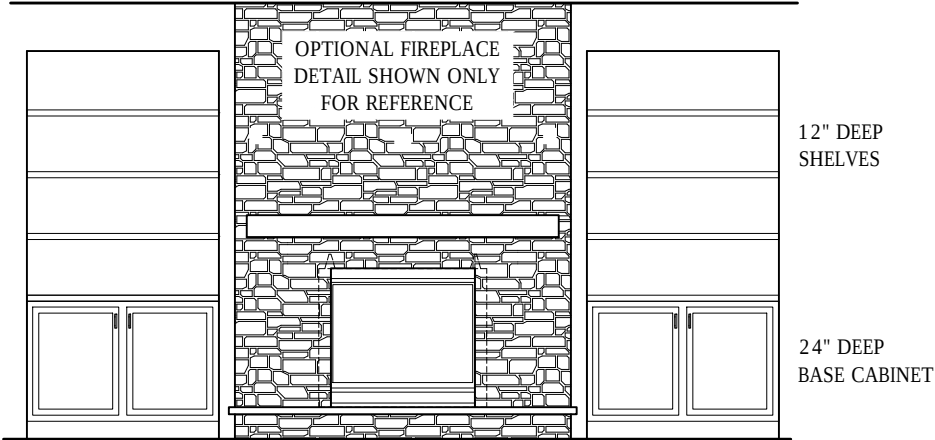


TRIM DETAIL - PLAN [DIAGONAL]

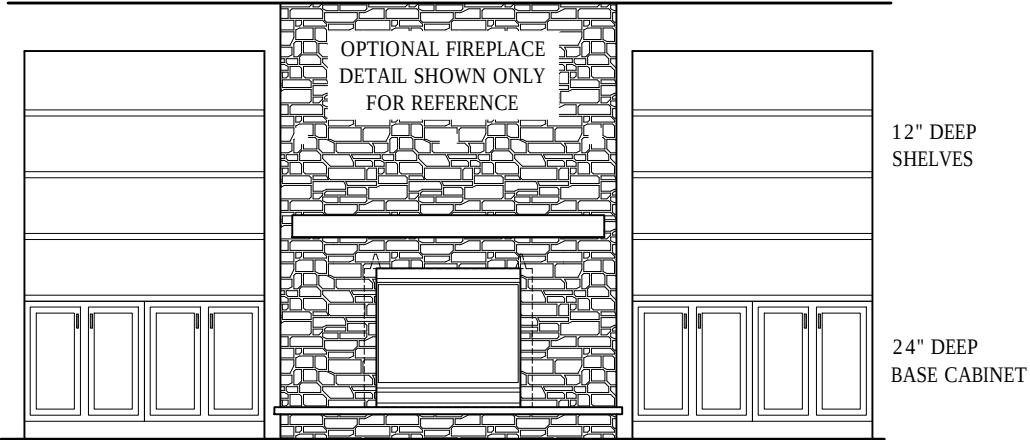
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Notes:

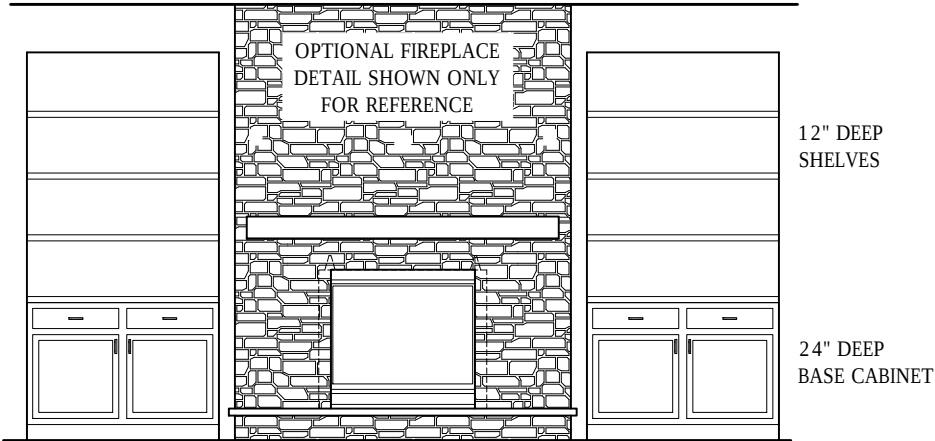
Notes section with 15 horizontal lines for handwritten notes.



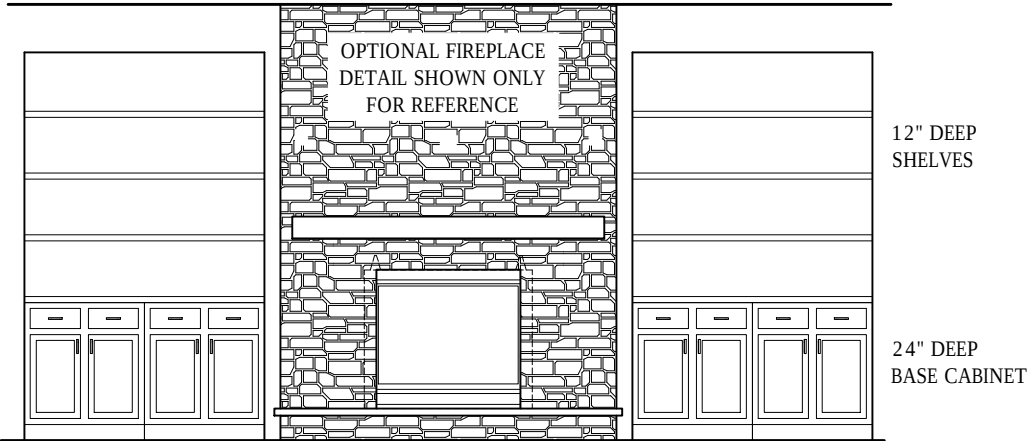
1 BUILT-IN DETAIL (<48", DOORS ONLY) - ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILT-IN DETAIL (>48", DOORS ONLY) - ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILT-IN DETAIL (<48", W/DRAWERS) - ELEVATION
SCALE: 1/4" = 1'-0"



4 BUILT-IN DETAIL (>48", W/DRAWERS) - ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NO.

AKS

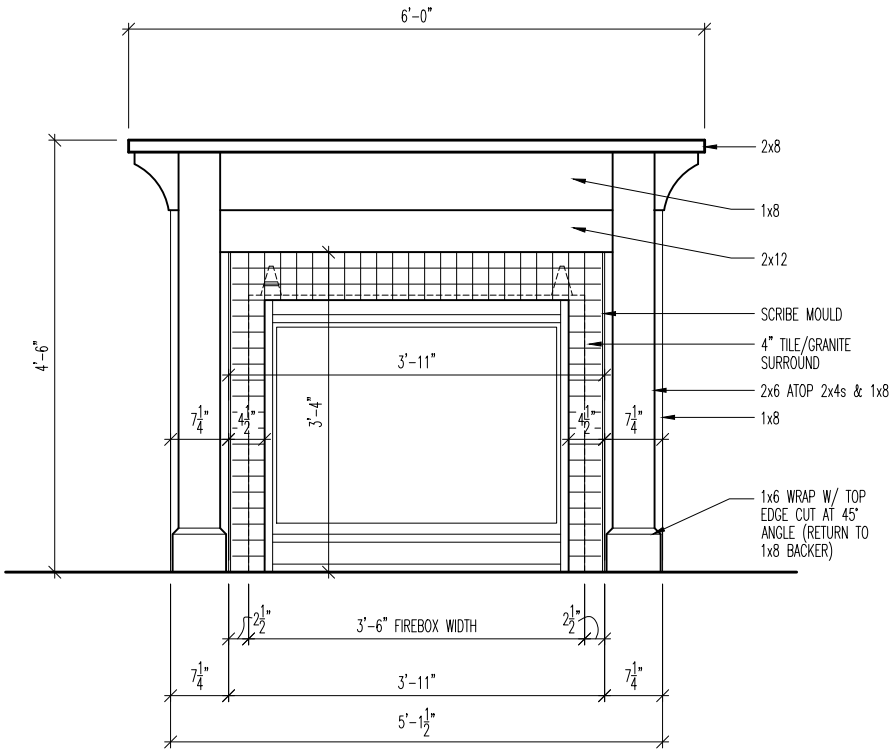
DATE OF DETAIL: 08/08/14

LAST REVISION:

Mar 07, 2017 - 2:23pm

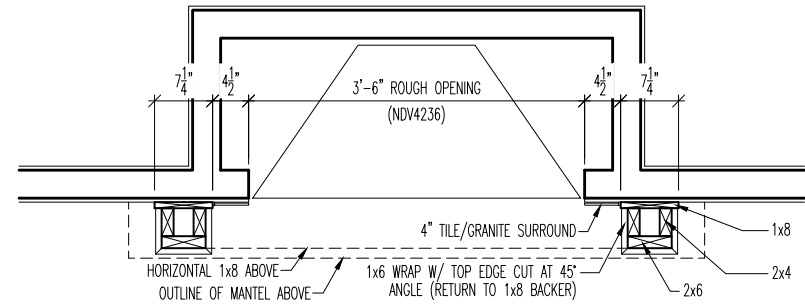
F-06

BUILT-IN DETAILS
NASHVILLE
SCALE: AS NOTED



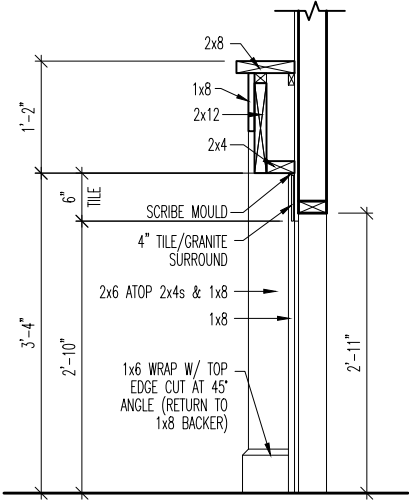
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



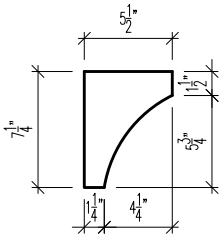
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



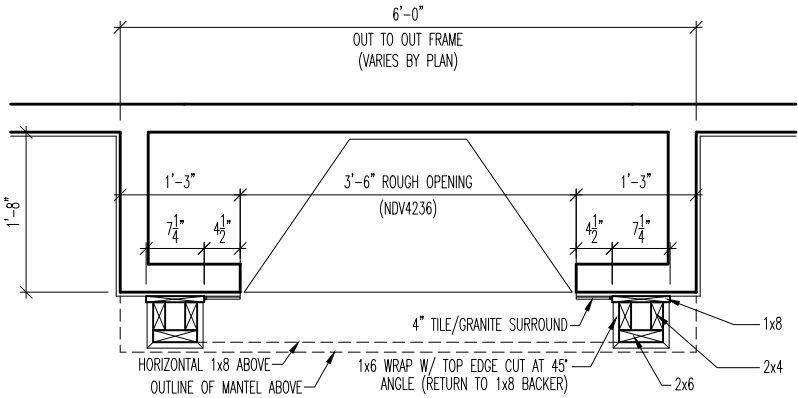
TRIM DETAIL - SECTION

SCALE: 1/2" = 1'-0"



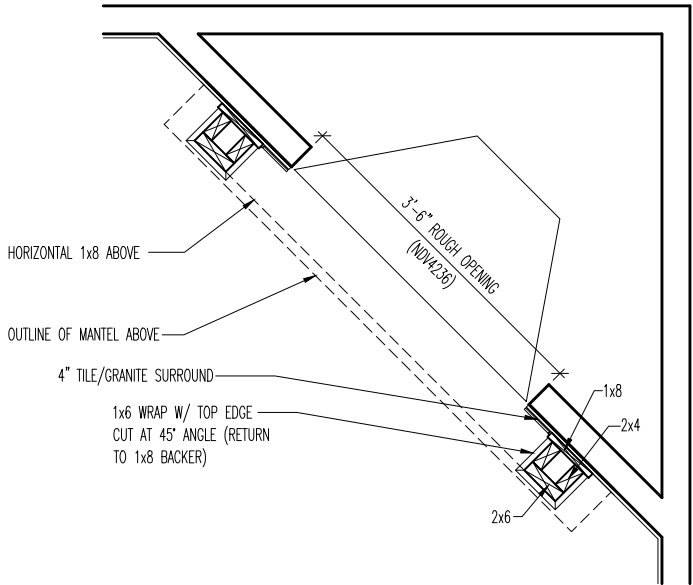
BRACKET DETAIL

SCALE: 1" = 1'-0"



TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"

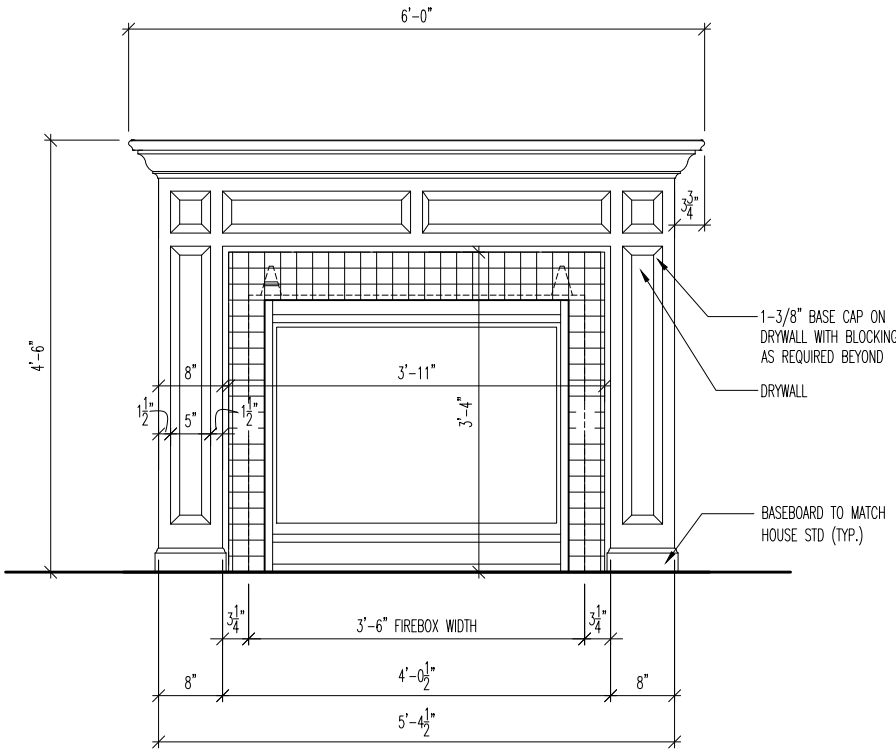


TRIM DETAIL - PLAN [DIAGONAL]

SCALE: 1/2" = 1'-0"

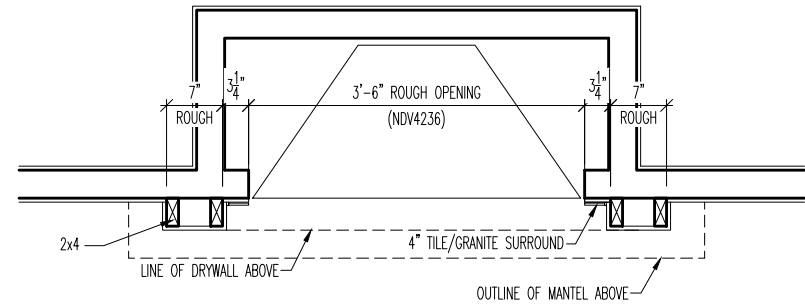
Notes:

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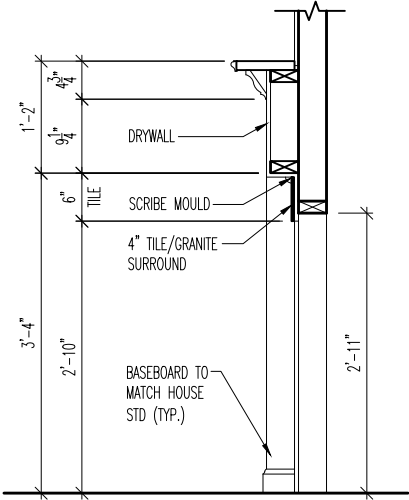
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



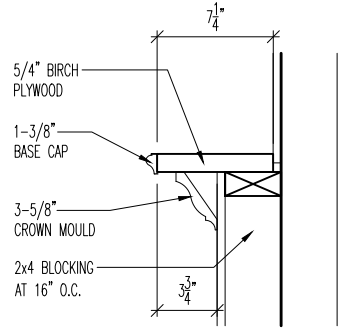
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



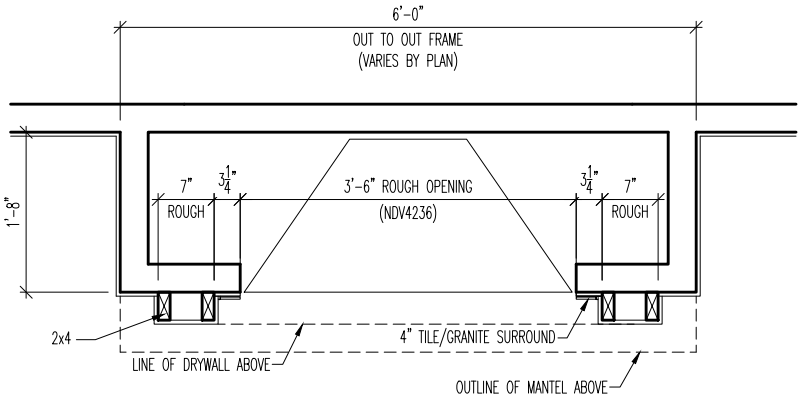
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SCALE: 1/2" = 1'-0"



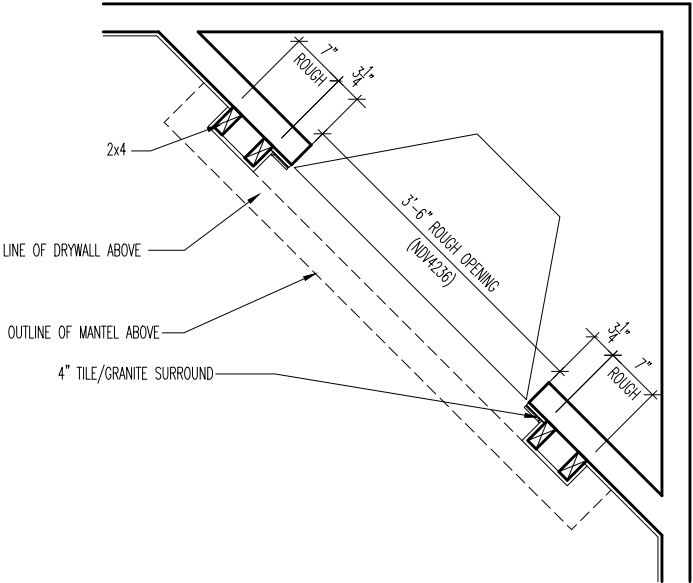
MANTLE DETAIL

SCALE: 1" = 1'-0"



TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"

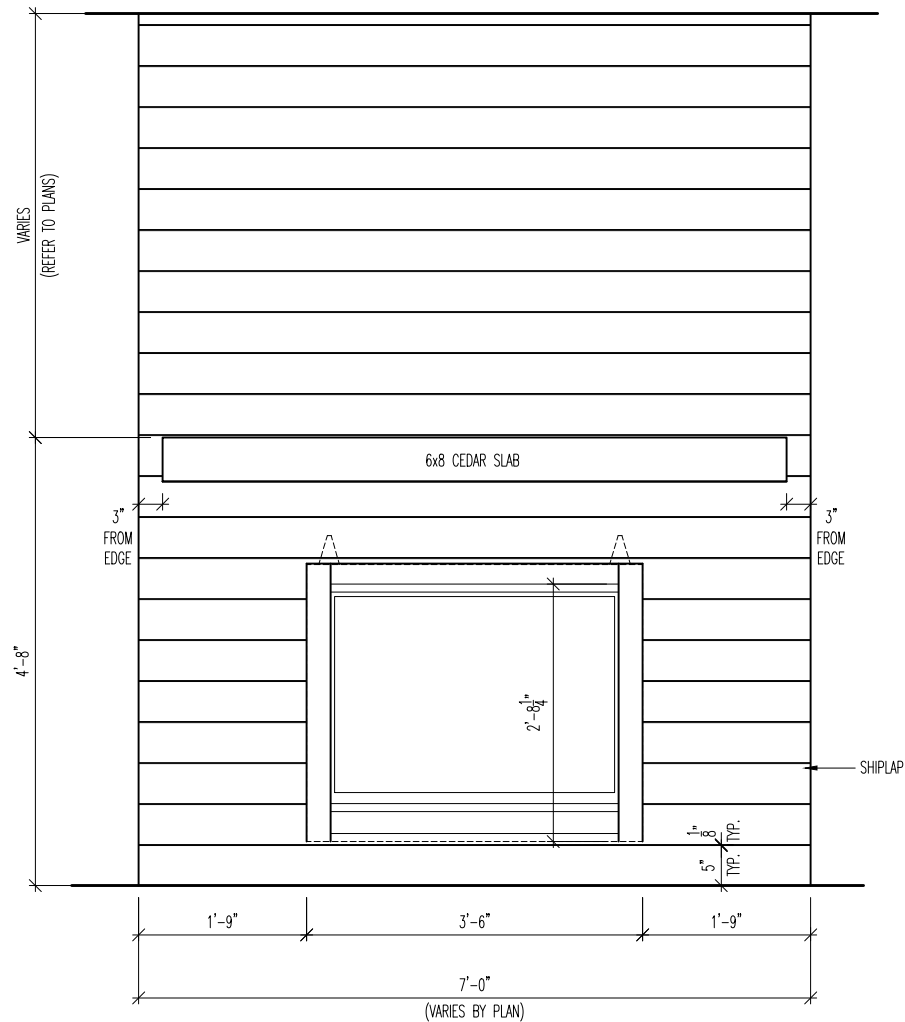


TRIM DETAIL - PLAN [DIAGONAL]

SCALE: 1/2" = 1'-0"

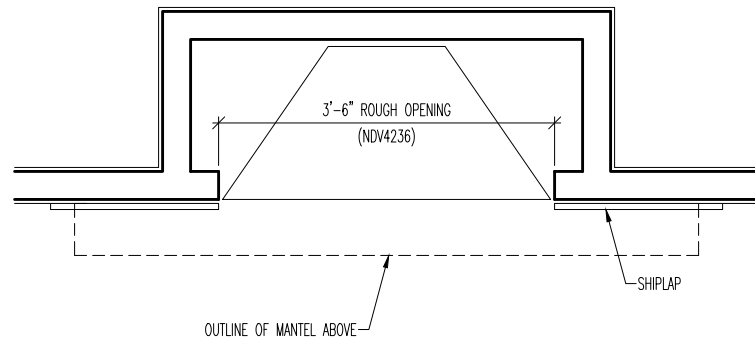
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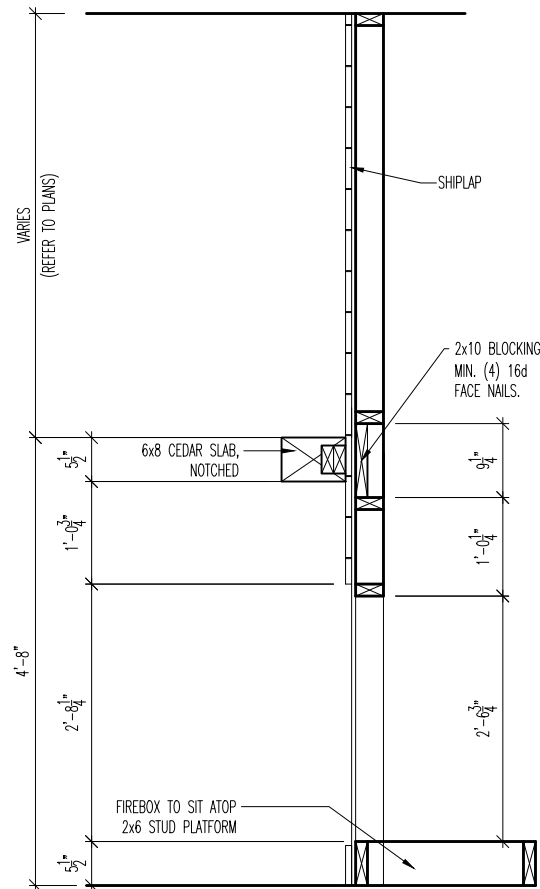
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



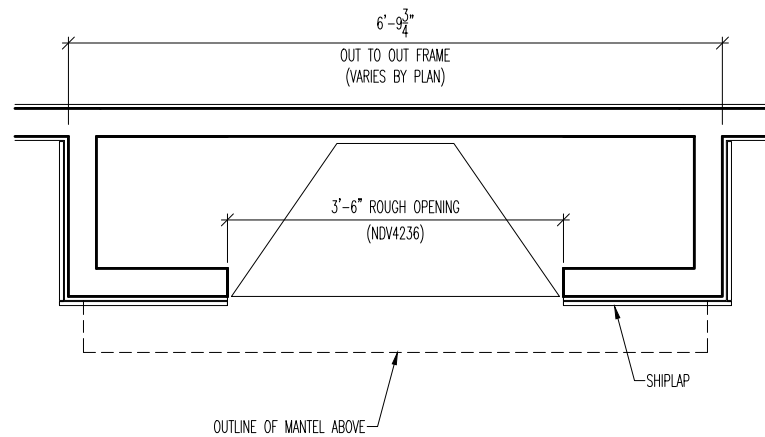
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



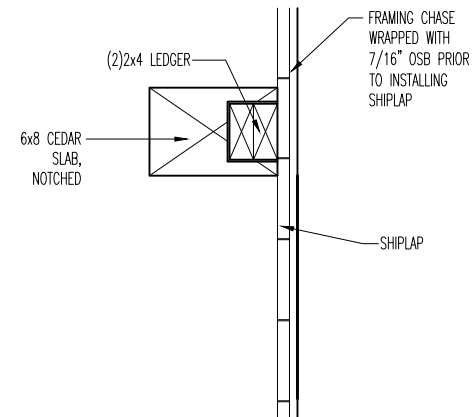
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SCALE: 1/2" = 1'-0"



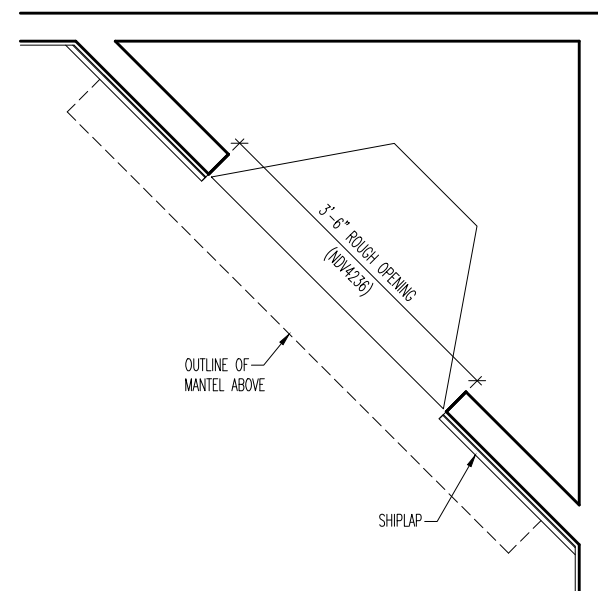
TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"



MANTLE DETAIL

SCALE: 1" = 1'-0"



TRIM DETAIL - PLAN [DIAGONAL]

SCALE: 1/2" = 1'-0"

Notes:

Notes section with 15 horizontal lines for handwritten notes.

SHIPLAP FIREPLACE SURROUND

NASHVILLE

SCALE: AS NOTED



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DRAWN BY: SSP

DATE OF DETAIL: 11/14/17

LAST REVISION:

Feb 12, 2018 - 4:13pm

SHEET NO.

F-10S

Morgan Farms lot 204



1876 Barnstaple Lane



1876 Barnstaple Lane



1876 Barnstaple Lane

LOT 204 MORGAN FARMS

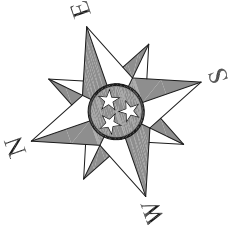


1876 Barnstaple Lane

GALLERY 555

MINIMUM BUILDING SETBACKS

FRONT YARD..... 50'
SIDE YARD..... 15',25'
REAR YARD.....30'
(40' BETWEEN BUILDINGS)



BASIS OF BEARING:
MORGAN FARMS, SECTION SIX
PLAT BOOK P66, PAGE 20
R.O.W.C.T.

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°33'06"	1170.00'	133.79'	N 19°11'40" E	133.71'

OPEN SPACE K &
P.U.D.E.
(PER PLAT)

NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SUBDIVISION PLAT,MORGAN FARMS, SECTION SIX, AS RECORDED IN PLAT BOOK P66, PAGE 20, R.O.W.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
2. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-.07.
3. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
4. THE LOCATION OF THE SIDEWALK, GRASS STRIP AND CURB ARE SHOWN HEREON AS DEPICTED ON THE RECORDED PLAT.
5. LOT DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT A DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION PRIOR TO APPROVAL BEFORE A BUILDING PERMIT IS ISSUED.
6. PER PLAT, THIS LOT HAS BEEN DESIGNATED AS A TRANSITIONAL LOT. REFER TO RECORDED PLAT NOTE FOR ADDITIONAL IMPORTANT INFORMATION.
7. THE PROPOSED F.F.E. FOR THE HOUSE IS 917.47',THE PROPOSED GARAGE F.F.E. ELEVATION IS 911.80', THE VERTICAL DATUM THESE ELEVATIONS ARE BASED UPON IS DERIVED FROM THE TOP OF CASTING ELEVATIONS OF SANITARY SEWER MANHOLES SHOWN ON A DRAWING PREPARED BY RAGAN-SMITH ASSOCIATES. THE DRAWING WAS REPORTED TO BE AN AS-BUILT SURVEY OF THE SANITARY SEWER SYSTEM IN MORGAN FARMS SUBDIVISION. THE DRAWING DID NOT DEFINE THE VERTICAL DATUM ON WHICH THE MANHOLE ELEVATIONS ARE BASED.

LEGEND

- ◆ STAKE ON PROPERTY LINE
- ⌋ UTILITY STUB
- ⌋ \$ SEWER STUB
- ▢ DRAIN INLET
- ⌋ E UNDERGROUND ELECTRIC BOX
- ⌋ S SANITARY SEWER MANHOLE
- ⌋ T TELEPHONE BOX
- ⌋ △ TELEPHONE PEDESTAL
- T- TELEPHONE LINE

FOR:



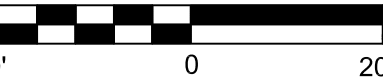
HOUSE- MORRISON/ A/ RHSE

BARNSTABLE LANE
(60' R.O.W.)

PLOT PLAN

LOT AREA: 27,802 FT±/ 0.64 AC± (PER PLAT)

GRAPHIC SCALE 1"= 20'



OWNER: FORESTAR USA REAL ESTATE GROUP, INC. (AS OF 01-08-18 TAX CARD)

PROPERTY ADDRESS: 1876 BARNSTAPLE LANE
BRENTWOOD, TENNESSEE (WILLIAMSON COUNTY)

PROPERTY LOCATION: LOT 204, MORGAN FARMS, SECTION SIX
PLAT BOOK P66, PAGE 20, R.O.W.C.T.

REVISED 01-16-20: REVISED TITLE PER BUILDER - C.M.



SURVEYING, INC.

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230-B W. DUNBAR CAVE ROAD
CLARKSVILLE, TN 37040
PHONE: (931) 906-0040
FAX: (931) 553-0070
NASHVILLE: (615) 733-3131
TOLL FREE: 1-866-919-0040

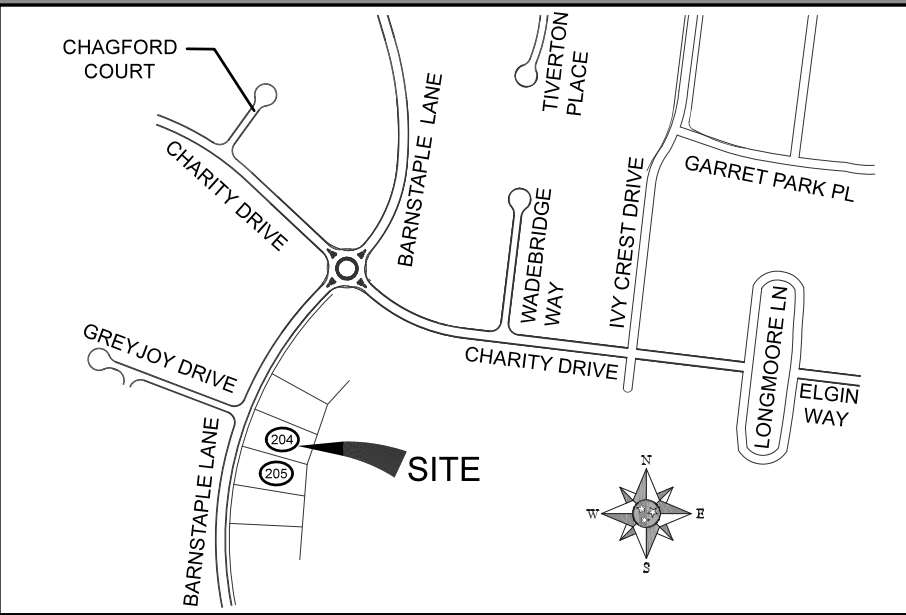
PROJ. # B18382-20

DATE: JANUARY 8, 2018

DRAWING SCALE: 1"= 20'

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Z.O.



VICINITY MAP (NOT TO SCALE)

TRANSITIONAL LOT & EROSION CONTROL PLAN

LOT NO. 204, MORGAN FARMS, SECTION SIX

1876 BARNSTAPLE LANE
BRENTWOOD, WILLIAMSON COUNTY, TN
FEBRUARY 14, 2020

TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM FIELD MEASUREMENTS TAKEN ON AUGUST 19, 2019. THE PURPOSE OF THIS PLAN IS TO PROVIDE A SUGGESTED FINISHED GRADING AND EROSION CONTROL PLAN. ACTUAL FINISHED GRADING MAY VARY. THIS PLAN IS NOT TO BE USED AS A BOUNDARY SURVEY, OR STAKING PLAN. HOUSE DIMENSIONS AND OFFSETS MAY BE FOUND ON A SEPARATE PLOT PLAN PROVIDED TO BUILDER.
ALL F.F.E. SHOWN ARE PROPOSED AND MAY VARY, SLIGHTLY, AFTER FINISHED CONSTRUCTION.

GALLERY #555

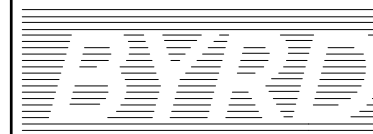
MINIMUM BUILDING SETBACKS

FRONT YARD.....50'
SIDE YARD.....15', 25' *
REAR YARD.....30'
*(40' BETWEEN BUILDINGS)



Know what's below
Call before you dig.
811
www.call811.com

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47187C0209F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2008, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. COMMUNITY NO. 470205, PANEL NO. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".



SURVEYING, INC.

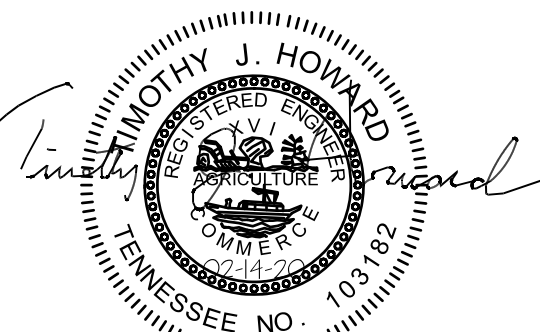
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SERVING: TN, KY, AL, FL, NC, SC & VA



BASIS OF BEARING:
MORGAN FARMS, SECTION SIX
PLAT BOOK P66, PAGE 20
R.O.W.C.T.
VERTICAL DATUM: NAVD 1988

THE ENGINEER'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNARMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE ENGINEER WHOSE NAME APPEARS UPON THIS PLAN.



TIMOTHY J. HOWARD
Tennessee No. 103162

TN PE No. 103162, howard@byrdsurveying.com

NOTES:

- THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SURVEYON PLAT MORGAN FARMS, SECTION SIX, AS RECORDED IN PLAT BOOK P66, PAGE 20, R.O.W.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
- THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-16-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-07.
- THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
- THE LOCATION OF THE SIDEWALK, GRASS STRIP AND CURB ARE SHOWN HEREON AS DEPICTED ON THE RECORDED PLAT.
- LOT DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT A DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION PRIOR TO APPROVAL BEFORE A BUILDING PERMIT IS ISSUED.
- PER PLAT, THIS LOT HAS BEEN DESIGNATED AS A TRANSITIONAL LOT. REFER TO RECORDED PLAT NOTE FOR ADDITIONAL IMPORTANT INFORMATION.
- THE PROPOSED F.F.E. FOR THE HOUSE IS 917.47. THE PROPOSED GARAGE F.F.E. ELEVATION IS 911.87. THE VERTICAL DATUM THESE ELEVATIONS ARE BASED UPON IS DERIVED FROM THE TOP OF CASTING ELEVATIONS OF SANITARY SEWER MANHOLES SHOWN ON A DRAWING PREPARED BY RAGAN SMITH ASSOCIATES. THE DRAWING WAS REPORTED TO BE AN AS-BUILT SURVEY OF THE SANITARY SEWER SYSTEM IN MORGAN FARMS SUBDIVISION. THE DRAWING DID NOT DEFINE THE VERTICAL DATUM ON WHICH THE MANHOLE ELEVATIONS ARE BASED.
- A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS HOUSE.
- THE HEIGHT OF THE HOUSE FROM THE GROUND LINE AT THE NORTHWEST CORNER TO THE HIGHEST POINT ON THE ROOF IS 39' 7".

FOR:



HEREON DEPICTION IS SUBJECT TO ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF BYRD SURVEYING, INC. IS PROHIBITED.

REVISION TABLE

NO.	DESCRIPTION
1.	
2.	
3.	
4.	
5.	
6.	

ORDERED BY: LEE MEALER (DREES HOMES, INC.)
1651 WESTGATE CIRCLE
BRENTWOOD, TENNESSEE
(615) 348-2161

PROPERTY ADDRESS: 1876 BARNSTAPLE LANE
BRENTWOOD, TENNESSEE
WILLIAMSON COUNTY

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
6300 BEE CAVE RD BLDG 2 #500
AUSTIN, TX 78748-5149

PLAT REFERENCE: PLAT BOOK P66, PAGE 20, R.O.W.C.T.
LOT 204, MORGAN FARMS, SECTION 6

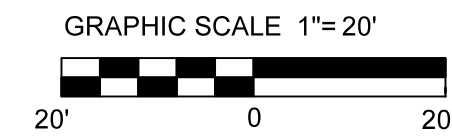
TAX MAP: 000-0501 GROUP: D PARCEL: 003.00
WILLIAMSON COUNTY, BRENTWOOD, TN ZONED: OSRD

DRAWING SCALE: 1"= 20' PROJ. #B18382-20

DRAWN BY: T.J.H. DATE: JANUARY 14, 2020

CHECKED BY: T.J.H. DATE: JANUARY 14, 2020

FIELD CREW: M.A.S. DATE: AUGUST 19, 2019



MARK JENNINGS/DREES HOMES - BUILDER
PHONE - 615-812-1086

CERTIFICATION:

1. I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM APPROVED SITE PLAN. THE CHANGES MUST BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.

2. I ACKNOWLEDGE THAT ALL GRADINGS AND DRAINAGE AS PER APPROVED SITE PLAN MUST BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN UNTIL 100% COMPLETION IS ACHIEVED.

I, _____, HAVE READ AND REVIEWED SITE PLAN.

DATE: _____

(SITE PLAN WILL NOT BE APPROVED WITHOUT SIGNATURE AND DATE)

LEGEND

- W WATER STUB-OUT
T TELEPHONE PEDESTAL
E UNDERGROUND ELECTRIC BOX
T TELEPHONE BOX
S SEWER STUB-OUT
U UTILITY STUB-OUT
W WATER STUB-OUT
M WATER METER
HP SEE PLAT NOTE 5
* TRANSITIONAL LOT (SEE NOTE 6)

- SUBJECT PROPERTY LINE
----- ADJOINING PROPERTY LINE
----- DITCH/SWALE
SF SF SILT FENCE (TYPE C)
----- EXISTING GRADE
----- GRADING PLAN

HOME SQUARE FOOTAGE TABLE:

1876 BARNSTAPLE LANE - MORGAN FARMS	
LOT AREA (SF)	27,802 SQ. FT. ±
TOTAL AREA OF HOME (SF)	6,168 SQ. FT. ±
HEATED AREA (SF)	4,901 SQ. FT. ±
HOUSE FOOTPRINT (SF)	4,558 SQ. FT. ±
COVERAGE PERCENTAGE	16.4%

GREEN SPACE CALCULATIONS (MIN. 40%)

PROPOSED IMPERVIOUS AREA: (INCLUDING HOUSE, DRIVE, SIDEWALK, DRIVEWAY)	7,127 SQ. FT. ±
LOT AREA (PER PLAT):	27,802 SQ. FT. ±
PROPOSED GREEN SPACE:	20,675 SQ. FT. ±
GREEN SPACE/ LOT AREA:	74.4%

DRIVEWAY AS-BUILT SURVEY GUIDELINES:

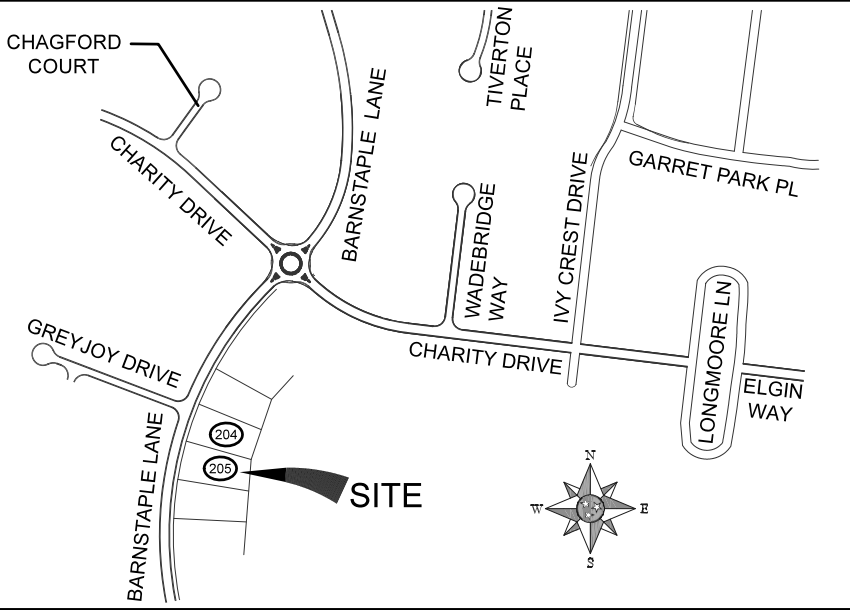
SURVEY SHALL SHOW SPOT ELEVATIONS ALONG BOTH SIDES OF THE DRIVEWAY AT LOCATIONS PERPENDICULAR TO THE TRAVEL PATH. SPACING BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL NOT EXCEED 12'. DISTANCE BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL BE SHOWN AS WELL AS SLOPE BETWEEN SPOTS SHOWN AS A PERCENTAGE (LONGITUDINAL AND CROSS SLOPE). SURVEY SHALL BE TO A STANDARD SCALE AND SEALED BY A REGISTERED LAND SURVEYOR OR LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°33'06"	1170.00'	133.79'	N 19°11'40" E	133.71'

NO TREES IN ACTIVE CONSTRUCTION AREA
TREES SHOWN ARE REMOTE TO THE TO THE
CONSTRUCTION AREA AND WILL NOT REQUIRE
TREE PROTECTION FENCING

TREE NUMBER	DESCRIPTION
1	10' UNIDENTIFIED TREE
2	4' CEDAR
3	16' UNIDENTIFIED TREE
4	16' HACKBERRY
5	12' UNIDENTIFIED TREE
6	16' UNIDENTIFIED TREE
7	6' CEDAR
8	8' UNIDENTIFIED TREE
9	8' CEDAR
10	12' UNIDENTIFIED TREE
11	10' CEDAR
12	14' CEDAR
13	18' UNIDENTIFIED TREE
14	12' UNIDENTIFIED TREE
15	12' UNIDENTIFIED TREE
16	6' UNIDENTIFIED TREE
17	12' CEDAR
18	8' CEDAR
19	6' CEDAR
20	8' CEDAR
21	12' UNIDENTIFIED TREE
22	10' HACKBERRY
23	10' CEDAR
24	22' UNIDENTIFIED TREE
25	8' CEDAR
26	26' CEDAR
27	12' CEDAR
28	12' HACKBERRY
29	12' HACKBERRY
30	6' HACKBERRY
32	12' UNIDENTIFIED TREE
33	12' UNIDENTIFIED TREE
34	8' CEDAR
35	6' CEDAR
36	8' CEDAR
37	14' UNIDENTIFIED TREE
38	4' CEDAR
39	4' CEDAR
40	16' CEDAR



VICINITY MAP (NOT TO SCALE)

TRANSITIONAL LOT & EROSION CONTROL PLAN

LOT NO. 205, MORGAN FARMS, SECTION SIX

1878 BARNSTAPLE LANE
BRENTWOOD, WILLIAMSON COUNTY, TN
FEBRUARY 14, 2020

TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM FIELD MEASUREMENTS TAKEN ON AUGUST 19, 2019. THE PURPOSE OF THIS PLAN IS TO PROVIDE A SUGGESTED FINISHED GRADING AND EROSION CONTROL PLAN. ACTUAL FINISHED GRADING MAY VARY. THIS PLAN IS NOT TO BE USED AS A BOUNDARY SURVEY, OR STAKING PLAN. HOUSE DIMENSIONS AND OFF-SETS MAY BE FOUND ON A SEPARATE PLOT PLAN PROVIDED TO BUILDER.
ALL F.F.E. SHOWN ARE PROPOSED AND MAY VARY, SLIGHTLY, AFTER FINISHED CONSTRUCTION.

GALLERY #549

MINIMUM BUILDING SETBACKS

FRONT YARD..... 50'
SIDE YARD..... 15' ±
REAR YARD..... 30'
(40' BETWEEN BUILDINGS)



Know what's below
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811
www.call811.com

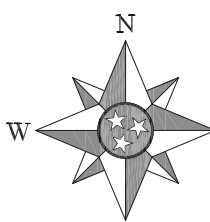
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47187C0206F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470205, PANEL NO. 0209, SURFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



SURVEYING, INC.

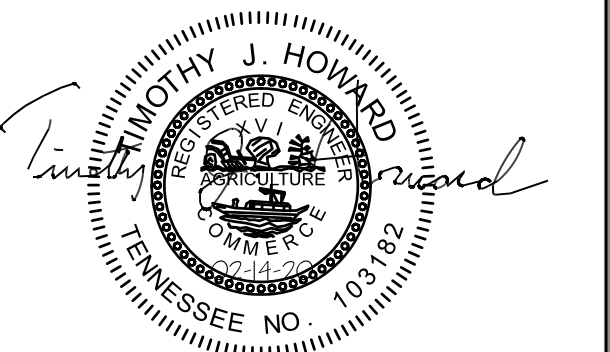
WWW.BYRDSURVEYING.COM

SERVING: TN, KY, AL, FL, NC, SC & VA



BASIS OF BEARING:
MORGAN FARMS, SECTION SIX
PLAT BOOK P66, PAGE 20
R.O.W.C.T.
VERTICAL DATUM: NAVD 1988

THE ENGINEER'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNKOWN PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE ENGINEER WHOSE NAME APPEARS UPON THIS PLAN.



TIMOTHY J. HOWARD
TN PE No. 103162, thoward@byrdsurveying.com

- NOTES:
- THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SUBDIVISION PLAT MORGAN FARMS, SECTION SIX, AS RECORDED IN PLAT BOOK P66, PAGE 20, R.O.W.C.T., AND TO ALL RESTRICTIONS OF RECORD, BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
 - THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-07.
 - THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
 - THE LOCATION OF THE SIDEWALK, UTILITIES, GRASS STRIP AND CURB ARE SHOWN HEREON AS DEPICTED ON THE RECORDED PLAT.
 - LOT DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT A DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION PRIOR TO APPROVAL BEFORE A BUILDING PERMIT IS ISSUED.
 - PER PLAT, THIS LOT HAS BEEN DESIGNATED AS A TRANSITIONAL LOT REFER TO RECORDED PLAT NOTE FOR ADDITIONAL IMPORTANT INFORMATION.
 - THE PROPOSED F.F.E. FOR THE HOUSE IS 921.00; THE PROPOSED GARAGE F.F.E. ELEVATION IS 909.00; THE VERTICAL DATUM THESE ELEVATIONS ARE BASED UPON IS DERIVED FROM THE TOP OF CASTING ELEVATIONS OF SANITARY SEWER MANHOLES SHOWN ON A DRAWING PREPARED BY RAGAN-SMITH ASSOCIATES. THE DRAWING WAS REPORTED TO BE AN AS-BUILT SURVEY OF THE SANITARY SEWER SYSTEM IN MORGAN FARMS SUBDIVISION. THE DRAWING DID NOT DEFINE THE VERTICAL DATUM ON WHICH THE MANHOLE ELEVATIONS ARE BASED.
 - A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS HOUSE.
 - THE HEIGHT OF THE HOUSE FROM THE GROUND LINE AT THE SOUTH SIDE OF THE HOUSE TO THE HIGHEST POINT ON THE ROOF IS 48' 2".



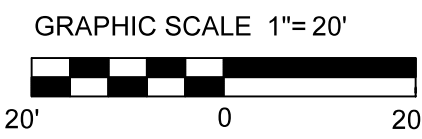
HEREON DEPICTION IS SUBJECT TO
ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF
BYRD SURVEYING, INC. IS PROHIBITED

REVISION TABLE	
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ORDERED BY: LEE MEALER (DREES HOMES, INC.)
1651 WESTGATE CIRCLE
BRENTWOOD, TENNESSEE
(615) 346-2161
PROPERTY ADDRESS: 1878 BARNSTAPLE LANE
BRENTWOOD, TENNESSEE
WILLIAMSON COUNTY
OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
6300 BEE CAVE RD BLDG 2 #500
AUSTIN, TX 78746-5149

PLAT REFERENCE: PLAT BOOK P66, PAGE 20, R.O.W.C.T.
LOT 205, MORGAN FARMS, SECTION 6

TAX MAP: 000-0601 GROUP: D PARCEL: 004.00
WILLIAMSON COUNTY, BRENTWOOD, TN ZONED: OSRD
DRAWING SCALE: 1"= 20' PROJ: #B18383-20
DRAWN BY: T.J.H. DATE: FEBRUARY 14, 2020
CHECKED BY: T.J.H. DATE: FEBRUARY 14, 2020
FIELD CREW: M.A.S. DATE: AUGUST 19, 2019



MARK JENNINGS/DREES HOMES - BUILDER
PHONE - 615-812-1086

CERTIFICATION:

- I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM APPROVED SITE PLAN. THE CHANGES MUST BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.
- I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN MUST BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED SITE PLAN.

DATE: _____

(SITE PLAN WILL NOT BE APPROVED WITHOUT SIGNATURE AND DATE)

LEGEND

- STREET LIGHT
- SEWER MANHOLE (PER PLAT)
- WATER METER
- WATER STUB-OUT
- TELEPHONE PEDESTAL
- UNDERGROUND ELECTRIC BOX
- TELEPHONE BOX
- SEWER STUB-OUT
- UTILITY STUB-OUT
- SEE PLAT NOTE 15
- TRANSITIONAL LOT (SEE NOTE 6)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- BOTTOM OF BANK
- 1.5' FORCE MAIN
- SANITARY SEWER LINE
- TELEPHONE LINE
- SILT FENCE (TYPE C)
- EXISTING GRADE
- GRADING PLAN

BASEMENT COVERAGE CALCULATIONS

FFE (921.0') - LFE (909.0') = 12.0'
12.0/2 = 6'
1/2 HEIGHT OF BASEMENT = 909.0' + 6' = 915'
1/2 OF PERIMETER IS REQUIRED TO BE COVERED ABOVE 915'
BASEMENT PERIMETER = 222.49'
COVERED PERIMETER = 117.12' (INCLUDES INTERIOR WALL)
% COVERAGE: 117.12/222.49 = 52.6%

HOME SQUARE FOOTAGE TABLE:

1878 BARNSTAPLE LANE - MORGAN FARMS	
LOT AREA (SF)	28,648 SQ. FT.±
TOTAL AREA OF HOME (SF)	7,265 SQ. FT.±
HEATED AREA (SF)	5,318 SQ. FT.±
HOUSE FOOTPRINT (SF)	4,213 SQ. FT.±
COVERAGE PERCENTAGE	14.7%

GREEN SPACE CALCULATIONS (MIN. 40%)

PROPOSED IMPERVIOUS AREA: (INCLUDING HOUSE, DRIVE, SIDEWALK, HVAC PAD)	6,872 SQ. FT.±
LOT AREA (PER PLAT):	28,648 SQ. FT.±
PROPOSED GREEN SPACE:	21,776 SQ. FT.±
GREEN SPACE/ LOT AREA:	76.0%

DRIVEWAY AS-BUILT SURVEY GUIDELINES:

SURVEY SHALL SHOW SPOT ELEVATIONS ALONG BOTH SIDES OF THE DRIVEWAY AT LOCATIONS PERPENDICULAR TO THE TRAVEL PATH. SPACING BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL NOT EXCEED 12'. DISTANCE BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL BE SHOWN AS WELL AS SLOPE BETWEEN SPOTS SHOWN AS A PERCENTAGE (LONGITUDINAL AND CROSS SLOPE). SURVEY SHALL BE TO A STANDARD SCALE AND SEALED BY A REGISTERED LAND SURVEYOR OR LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°33'06"	1170.00'	133.79'	N 12°38'33" E	133.71'

DRAINAGE CALCULATIONS
LOT NO. 204 & 205 MORGAN FARMS
BRENTWOOD, WILLIAMSON COUNTY, TN
JANUARY 14, 2020

DRAINAGE WAS CALCULATED USING THE RATIONAL FORMULA, $Q=CIA$.
THE RUNOFF COEFFICIENT, C, WAS DETERMINED TO BE 0.2 FOR FORESTED AREA ABOVE BOTH LOTS 204 AND 205. THE VALUE WAS TAKEN FROM THE TDOT DESIGN DIVISION DRAINAGE MANUAL, CHAPTER IV, HYDROLOGY.
THE INTENSITY, I, WAS FIRST DETERMINED BY CALCULATING THE TIME OF CONCENTRATION FOR EACH LOT. THIS WAS DONE USING THE SCS METHOD, AND THOSE CALCULATIONS FOR EACH LOT ARE SHOWN BELOW. THE INTENSITY WAS ALSO DETERMINED FROM THE TDOT DESIGN MANUAL, IDF CURVE FOR LEBANON FOR A 50 YEAR STORM EVENT.
THE AREA, A, OF THE CONTRIBUTING WATERSHED FOR EACH LOT WAS MEASURED USING A CAD FILE. THE AREA OF THE CONTRIBUTING AREA FOR LOT 204 IS 0.99 AC. AND FOR LOT 205 IS 0.87 AC.
THE CONTOURS USED FOR DETERMINING THE TIME OF CONCENTRATION WERE TAKEN FROM THE WILLIAMSON COUNTY GIS WEBSITE.

THE DRAINAGE FOR LOT 204 WAS CALCULATED AS:
 $Q=CIA$
 $Q = (0.2)(7.9)(0.99) = 1.56$ CFS

THE DRAINAGE FOR LOT 205 WAS CALCULATED AS:
 $Q=CIA$
 $Q = (0.2)(7.9)(0.87) = 1.37$ CFS

ONE HALF OF Q FOR LOT 204 WAS USED TO CALCULATE DRAINAGE SWALE D-1
ONE HALF OF Q FOR LOT 204 AND ONE HALF OF Q FOR LOT 205 WERE ADDED TO DETERMINE THE FLOW FOR SWALE D-2
ONE HALF OF Q FOR LOT 205 WAS USED TO CALCULATE THE FLOW FOR SWALE D-3

MANNING'S EQUATION WAS USED TO CALCULATE THE SIZE OF THE DRAINAGE SWALES. THOSE CALCULATIONS ARE INCLUDED BELOW.

Time of Concentration (SCS) Mon Jan 13 13:41:27 2020
Project: B18382-20 By: T.J.H. Date: 01/13/20
Location: Morgan Farms Lot 204 Checked: Date: 01/13/20
Present
Curve Number : 73
Length of Flow : 521.66 ft
Average Land Slope : 12.57 %
Time of Concentration : 0.109 hrs, 6.5 mins

Time of Concentration (SCS) Mon Jan 13 13:43:53 2020
Project: B18382-20 By: T.J.H. Date: 01/13/20
Location: Morgan Farms Lot 205 Checked: Date: 01/13/20
Present
Curve Number : 73
Length of Flow : 521.38 ft
Average Land Slope : 12.08 %
Time of Concentration : 0.111 hrs, 6.7 mins

Channel Design (Non-Erodible)
Lot 204 Morgan Farms D-1

Channel Type: Trapezoidal, Equal Side Slopes
Dimensions: Left Side Slope 3.00:1
Right Side Slope 3.00:1
Base Dimension: 1.50

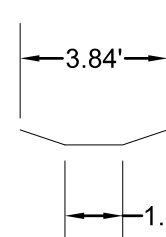
Wetted Perimeter: 2.06
Area of Wetted Cross Section: 0.16

Channel Slope: 13.7000
Manning's n of Channel: 0.0200

Discharge: 0.76 cfs
Depth of Flow: 0.09 feet
Velocity: 4.95 fps

Freeboard: 0.30 feet

SWALE D-1



Channel Design (Non-Erodible)
Lot 204/205 Morgan Farms D-2

Channel Type: Trapezoidal, Equal Side Slopes
Dimensions: Left Side Slope 3.00:1
Right Side Slope 3.00:1
Base Dimension: 1.50

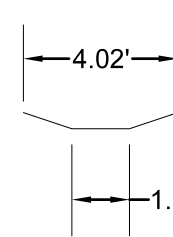
Wetted Perimeter: 2.25
Area of Wetted Cross Section: 0.22

Channel Slope: 17.5000
Manning's n of Channel: 0.0200

Discharge: 1.47 cfs
Depth of Flow: 0.12 feet
Velocity: 6.62 fps

Freeboard: 0.30 feet

SWALE D-2



Channel Design (Non-Erodible)
Morgan Farms Lot 205 D-3

Channel Type: Trapezoidal, Equal Side Slopes
Dimensions: Left Side Slope 3.00:1
Right Side Slope 3.00:1
Base Dimension: 1.50

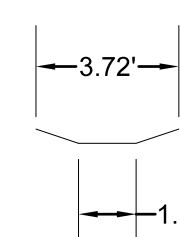
Wetted Perimeter: 1.95
Area of Wetted Cross Section: 0.12

Channel Slope: 24.3000
Manning's n of Channel: 0.0200

Discharge: 0.69 cfs
Depth of Flow: 0.07 feet
Velocity: 5.74 fps

Freeboard: 0.30 feet

SWALE D-3



ADJACENT STRUCTURES WITHIN 500 FEET
LOT NO. 204 AND 205, MORGAN FARMS, SECTION SIX

1876 & 1878 BARNSTAPLE LANE
BRENTWOOD, WILLIAMSON COUNTY, TN
FEBRUARY 14, 2020

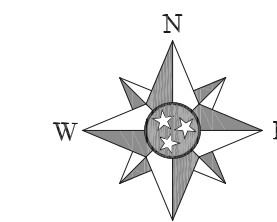


BYRD
230-B W. DUNBAR CAVE RD.
CLARKSVILLE, TN 37040
PHONE: (615) 666-0040
FAX: (615) 555-0070
NASHVILLE: (615) 733-3131
TOLL FREE: 1-888-919-0040

SURVEYING, INC.

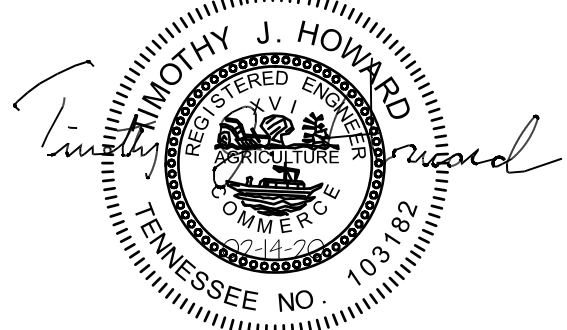
WWW.BYRDSURVEYING.COM

SERVING: TN, KY, AL, FL, NC, SC & VA



BASIS OF BEARING:
MORGAN FARMS, SECTION SIX
PLAT BOOK P68, PAGE 20
R.O.W.C.T.
VERTICAL DATUM: NAVD 1988

THE ENGINEER'S LIABILITY FOR THIS DOCUMENT SHALL
BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT
EXTEND TO ANY UNKOWN PERSON OR ENTITIES WITHOUT
AN EXPRESSED RE-CERTIFICATION BY THE ENGINEER WHOSE
NAME APPEARS UPON THIS PLAN.



TIMOTHY J. HOWARD
TN PE No. 103162, howard@byrdsurveying.com

NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SUBDIVISION PLAT MORGAN FARMS, SECTION SIX, AS RECORDED IN PLAT BOOK P68, PAGE 20, R.O.W.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
2. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 82-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-07.

FOR:



HEREON DEPICTION IS SUBJECT TO
ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF
BYRD SURVEYING, INC. IS PROHIBITED.

REVISION TABLE

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ORDERED BY: LEE MEALER (DREES HOMES, INC.)
1651 WESTGATE CIRCLE
BRENTWOOD, TENNESSEE
(615) 346-2161

PROPERTY ADDRESS: 1876/1878 BARNSTAPLE LANE
BRENTWOOD, TENNESSEE

WILLIAMSON COUNTY
OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
6300 BEE CAVE RD BLDG 2 #500
AUSTIN, TX 78748-5149

PLAT REFERENCE: PLAT BOOK P68, PAGE 20, R.O.W.C.T.
LOT 204, MORGAN FARMS, SECTION 6

TAX MAP: 000-0601 GROUP: D PARCEL: 003.00
WILLIAMSON COUNTY, BRENTWOOD, TN ZONED: OSRD

DRAWING SCALE: 1"= 20' PROJ. #B18382-20

DRAWN BY: T.J.H. DATE: JANUARY 14, 2020

CHECKED BY: T.J.H. DATE: JANUARY 14, 2020

FIELD CREW: M.A.S. DATE: JANUARY 10, 2019

STANDARD EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1ST.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OF MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:

- A. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHOUT DISPOSE OF HARDENED CONCRETE OFF-SITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO CITY STORM DRAINS VIA CURB AND GUTTER INLETS. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
- B. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
- C. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEMS THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO PAINTS AND SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES AND PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

12. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.

14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVIDED INADEQUATE FOR A PARTICULAR LOCATION). BASED ON THE RESULTS OF THE INSPECTION, AND IF INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY. BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.

POST CONSTRUCTION SLOPE STABILIZATION
3.1 SLOPES SHOWN HEREON TO BE SODDED FOR STABILIZATION
2.1 SLOPES SHOWN HEREON TO BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE

NOTICE:
EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
-IS WITHIN 300 FEET OF A STREAM OR WETLAND
-IS WITHIN 1,000 FEET TO A LAKE
-IS STEEP (SLOPE OF 12% OR GREATER)
-RECEIVES RUN-OFF FROM 10,000 SQUARE FEET OR MORE OF ADJACENT LAND
-HAS MORE THAN AN ACRE OF DISTURBED GROUND

PRESERVING EXISTING VEGETATION:
WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
-TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PIPES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION

REVEGETATION:
DISTURBED SOILS SHALL BE QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BAGS OF STRAW PER 1,000 SQUARE FEET.
ROUTE WATER TO A GRASSSED AREA
MAINTAIN UNTIL A LAWN IS ESTABLISHED

DURING:
EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN

POST:
ALL DISTURBED AREAS TO BE SEEDED AND STRAWED OR SOD APPLIED.

CITY OF BRENTWOOD NOTES:

1. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615) 371-0080 PRIOR TO ISSUANCE OF A PERMIT.
2. ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.
4. ALL DRIVEWAYS WITH 15% OR GREATER SLOPES AND/OR 5% OR GREATER CROSS-SLOPES MUST BE PROFILED AND SECTIONED BY T.N.R.I.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL RETAINING WALLS IN EXCESS OF 30" REQUIRE A SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.

NOTE: CONTRACTOR TO MAINTAIN A POSITIVE DRAINAGE AWAY FROM HOUSE AND IN ALL SWALES AFTER SEEDING/ SODDING

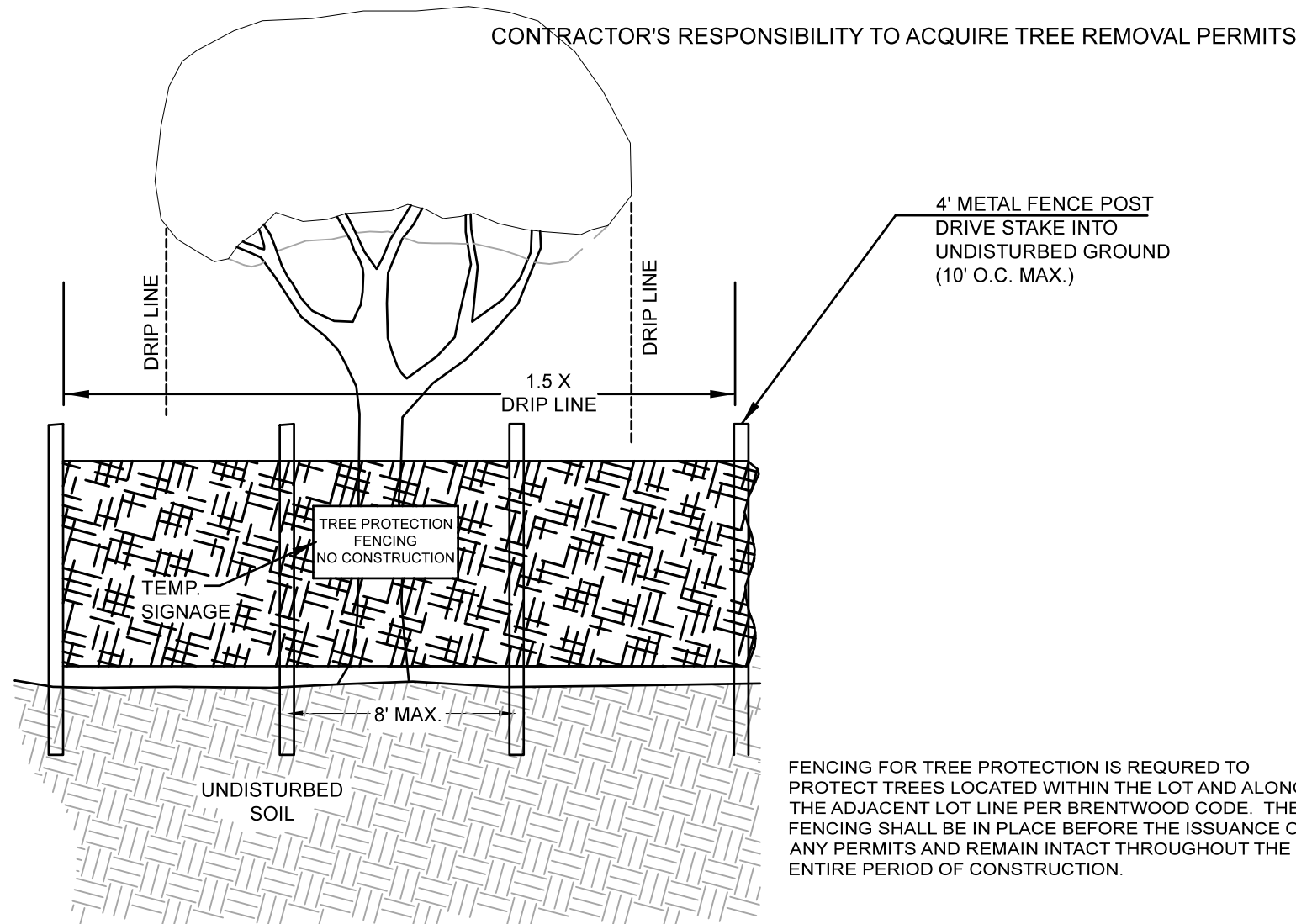
NOTE: ALL F.F.E. SHOWN ARE PROPOSED. ACTUAL F.F.E. MAY VARY AFTER CONSTRUCTION

NOTE: THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS SHALL REMAIN 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 MARCH 2, 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.

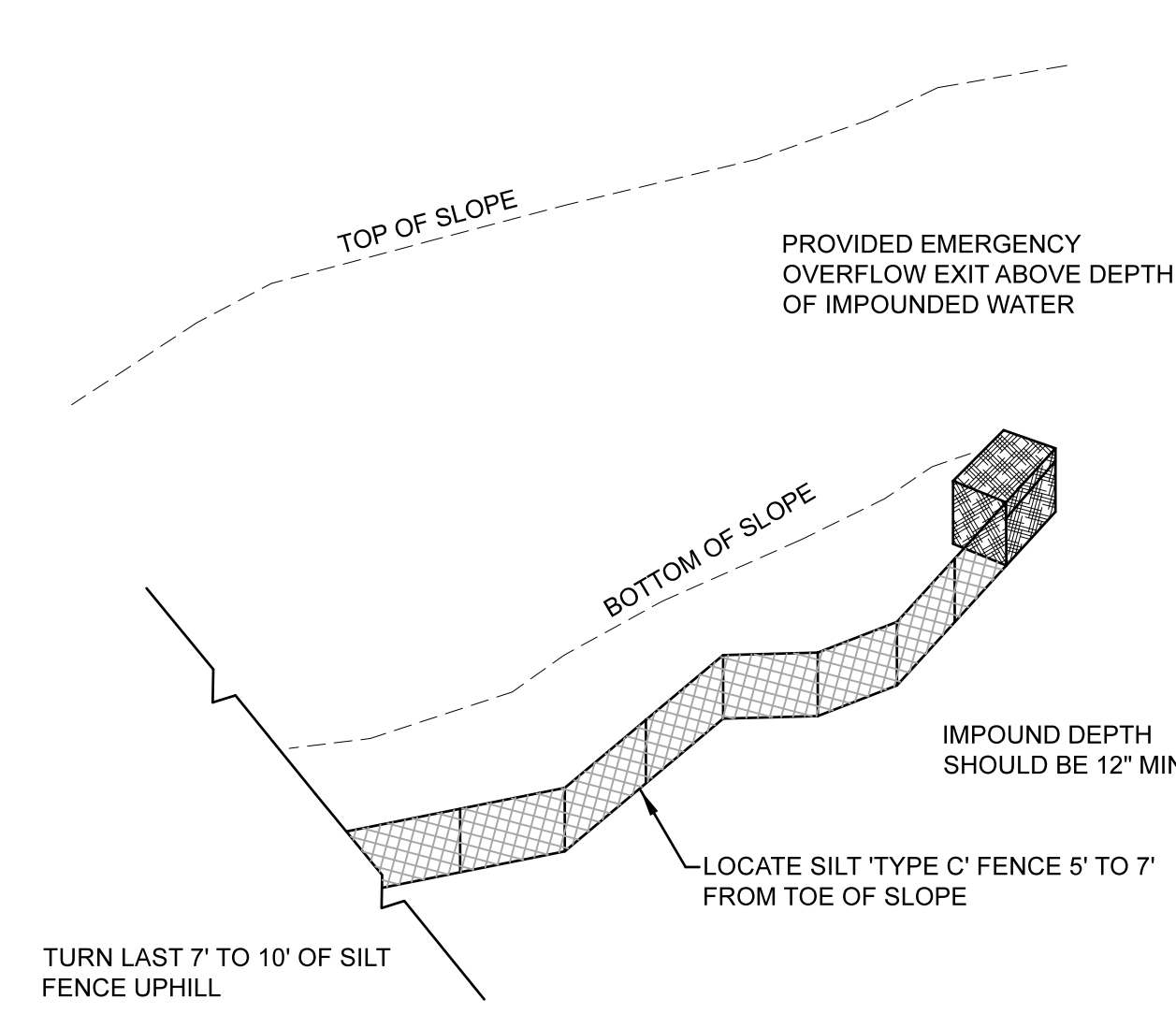
TRANSITIONAL LOT & EROSION CONTROL PLAN
LOT NO. 204 AND 205, MORGAN FARMS, SECTION SIX

1876 & 1878 BARNSTAPLE LANE
BRENTWOOD, WILLIAMSON COUNTY, TN
FEBRUARY 14, 2020

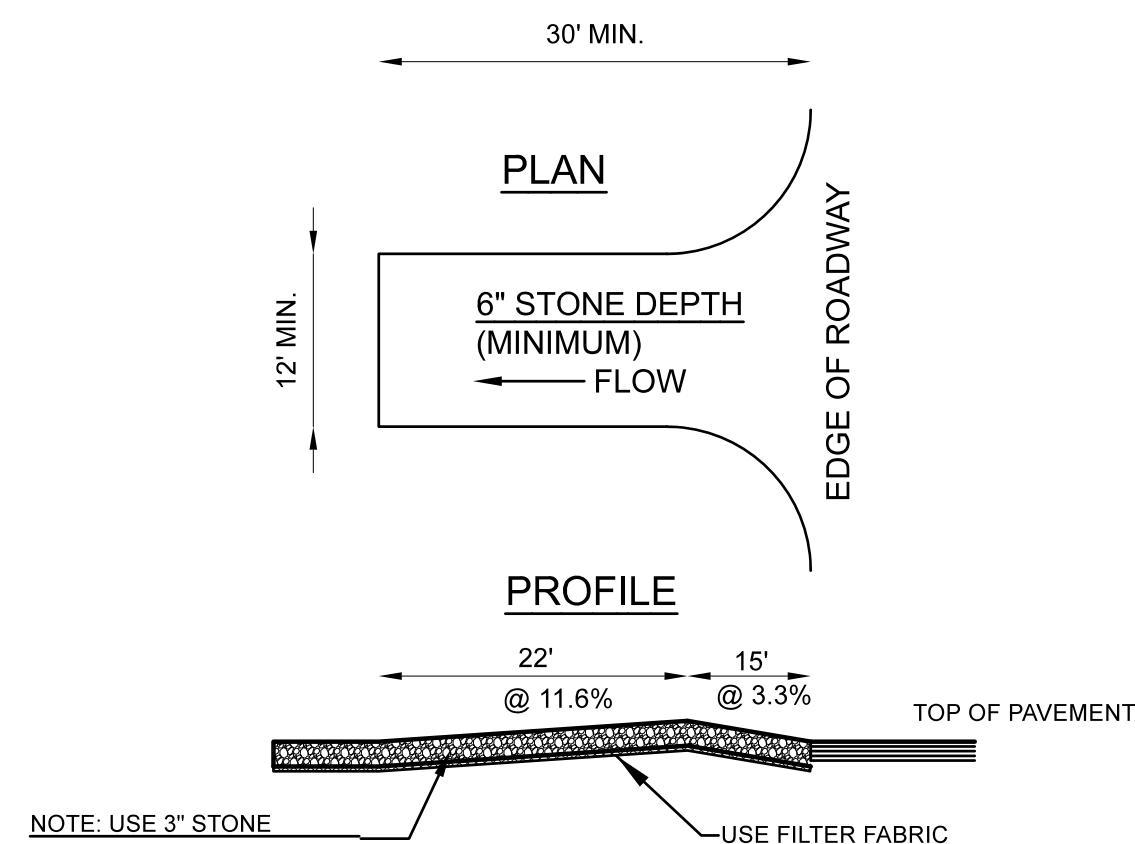
TREE PROTECTION FENCING DETAIL (TYPICAL - IF APPLICABLE)



SILT FENCE BELOW A STEEP OR LONG GRADE (NTS)

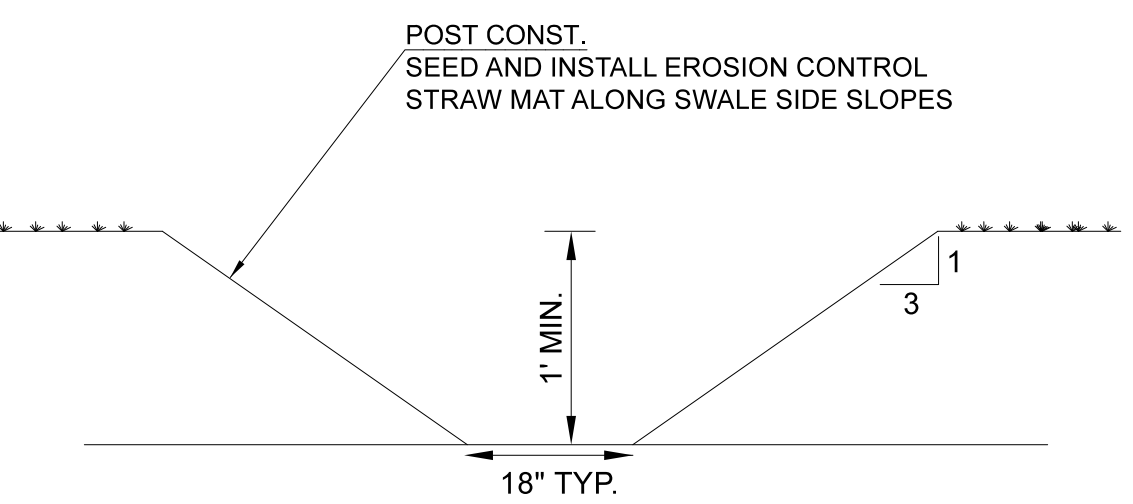


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (NTS)

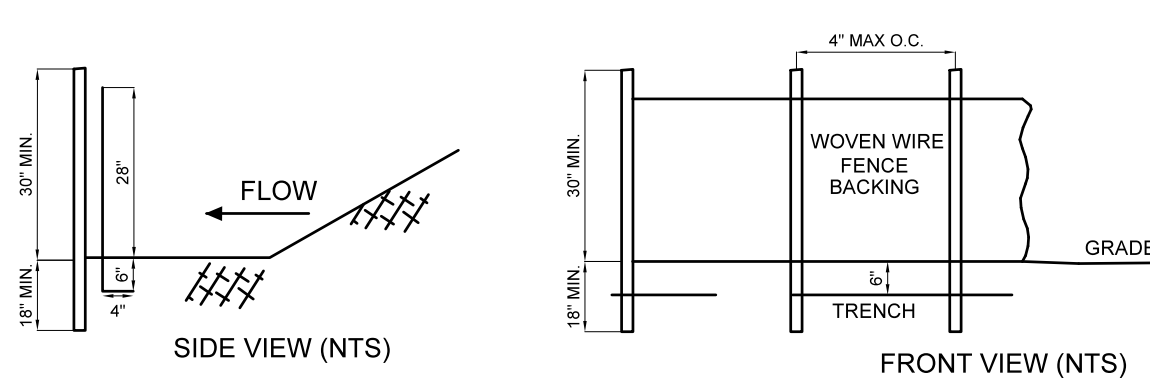


1. INSTALL A SINGLE ACCESS DRIVE USING 3" MINIMUM AVERAGE DIAMETER (ASTM #1 STONE)
2. USE TO PREVENT TRACKING DIRT ONTO THE ROAD BY ALL VEHICLES
3. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED
4. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF THE SITE.

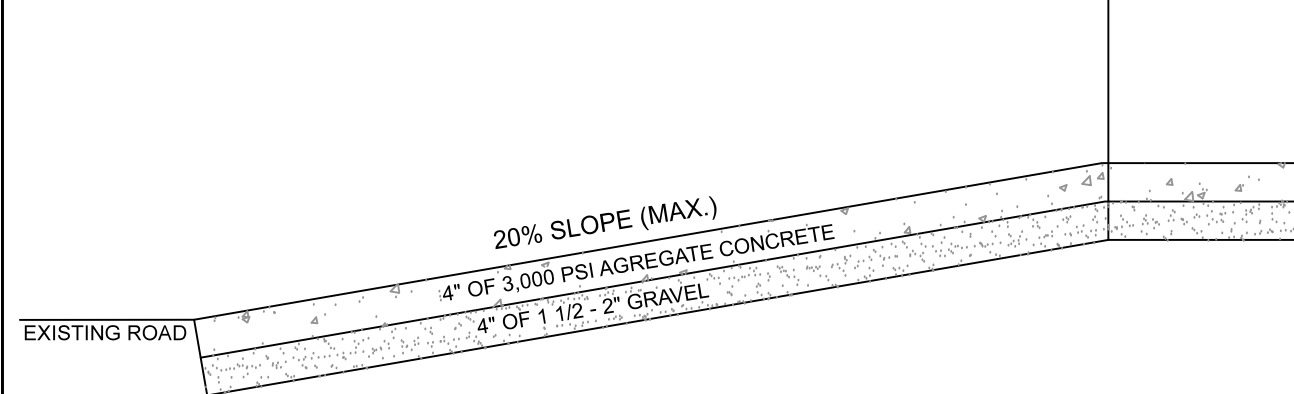
TYPICAL SWALE SECTION (NTS)



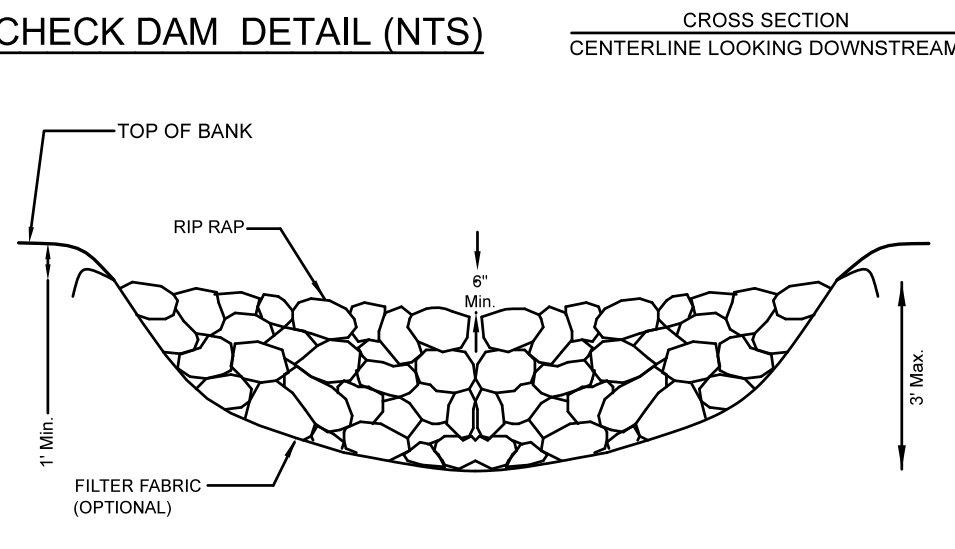
TEMPORARY SILT FENCE 'TYPE C' DETAIL



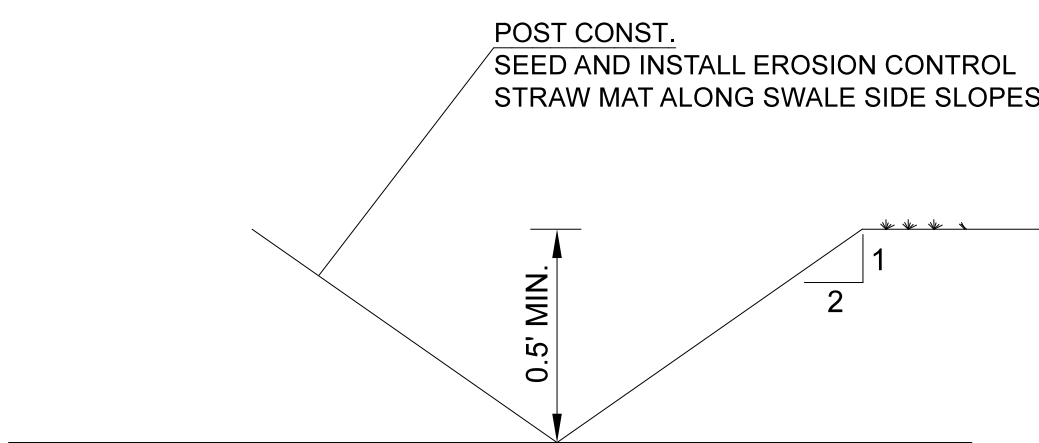
DRIVEWAY DETAIL



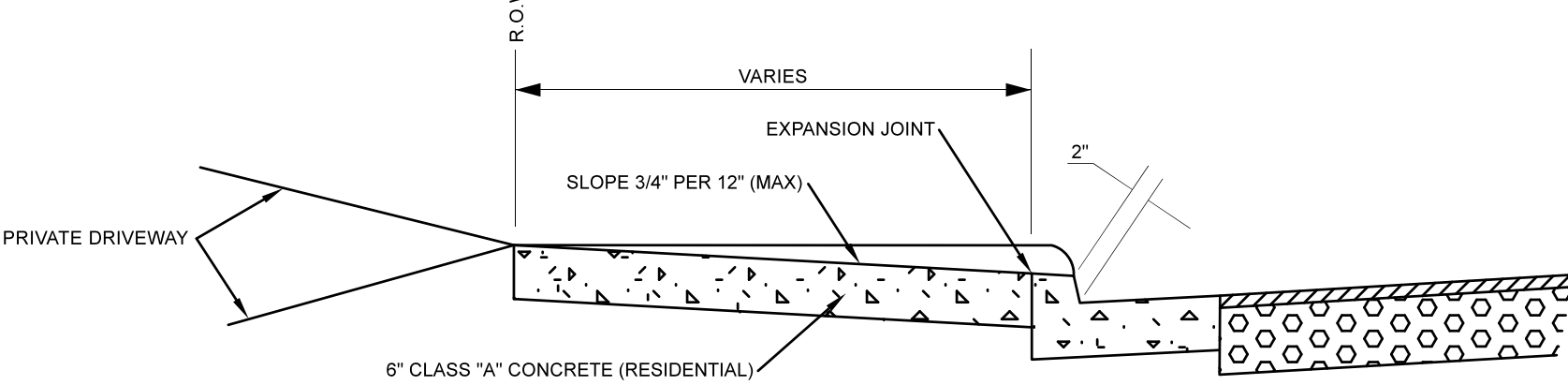
RIP RAP CHECK DAM DETAIL (NTS)



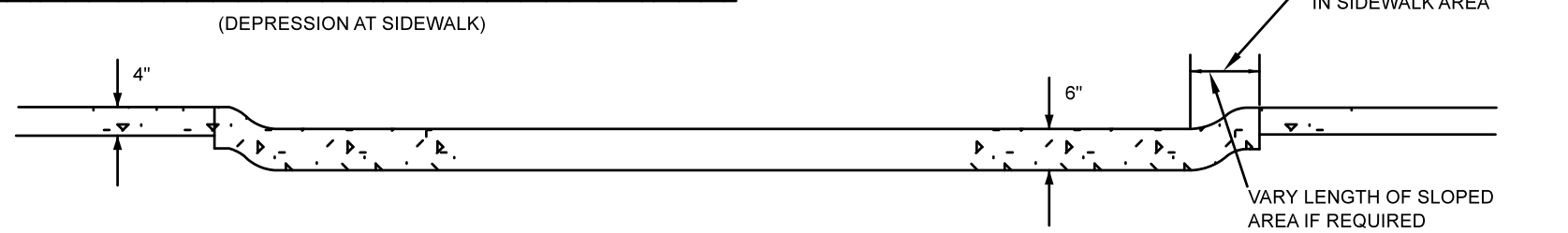
TYPICAL DRIVEWAY SWALE SECTION (NTS)



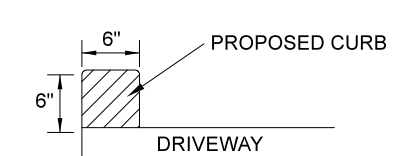
TYPICAL STANDARD DRIVEWAY RAMP (NTS)



TYPICAL STANDARD DRIVEWAY RAMP (NTS)



TYPICAL CURB SECTION (NTS)



BRENTWOOD PLANNING COMMISSION**3.****Meeting Date:** 03/02/2020

Information**PROJECT NUMBER****BPC2002-004****PROJECT DESCRIPTION****Hillside Overlay Review – Morgan Farms Subdivision, Section Six, Lot 205, 1878 Barnstaple Lane**

Drees Premier Homes requests approval of a Hillside Protection Overlay site plan for Lot 205 located at 1878 Barnstaple Lane. The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

1876 BARNSTAPLE LANE – MORGAN FARMS		
<i>Lot Area (sf)</i>	<i>28,648 sf</i>	
<i>Total Area of Home (sf)</i>	<i>7,265 sf</i>	
<i>Heated Area (sf)</i>	<i>5,318 sf</i>	
<i>Impervious Area (sf)</i>	<i>6,872 sf</i>	
<i>Green Space Provided (%)</i>	<i>77.1%</i>	
<i>Green Space Required (%)</i>	<i>40%</i>	

The plans include shadow gray brick and taupe stucco as well as espresso and white trim.

ZONING OF PROPERTY**Zoning OSRD****APPLICANT NAME/ADDRESS**

Ms. Lee Mealer, Drees Premier Homes, 1651 Westgate Circle, Brentwood, TN 37027

Attachments

Final Staff Report
Building Plans

Elevations

Plot Plan

Erosion Control Plan

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MARCH 2, 2020 -- 7:00 P.M.

FINAL

#

#

CONSENT AGENDA -- ITEM 3:

REQUEST: **HILLSIDE PROTECTION OVERLAY – MORGAN FARMS
SECTION SIX, LOT 205, 1878 BARNSTAPLE LANE**

PROJECT NUMBER: **BPC2002-004**

CURRENT ZONING: **OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT**

GENERAL INFORMATION:

Drees Premier Homes requests approval of a Hillside Protection Overlay site plan for Lot 205 located at 1878 Barnstaple Lane. The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

1878 BARNSTAPLE LANE – MORGAN FARMS	
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Green Space Provided (%)	77.1%
Green Space Required (%)	40%

The plans include shadow gray brick and taupe stucco as well as espresso and white trim.

PROJECT LOCATION:

The subject property is located at 1878 Barnstaple Lane.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 95, 96, 97, 98, 99, 100, 101, 102, 103, 155, 156, 157, 158, 200, 201, 202, 203, 210, 211, 219, 220, 225, 240, 241, 237 & 242 of the Morgan Farms Subdivision.

On February 6, 2017 the Planning Commission approved Section Six of the Morgan Farms Subdivision. The plat showed 24 lots on approximately 31.5 acres. Also proposed was the dedication of 1.26 acres as ROW for McEwen Drive.

CONDITIONS OF APPROVAL:

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

1. The height of the proposed house cannot exceed 52 feet or 3 stories as defined in Section 78-184(15) of the Municipal Code.
2. The property owner or fire sprinkler contractor shall field verify pressure and flows before design/construction of sprinkler system.
3. Show the basement and add basement coverage to the appropriate tables on all sheets.
4. Add a swale to each side of driveway (back of curb and top of wall) along with a 2-foot shoulder at the back of curb.
5. A geotechnical study is required for all HP designated lots.
6. Provide a retaining wall design for staff review.
7. Add driveway color note to all appropriate sheets of the plan.
8. A Hillside Protection Overlay 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 Hillside Protection Overlay 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 **March 2, 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.
6. 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.
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. 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.
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 **March 2, 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 Hillside Protection Overlay Site Plan for Lot 205 of the Morgan Farms Subdivision, to include the required residential sprinkler system and subject to the requirements of the staff report.



Square Footage		Division: Nashville	
Living Areas		Building Code: 2018 IRC - 2017 NEC	
First Floor	3598 SF	Index to the Drawings	
Second Floor	1720 SF		
	5318 SF		
Unfinished Areas		Sheet No.	Sheet Name
		0C.1	Cover Sheet
		0N.1	General Notes
		1.01	Foundation Plan
		1.02	Foundation Framing Plan
		1.03	Foundation Mechanical Plan
Carriage Garage	293 SF	2.01F	First Floor Framing Plan
Covered Porch	129 SF	2.01S	First Floor Structural Plan
First Floor Unfinished Storage	155 SF	2.02F	Second Floor Framing Plan
Garage	584 SF	2.02S	Second Floor Structural Plan
Lower Level Unfinished Storage	442 SF	2.04	Roof Plan
Outdoor Living	252 SF	4.01	First Floor Mechanical Plan
Second Floor Unfinished Storage	92 SF	4.02	Second Floor Mechanical Plan
Redraws		5.01	Building Section
		6.01	Front Elevation
Plan Review: 01/14/20		6.02	Garage Side Elevation
REVISIONS PER REDRAW REQUEST FORM		6.03	Rear Elevation
		6.04	Side Elevation
		7.01	House Specific Details
		7.02	House Specific Details
		7.03	House Specific Details
		7.04	House Specific Details
		7.05	House Specific Details

Plan Review: XX/XX/XX	
Xxxxx	
☐ Building Height: As Required	

☐ Brick Calculations: Sheet X.XX ☐ Fenestration Calculations: Total Wall Square Footage: Total Window Square Footage: Total Fenestration %:	RESIDENCE FOR: MARKET 1878 BARN STAPLE LANE GALLERY HOMES - NASH																
Customer Plan Review Signature I understand that my new Drees home will be built in general conformance to the plans, specifications, selections and the Purchase Agreement, all of which I have reviewed and approved. This set of plans may not reflect the elevations or options for my house. Drees draws the standard plans complete with the most common options. The subcontractor's sets will show only the options I selected in my selection sheets. I have reviewed the plot plan for my house and understand that there may be some field adjustments as to the exact location of the house on the lot. I further understand that my home will not be built exactly like any other Drees home or Model and that some minor variations from my plans and specifications may occur since every home that is built has it's own set of unique construction problems that must be dealt with as the home is being built. Customer: _____ Date: _____ Customer: _____ Date: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Job Number: NGA-0549-00</td> <td style="width: 25%;">Drawing Date: 01/10/20</td> <td style="width: 25%;">Coord Name: GREG P.</td> <td style="width: 25%;">Coord Phone: 859.578.4355</td> </tr> <tr> <td colspan="2">House Name:</td> <td colspan="2">Drawing Scale: 1/8" = 1'0"</td> </tr> <tr> <td colspan="4" style="text-align: center; vertical-align: middle;"> <div style="font-size: 2em; font-weight: bold;">the BELTERRA</div> </td> </tr> <tr> <td colspan="2">Born on Date: XX/XX/XX</td> <td colspan="2">CDs Drawn By: XXX</td> </tr> </table> <div style="display: flex; justify-content: space-between; align-items: center; padding: 10px;"> <div style="text-align: center;">  <p>Copyright © 2019 2019 The Drees Company. All Rights Reserved. 1651 West Gals Circle, Brentwood, TN 37028-8047 Phone: (615) 371-9750</p> </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; font-size: 0.8em;">Sheet Information</div> <div style="text-align: center; flex-grow: 1;"> <div style="font-size: 4em; font-weight: bold; margin-bottom: 10px;">0C.1</div> <div style="font-weight: bold; font-size: 1.2em;">Cover Sheet</div> <div style="font-weight: bold; font-size: 1.2em;">Elevation "D"</div> </div> </div>	Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355	House Name:		Drawing Scale: 1/8" = 1'0"		<div style="font-size: 2em; font-weight: bold;">the BELTERRA</div>				Born on Date: XX/XX/XX		CDs Drawn By: XXX	
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<div style="font-size: 2em; font-weight: bold;">the BELTERRA</div>																	
Born on Date: XX/XX/XX		CDs Drawn By: XXX															

Architecture Plan Review:		☒ No Comments ☐ See Comments	
Customer Request: 1. Xxxxx 2. Xxxxx 3. Xxxxx 4. Xxxxx		Design Solution: 1. Xxxxx 2. Xxxxx 3. Xxxxx 4. Xxxxx	
		Reason For Modification: 1. Xxxxx 2. Xxxxx 3. Xxxxx 4. Xxxxx	
		Comments: 1. Xxxxx 2. Xxxxx 3. Xxxxx 4. Xxxxx	

GENERAL NOTES - NASHVILLE			
FOUNDATION NOTES	MECHANICAL NOTES		
<div>- FOUNDATION WALLS TO BE BRICK WITH C.M.U. BACKER UNLESS OTHERWISE NOTED.</div> <div>- PROVIDE A 6 MIL. POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED 6" MINIMUM UNDER ALL INTERIOR SLABS IN ENCLOSED AND CONDITIONED SPACES.</div> <div>- BACK FILL ADJACENT TO FOUNDATION WALLS SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.</div> <div>- PROVIDE 6" GRAVEL BASE IN CRAWL SPACE</div> <div>- MAXIMUM ASSUMED SOIL BEARING CAPACITY = 2,000 p.s.f.</div> <div>- EXTERIOR SLABS/GARAGES SHALL BE POURED WITH AIR ENTRAINED CONCRETE WITH AIR CONTENT NOT LESS THAN 5% OR MORE THAN 7%, WITH AN OVERALL STRENGTH OF 3,000 PSI.</div> <div>- GRAVEL OR CRUSHED STONE DRAINS SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE COVER.</div> <div>- GARAGE SLAB: 4" CONCRETE SLAB SLOPED 4" MINIMUM TOWARDS GARAGE DOOR, OVER 4" MINIMUM LOOSE STONE OR COMPACTED FILL.</div> <div>- PROVIDE TERMITE PROOFING PRIOR TO POURING GARAGE SLAB.</div> <div>- INSTALL 1/2" DIAMETER GALVANIZED MUDSILL ANCHOR BOLTS AT 6'-0" o.c., OR CODE APPROVED 16 GA. GALVANIZED ANCHOR STRAPS AT 36" MAX o.c.</div> <div>- FOOTER SIZE TO BE 24" x 8" ; FOR FRANKLIN: 24" x 10" FOOTER SIZE WITH MIN. 2-1/2" THICK CONTINUOUS REBAR.</div> <div>- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.</div> <div>- ALL VERTICAL STEEL AND ALL STEEL IN STRUCTURAL SLABS TO BE GRADE 60. ALL HORIZONTAL STEEL IN FOUNDATION WALLS AND FOOTERS TO BE GRADE 40 STEEL.</div>	<div>- ANY GAS APPLIANCES MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.</div> <div>- HOLD THE CENTERLINE OF ALL EXTERIOR LIGHT FIXTURES AT 5'-8" OFF BOTTOM OF DOOR OPENING.</div> <div>- A STAIR HANDRAIL, ON ONE SIDE ONLY, SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE STAIRWAY, AND ENDS SHALL BE RETURNED TO A WALL OR POST. THE HANDRAIL MAY BE INTERRUPTED AT A NEWEL POST AT A TURN.</div> <div>- ALL HANDRAIL GRIP PORTIONS SHALL NOT EXCEED 2-1/4" IN CROSS-SECTIONAL DIMENSION.</div> <div>- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS WITH 2 OR MORE RISERS, HANDRAIL HEIGHTS SHALL BE A MINIMUM OF 34" AND A MAXIMUM OF 38".</div> <div>- ALL STAIRS TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH THE RISER.</div> <div>- GUARDRAILS MUST BE A MINIMUM OF 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS MUST BE A MIN. OF 34" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.</div> <div>- ALL KITCHEN CABINET DIMENSIONS ARE CABINET TO CABINET.</div> <div>- CABINET STYLES MAY VARY FROM INTERIOR ELEVATIONS DEPENDING ON STYLE, MANUFACTURER, ETC. FOR CABINET DETAILS SEE SHOP DRAWINGS.</div> <div>- CABINET SIZES MAY VARY WITH FULL-OVERLAY CABINETS.</div> <div>- GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS TO BE INSTALLED PER NEC 2017, SECT. 210.8.</div> <div>- PROVIDE HOSE BIBS PER DIVISION SPEC. SHEET. EXACT LOCATION TO BE FIELD DETERMINED, UNLESS OTHERWISE NOTED ON THE PLANS.</div> <div>- MIN. 50 C.F.M. FOR ALL EXHAUST FANS IN BATHROOMS</div>		
FRAMING, SECTION & DETAILS NOTES	ROOF PLAN NOTES		
<div>DESIGN LOADS:</div> <div>FLOORS: 40 psf LIVE LOAD + 10 psf DEAD LOAD = 50 psf GARAGE FLOOR: 50 psf LIVE LOAD SEISMIC: "A" & "B"</div> <div>ROOF: 25 psf LIVE LOAD + 20 psf DEAD LOAD = 45 psf WIND SPEED: 90 MPH</div> <div>DESIGN DEFLECTION LIMITS (BASED ON LIVE LOAD, EXCEPT MASONRY):</div> <div>RAFTERS GREATER THAN 3:12 L/180 CEILINGS L/240</div> <div>ASONRY VENEER L/600</div> <div>NOMINAL LUMBER FLOORS: L/360</div> <div>MANUFACTURED WOOD FLOORS: DESIGNED TO MINIMUM PRO RATING OF 35 (OR EQUIVALENT).</div> <div>NO MORE THAN 8 POINT DIFFERENCE BETWEEN ADJACENT SPANS.</div> <div>L/480 FOR SPANS UP TO 16'-0" AND NO GREATER THAN 1/2" DEFLECTION</div> <div>L/600 FOR SPANS OVER 16'-0" IF SIMPLE SPAN; L/840 FOR SPANS OVER 16'-0" IF CONTINUOUS SPAN. NO GREATER THAN 1/2"</div> <div>DEFLECTION</div> <div>-JOIST SPACING: 19.2" o.c. MAXIMUM SPACING</div> <div>DOUBLE EVERY OTHER FLOOR JOIST UNDER KITCHEN ISLANDS</div> <div>INSTALL UNCOUPLING MEMBRANE IN TILE FLOOR AREAS IF 19.2" o.c. FLOOR JOIST SPACING</div> <div>GLUE AND MECHANICALLY FASTEN [SCREWS] WOOD FLOOR IF 19.2" o.c. FLOOR JOIST SPACING</div> <div>- MANUFACTURED WOOD PRODUCTS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL WOOD BEAMS AND I-JOISTS) SHALL BE FABRICATED, HANDLED, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.</div> <div>-JOISTS ARE NOT TO BE PLACED DIRECTLY OVER INTERIOR PARALLEL WALLS. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)</div> <div>- ALL WOOD BEAMS/HEADERS: 2x6 TO BE SPF STUD GRADE OR BETTER</div> <div>2x8 OR LARGER TO BE SOUTHERN PINE #2 OR BETTER</div> <div>- EXTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 16" o.c. UNLESS OTHERWISE NOTED (10'-4 1/2" MAXIMUM WALL HEIGHT)</div> <div>- ALL INTERIOR BEARING WALLS AND WALLS AT BASEMENT & FIRST FLOOR STAIRWELLS, KITCHEN, AND GARAGE TO BE 2x4 SPF STUD GRADE AT 16" O.C.;</div> <div>ALL OTHER NON-BEARING INTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 24" O.C. UNLESS OTHERWISE NOTED.</div> <div>- ALL WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.</div> <div>- PROVIDE SOLID BEARING TO FOUNDATION OR BEAM BELOW FOR ALL BEAMS, HEADERS & GIRDER TRUSSES. PROVIDE BLOCKING BETWEEN JOISTS AS REQUIRED.</div> <div>- BOLTING OF MULTIPLE BEAM OF 3 MEMBERS OR MORE ARE TO BE DETERMINED ACCORDING TO INDIVIDUAL LOAD CASE PER PANEL ENGINEER'S DESIGN.</div> <div>- SEE SELECTION SHEET FOR SIZE AND STYLE OF FIREPLACE. SEE FIREPLACE ELEVATION DETAIL FOR ADDITIONAL FRAMING REQUIREMENTS, IF ANY.</div> <div>- CHECK SELECTION SHEETS FOR FLOOR COVERING AT TOP AND BOTTOM OF STAIR RISERS AND ADJUST RISERS AS REQUIRED.</div> <div>- PROVIDE BLOCKING AT ALL HANDRAIL TERMINATION AND BRACKET LOCATIONS.</div> <div>- WITH VINYL WINDOWS ONLY, SECOND STORY WINDOWS IN TWO STORY SPACES WILL HAVE DRYWALL SILLS. ALSO, DETACHED TRANSOMS OVER DOORS OR WINDOWS WILL HAVE DRYWALL SILLS.</div> <div>- ASTM 152 3/4 HOUR FIRE RATED DOOR WITH SELF-CLOSER BETWEEN GARAGE AND LIVING AREA.</div> <div>- ALL EGRESS WINDOWS TO HAVE MINIMUM OPENING DIMENSIONS OF 24" IN HEIGHT, 20" IN WIDTH, AND HAVE A MINIMUM OPENING AREA OF 5.7 S.F.</div> <div>- ALL EGRESS WINDOWS TO BE A MAXIMUM OF 44" OFF OF FINISHED FLOOR.</div> <div>- ALL GLASS IN INTERIOR AND EXTERIOR DOORS TO BE TEMPERED (INCLUDING SIDELITES AND TRANSOMS)</div> <div>- ALL LUMBER CONTACTING CONCRETE TO BE PRESSURE TREATED</div> <div>- ALL FASTENERS, HANGERS, AND OTHER CONNECTORS TO BE USED WITH PRESSURE TREATED WOOD ARE TO HAVE ZMAX COATING (OR EQUIVALENT) HOT-DIPPED GALVANIZED OR STAINLESS STEEL.</div> <div>- IN THE GARAGE, PROVIDE 1/2" GYP. BOARD AT ALL WALLS COMMON TO LIVING SPACE AND ALL STRUCTURAL MEMBERS SUPPORTING FLOOR/CEILING ASSEMBLY. GARAGE CEILING TO BE 1/2" SAG RESISTANT GYP. BOARD WHEN THERE ARE NO HABITABLE SPACES ABOVE, OR 5/8" TYPE X GYP. BOARD WHEN HABITABLE SPACES ARE ABOVE.</div> <div>- GARAGE/RESIDENCE DOOR TO BE 1-3/8" THICK, HONEYCOMB STEEL DOOR(20 MIN.) WITH SELF-CLOSING DEVICE.</div> <div>- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS, FRAMED HIGHER THAN THE STANDARD PLATE HEIGHT, SHALL BE FRAMED WITH CONTINUOUS FULL HEIGHT STUDS TO THE HIGHEST CEILING (I.E. NO INTERMEDIATE BREAKS) TO PREVENT LATERAL HINGE CONDITIONS.</div> <div>- GUARDRAIL DESIGN LOAD RESIST A MINIMUM OF 200 LBS LATERAL FORCE.</div> <div>-ALL WINDOWS (LOWER THAN 2'0" OFF FLOOR & OVER 6'0" ABOVE GRADE) SHALL HAVE WINODW STOPS INSTALLED THAT WILL NOT ALLOW THE WINDOW TO OPEN MORE THAN 4".</div> <div>EXCEPTION- BEDROOMS REQUIRE (1) WINDOW TO BE EGRESS. ALL EGRESSABLE WINDOWS ARE REQUIRED TO HAVE WINDOW GUARDS COMPLYING WITH "ASTM F 2006 OR F 2090".</div>	<div>- ALL OVERHANGS TO HAVE (2) SOFFIT VENTS PER EACH 8' SOFFIT SECTION.</div> <div>- SEE TRUSS MANUFACTURERS SHOP DRAWINGS FOR TRUSS LAYOUT AND DESIGN INCLUDING GIRDER TRUSS AND BEAM LOCATIONS (IF ANY).</div> <div>- PROVIDE BAFFLES AT EXTERIOR TRUSS BEARING FOR VENTILATION.</div> <div>- PROVIDE 15# FELT PAPER UNDER SHINGLES.</div> <div>- PRE-ENGINEERED WOOD ROOF TRUSSES AT 24"o.c. UNLESS OTHERWISE NOTES.</div> <div>- TRUSSES TO BE BRACED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.</div> <div>- ALL GIRDER TRUSSES TO BE NAILED TOGETHER ACCORDING TO MANUF. SPECIFICATIONS.</div> <div>- CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL TEMPORARY SHORING AND BRACING DURING CONSTRUCTION FOR ALL ELEMENTS INCLUDING WALLS, JOISTS, TRUSSES, COLUMNS, MASONRY AND OTHERS AS REQUIRED.</div> <div>- TRUSS MANUFACTURER TO SPECIFY ALL CONNECTIONS AND HANGERS ON SHOP DRAWINGS.</div> <div>- ENGINEERED TRUSS DRAWINGS ALONG W/ HIB-91 REQUIREMENTS ARE TO BE PROVIDED TO THE FIELD BY TRUSS MANUFACTURER PRIOR TO ERECTION OF TRUSSES.</div> <div>- ENGINEERED TRUSS DRAWINGS TO BE PROVIDED FOR THE BUILDING INSPECTOR AT THE FRAMING INSPECTION.</div> <div>INSULATION DETAILS</div> <div>EXTERIOR STUD WALL CAVITY: (2x4) R-13</div> <div>(2x6) R-19</div> <div>FLOOR JOIST CAVITY AT STANDARD PERIMETER: R-19</div> <div>FLOOR JOIST CAVITY AT CANTILEVER OVER GARAGE: R-19</div> <div>(OVER HORIZONTAL SPACE): R-38 BLOWN</div> <div>(SLOPED AND VERTICAL SPACE) : R-30 BATT</div> <div>- ROOF TRUSSES WILL BE FASTENED BY CONNECTORS THAT WILL RESIST A MINIMUM OF 175 LBS OF UPLIFT</div> <div>ELEVATION NOTES</div> <div>- WINDOW STYLE AND MULLIONS MAY VARY FROM ELEVATION DEPENDING UPON MANUFACTURER, STYLE, PATTERN, TYPE, ETC.</div> <div>- USE SECONDARY HEAT BARRIER ON ALL DIRECT VENT FIREPLACES 7" OR LESS ABOVE A WALKWAY.</div> <div>- PROVIDE BRICK WALL TIES AT 16" O.C. HORIZONTALLY AND VERTICALLY. PROVIDE BRICK WALL TIES WITHIN 12" OF ANY BRICK OPENINGS AT A MAXIMUM OF 36" O.C. AROUND OPENING.</div> <div>- GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.</div> <div>- PROVIDE TYVEK OR EQUIVALENT HOUSE WRAP BEHIND BRICK AND STONE VENEER OVER WOOD SHEATHING.</div> <div>- PROVIDE BRICK WEEP HOLES AT 33" O.C. WITH BRICK VENEER AND MORTAR NET BEHIND AND THROUGH WEEP HOLES.</div> <div>- PROVIDE FLASHING AND WEEP HOLES ABOVE BRICK ANGLE IRONS.</div> <div>- PAD OUT SIDING AREAS ABOVE ROOF LINES TO BE FLUSH WITH BRICK.</div> <div>- EXTERIOR STEPS TO HAVE A MAXIMUM 8" RISER. WHEN VERTICAL RISE EXCEEDS 30" OR FOUR OR MORE CONTINUOUS RISERS, A HANDRAIL IS REQUIRED.</div>		

RESIDENCE FOR:

MARKET

1878 BARN STAPLE LANE

GALLERY HOMES - NASH

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
NGA-0549-00	01/10/20	GREG P.	859.578.4355
House Name:			Contract Drawn By:
			GMD
the BELTERRA			Series:
			ESTATE
Born on Date:			Plan No.:
XX/XX/XX			PLAN NM
CDs Drawn By:			XXX

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HOMES

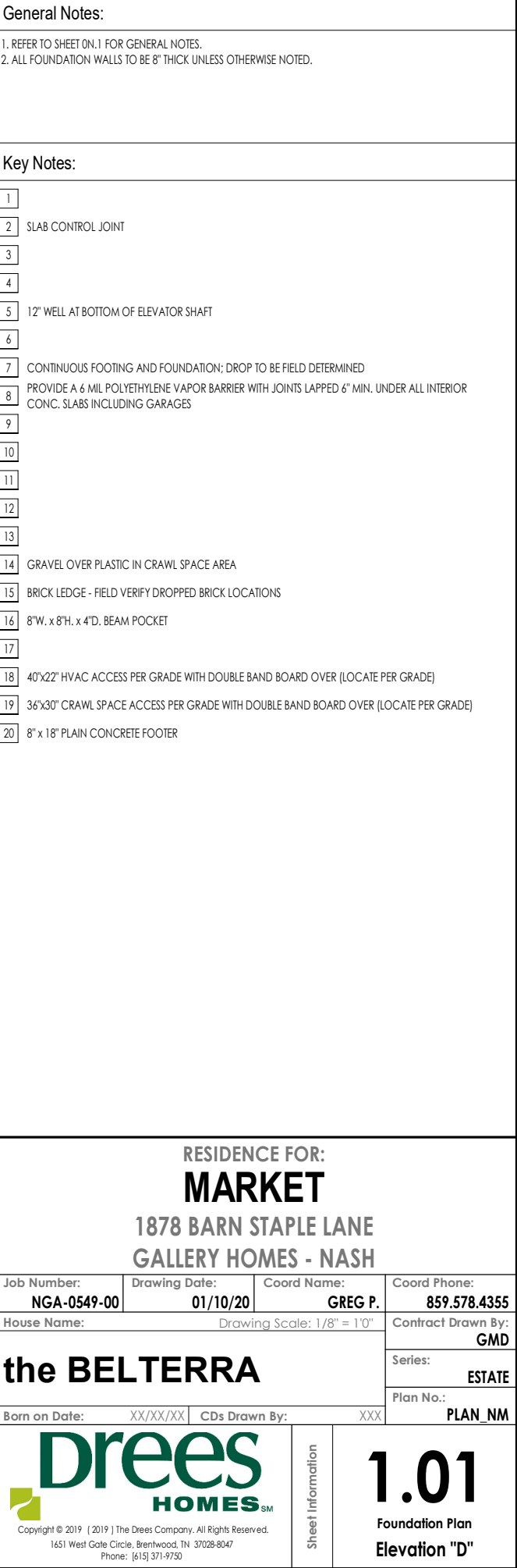
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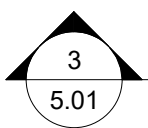
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Sheet Information

0N.1

General Notes
Elevation "D"





1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.

1 STAIRS TO BE ENCLOSED WITH FULL HEIGHT STUDS @ 16" O.C. AND DRYWALLED ON INTERIOR STAIRWELL ONLY TO BOTTOM OF THE RUN

3 RE: DETAIL C/7.01 FOR BASEMENT STAIR FRAMING DETAILS

4

5

6

7

8

9 DIRECT VENT WATER HEATER

10 --

Space for Architect Seal

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
NGA-0549-00	01/10/20	GREG P.	859.578.4355

House Name:	Drawing Scale: 1/8" = 1'0"
-------------	----------------------------

Contract Drawn By:

Series: ESTATE

Born on Date: XX/XX/XX		CDs Drawn By: XXX	
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Plan No.:	PLAN_NM
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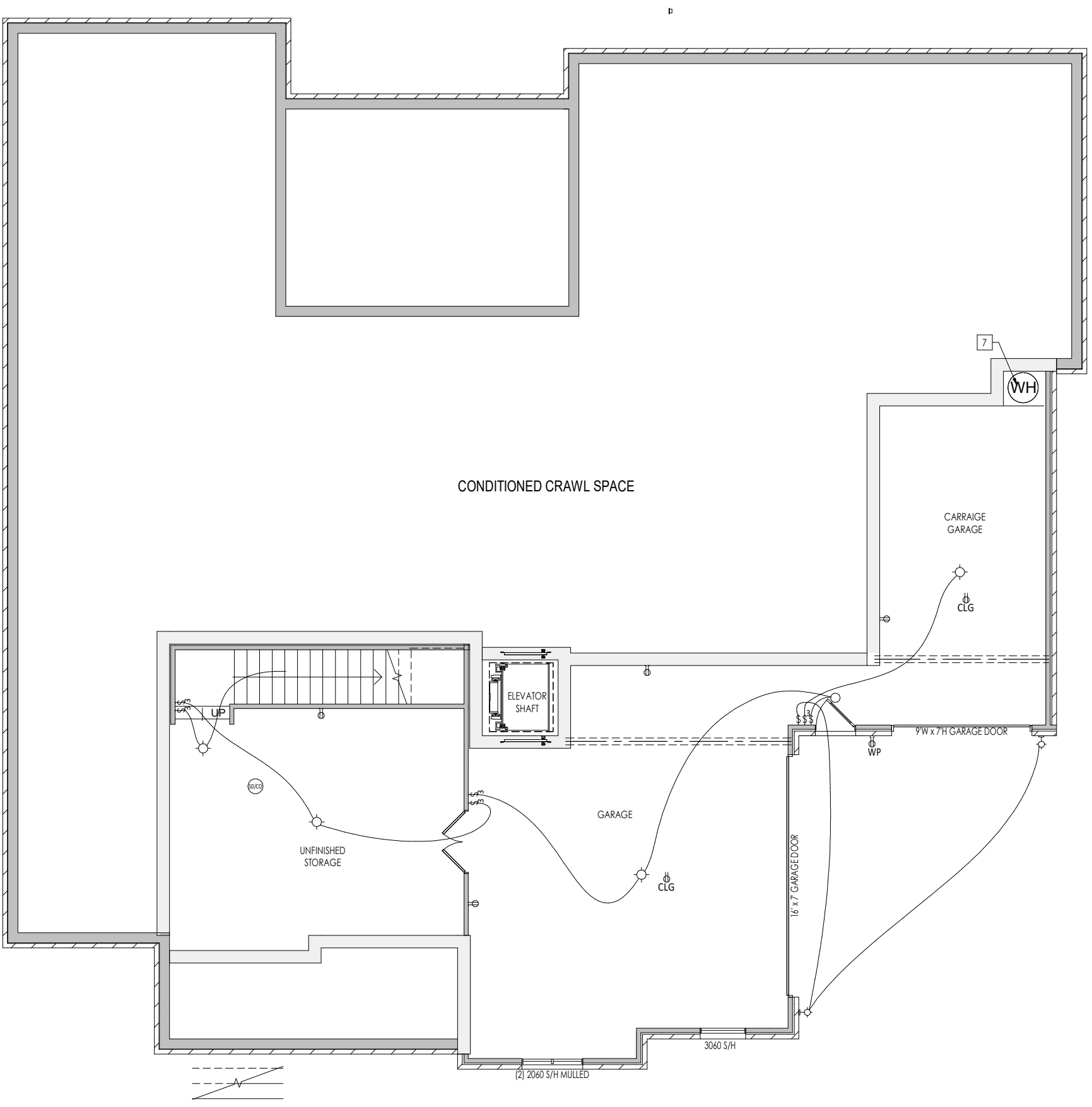
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Sheet Information

1.02

Foundation Framing Plan
Elevation "D"



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:

1

--

2

3

4

5

6

7

DIRECT VENT WATER HEATER

Space for Architect Seal

RESIDENCE FOR:

MARKET

1878 BARN STAPLE LANE

GALLERY HOMES - NASH

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
NGA-0549-00	01/10/20	GREG P.	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By:
the BELTERRA		Series:	GMD
		Plan No.:	ESTATE
Born on Date:	XX/XX/XX	CDs Drawn By:	XXX

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Sheet Information

1.03

Foundation Mechanical Plan

Elevation "D"

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ALL FIRST FLOOR CEILINGS TO BE 10'1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
3. FRAME TOP OF ALL WINDOWS AT 1'10" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-3" FROM CEILING UNLESS CALCULATIONS REQUIRE LARGER HEADERS.
5. ALL EXTERIOR WALLS TO BE 2x6

- Key Notes:
- 1 TOP OF WINDOWS TO BE SAME HEIGHT AS DOOR
 - 2 DROP OPENING 1'10"
 - 3 SLOPE WALL FLUSH WITH STAIR STRINGER
 - 4 SECOND FLOOR LINE ABOVE
 - 5 22'-1/2" x 32" ATTIC ACCESS
 - 6 PAD OUT WALL FOR RETURN LOCATION
 - 7 FRAME BONUS ROOM WALLS AT 9'-1"
 - 8 36" HIGH WALL
 - 9 RE: DETAIL B/7.01 FOR SECOND FLOOR STAIR FRAMING DETAILS
 - 10 34'-1/2" HIGH HALF WALL
 - 11 DROP OPENING 1'3"
 - 12
 - 13 BARREL VAULT, TOP OF ARCH @ 8'1" w/ 6" SPRING
 - 14
 - 15
 - 16 DROP CEILING 6'-1-1/2" OVER REFRIDGERATOR
 - 17 --
 - 18 HOLD TOP OF WINDOW @ 1'-0 1/4" B.T.P.
 - 19 INSULATED DOOR
 - 20 --

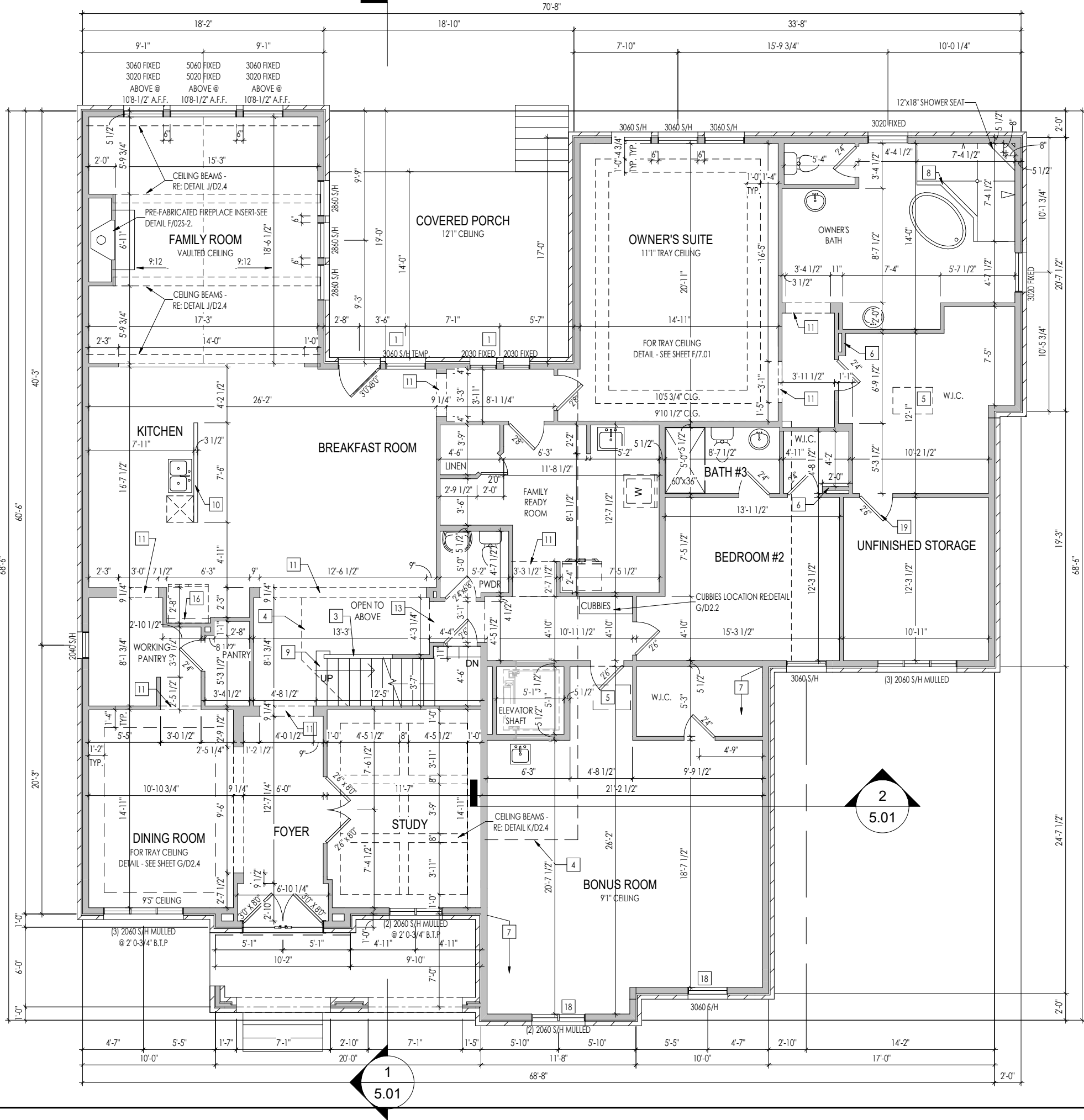
RESIDENCE FOR: MARKET 1878 BARN STAPLE LANE GALLERY HOMES - NASH			
Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	
the BELTERRA		Contract Drawn By: GMD	
		Series: ESTATE	
Born on Date: XX/XX/XX		CDs Drawn By: XXX	
		Plan No.: PLAN_NM	



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Sheet Information

2.01F
First Floor Framing Plan
Elevation "D"



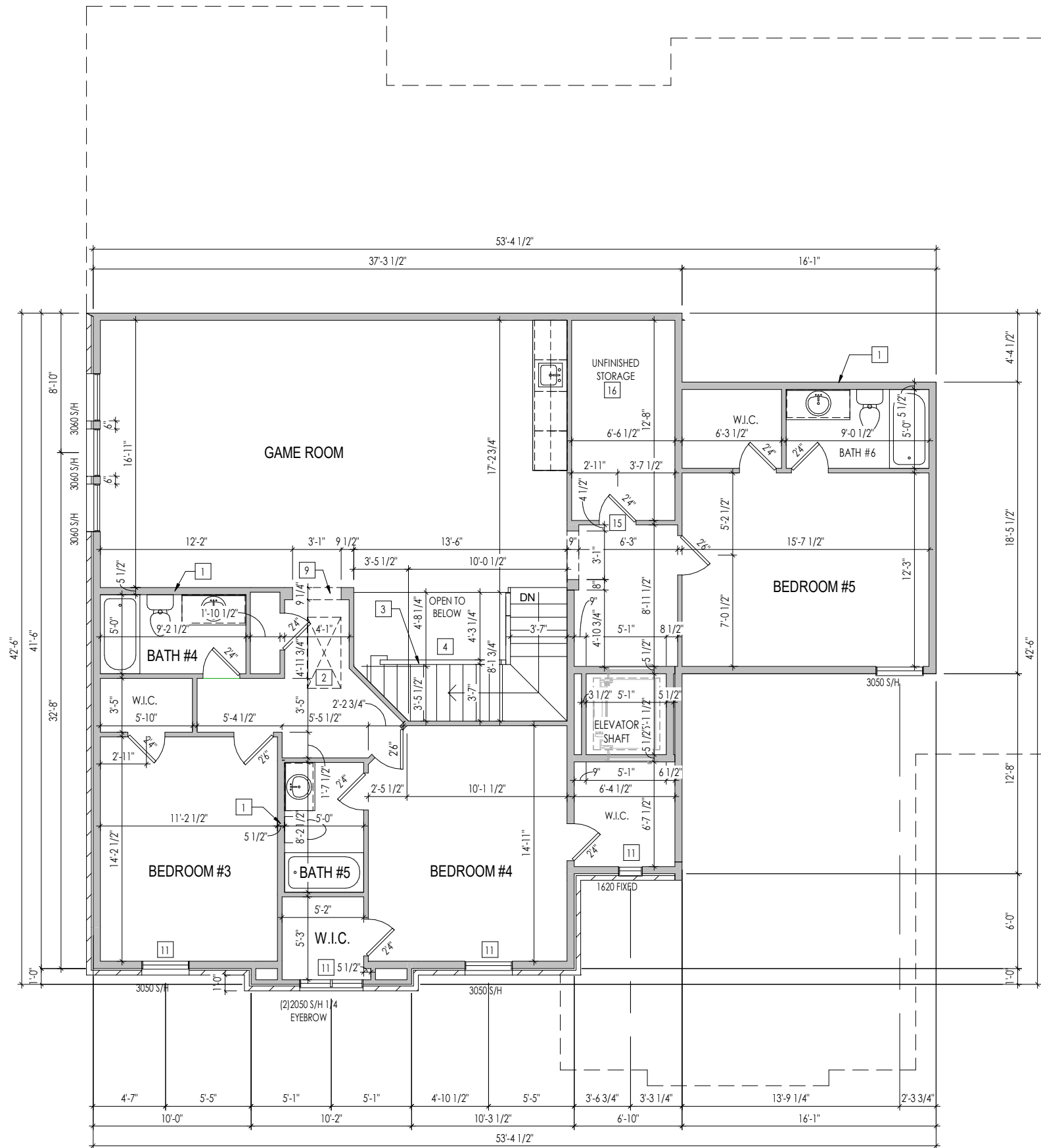
NOTE:
REFER TO SELECTION SHEETS FOR
FLOORING MATERIAL PROIR TO
CONSTRUCTING STAIRS TO DETERMINE
RISER HEIGHTS

PROVIDE 8' TALL DOORS
THROUGHOUT FIRST FLOOR,
U.N.O.

2.01S

First Floor Structural Plan
Elevation "D"

NOTE:
REFER TO SELECTION SHEETS FOR
FLOORING MATERIAL PRIOR TO
CONSTRUCTING STAIRS TO DETERMINE
RISER HEIGHTS



General Notes:

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

- ALL SECOND FLOOR CEILINGS TO BE 9"1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.

- FRAME TOP OF ALL WINDOWS @ 1'0-1/4" BELOW TOP PLATE UNLESS OTHERWISE NOTED.

- ALL FALSE HEADERS TO BE DROPPED 1'-0" FROM CEILING UNLESS OTHERWISE NOTED.

- ALL EXTERIOR WALLS TO BE 2x6

Key Notes:

1DO NOT LOCATE TRUSS ABOVE PLUMBING WALL

225-1/2"x54" ATTIC PULL DOWN, ADD (2) SHEETS 3/4" PLYWOOD FOR HVAC, KEYLESS LIGHT AND ELECTRIC OUTLET

3SLOPE WALL WITH STAIR STRINGER

4RE: DETAIL B/7.01 FOR SECOND FLOOR STAIR FRAMING DETAILS

5

6

7

8

9--

10

11HOLD TOP OF WINDOW @ 1'-8 1/4" B.T.P.

12--

13--

14--

15INSULATED DOOR

16PROVIDE OSB 48" HIGH ON WALL

17--

18--

19--

20--

RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

Job Number:
NGA-0549-00

Drawing Date:
01/10/20

Coord Name:
GREG P.

Coord Phone:
859.578.4355

House Name:
the BELTERRA

Drawing Scale: 1/8" = 1'0"

Contract Drawn By:
GMD

Series:
ESTATE

Plan No.:
PLAN_NM

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Sheet Information

2.02F

Second Floor Framing Plan
Elevation "D"

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

115 MPH WIND IN 2018 IRC MAP

(115 MPH WIND SPEED IN ASCE 7-16 WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2018 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
 - FASTEN SHEATHING w/ 2-3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.)
- ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

3" o.c. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2-3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 10d NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

INDICATES EXTENT OF INT. OSB SHEARWALL AND/OR 3" O.C. EDGE NAILING

INDICATES HOLDOWN

INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

MMK STD - OCT. 2019

The diagram is a second floor structural plan. It shows a central staircase labeled 'DN' with arrows indicating the direction of travel. The plan includes several rooms and corridors. Walls are shown with solid lines, and areas where OSB sheathing is required are indicated by dashed lines. Holdowns are marked with triangles along the exterior walls. Posts above (P.A.) are marked with asterisks. The plan is annotated with various dimensions and specifications, such as '(2)2x6 HDR.' for header dimensions and '(2)2x6' for stud dimensions. The overall layout shows a complex arrangement of walls and openings, typical of a residential second floor plan.

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

RESIDENCE FOR:

MARKET

1878 BARN STAPLE LANE

GALLERY HOMES - NASH

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
NGA-0549-00	01/10/20	GREG P.	859.578.4355
House Name:		Drawing Scale: 1/8" = 1' 0"	Contract Drawn By:
the BELTERRA		Series:	GMD
		ESTATE	
Plan No.:		PLAN_NM	
Born on Date:	XX/XX/XX	CDs Drawn By:	XXX

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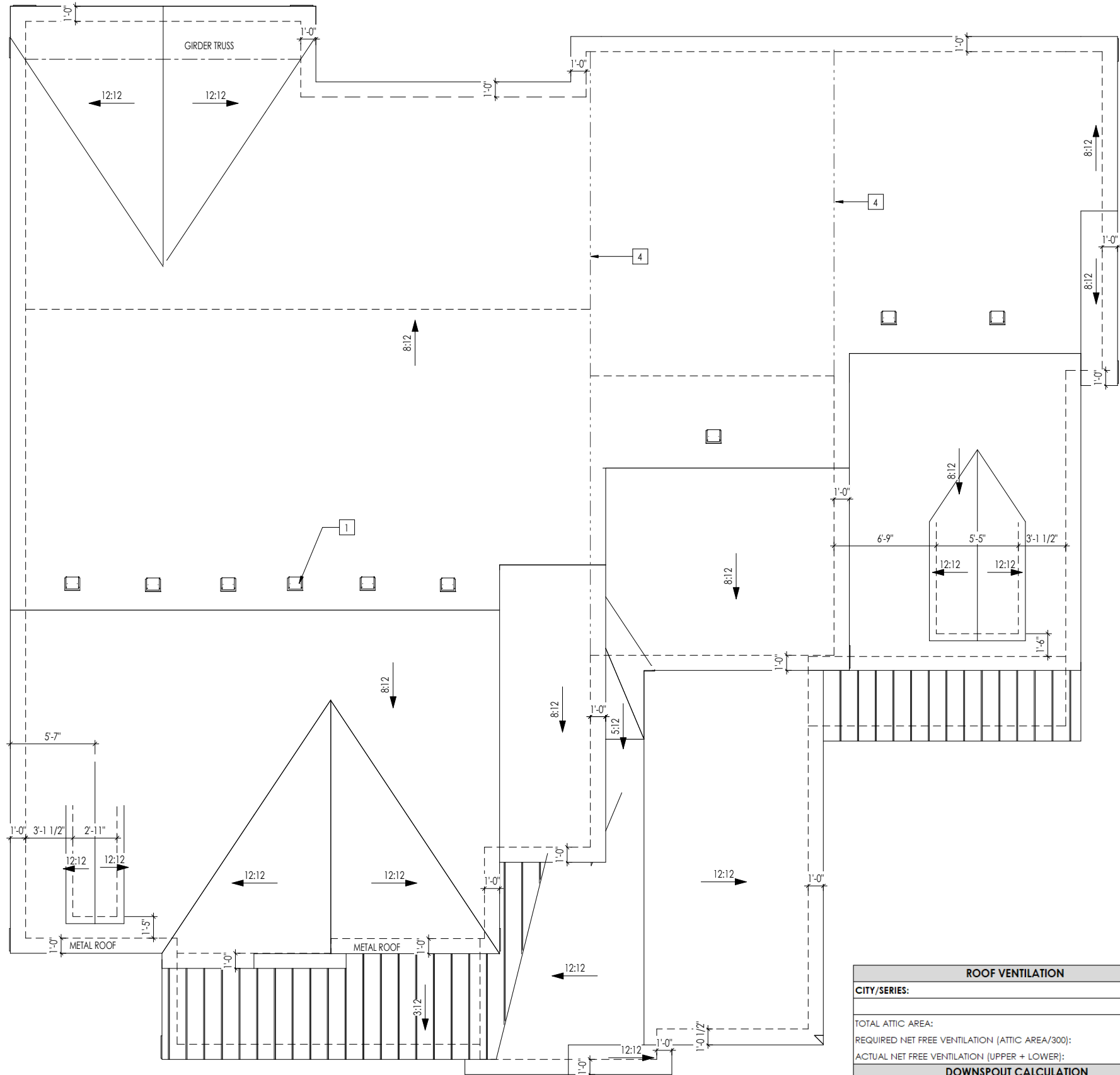
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Sheet Information

2.02S

Second Floor Structural Plan
Elevation "D"



HEEL CUT STANDARDS			
	OVERHANG		
	1'-0"	2'-0"	
ROOF PITCH	4:12	3-3/4"	7-3/4"
	5:12	4-3/4"	9-3/4"
	6:12	5-3/4"	11-3/4"
	7:12	6-3/4"	13-3/4"
	8:12	14"	N/A
	9:12	15"	N/A
	10:12	16"	N/A
	12:12	18"	N/A
	14:12	20"	N/A

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:

- 1 ROOF VENTS
- 2
- 3
- 4 SEPARATE ATTIC AREA W/ OSB (ELEV 'D' W/ 5TH BDRM)
- 5 --
- 6 --
- 7 --
- 8 --
- 9 --
- 10 --

RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:		Drawing Scale: 1/8" = 1' 0"	
the BELTERRA		Contract Drawn By: GMD	
		Series: ESTATE	
		Plan No.: PLAN_NM	
Born on Date:	XX/XX/XX	CDs Drawn By:	XXX

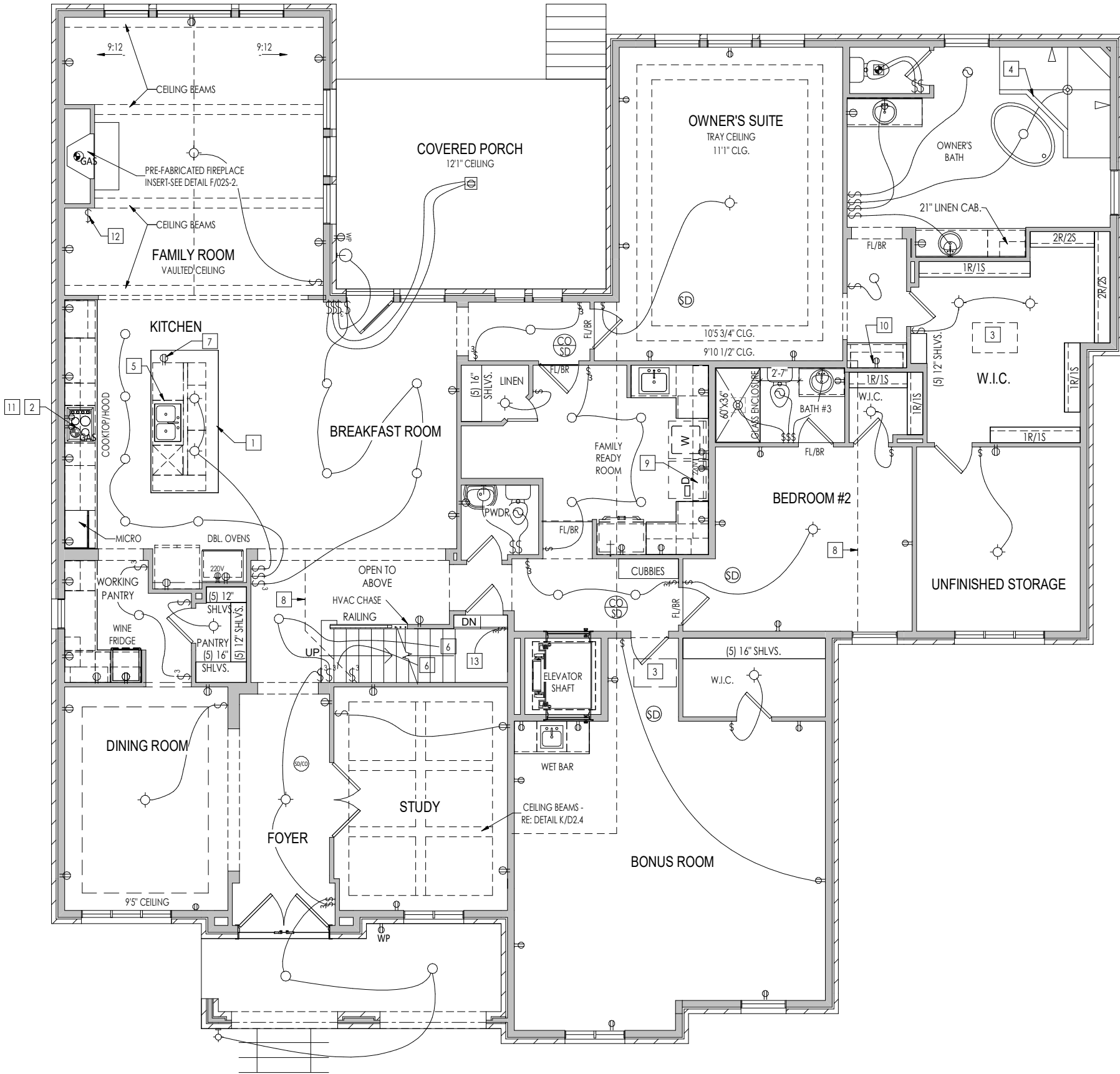


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Sheet Information

2.04
Roof Plan
Elevation "D"

ROOF VENTILATION				
CITY/SERIES:	NASHVILLE			
	MAIN HOUSE	CENTER	RIGHT	BONUS ROOM
TOTAL ATTIC AREA:	2,282	673	737	611
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	7.61	2.24	2.46	2.04
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	7.85	2.31	3.44	2.05
DOWNSPOUT CALCULATION				
	MAIN HOUSE	CENTER	RIGHT	BONUS ROOM
TOTAL DRAINABLE ROOF AREA:	2966.6	874.9	958.1	794.3
MINIMUM # OF DOWNSPOUTS:	5	2	2	2



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:

1 KITCHEN ISLAND RE: DETAIL G/7.01 FOR FRAMING DETAILS
2 OUTLET FOR RANGE HOOD HELD HIGH
3 22-1/2"x32" ATTIC ACCESS
4 GLASS PANEL ATOP HALF WALL
5 DISPOSAL SWITCH TO BE LOCATED IN SINK BASE.
6 TO SWITCH OR LIGHT ABOVE
7 HOLD OUTLET HIGH ON ISLAND
8 SECOND FLOOR ABOVE
9 WALL CABINETS ABOVE W/D
10 OUTLET HELD HIGH
11 VENT HOOD TO EXTERIOR
12 SWITCH FOR BLOWER UNIT WITH DIRECT VENT FIREPLACE ONLY
13 --
14 --
15 --

MECHANICAL LEGEND

◀ PHONE JACK	⊗ CLG. MOUNTED LIGHT FIXT.	■ STAIR LIGHT
⊕ WALL OUTLET	○ SURFACE MOUNT DISC LIGHT OR RECESSED CEILING LIGHT, PER SPECS.	+ HOSE BIB
⊖ WEATHERPROOF GFCI OUTLET	⊙ WALL MOUNTED LIGHT FIXT.	△ SHOWER HEAD
⊖ 220 VOLT OUTLET	⊙ DOUBLE SPOTLIGHT FIXT.	⊕ GAS GAS HOOK UP
⊖ GFCI OUTLET	⊙ DIRECTIONAL CAN LIGHT	⊕ FLOOR DRAIN
⊖ FLOOR OUTLET	⊙ PIN LIGHT	⊕ SMOKE DETECTOR
⊖ CABLE TELEVISION JACK	⊙ WALL SCONCE @ 5'-6" A.F.F.	⊕ CO DETECTOR
↔ SINGLE POLE SWITCH	⊖ FLUORESCENT LIGHT	⊕ SMOKE DETECTOR/CO DETECTOR COMBINATION
↔ 3-WAY SWITCH	⊖ UNDER CABINET LIGHTING	⊕ EXHAUST FAN AND LIGHT COMBINATION
↔ 4-WAY SWITCH	⊖ BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED)	⊖ CLG. MTD. EXHAUST FAN

RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the BELTERRA			Contract Drawn By: GMD
Born on Date: XX/XX/XX			Series: ESTATE
CDs Drawn By: XXX			Plan No.: PLAN_NM

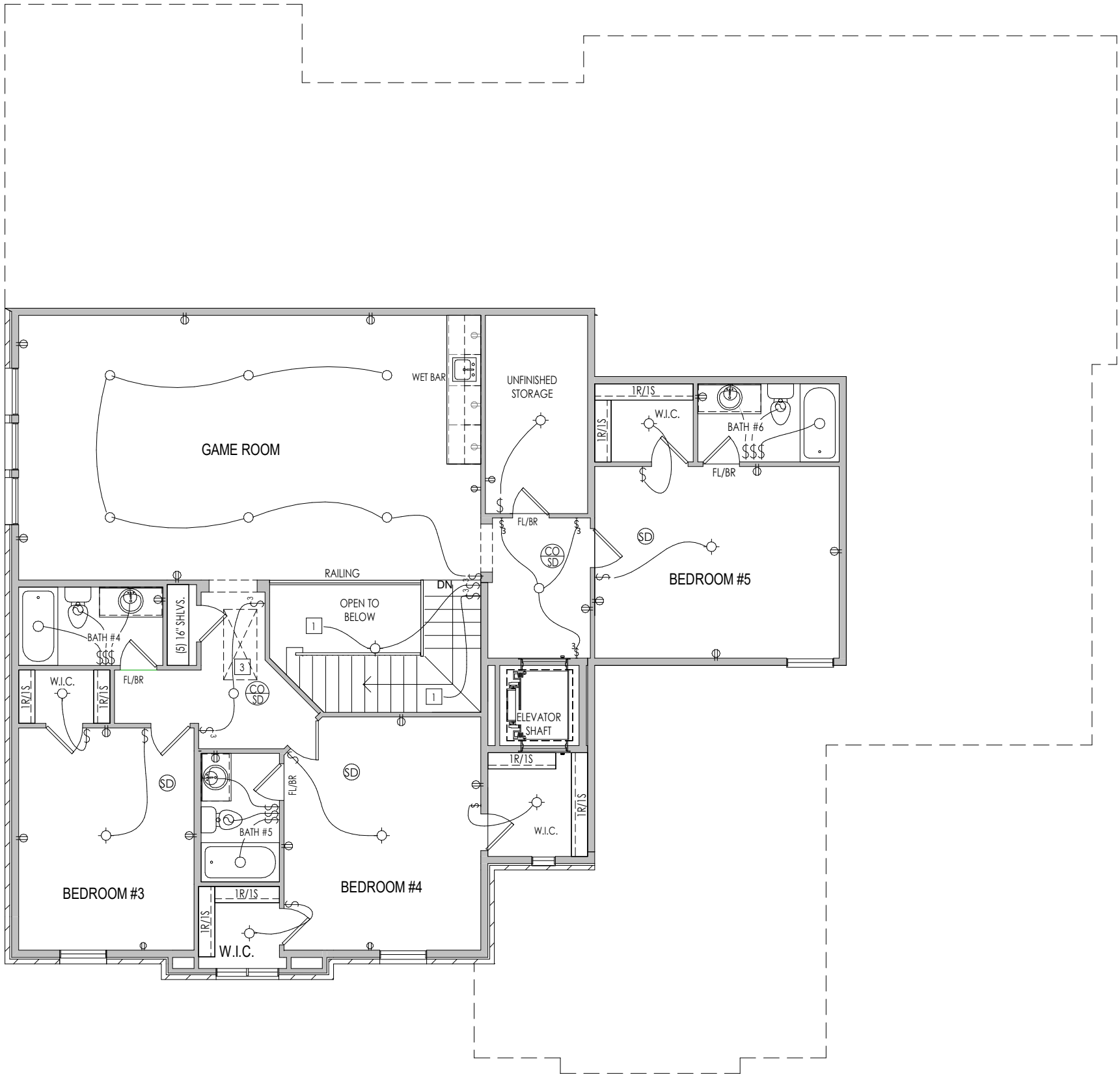
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Sheet Information

4.01

First Floor Mechanical Plan
Elevation "D"



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:

1

TO LIGHT OR SWITCH BELOW

2

--

3

25-1/2"x54" ATTIC PULL DOWN, ADD (2) SHEETS 3/4" PLYWOOD FOR HVAC, KEYLESS LIGHT AND ELECTRIC OUTLET

4

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5

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6

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7

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8

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9

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10

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11

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12

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13

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14

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15

--

MECHANICAL LEGEND

◀

PHONE JACK

⊕

WALL OUTLET

⊕

WEATHERPROOF GFCI OUTLET

⊕

220 VOLT OUTLET

⊕

GFCI OUTLET

⊕

FLOOR OUTLET

⊕

CABLE TELEVISION JACK

↔

SINGLE POLE SWITCH

↔

3-WAY SWITCH

↔

4-WAY SWITCH

⊕

BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED)

○

CLG. MOUNTED LIGHT FIXT.

○

SURFACE MOUNT DISC LIGHT OR RECESSED CEILING LIGHT, PER SPECS.

○

4 WALL MOUNTED LIGHT FIXT.

⊕

DOUBLE SPOTLIGHT FIXT.

⊕

DIRECTIONAL CAN LIGHT

⊕

PIN LIGHT

⊕

WALL SCONCE @ 5'-6" A.F.F.

⊕

FLUORESCENT LIGHT

⊕

UNDER CABINET LIGHTING

⬆

STAIR LIGHT

+

HOSE BIB

⬆

SHOWER HEAD

⊕

GAS GAS HOOK UP

⊕

FLOOR DRAIN

⊕

SMOKE DETECTOR

⊕

CO DETECTOR

⊕

SMOKE DETECTOR/CO DETECTOR COMBINATION

⊕

EXHAUST FAN AND LIGHT COMBINATION

⊕

CLG. MTD. EXHAUST FAN

RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

Job Number:
NGA-0549-00

Drawing Date:
01/10/20

Coord Name:
GREG P.

Coord Phone:
859.578.4355

House Name:
the BELTERRA

Drawing Scale: 1/8" = 1' 0"

Contract Drawn By:
GMD

Series:
ESTATE

Plan No.:
PLAN_NM

Drees

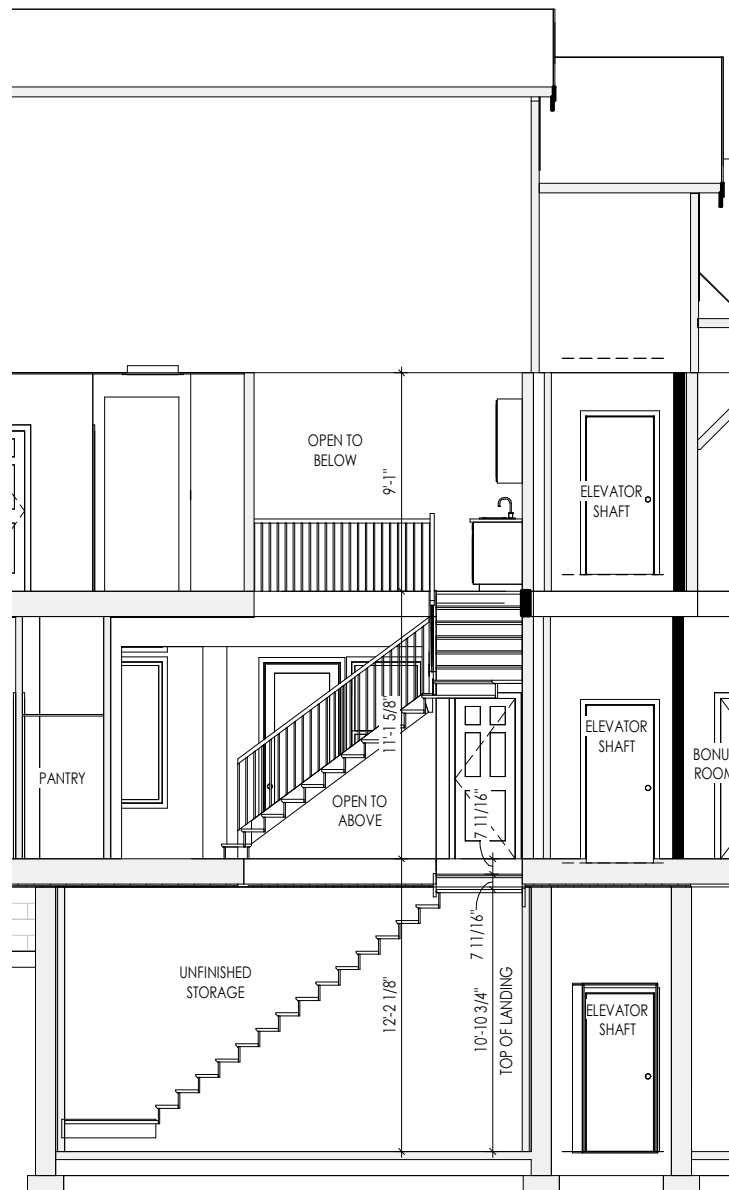
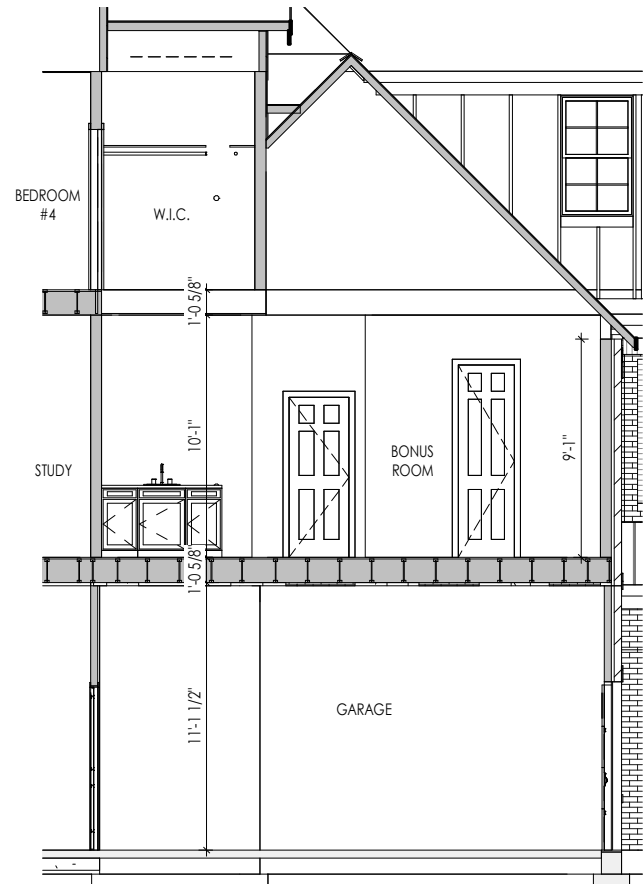
HOMES

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Phone: (615) 371-9750

Sheet Information

4.02

Second Floor Mechanical Plan
Elevation "D"



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the BELTERRA			Contract Drawn By: GMD
Born on Date: XX/XX/XX			Series: ESTATE
CDs Drawn By: XXX			Plan No.: PLAN_NM

Drees
HOMESSM
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Sheet Information

5.01
Building Section
Elevation "D"

BRICK and STONE
LINTEL SCHEDULE

	SPAN	LINTEL SIZE
*BRICK	Up to 6'-0"	L3 1/2 x 3 1/2 x 1/4
	Up to 8'-3"	L5 x 3 1/2 x 5/16
	Up to 9'-3"	**PER DESIGN
	Up to 16'-3"	**PER DESIGN
*STONE	Up to 6'-0"	L4 x 3 1/2 x 1/4
	Up to 8'-3"	L5 x 3 1/2 x 5/16
	Up to 9'-3"	**PER DESIGN
	Up to 16'-3"	**PER DESIGN

All Lintels: 4" Minimum bearing required each end
* Brick is based on 40psf and Stone is based on 60psf
** Any lintels not described by the above parameters shall be specifically designed.

NOTE:
1x8 FASCIA
1x8 FRIEZE

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.

Key Notes:

1

2

3

4

5

6

7

8

9

10



Elevation 'D'

RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

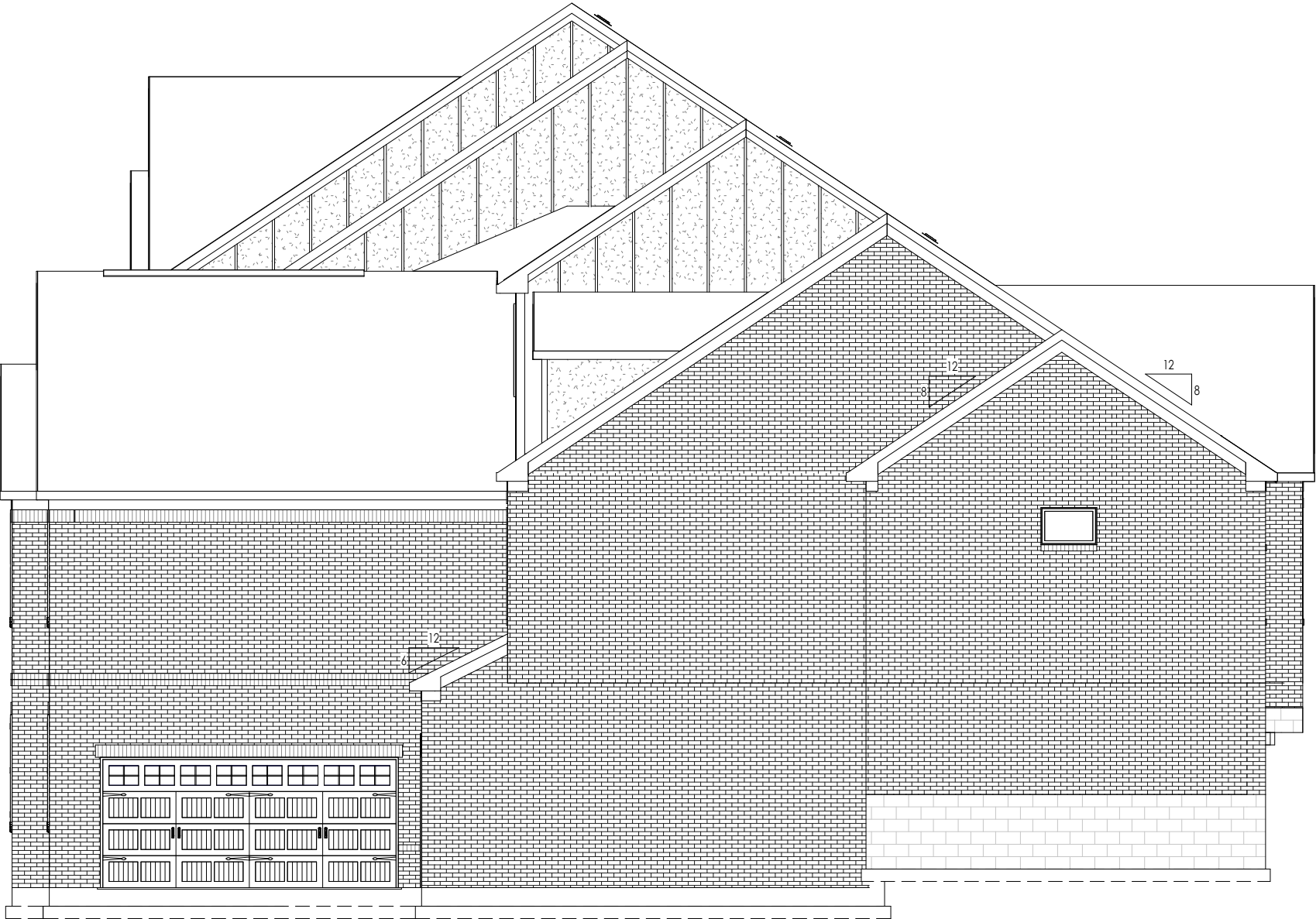
Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the BELTERRA			Contract Drawn By: GMD
Born on Date: XX/XX/XX			Series: ESTATE
CDs Drawn By: XXX			Plan No.: PLAN_NM

Drees
HOMESSM

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Sheet Information

6.01
Front Elevation
Elevation "D"



NOTE:
1x8 FASCIA
1x8 FRIEZE

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO SHEET 6.01 FOR LINTEL SCHEDULE, AS NEEDED.

Key Notes:

- 1 --
2 --
3 --
4 --
5 --
6 --
7 --
8 --
9 --
10 --

RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the BELTERRA			Contract Drawn By: GMD
			Series: ESTATE
Born on Date: XX/XX/XX			Plan No.: PLAN_NM



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Sheet Information

6.02

Garage Side Elevation
Elevation "D"



NOTE:
1x8 FASCIA
1x8 FRIEZE

General Notes:

- 1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
- 2. ROOFING MATERIAL PER SELECTIONS.
- 3. REFER TO SHEET 6.01 FOR LINTEL SCHEDULE, AS NEEDED.

Key Notes:

- 1 --
- 2 --
- 3 --
- 4 --
- 5 --
- 6 --
- 7 --
- 8 --
- 9 --
- 10 --

RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:			Contract Drawn By: GMD
the BELTERRA			Series: ESTATE
			Plan No.: PLAN_NM
Born on Date: XX/XX/XX	CDs Drawn By: XXX		



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Sheet Information

6.03

Rear Elevation
Elevation "D"



NOTE:
1x8 FASCIA
1x8 FRIEZE

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO SHEET 6.01 FOR LINTEL SCHEDULE, AS NEEDED.

Key Notes:

1

2

3

4

5

6

7

8

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10

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RESIDENCE FOR:

MARKET

1878 BARN STAPLE LANE

GALLERY HOMES - NASH

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
NGA-0549-00	01/10/20	GREG P.	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By:
the BELTERRA			GMD
		Series:	ESTATE
Born on Date:		CDs Drawn By:	Plan No.:
XX/XX/XX		XXX	PLAN_NM

Drees

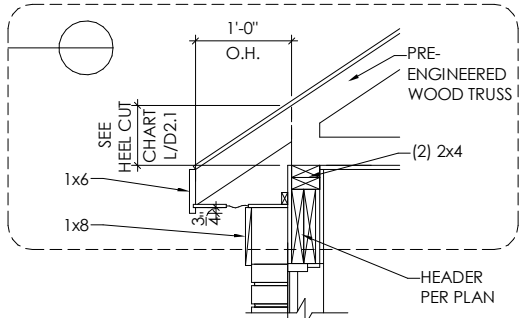
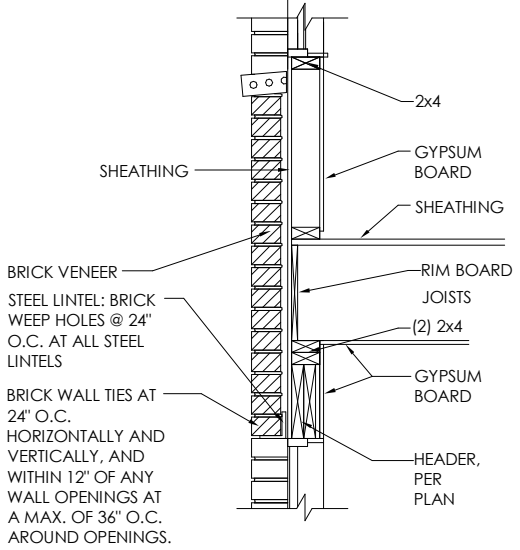
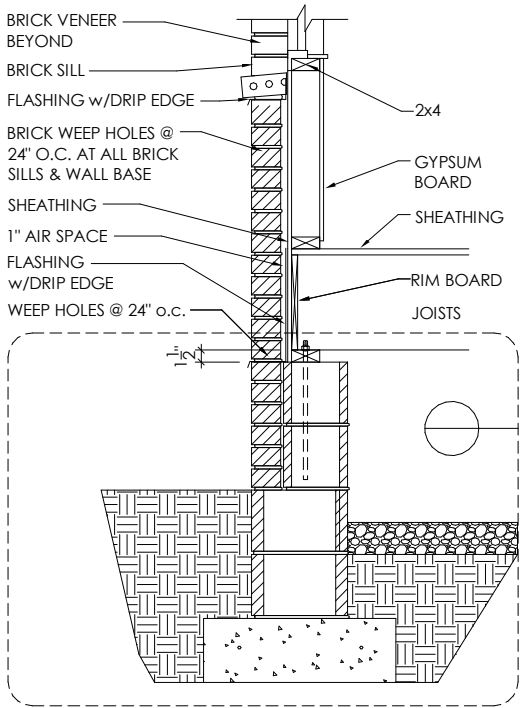
HOMESSM

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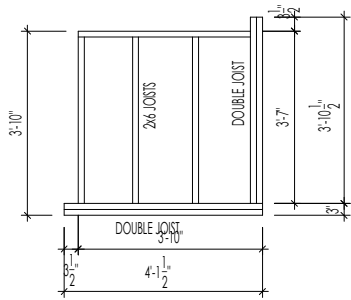
Sheet Information

6.04

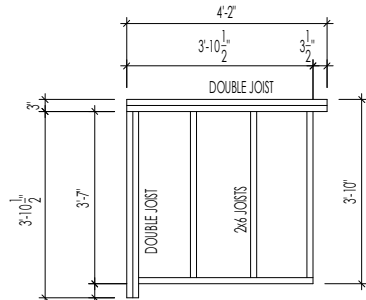
Side Elevation
Elevation "D"



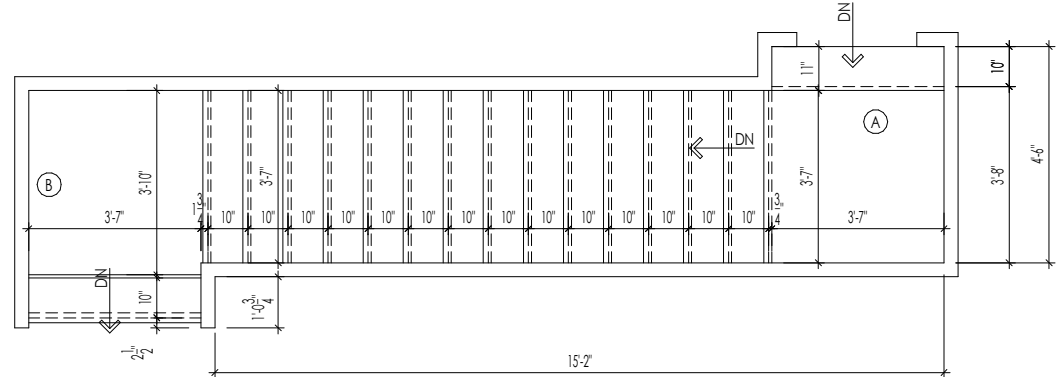
WALL SECTION
SCALE: 1/2" = 1'-0"



PLATFORM 'A' DETAIL



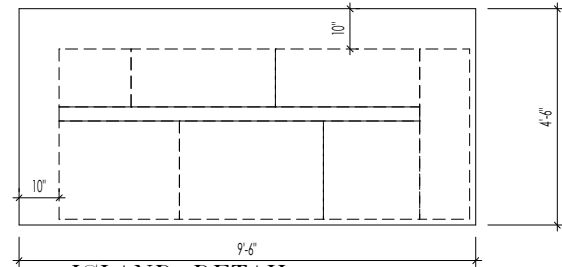
PLATFORM 'A' DETAIL



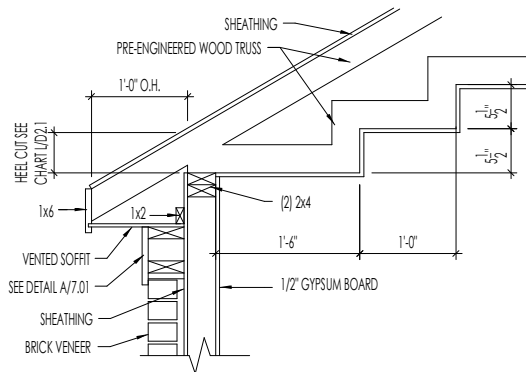
PLAN
SCALE: 1/4" = 1'-0"
STAIR DETAIL
SCALE: VARIES

REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.

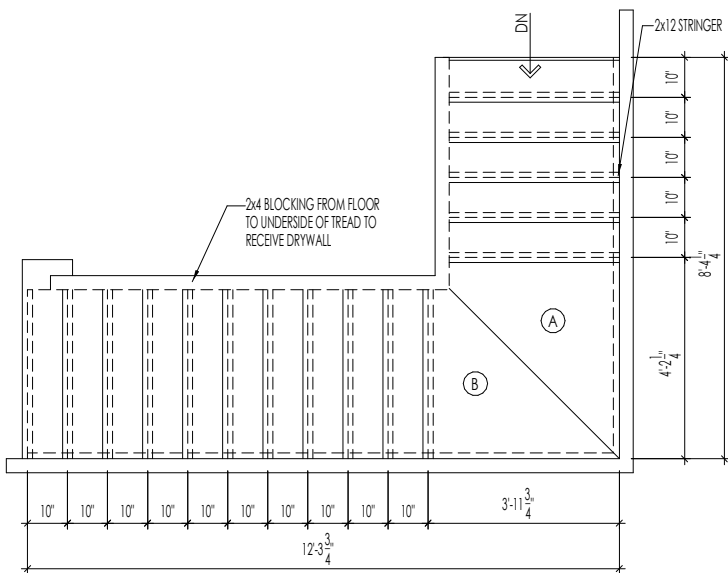
STAIR INFO
19 RISERS @ 7-11/16"
18 TREADS @ 10"



ISLAND DETAIL
SCALE: 1/4" = 1'-0"

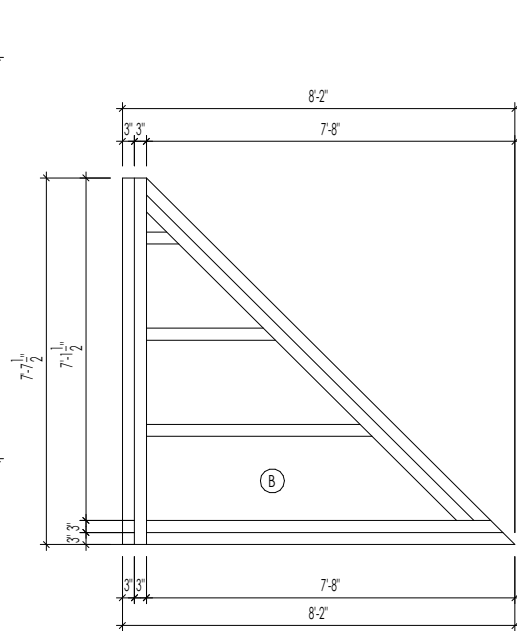


TRAY CEILING @ OWNERS SUITE
SCALE: 1/2" = 1'-0"

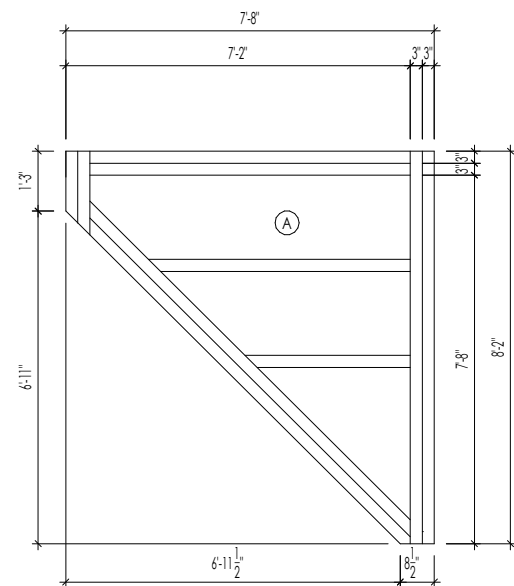


REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.

PLAN
SCALE: 1/4" = 1'-0"
STAIR DETAIL
SCALE: VARIES



LANDING DETAIL A
SCALE: 1/2" = 1'-0"



LANDING DETAIL B
SCALE: 1/2" = 1'-0"

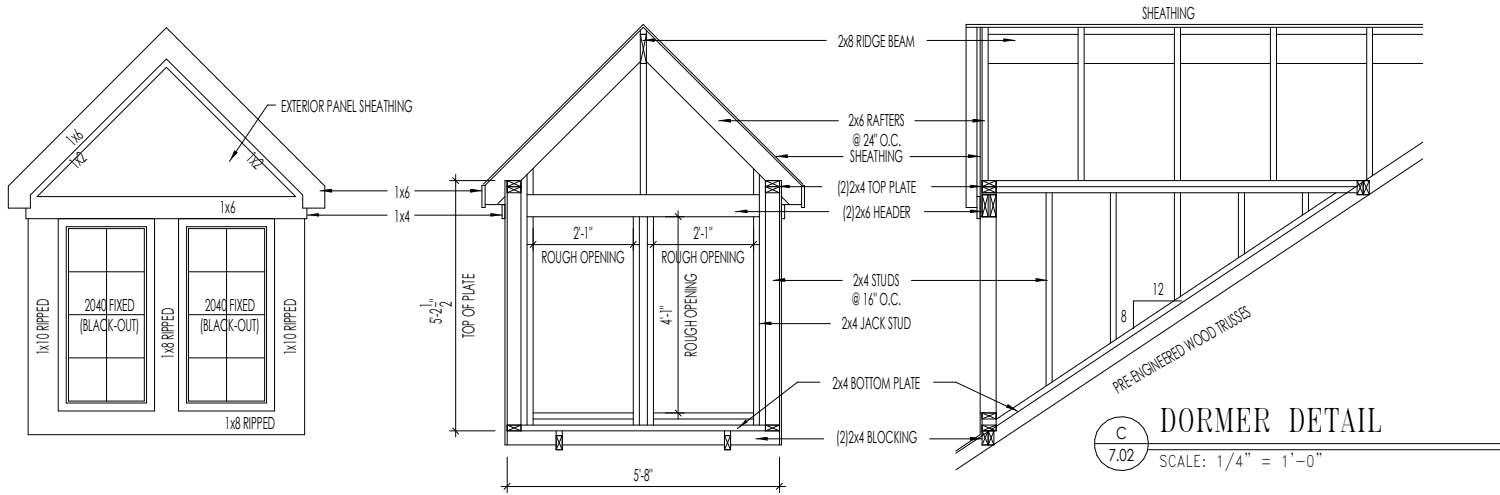
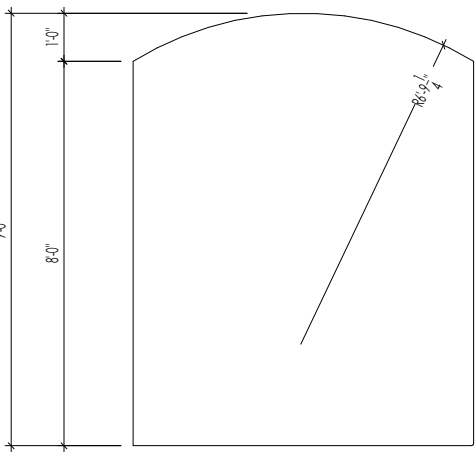
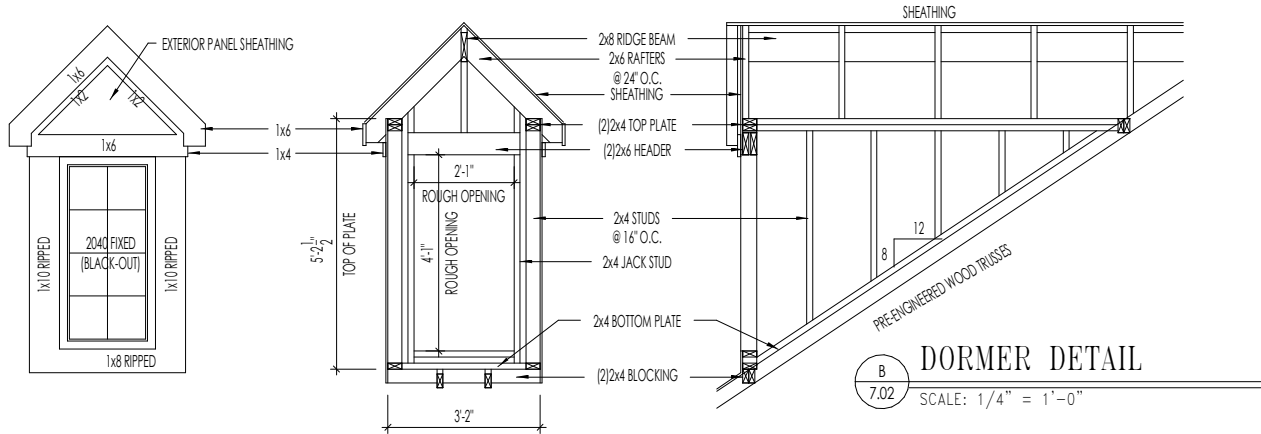
RESIDENCE FOR:
MARKET
1878 BARN STAPLE LANE
GALLERY HOMES - NASH

Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the BELTERRA			Contract Drawn By: GMD
Born on Date: XX/XX/XX			Series: ESTATE
CDs Drawn By: XXX			Plan No.: PLAN_NM

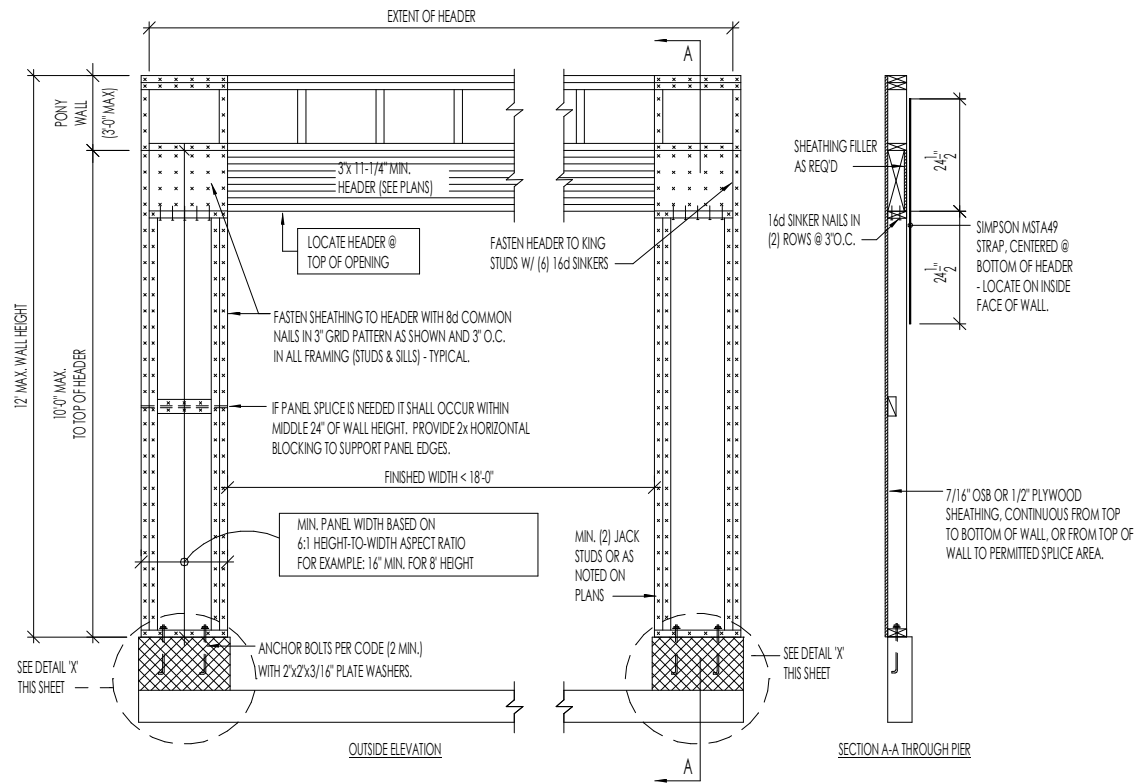
Drees
HOMESSM
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Sheet Information

7.01
House Specific Details
Elevation "D"

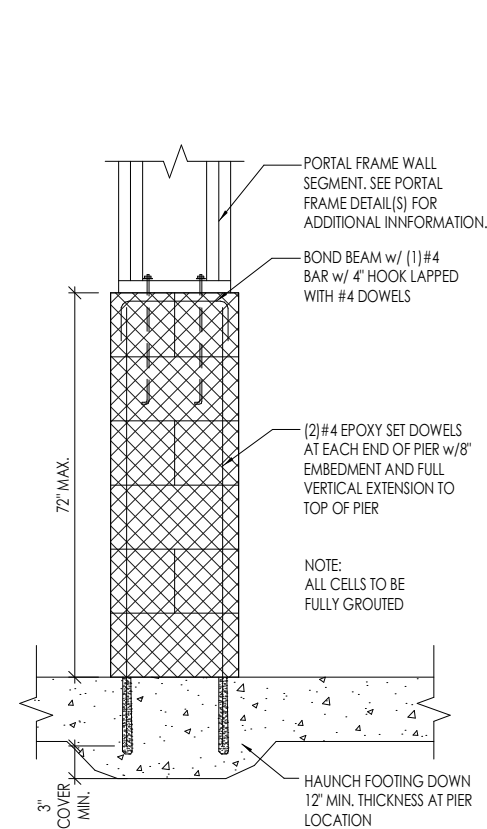


RESIDENCE FOR: MARKET 1878 BARN STAPLE LANE GALLERY HOMES - NASH			
Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:		Drawing Scale: 1/8" = 1' 0"	Contract Drawn By: GMD
the BELTERRA			Series: ESTATE
Born on Date: XX/XX/XX			Plan No.: PLAN_NM
Drees HOMES SM <small>Copyright © 2019 (2019) The Drees Company. All Rights Reserved. 1651 West Gate Circle, Brentwood, TN 37028-8047 Phone: (615) 371-9750</small>			7.02 House Specific Details Elevation "D"



GARAGE PORTAL FRAME CMU STEM WALL REINFORCEMENT

X
7.03
NOT TO SCALE



ALTERNATE GARAGE PORTAL FRAME CMU STEM WALL REINFORCEMENT

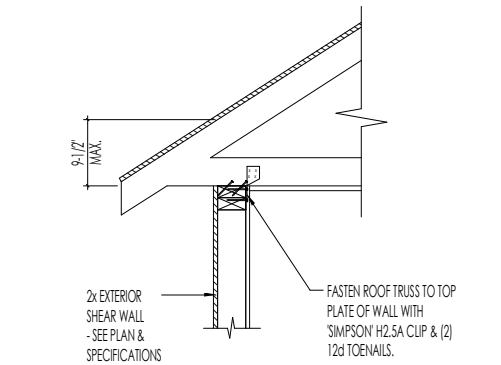
X-ALT
7.03
NOT TO SCALE

GARAGE PORTAL FRAME BRACING ELEVATION

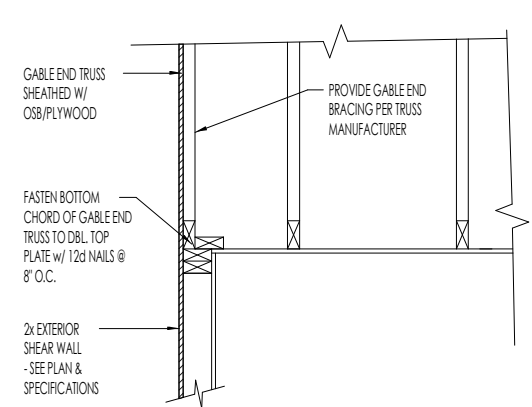
NOT TO SCALE BOTH SIDES OF GARAGE DOOR

1
7.03

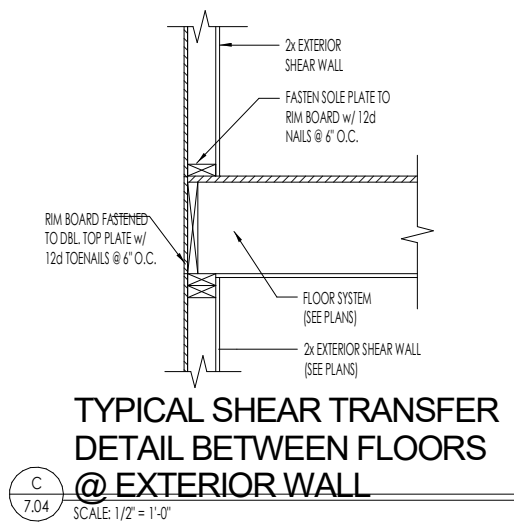
RESIDENCE FOR:			
MARKET			
1878 BARN STAPLE LANE			
GALLERY HOMES - NASH			
Job Number:	Drawing Date:	Coord Name:	Coord Phone:
NGA-0549-00	01/10/20	GREG P.	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By:
the BELTERRA			GMD
			Series:
			ESTATE
Born on Date:		CDs Drawn By:	Plan No.: PLAN_NM
XX/XX/XX		XXX	
 Drees HOMES SM		Sheet Information	7.03 House Specific Details Elevation "D"
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Phone: (615) 371-9750			



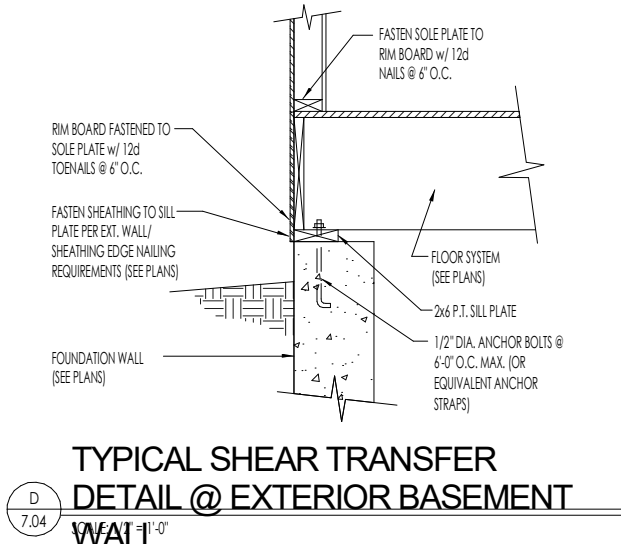
**TYPICAL SHEAR TRANSFER
DETAIL @ ROOF**
SCALE: 1/2"=1'-0"
HEEL HEIGHT LESS THAN 9-1/2"
NO BLOCKING REQ'D



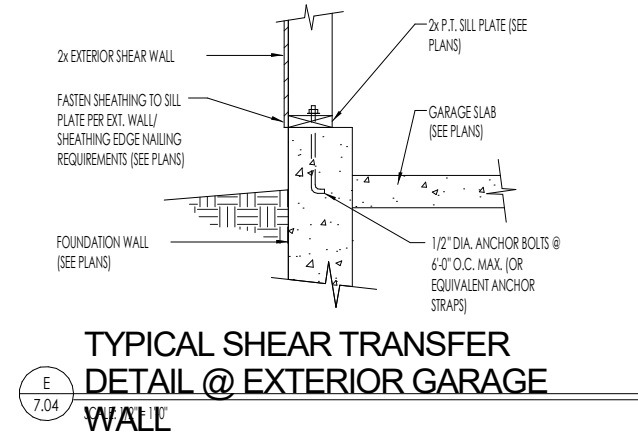
**TYPICAL GABLE END
DETAIL**
SCALE: 1/2"=1'-0"



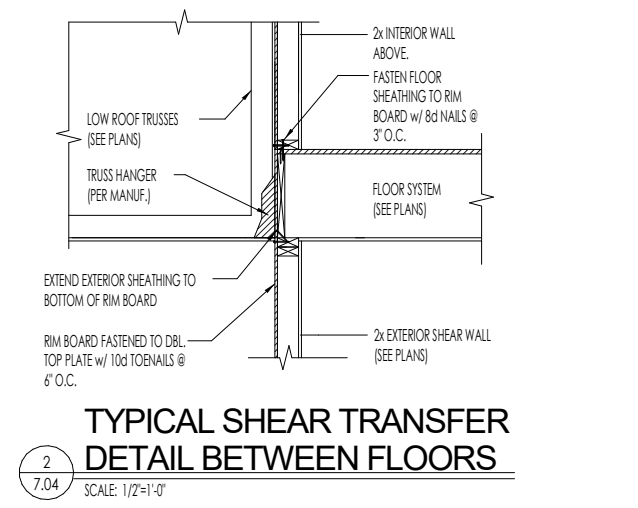
**TYPICAL SHEAR TRANSFER
DETAIL BETWEEN FLOORS
@ EXTERIOR WALL**
SCALE: 1/2"=1'-0"



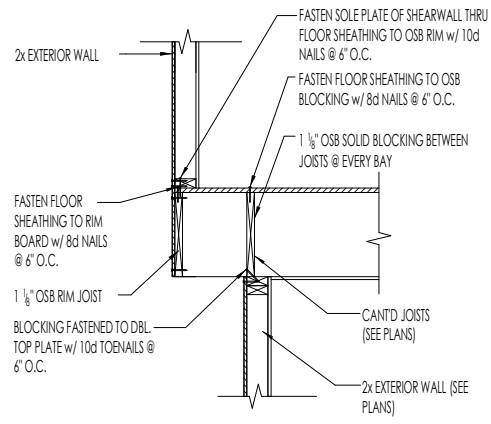
**TYPICAL SHEAR TRANSFER
DETAIL @ EXTERIOR BASEMENT
WALL**
SCALE: 1/2"=1'-0"



**TYPICAL SHEAR TRANSFER
DETAIL @ EXTERIOR GARAGE
WALL**
SCALE: 1/2"=1'-0"

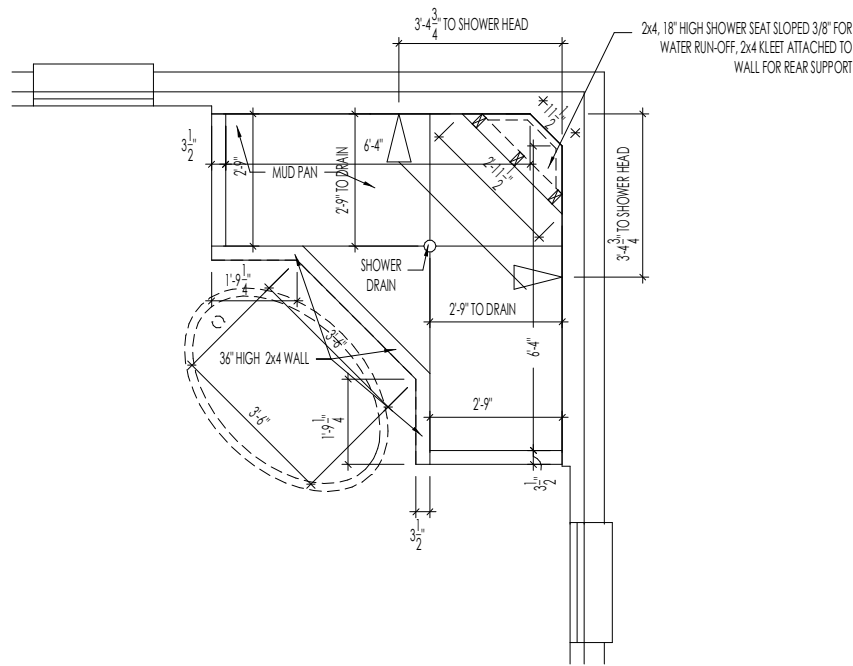
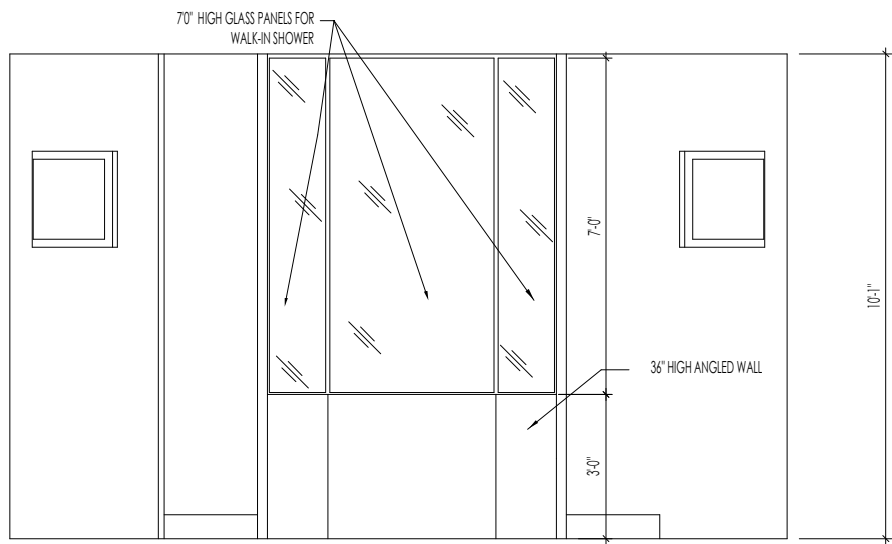


**TYPICAL SHEAR TRANSFER
DETAIL BETWEEN FLOORS**
SCALE: 1/2"=1'-0"



**SHEAR TRANSFER DETAIL
BETWEEN FLOORS @
CANT'D EXT. WALL**
SCALE: 1/2"=1'-0"
PERPENDICULAR FRAMING

RESIDENCE FOR: MARKET 1878 BARN STAPLE LANE GALLERY HOMES - NASH			
Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the BELTERRA		Contract Drawn By: GMD	
Born on Date: XX/XX/XX		CDs Drawn By: XXX	
Series: ESTATE		Plan No.: PLAN_NM	
Drees HOMES Copyright © 2019 (2019) The Drees Company. All Rights Reserved. 1651 West Gate Circle, Brentwood, TN 37028-8047 Phone: (615) 371-9730		Sheet Information	7.04 House Specific Details Elevation "D"



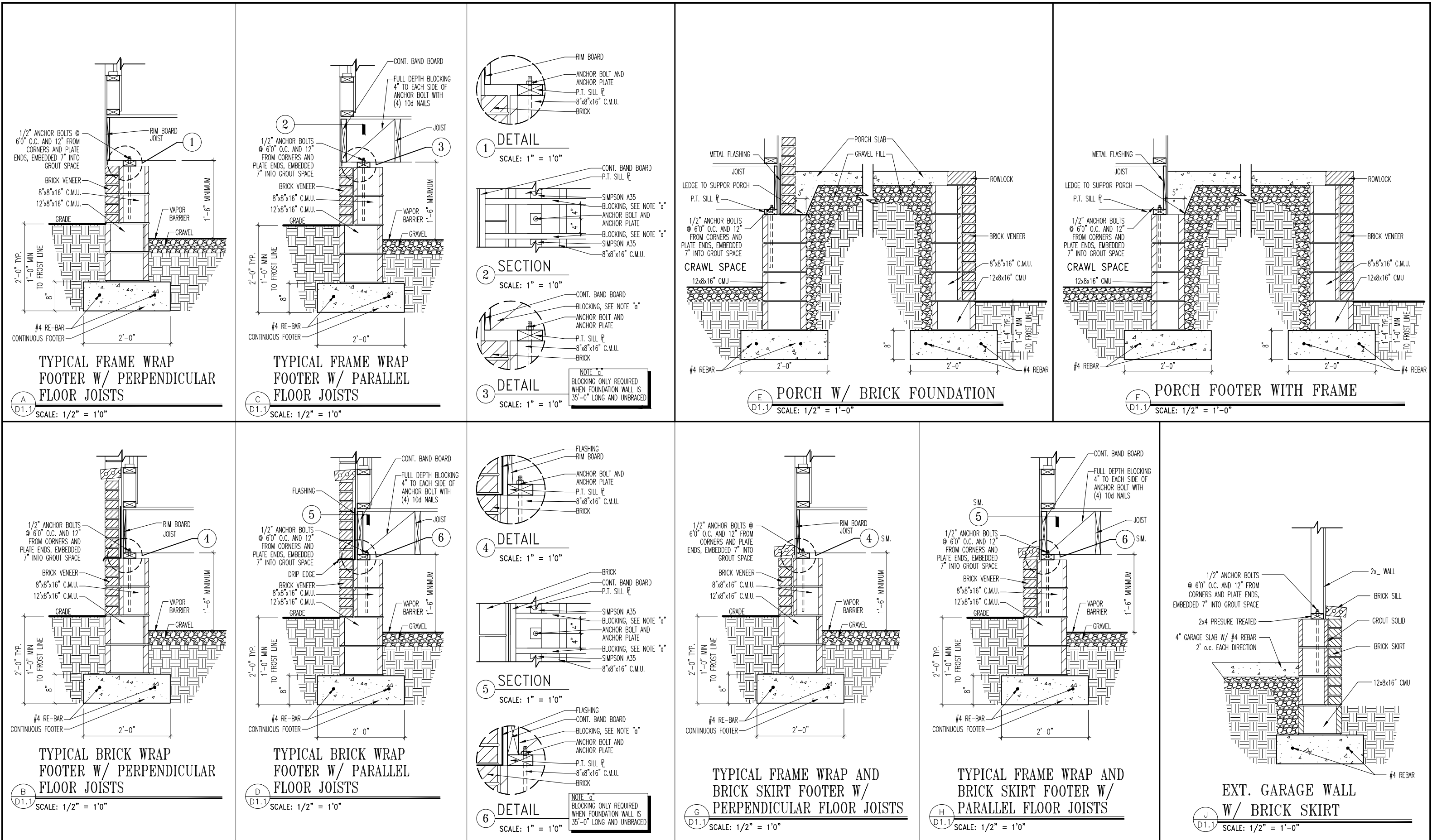
ELEVATION VIEW

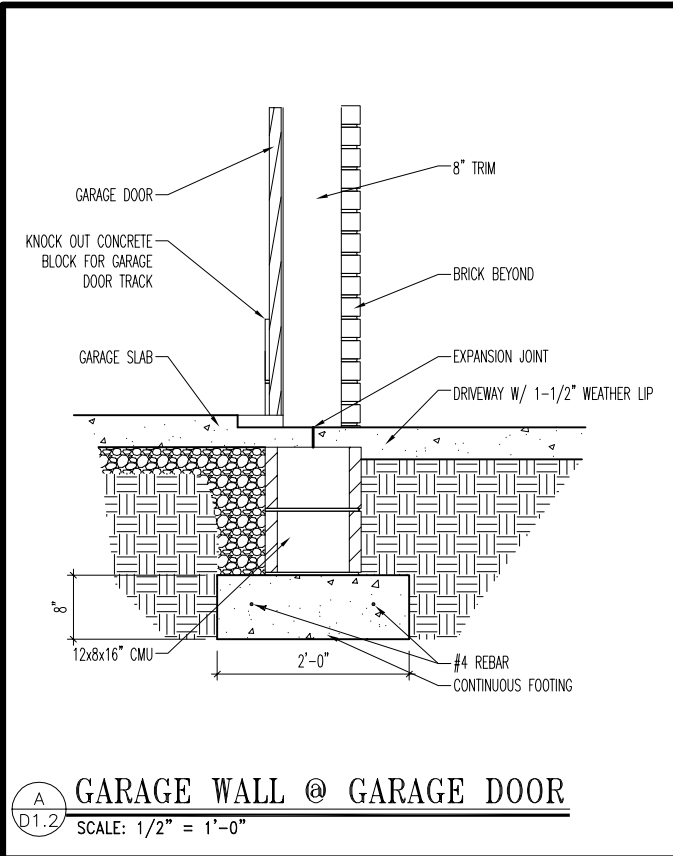
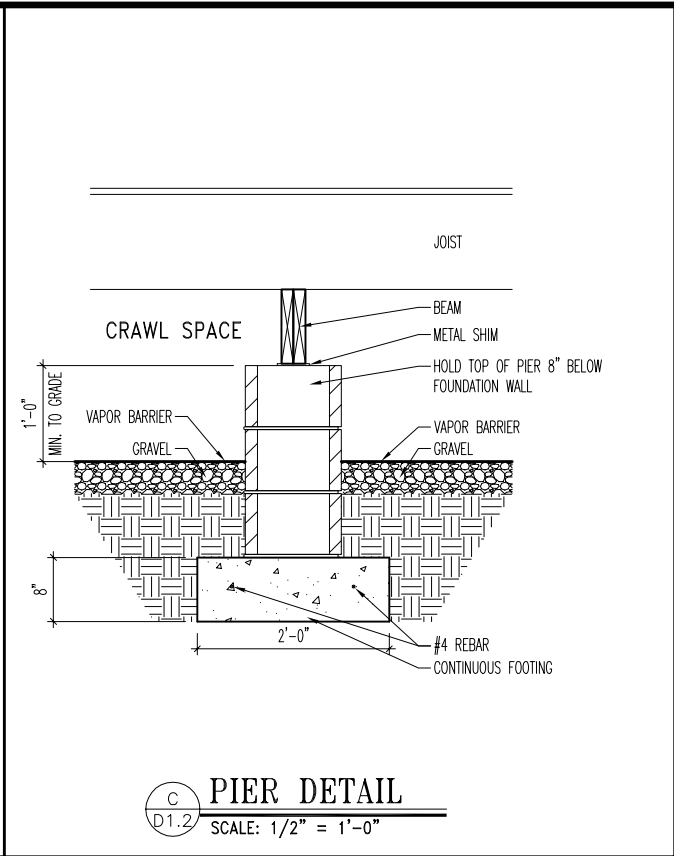
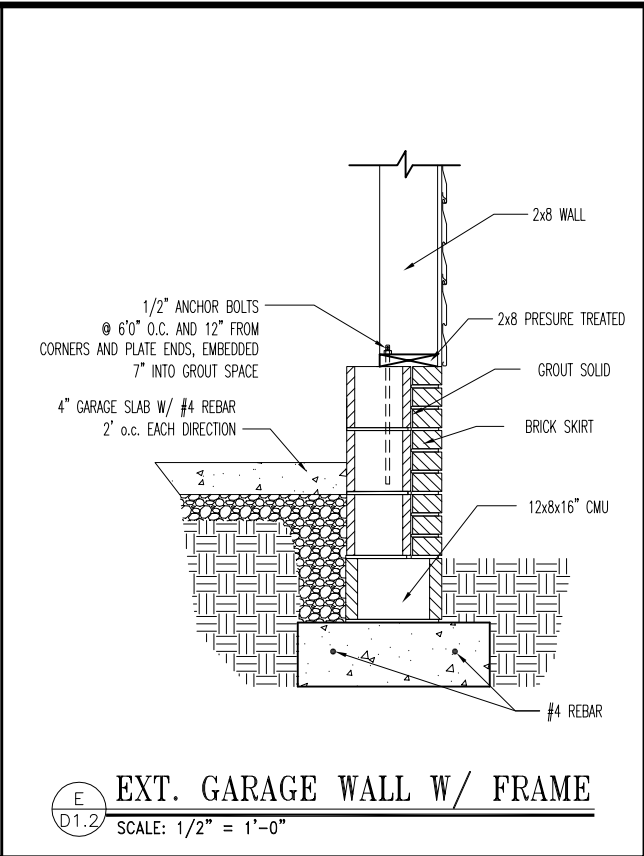
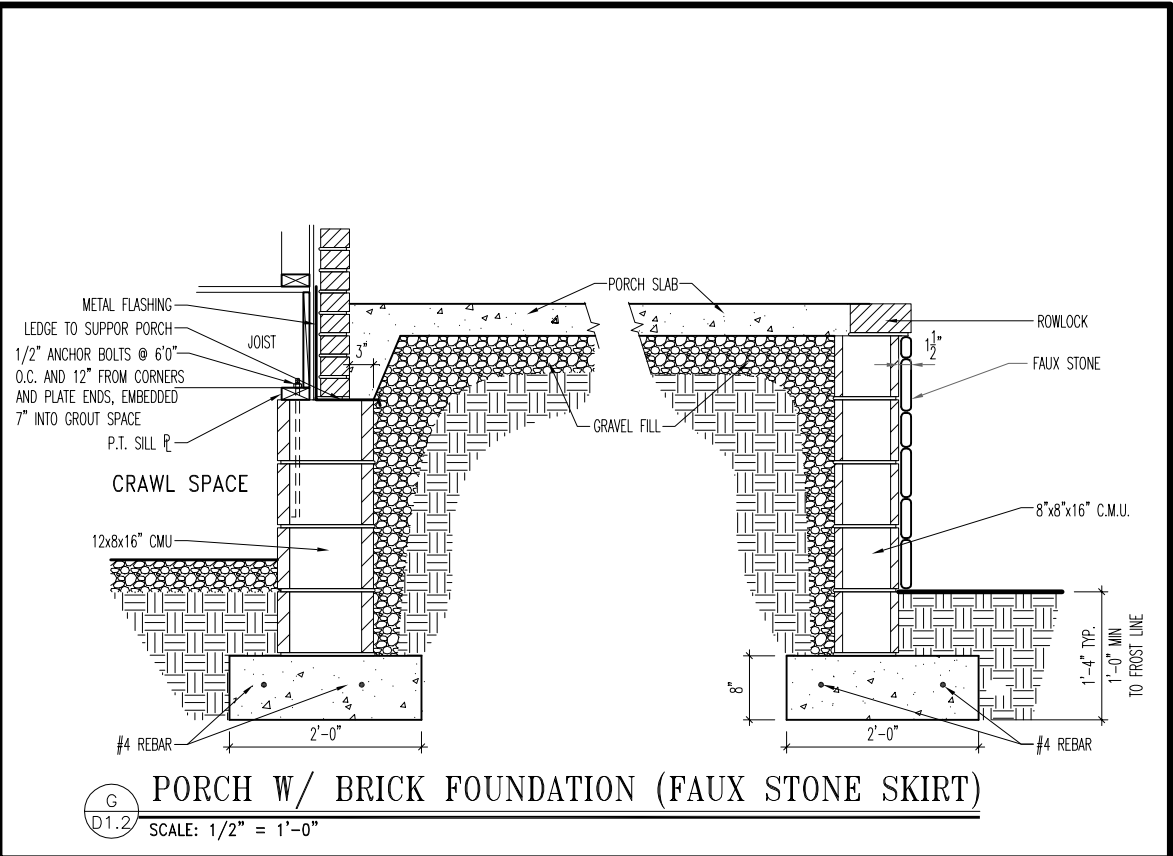
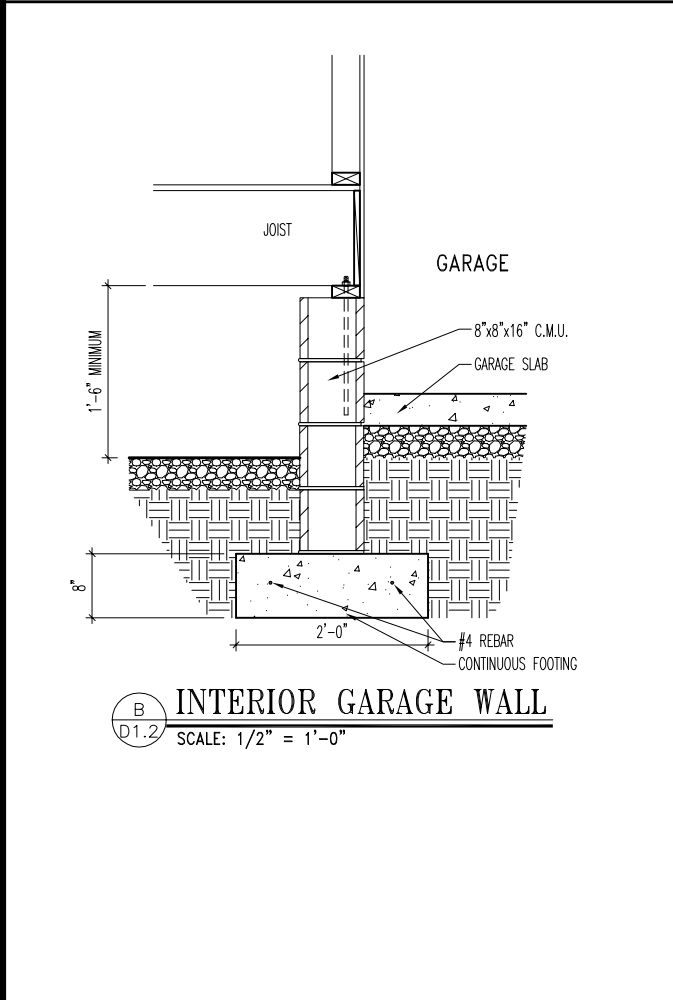
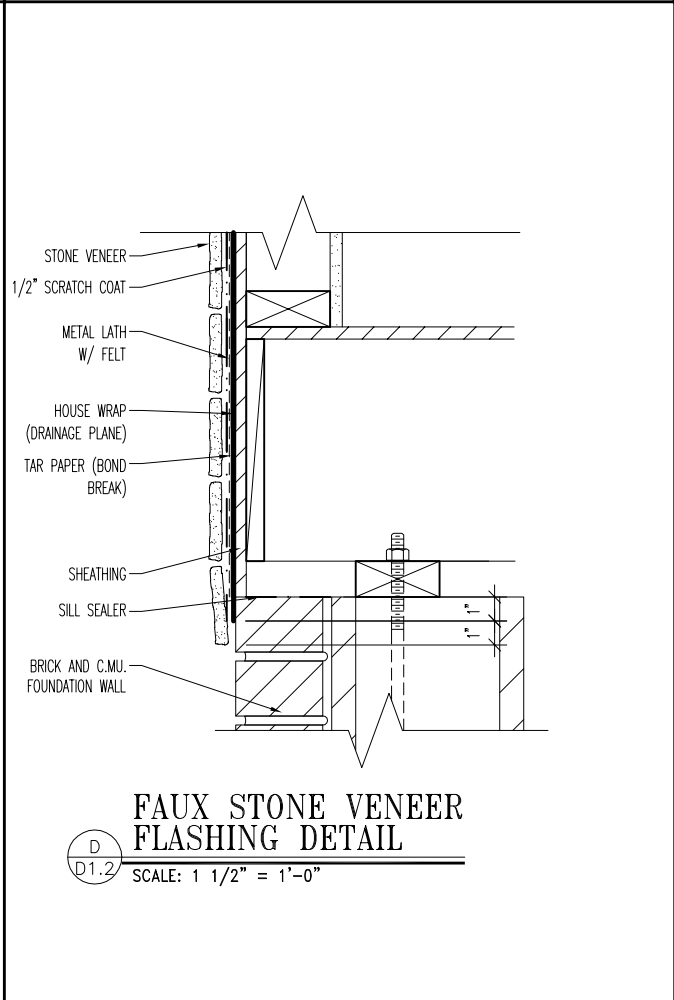
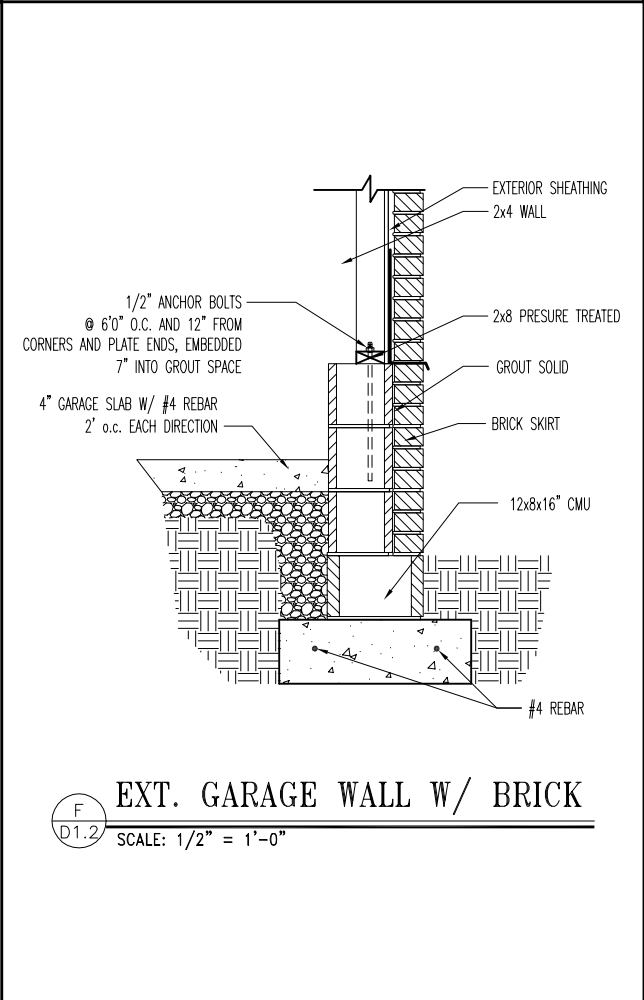
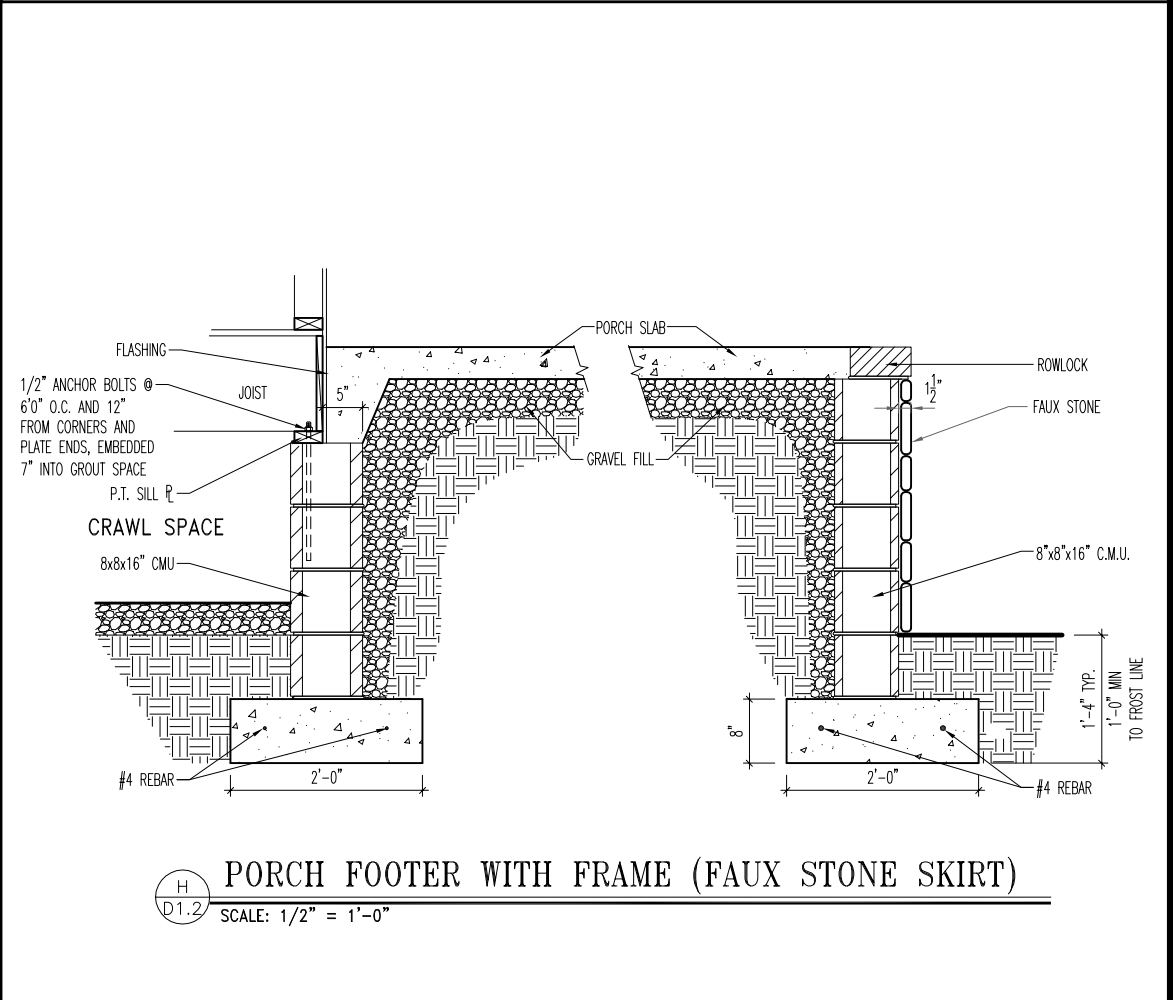
OPT. DELUXE OWNERS' BATH
TUB/SHOWER ELEVATION

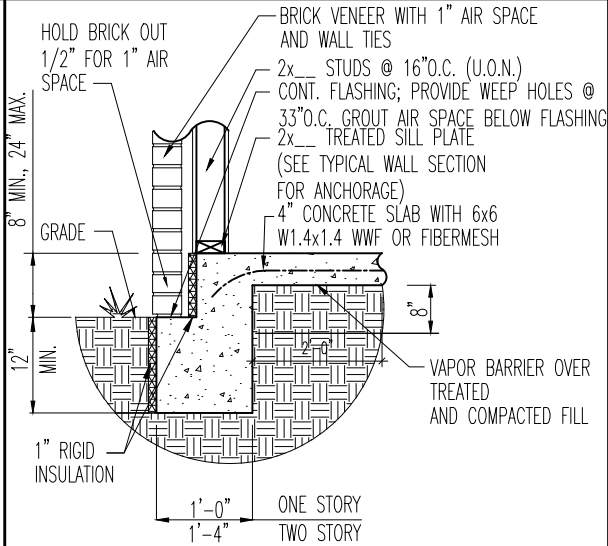
A
7.05

SCALE: 1/4" = 1'-0"

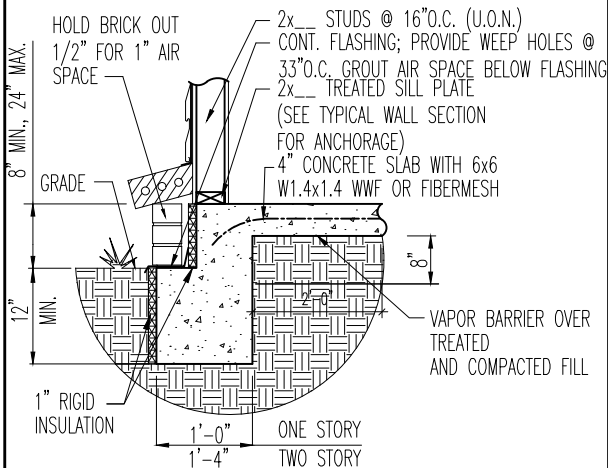
RESIDENCE FOR: MARKET 1878 BARN STAPLE LANE GALLERY HOMES - NASH			
Job Number: NGA-0549-00	Drawing Date: 01/10/20	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:		Drawing Scale: 1/8" = 1' 0"	
Contract Drawn By: GMD		Series: ESTATE	
Born on Date: XX/XX/XX		CDs Drawn By: XXX	
PLAN_NM		PLAN_NM	
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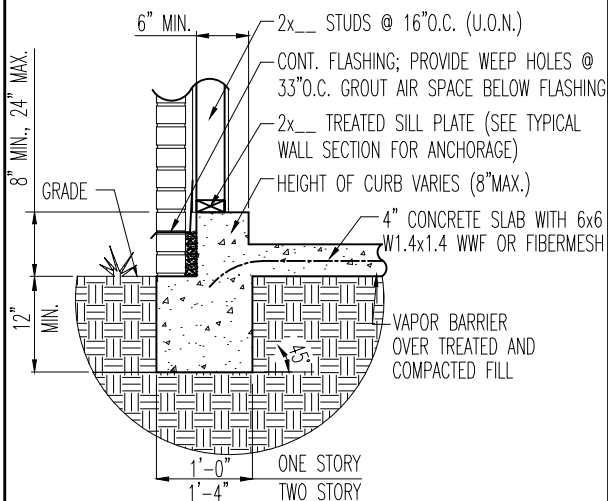




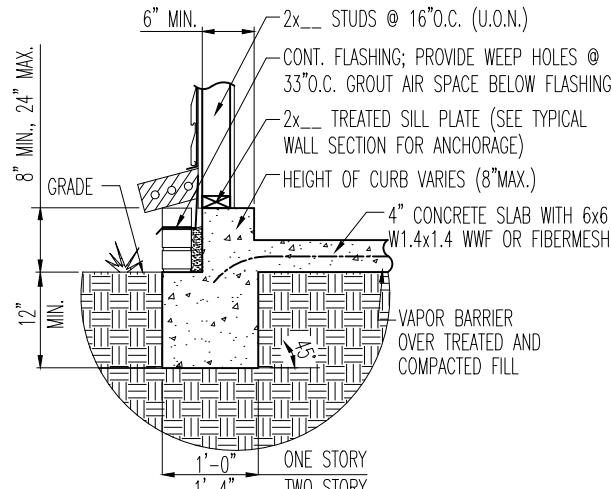
SECTION – MONOLITHIC WITH FULL BRICK
 SCALE: 1/2" = 1'-0"



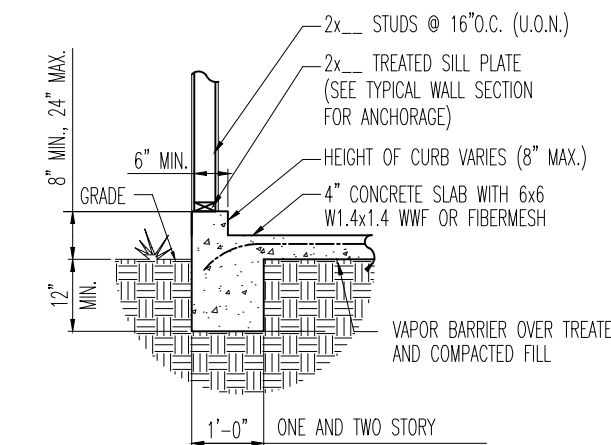
SECTION – MONOLITHIC WITH BRICK SKIRT
 SCALE: 1/2" = 1'-0"



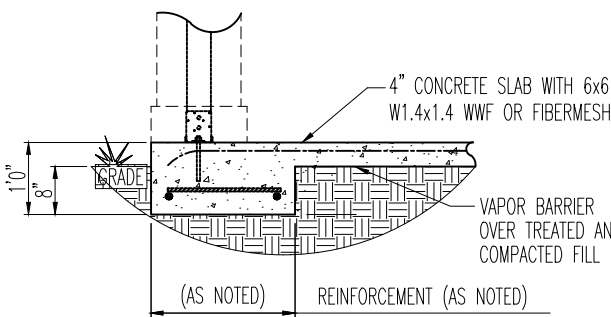
SECTION – MONOLITHIC AT GARAGE WITH FULL BRICK
 SCALE: 1/2" = 1'-0"



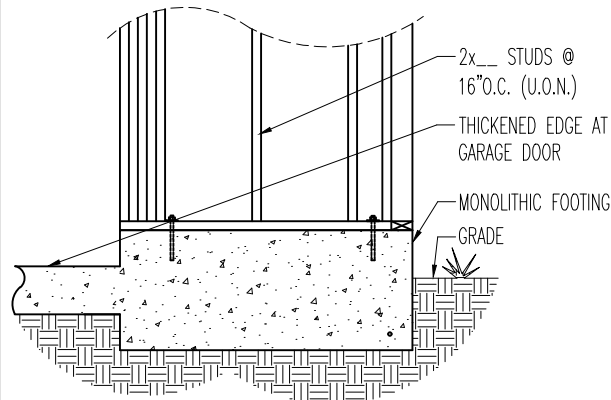
SECTION – MONOLITHIC AT GARAGE WITH BRICK SKIRT
 SCALE: 1/2" = 1'-0"



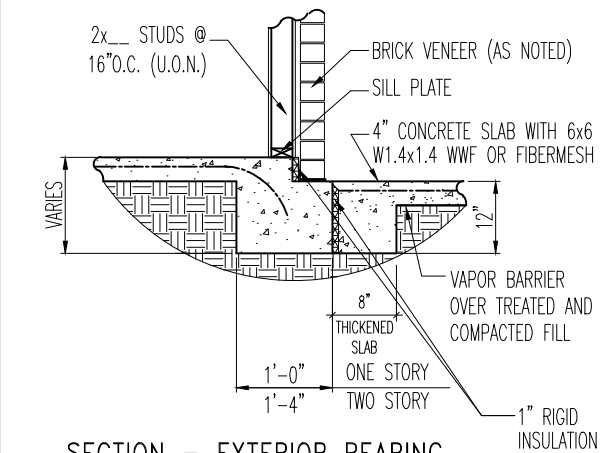
SECTION – MONOLITHIC AT GARAGE
 SCALE: 1/2" = 1'-0"



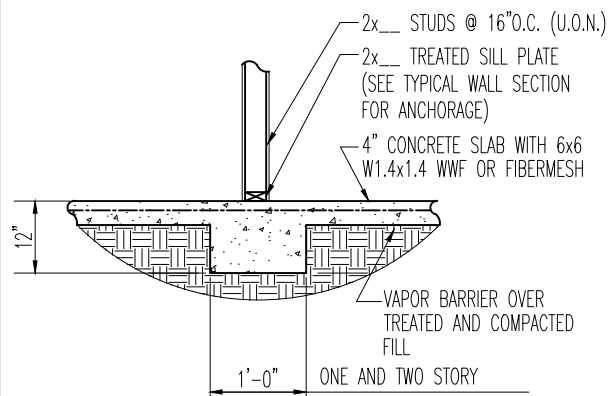
SECTION – PAD FOOTING AT PORCH THICKENED EDGE
 SCALE: 1/2" = 1'-0"



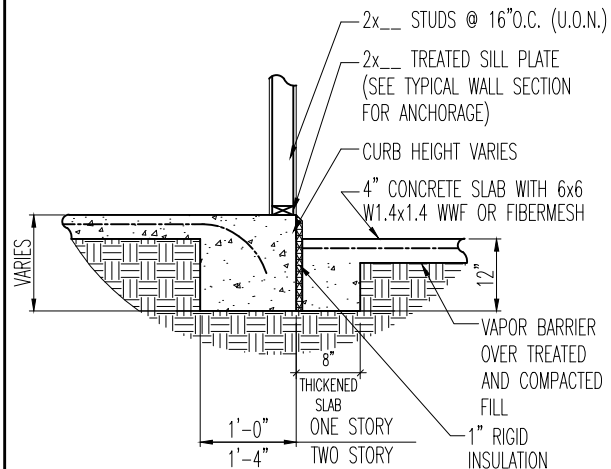
DETAIL – STHD14 INSTALLATION (MONOLITHIC)
 SCALE: 1/2" = 1'-0"



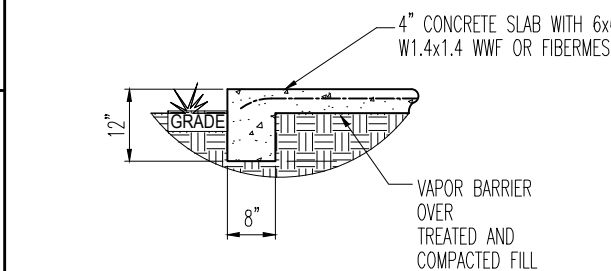
SECTION – EXTERIOR BEARING STEPDOWN AT PORCH
 SCALE: 1/2" = 1'-0"



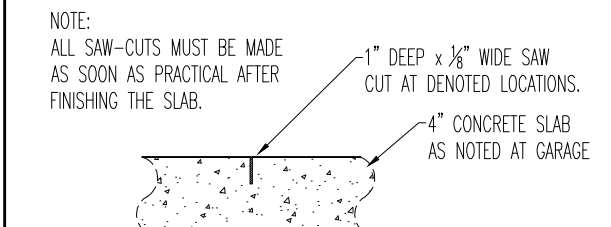
SECTION – INTERIOR BEARING
 SCALE: 1/2" = 1'-0"



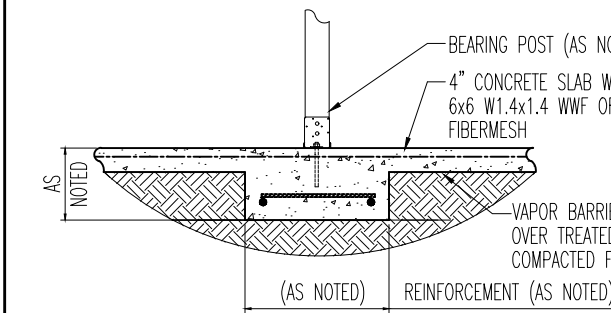
SECTION – BEARING STEPDOWN
 SCALE: 1/2" = 1'-0"



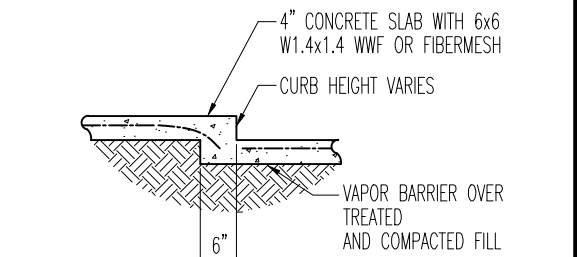
SECTION – THICKENED EDGE
 SCALE: 1/2" = 1'-0"



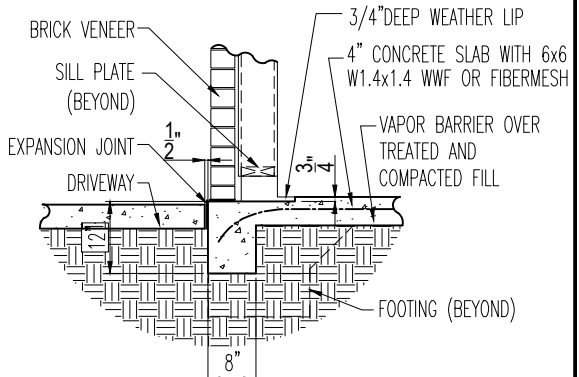
SECTION – TYPICAL SAW-CUT CONTROL JOINT AT GARAGE
 SCALE: NTS



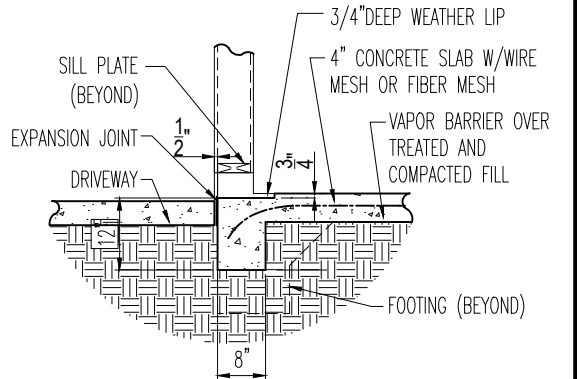
SECTION – INTERIOR BEARING PAD FOOTING
 SCALE: 1/2" = 1'-0"



SECTION – NON-BEARING STEPDOWN
 SCALE: 1/2" = 1'-0"

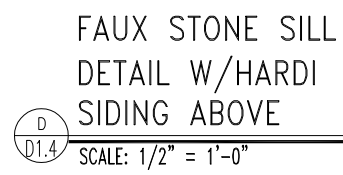


SECTION – TYPICAL GARAGE SLAB & FOOTER AT DRIVEWAY W/ BRICK
 SCALE: 1/2" = 1'-0"

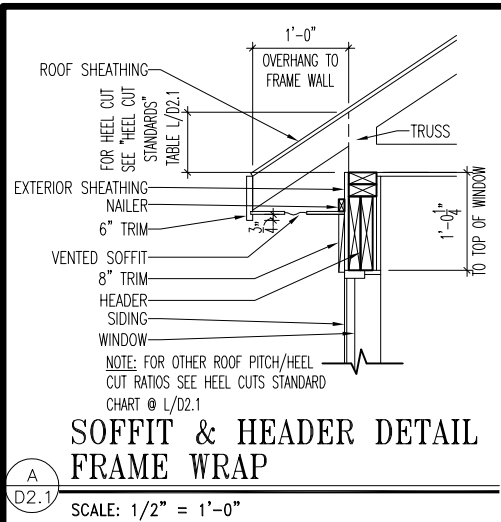
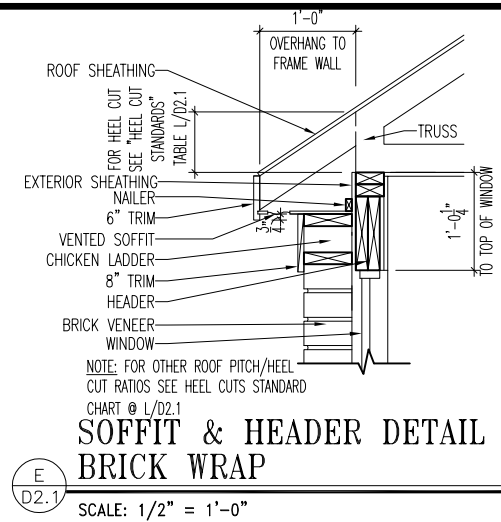
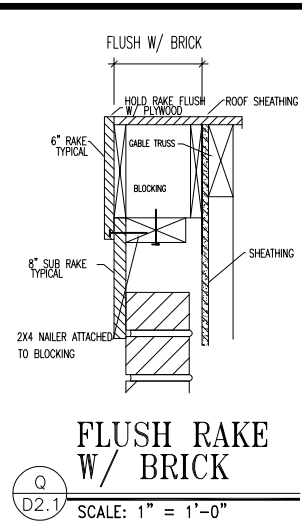
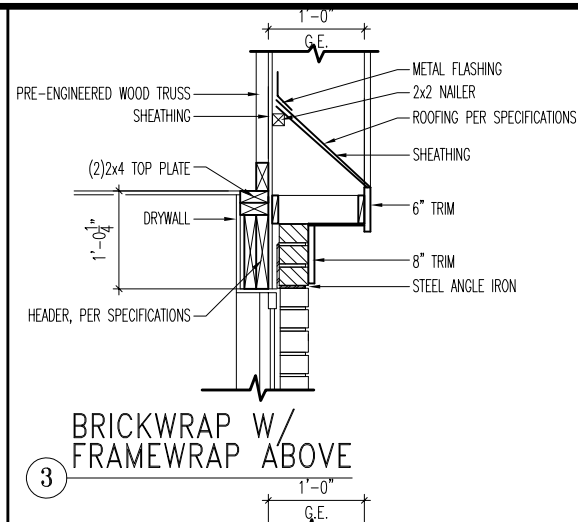
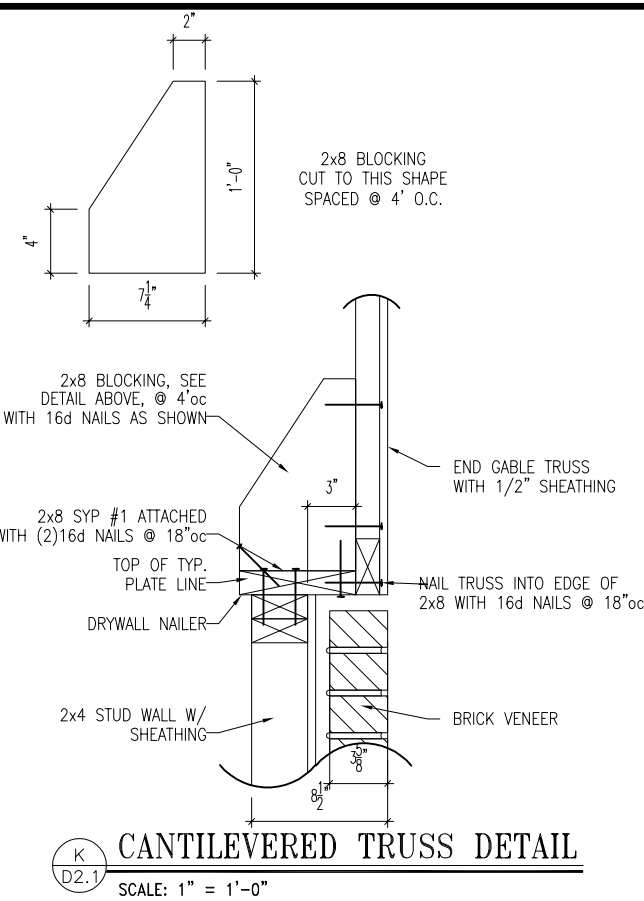
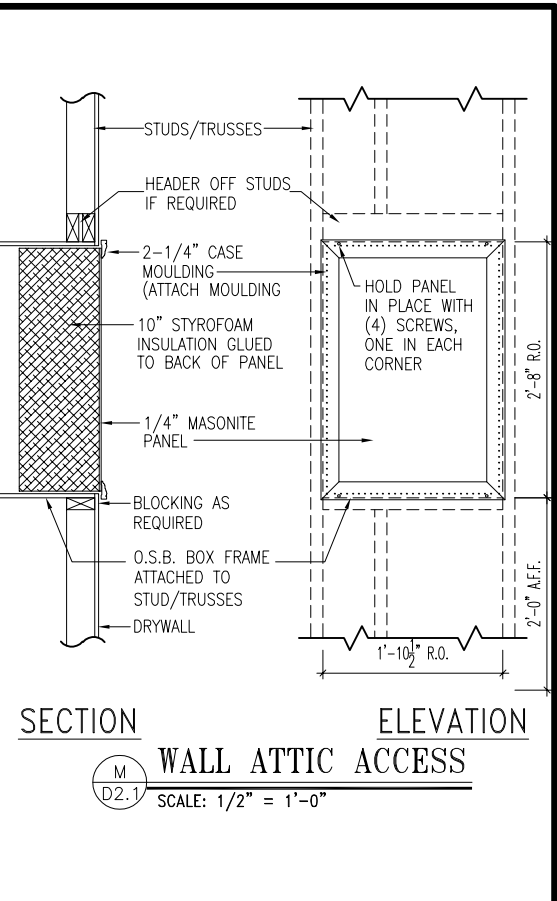
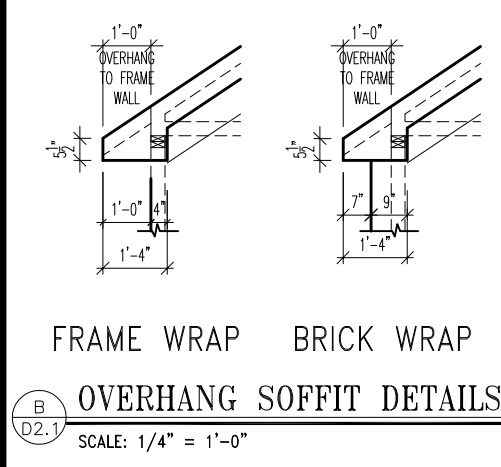
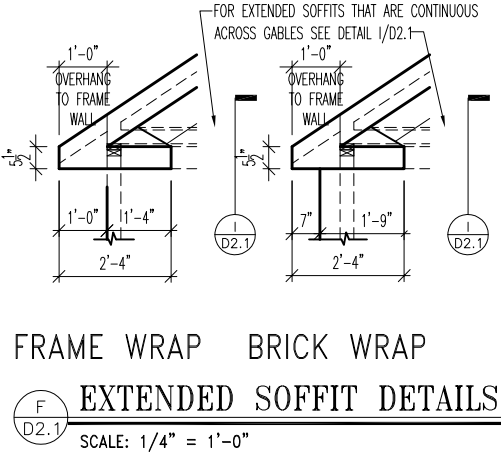


SECTION – TYPICAL GARAGE SLAB & FOOTER AT DRIVEWAY W/ FRAME
 SCALE: 1/2" = 1'-0"

FOUNDATION DETAILS FOR SLAB-ON-GRADE ONLY



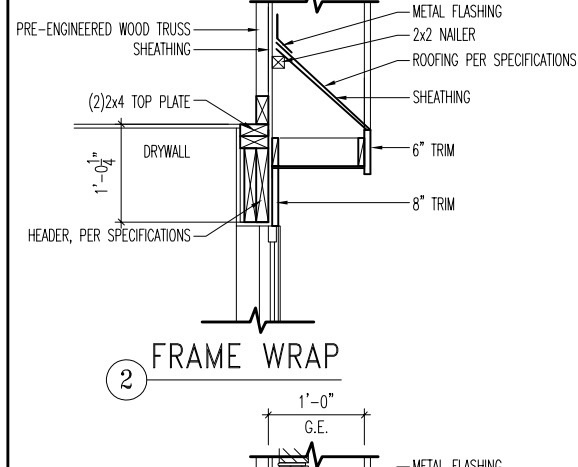
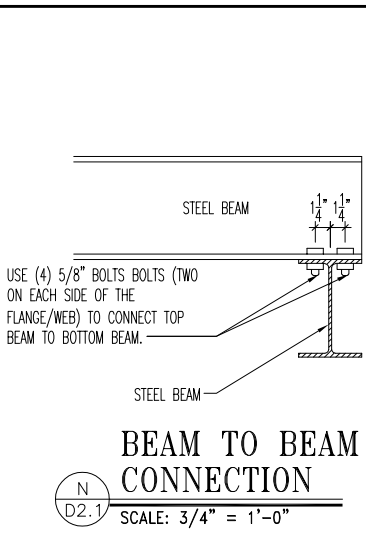
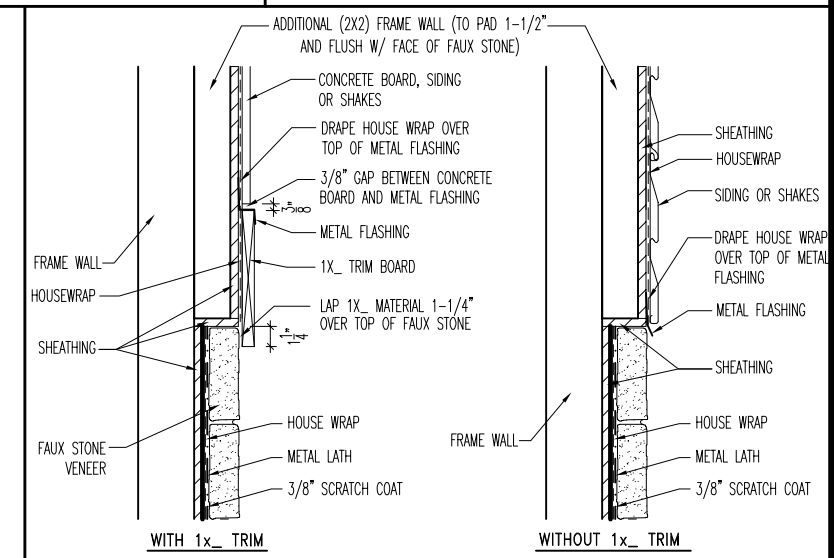
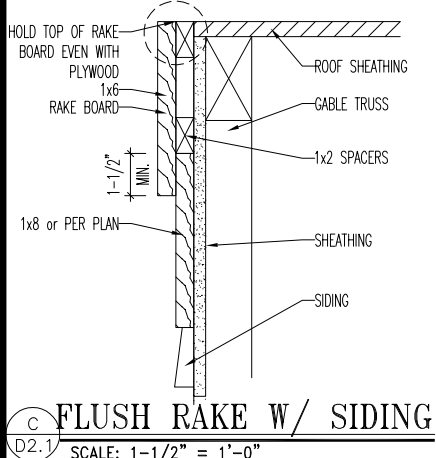
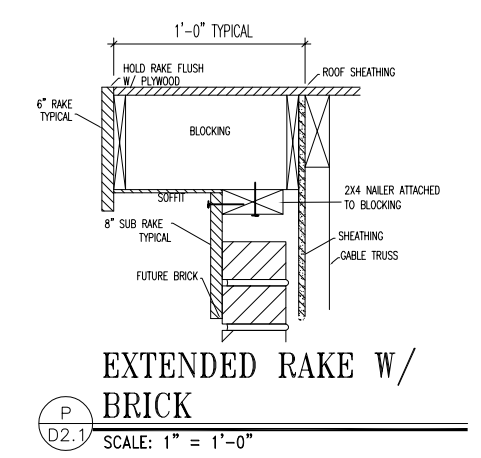
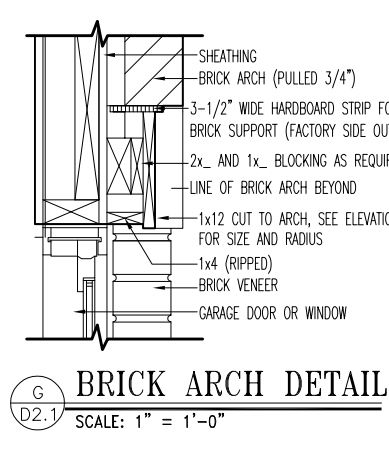
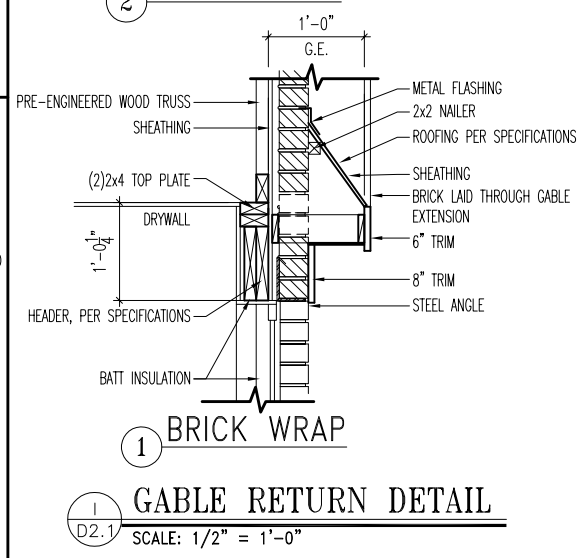
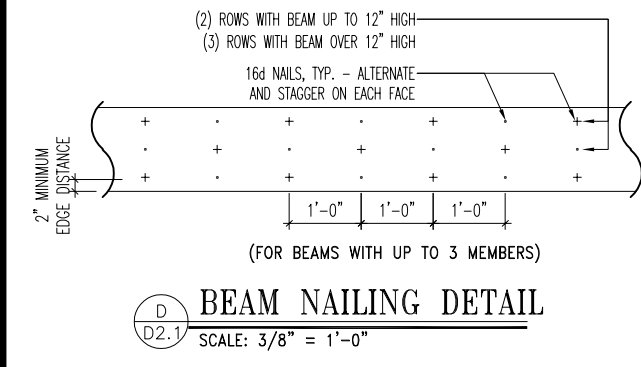
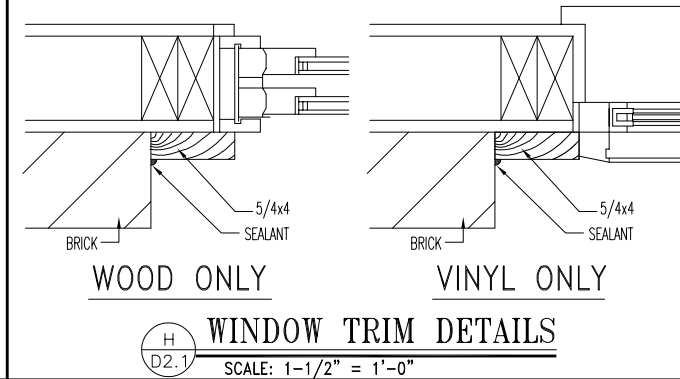
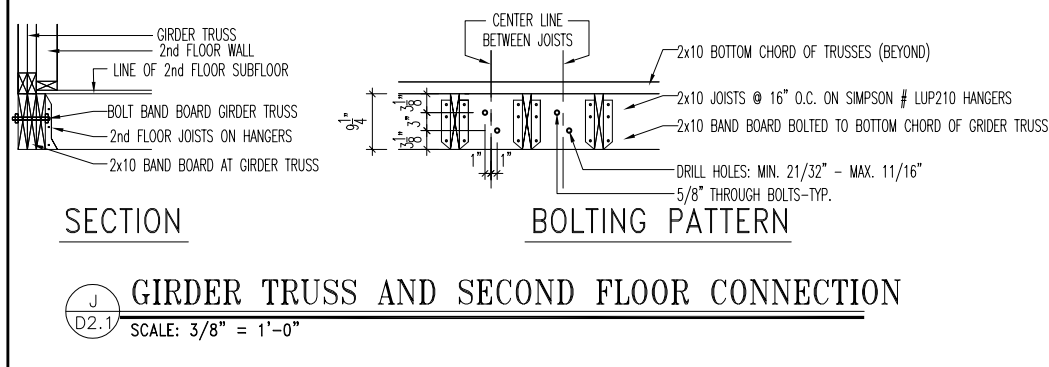
FOUNDATION DETAILS
FOR SLAB-ON-GRADE ONLY

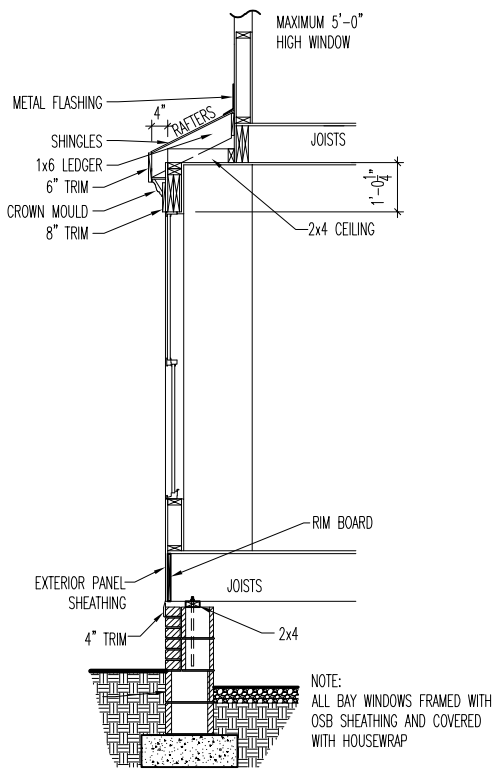


HEEL CUT STANDARDS

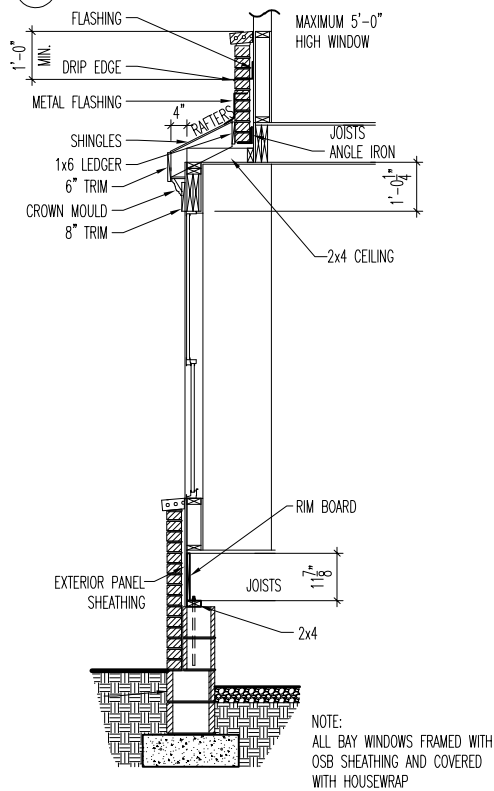
ROOF PITCH	HEEL CUT
4/12	3-3/4"
5/12	4-3/4"
6/12	5-3/4"
7/12	6-3/4"
8/12	7-3/4"
9/12	8-3/4"
10/12	9-3/4"
12/12	11-3/4"
14/12	1'-1-3/4"

SCALE: 1" = 1'-0"



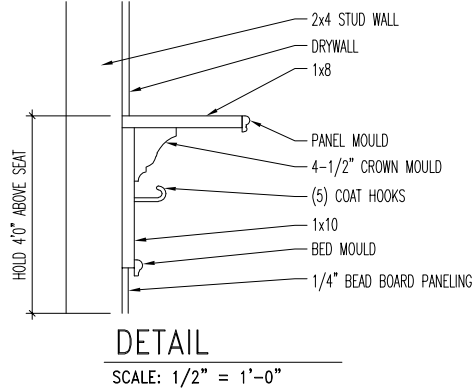


6 FRAME WRAP SECTION

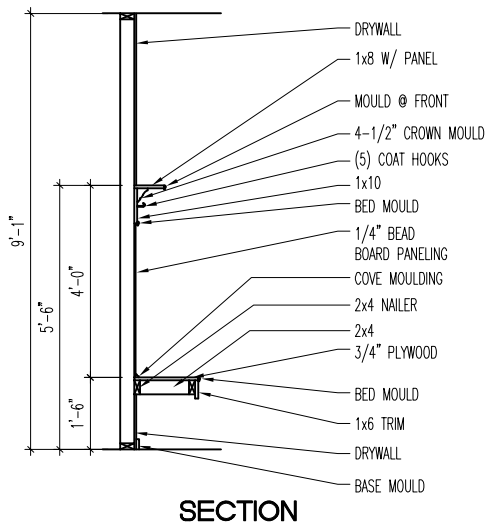


5 BRICK WRAP SECTION

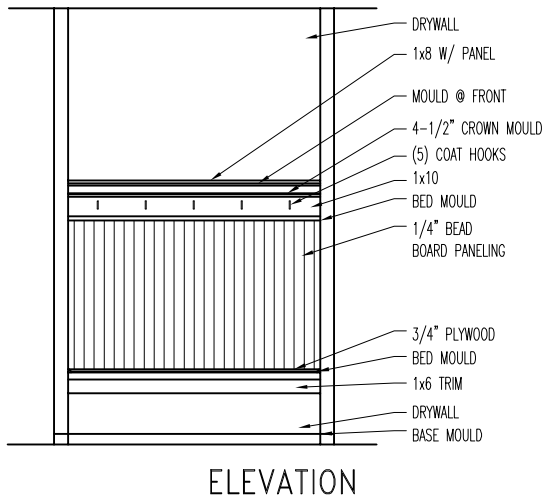
E BOX BAY(s)
D2.2 SCALE: 1/8" = 1'-0"



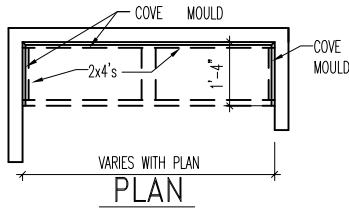
DETAIL
SCALE: 1/2" = 1'-0"



SECTION

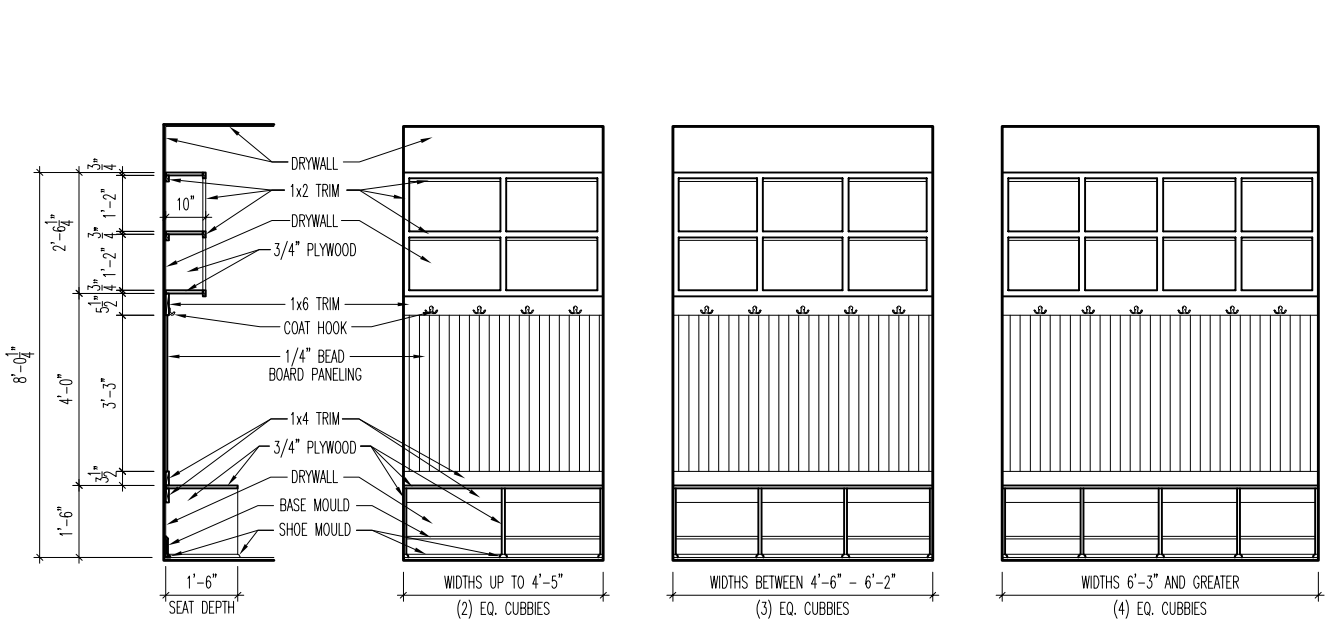


ELEVATION



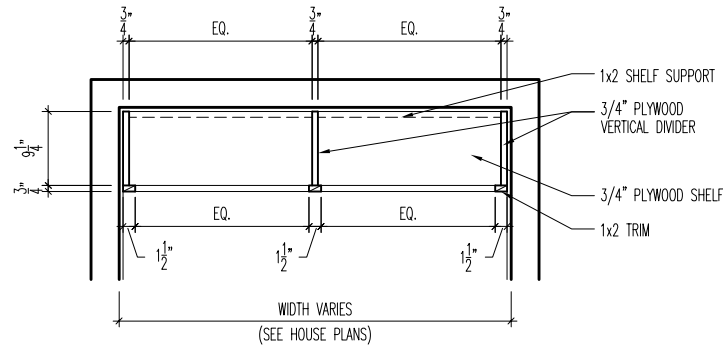
PLAN

F SEAT DETAILS
D2.2 SCALE: 1/8" = 1'-0"

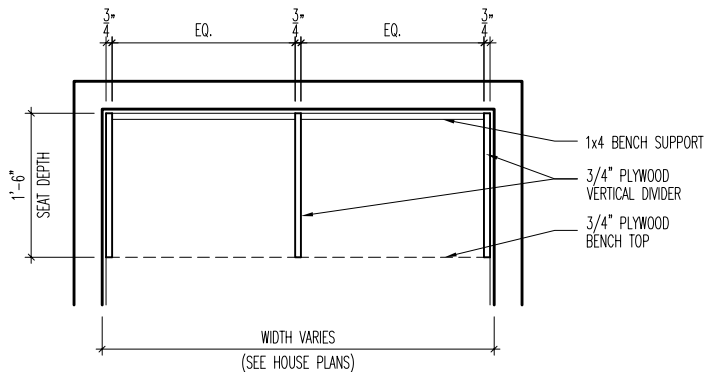


SECTION DETAIL
SCALE: 1/4" = 1'-0"

ELEVATION DETAIL
SCALE: 1/4" = 1'-0"



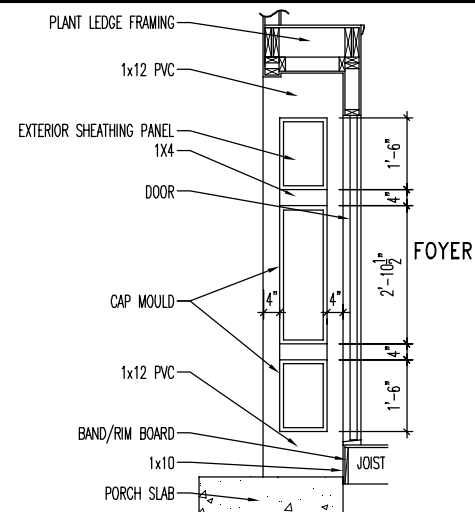
CUBBY PLAN DETAILS
SCALE: 1/2" = 1'-0"



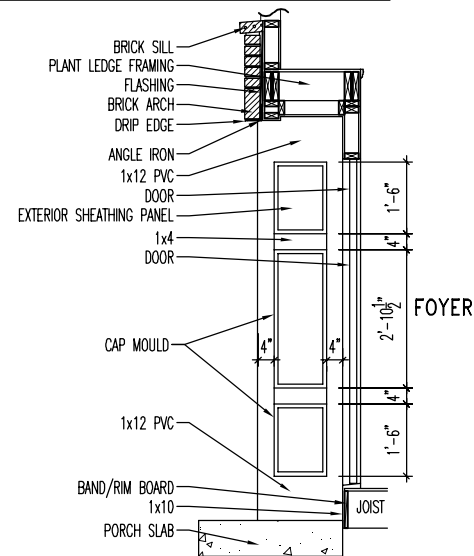
BENCH PLAN DETAILS
SCALE: 1/2" = 1'-0"

G BENCH WITH CUBBIES DETAILS
D2.2 SCALE: AS NOTED

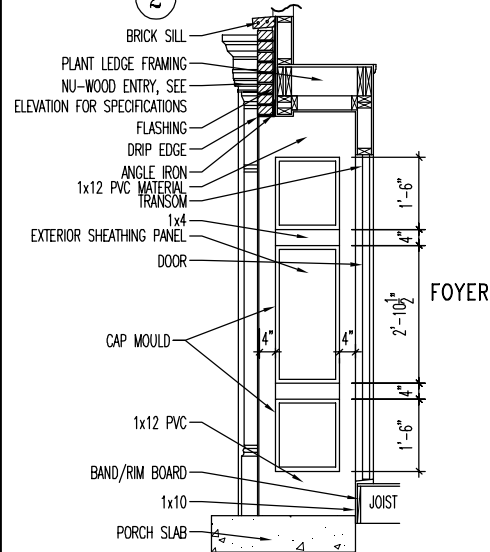




③ FRAME WRAP RECESSED ENTRY

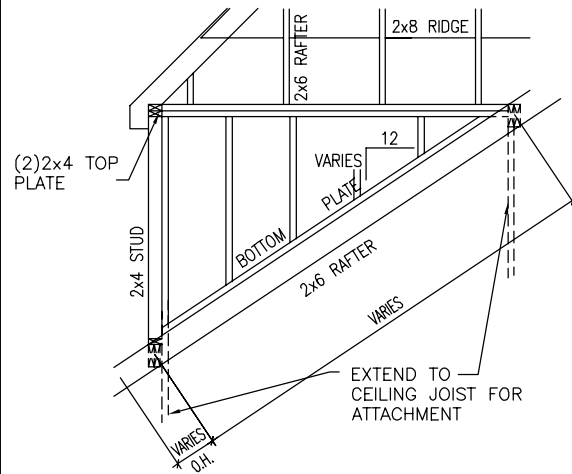
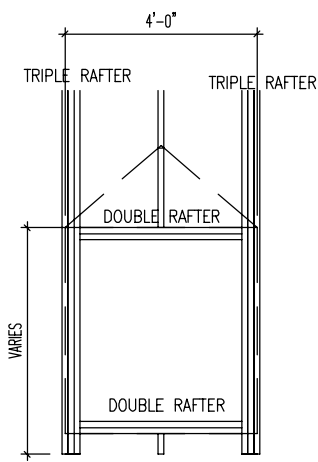


② BRICK WRAP RECESSED ENTRY

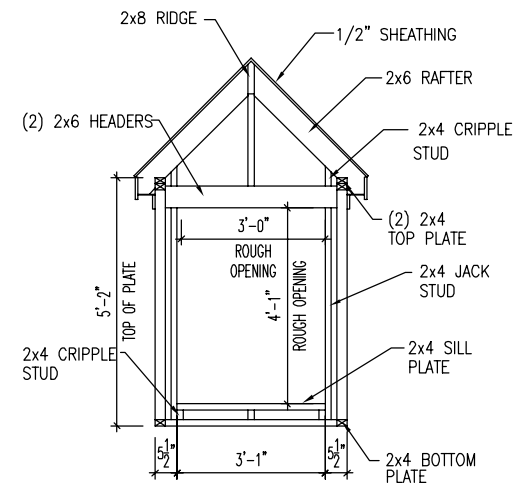
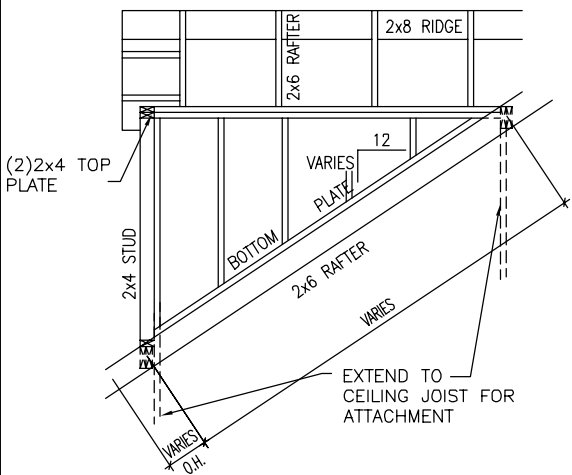
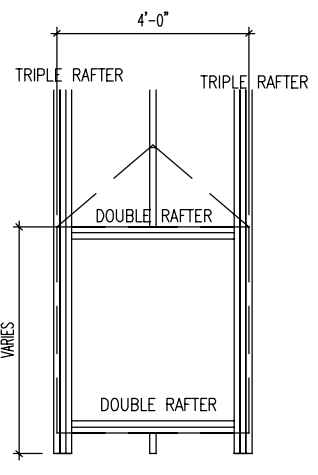


① MILLWOOD RECESSED ENTRY

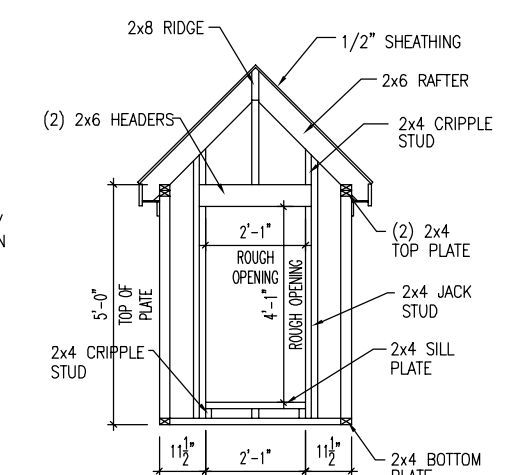
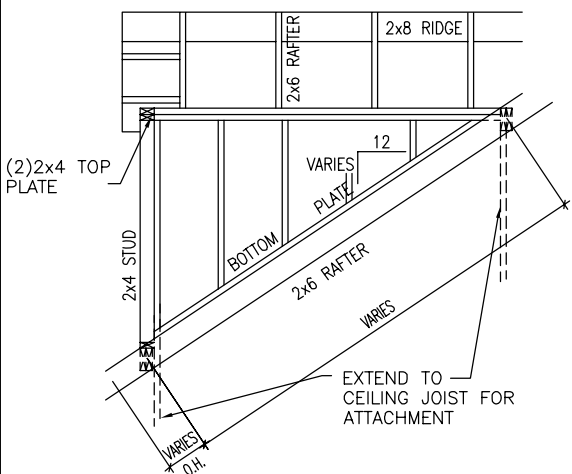
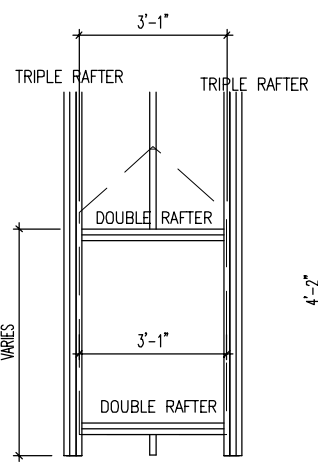
A
D2.3 RECESSED ENTRY DETAILS
SCALE: 1/4" = 1'-0"



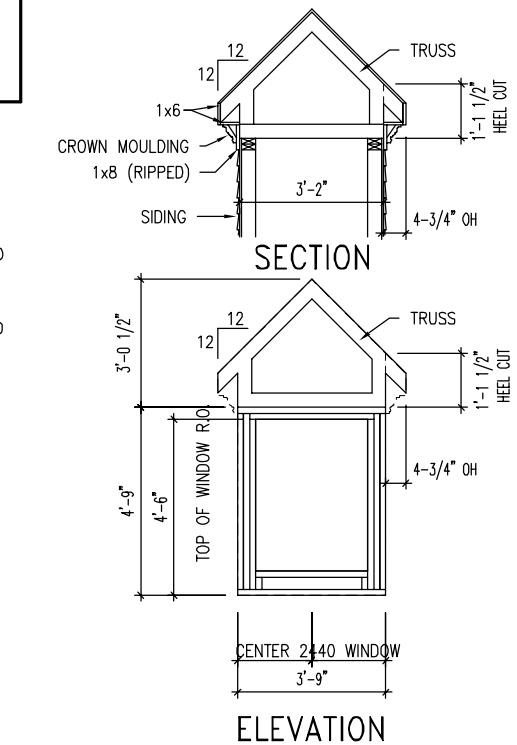
B
D2.3 HIP DORMER DETAILS
SCALE: 1/2" = 1'-0"

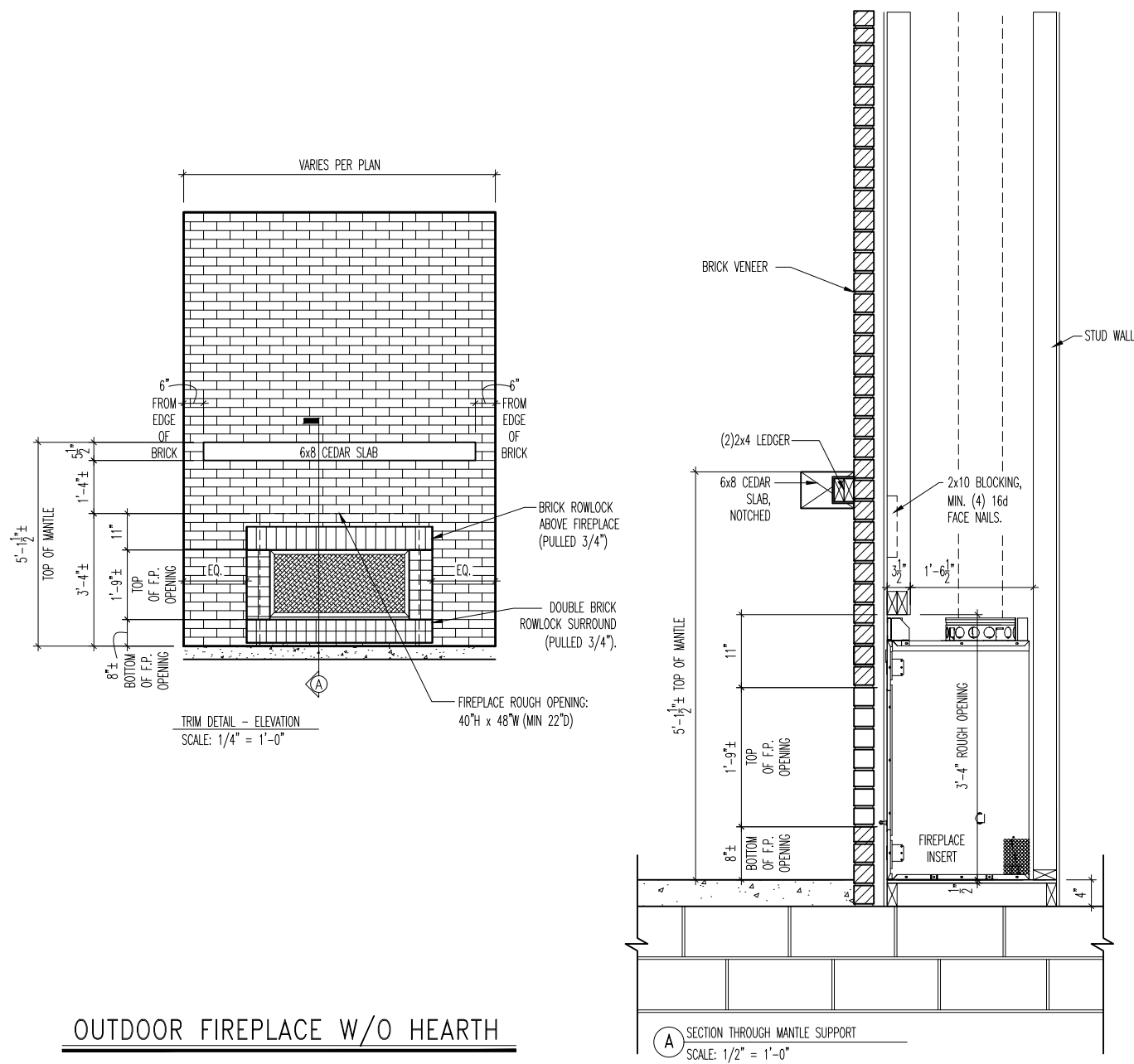
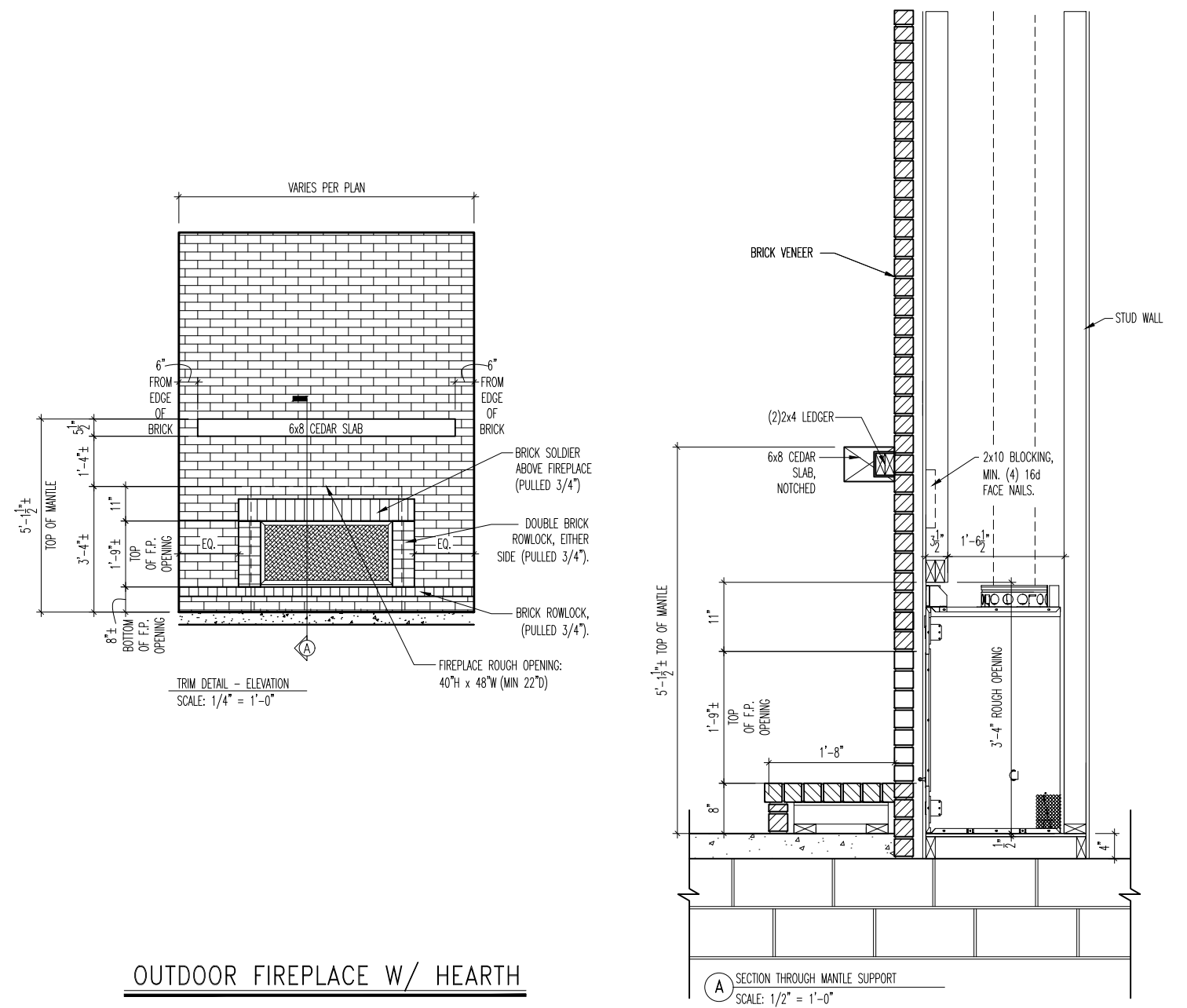


C
D2.3 GABLE DORMER DETAILS
SCALE: 1/2" = 1'-0"

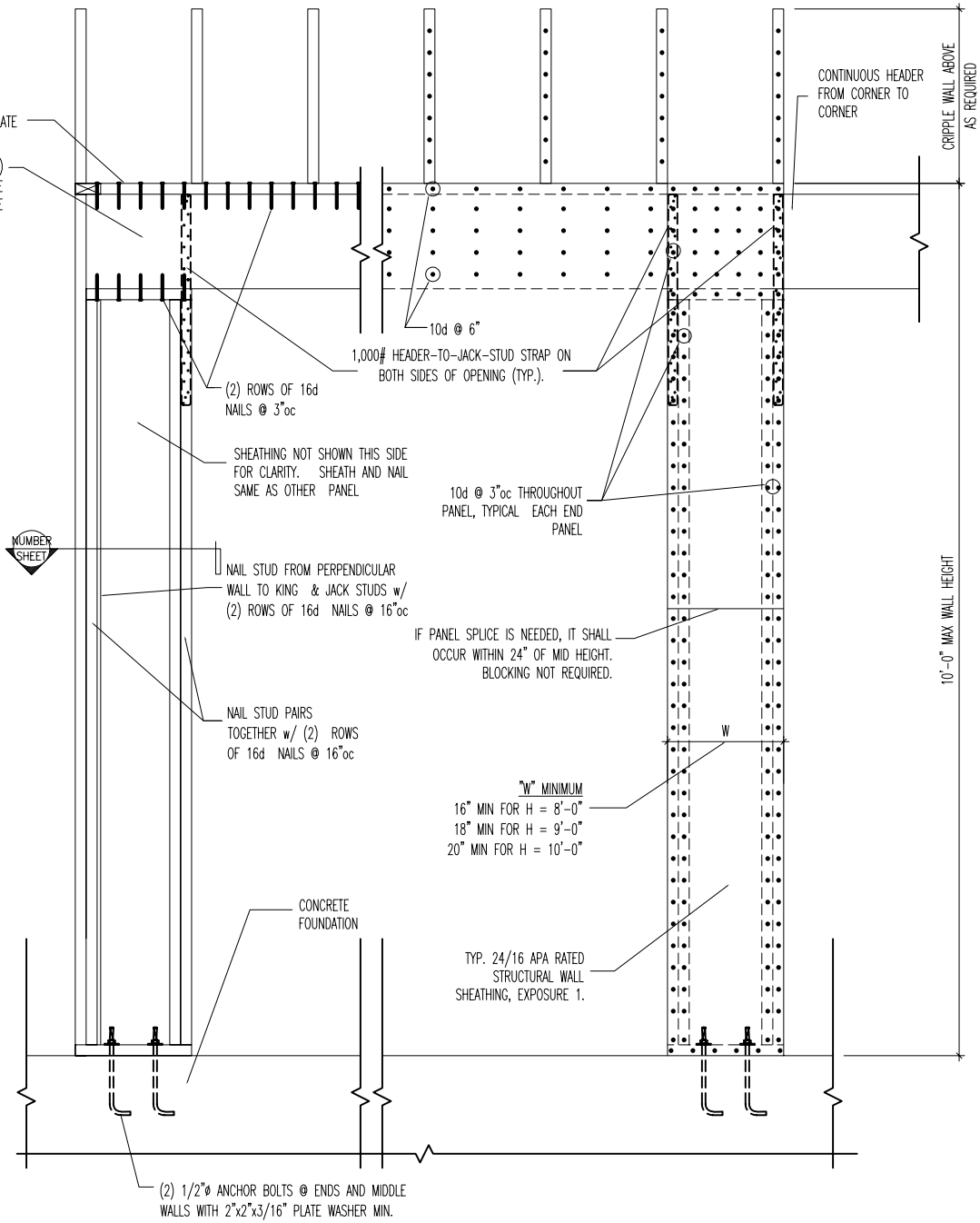


D
D2.3 DELUX GABLE DORMER DETAILS
SCALE: 1/2" = 1'-0"





A
D2.5 OUTDOOR FIREPLACE DETAILS
SCALE: VARIES



NOTE:
1. DESIGN PROVIDES BRACING EQUIVALENT TO METHOD 3 BRACED WALL PANEL PER IRC 602.10.3. DESIGN BASED ON APA REPORT T2004-38 AND FORM NO. F435, EQUIVALENT TO IRC SECTION R602.10.5. CONTINUOUS STRUCTURAL PANEL SHEATHING 4:1 ASPECT RATIO WOOD STRUCTURAL PANEL BRACED WALL SEGMENT. DESIGN GOOD FOR ASPECT RATIOS TO 6:1.
2. APA RATED SHEATHING ADJACENT TO PORTAL FRAME SHALL BE NAILED w/ 8d NAILS @ 6"oc @ PANEL EDGES, 12"oc IN FIELD UNLESS NOTED OTHERWISE.
3. FOR ADDITIONAL INFORMATION, SEE 2006 APA PUBLICATION "WHOLE HOUSE WALL BRACING, FORM G440".
4. WITH BRICK VENEER, DROP HEADER AND TOP PLATE TO DOOR ROUGH OPEING HEIGHT, AND FRAME CRIPPLE WALL ABOVE.

APA DETAIL OF NARROW WALL DETAIL
SCALE: 1/4" = 1'-0"



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STD. DETAIL SHEET
REGION:
NASHVILLE

Std. By: DWW
Chk. By: ARC
Std. Date: 1.9.07
Date of Last Rev: 02/28/08 bdt

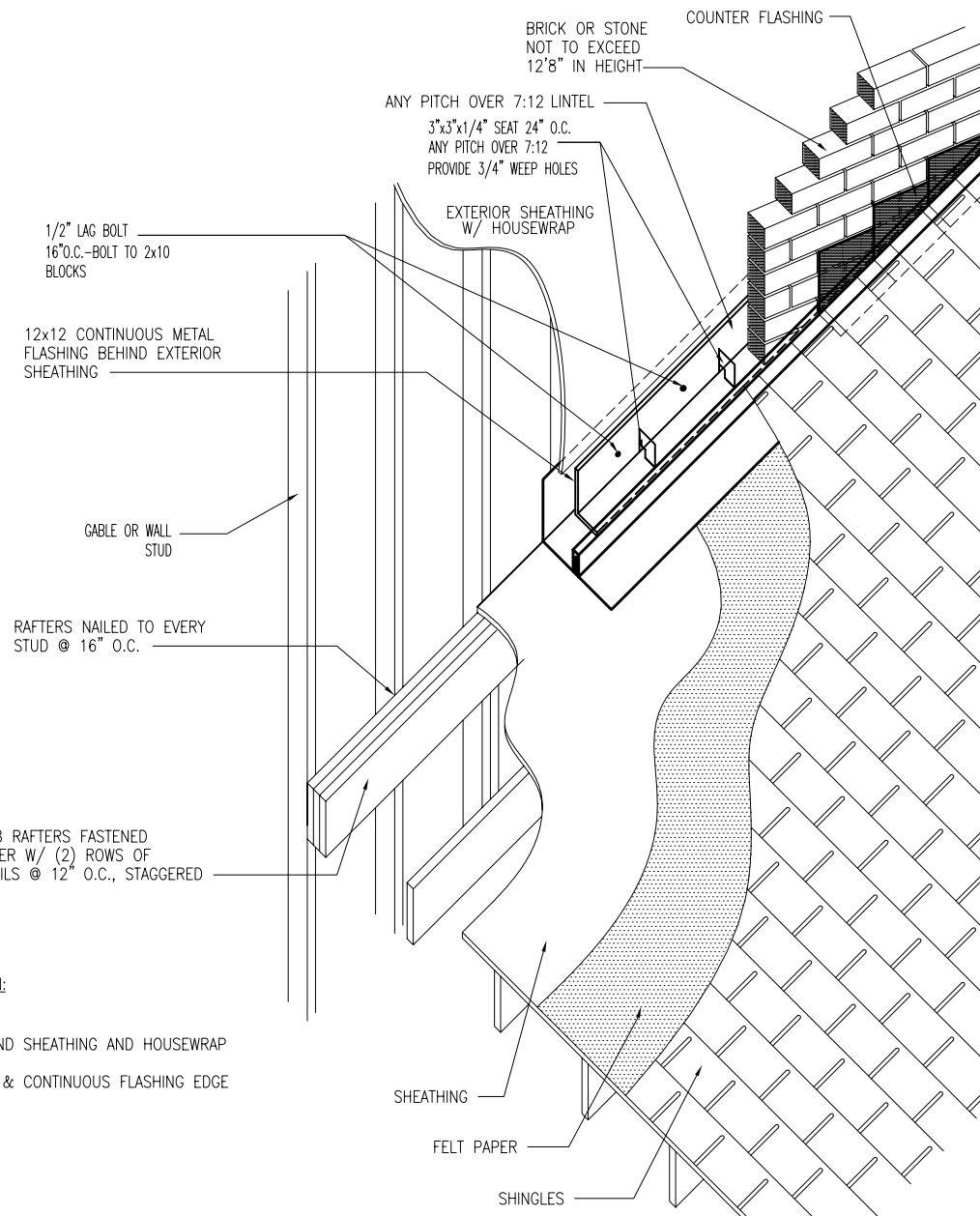
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LATERAL BRACING
DETAILS

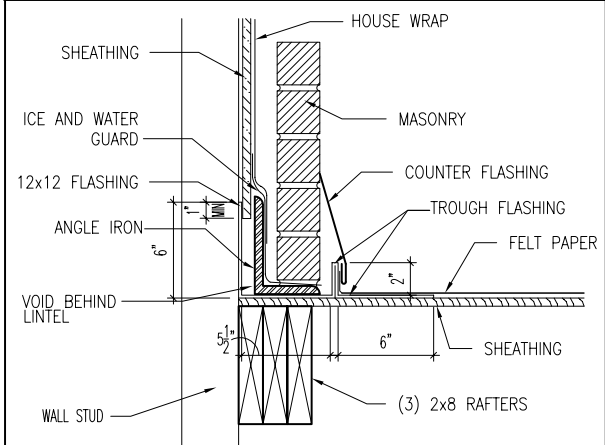
DETAILS MAY NOT APPLY TO CONTRACT

NASH - 0-SHEETS.dwg Feb 28, 2008 - 10:12am

Sheet No.
D2.6

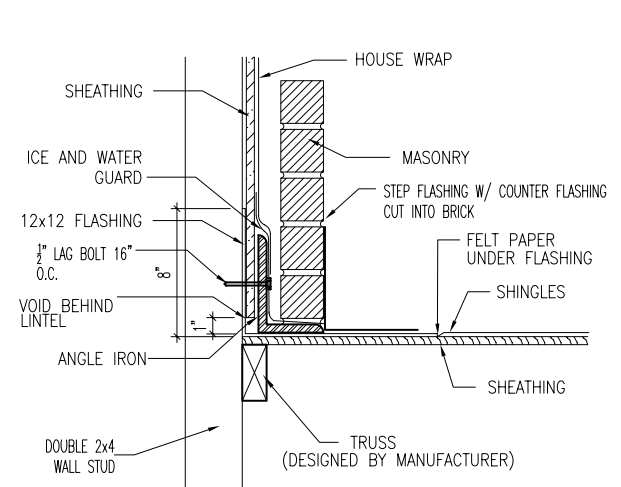


- SEQUENCE OF INSTALLATION:
1. ROOF SHEATHING
 2. FELT PAPER
 3. 12"x12" FLASHING BEHIND SHEATHING AND HOUSEWRAP
 4. ANGLE IRON
 5. CAULK ALL NAIL HOLES & CONTINUOUS FLASHING EDGE
 6. BRICK
 7. STEP FLASHING
 8. SHINGLES
 9. COUNTER FLASHING

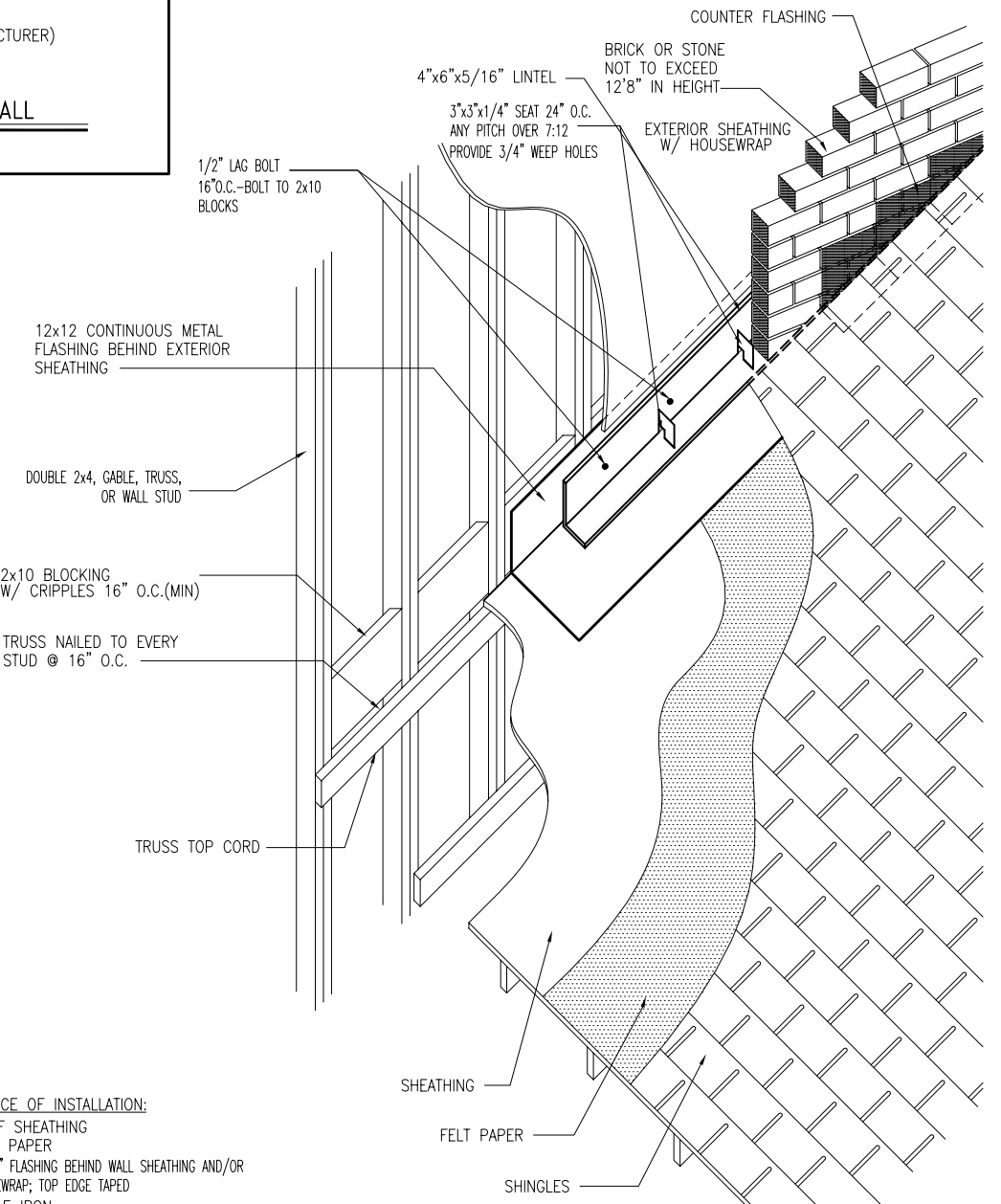


C
D2.7
ROOF FLASHING @ BRICK WALL
SCALE: 1" = 1'-0"

A
D2.7
MASONRY OVER ROOF DETAIL W/ COMMON FRAMING
SCALE: 1/2" = 1'-0"



D
D2.7
ROOF FLASHING @ BRICK WALL
SCALE: 1" = 1'-0"



- SEQUENCE OF INSTALLATION:
1. ROOF SHEATHING
 2. FELT PAPER
 3. 12"x12" FLASHING BEHIND WALL SHEATHING AND/OR HOUSEWRAP; TOP EDGE TAPED
 4. ANGLE IRON
 5. CAULK ALL NAIL HOLES @ CONTINUOUS FLASHING
 6. BRICK
 7. STEP FLASHING
 8. SHINGLES
 9. COUNTER FLASH

B
D2.7
MASONRY OVER ROOF DETAIL W/ TRUSSES
SCALE: 1/2" = 1'-0"



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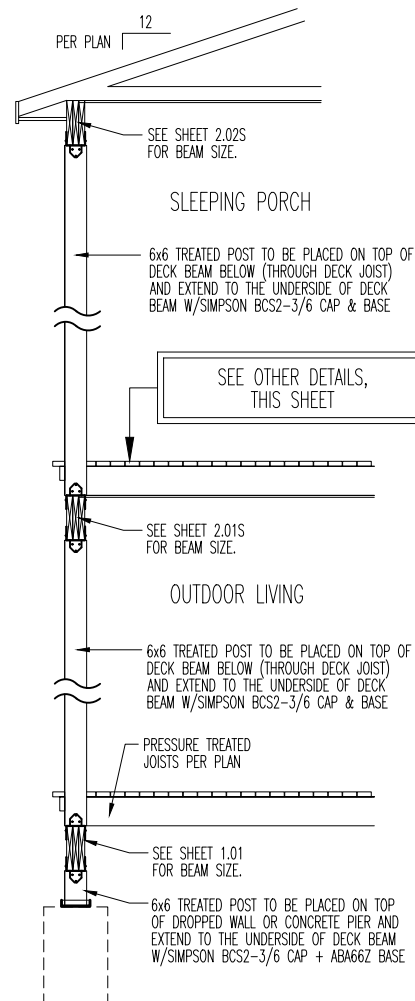
STD. DETAIL SHEET
REGION:
NASHVILLE

Std. By:	DWW
Chk. By:	ARC
Std. Date:	1.9.07
Date of Last Rev:	09/27/06 BRG

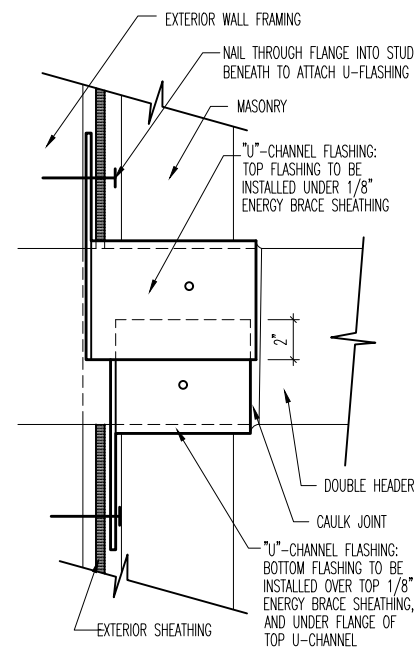
Sheet Description:
BRICK OVER ROOF DETAILS

DETAILS MAY NOT APPLY TO CONTRACT
NASH - D-SHEETS.dwg Jan 09, 2009 - 2:09pm

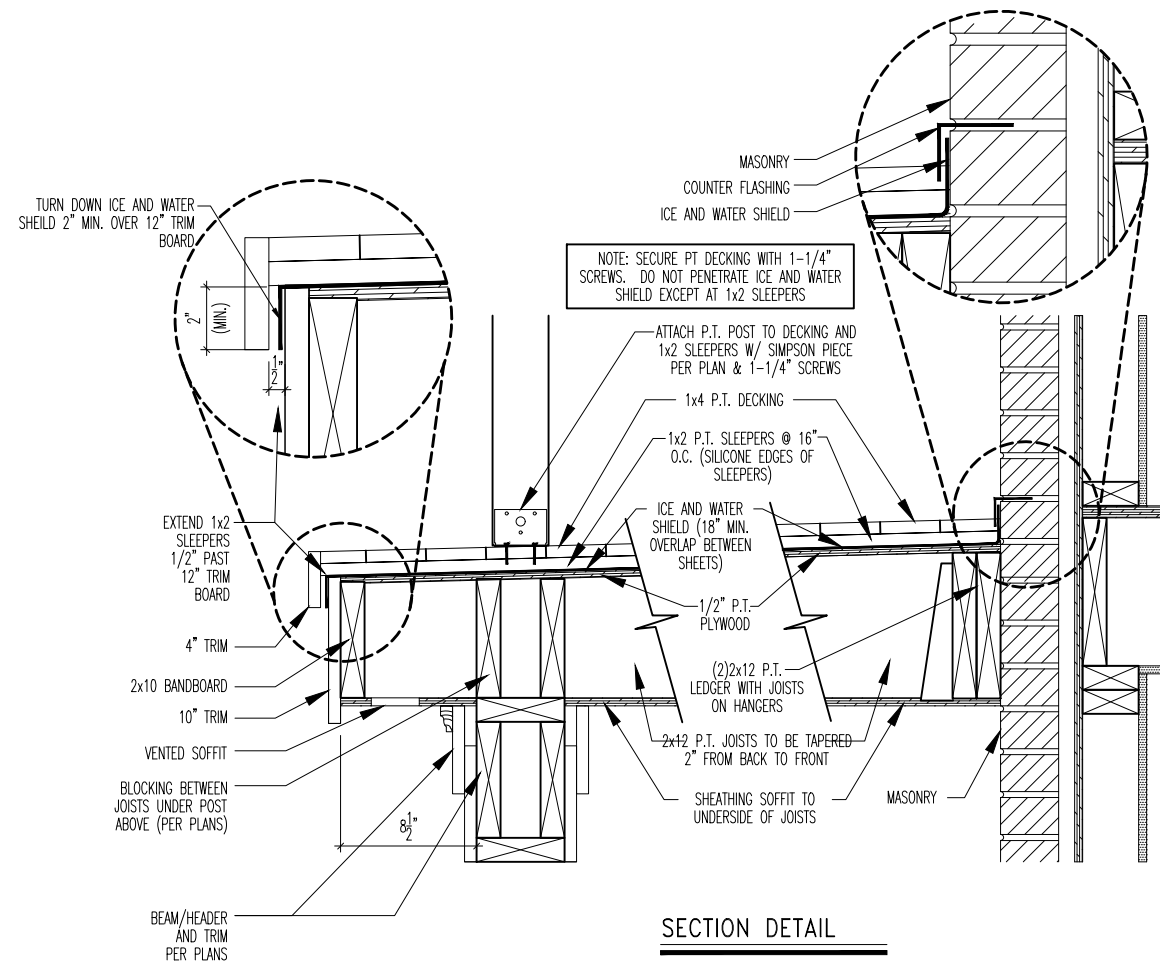
Sheet No.
D2.7



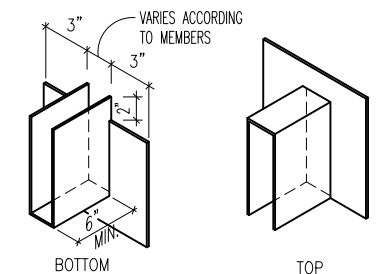
2-STORY DECK SECTION
SCALE: 1/4" = 1'-0"



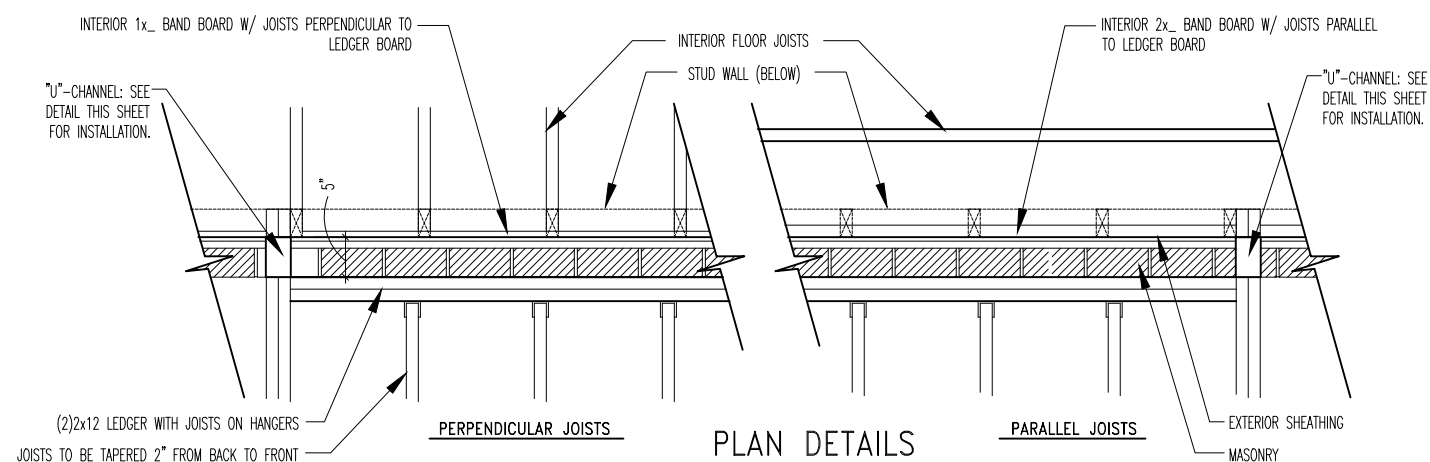
"U"-CHANNEL INSTALLATION DETAIL
NO SCALE: FOR ILLUSTRATION ONLY



SECTION DETAIL



EXAMPLE "U"-CHANNEL FLASHING
SCALE: 1/2" = 1'-0"

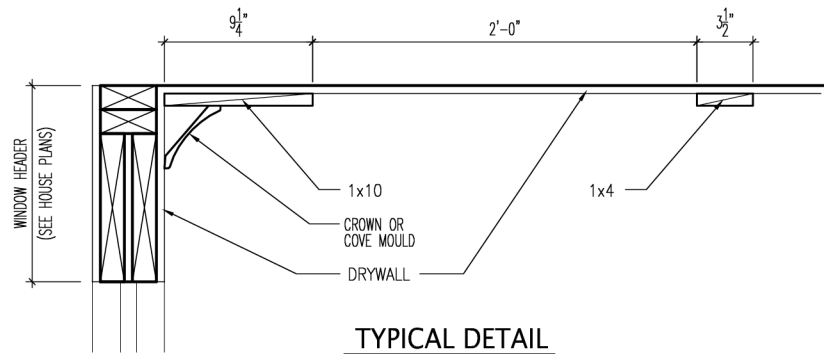


PLAN DETAILS
PLAN DETAILS

CLG-01

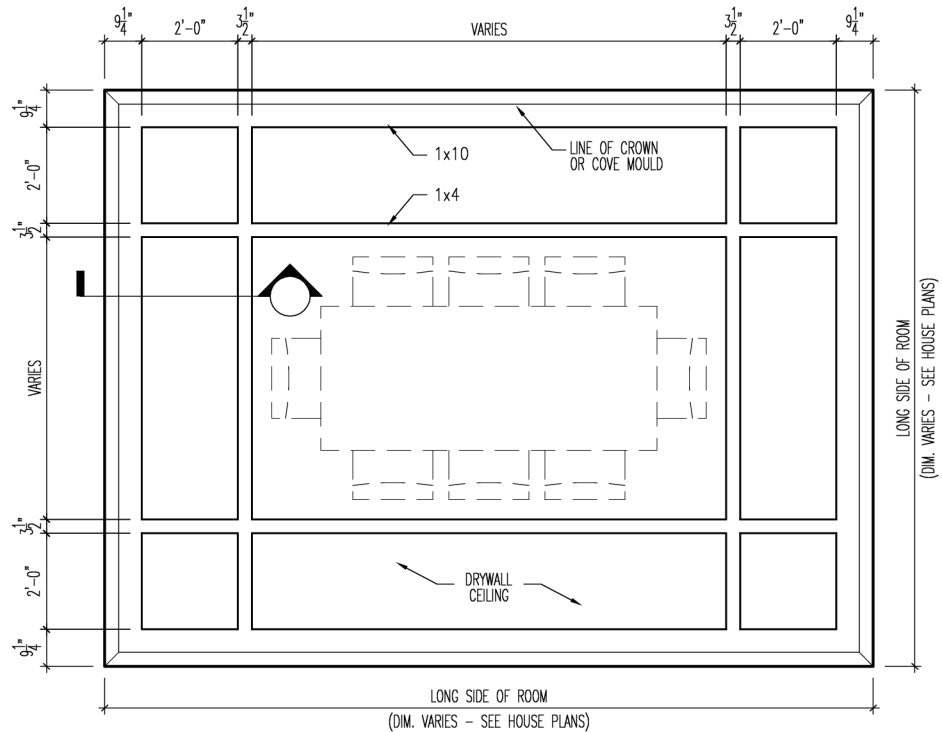


CLG-02



TYPICAL DETAIL

SCALE: 1" = 1'-0"

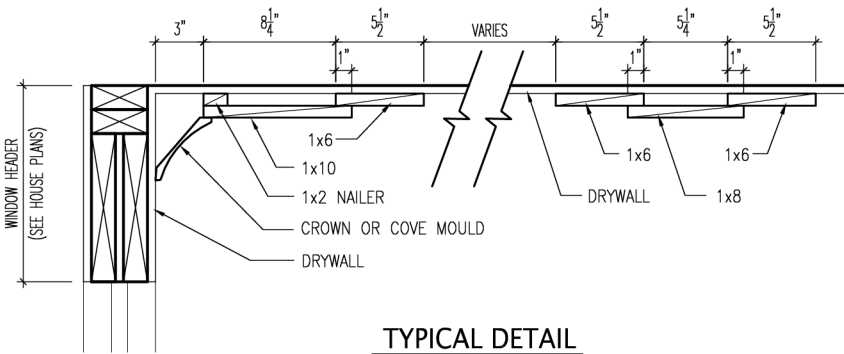


TYPICAL PLAN LAYOUT

SCALE: 1/4" = 1'-0"

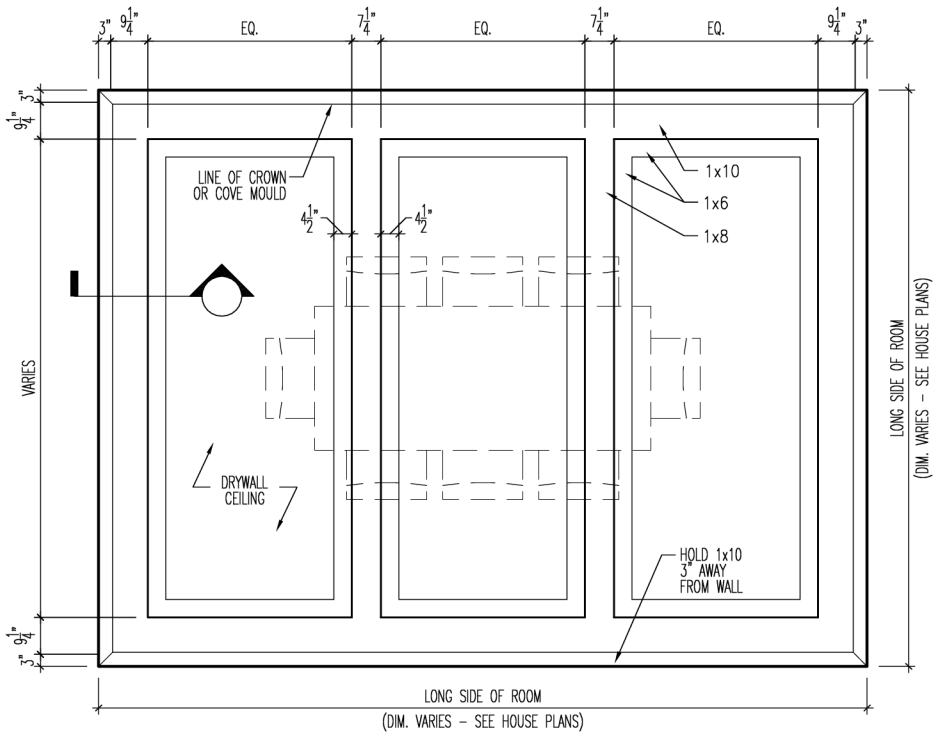
NOTE: ALL DIMENSIONS ARE TO FINISH MATERIAL

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.



TYPICAL DETAIL

SCALE: 1" = 1'-0"



TYPICAL PLAN LAYOUT

SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO FINISH MATERIAL

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.



Drees Homes

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STD. DETAIL SHEET

REGION:
NASHVILLE

Std. By: ALL
Chk. By: ARC
Std. Date: 03.08.17
Date of Last Rev: --

Sheet Description:

CEILING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

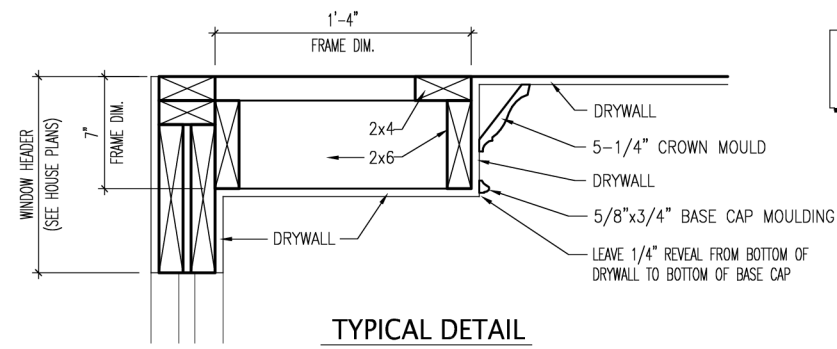
Sheet No.

D4.1

CLG-03

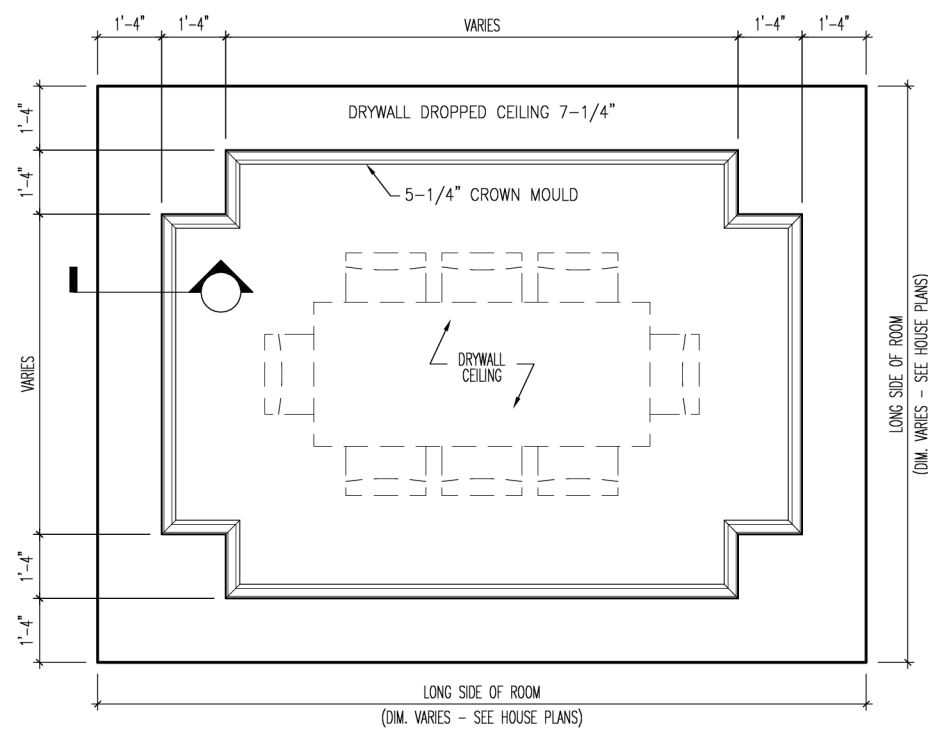


CLG-04



PROVIDE BLOCKING BETWEEN FLOOR
JOISTS/ROOF TRUSSES AS NEEDED FOR
TRIM ATTACHMENT

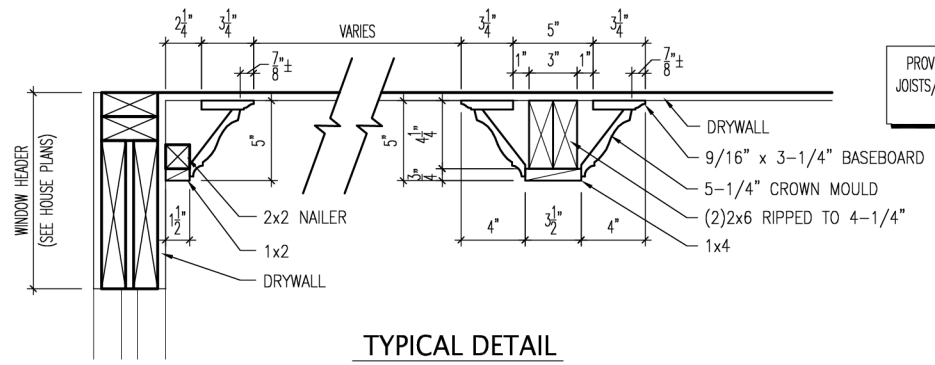
TYPICAL DETAIL
SCALE: 1" = 1'-0"



NOTE: ALL DIMENSIONS ARE
TO FINISH MATERIAL

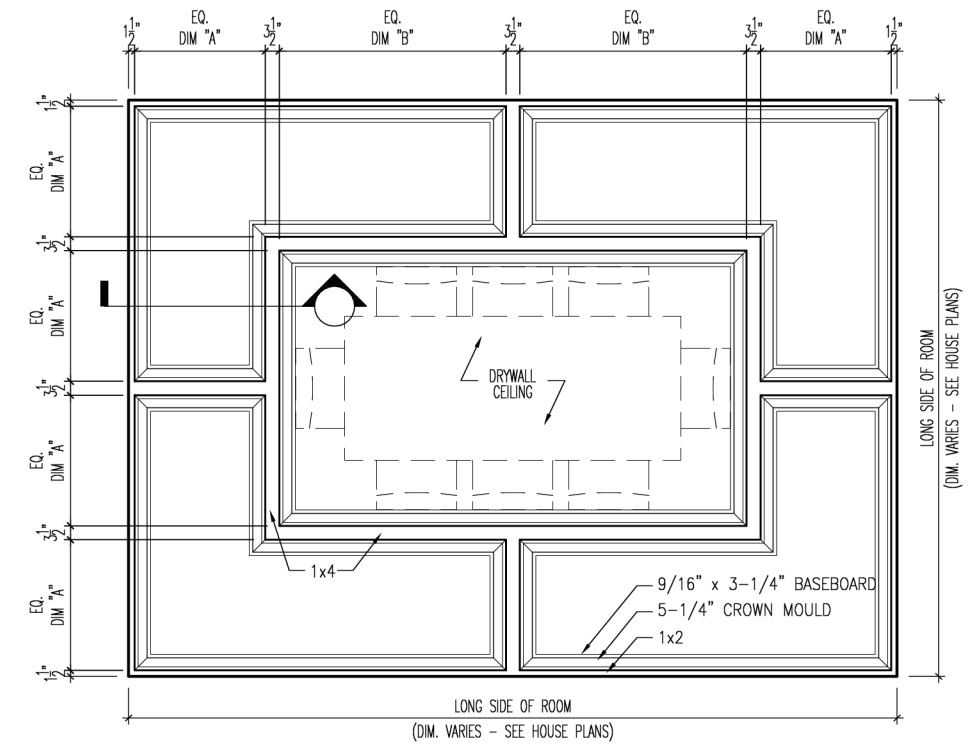
TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

TYPICAL PLAN LAYOUT
SCALE: 1/4" = 1'-0"



PROVIDE BLOCKING BETWEEN FLOOR
JOISTS/ROOF TRUSSES AS NEEDED FOR
TRIM ATTACHMENT

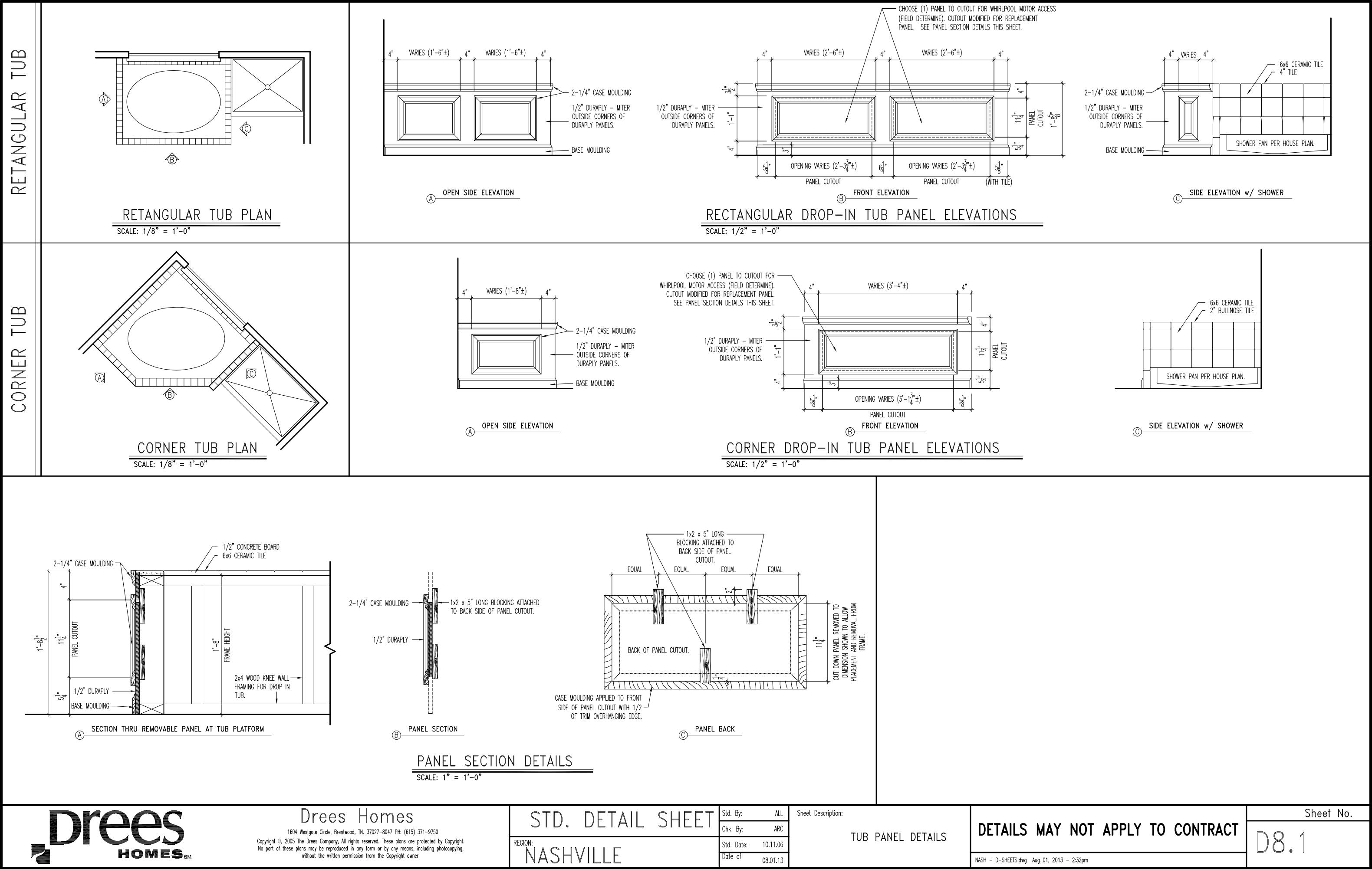
TYPICAL DETAIL
SCALE: 1" = 1'-0"

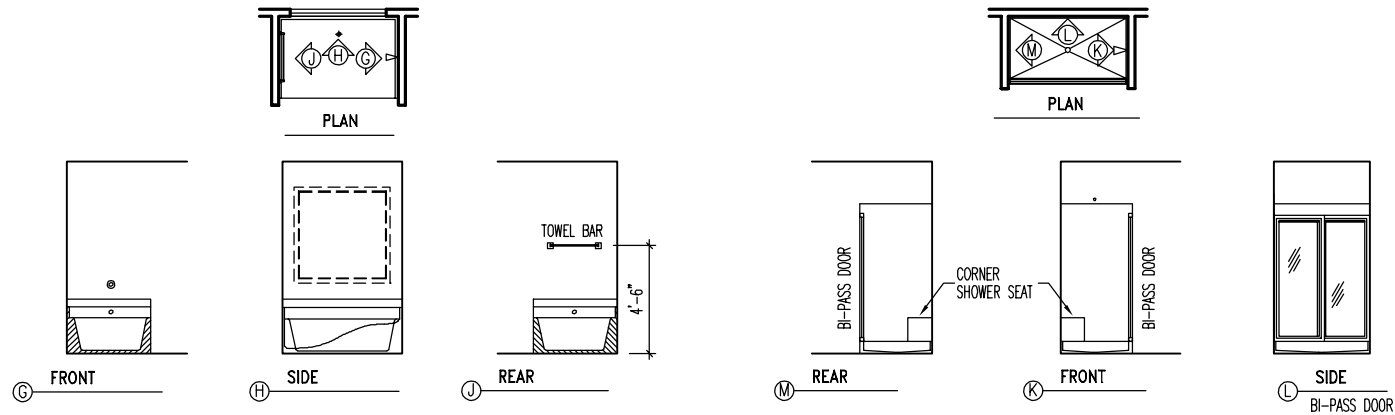


NOTE: ALL DIMENSIONS ARE
TO FINISH MATERIAL

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

TYPICAL PLAN LAYOUT
SCALE: 1/4" = 1'-0"





TUB DETAILS

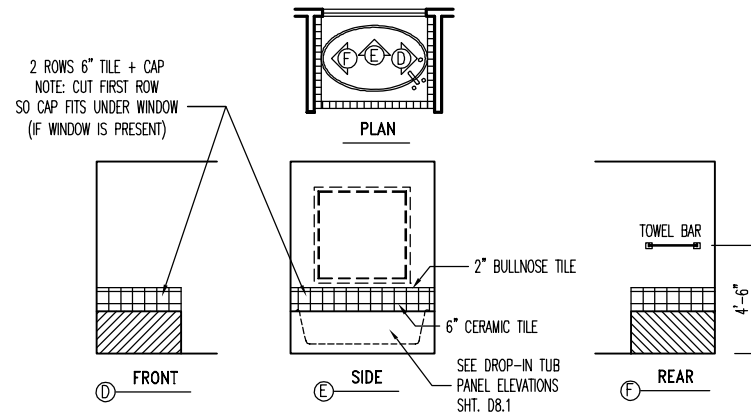
SCALE: 1/8" = 1'-0"

SHOWER DETAILS

SCALE: 1/8" = 1'-0"

STD. OWNER'S BATH DETAILS (WITH SEPERATE SHOWER)

SCALE: 1/8" = 1'-0"

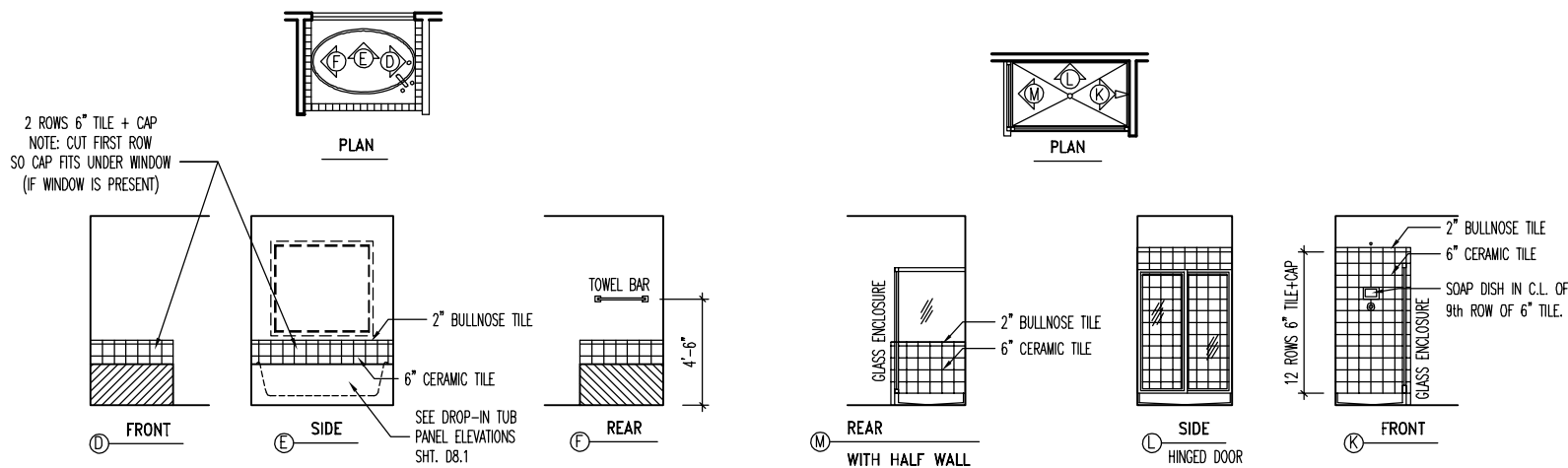


JETTED TUB DETAILS

SCALE: 1/8" = 1'-0"

JETTED OWNER'S BATH DETAILS

SCALE: 1/8" = 1'-0" (SHOWER UNITS SAME AS STD. BATH)



TUB DETAILS (JETTED TUBS SAME DETAILS)

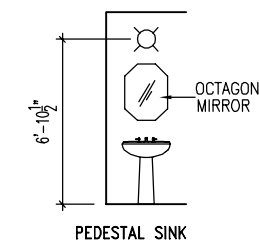
SCALE: 1/8" = 1'-0"

SHOWER DETAILS

SCALE: 1/8" = 1'-0"

DESIGNER OWNER'S BATH DETAILS

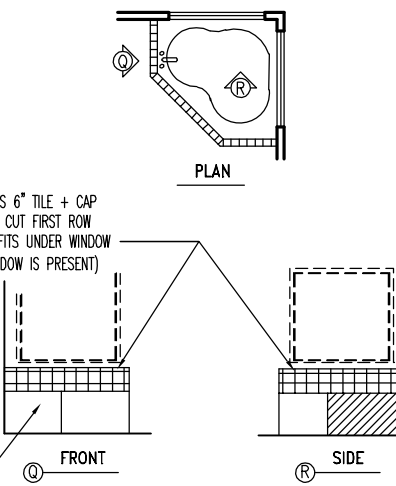
SCALE: 1/8" = 1'-0"



PED SINK DETAILS*

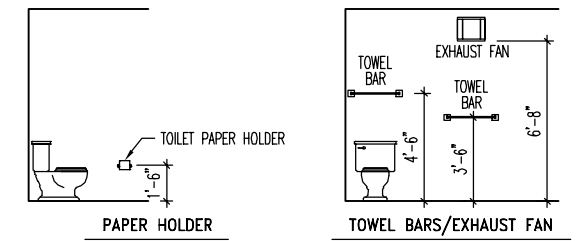
SCALE: 1/8" = 1'-0"

*(STD. IN POWDER ROOMS)



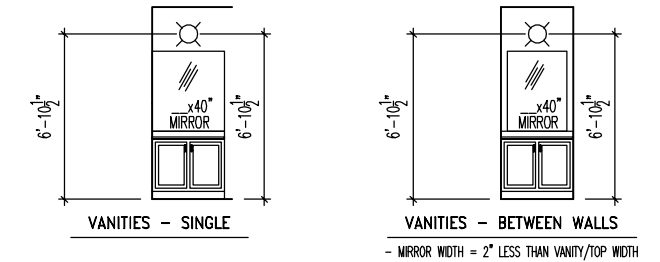
CORNER TUB DETAIL

SCALE: 1/8" = 1'-0"



PAPER HOLDER/TOWEL BARS

SCALE: 1/8" = 1'-0"

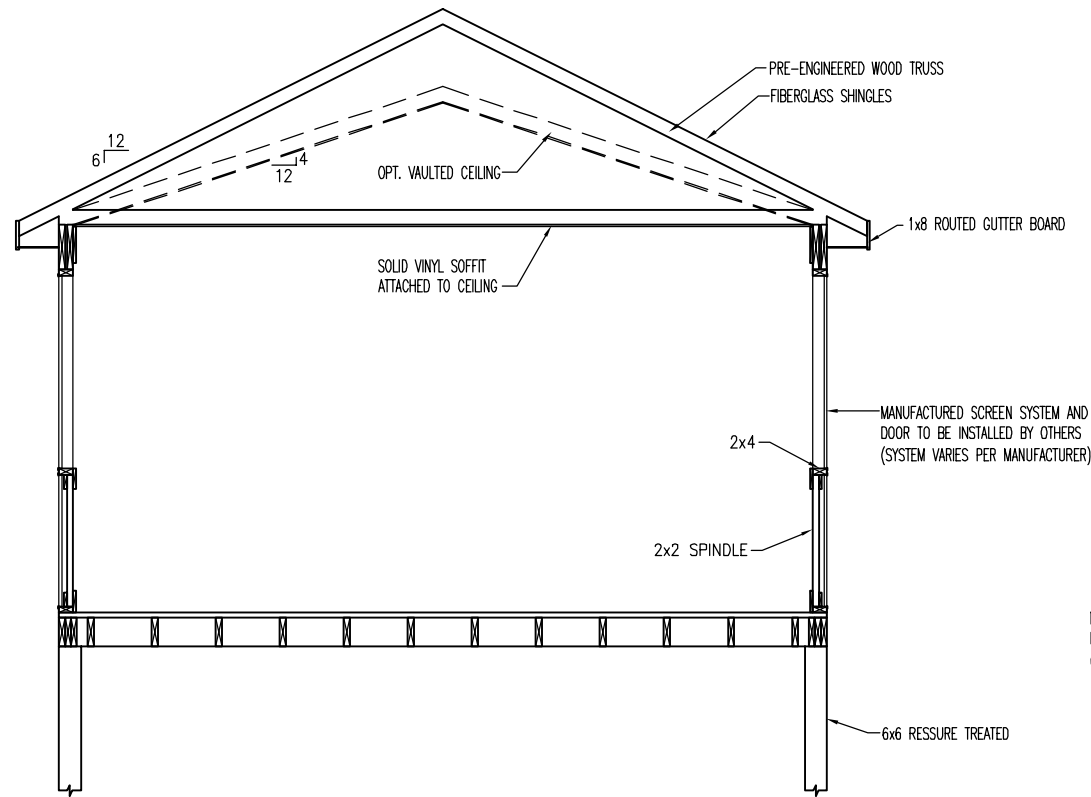


VANITY DETAILS*

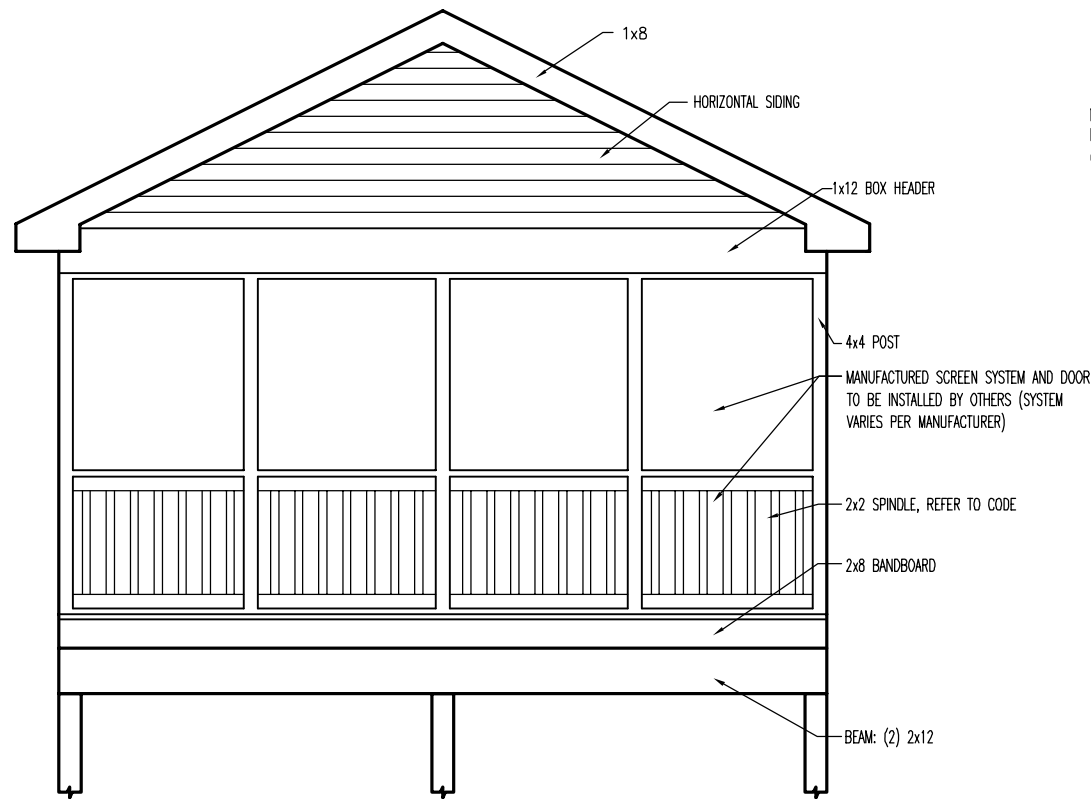
SCALE: 1/8" = 1'-0"

*(HALL BATH AND OWNER'S BATH ONLY)

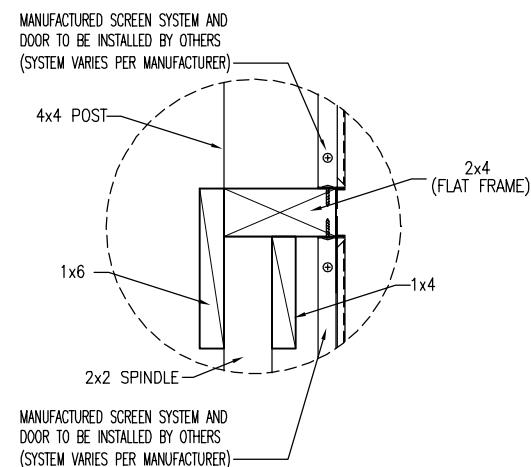
- MIRROR WIDTH = VANITY/TOP WIDTH
- TOTAL VANITY WIDTH = LESS THAN 72" -- (1) LIGHT FIXTURE
- TOTAL VANITY WIDTH = 72" OR MORE -- (2) LIGHT FIXTURE



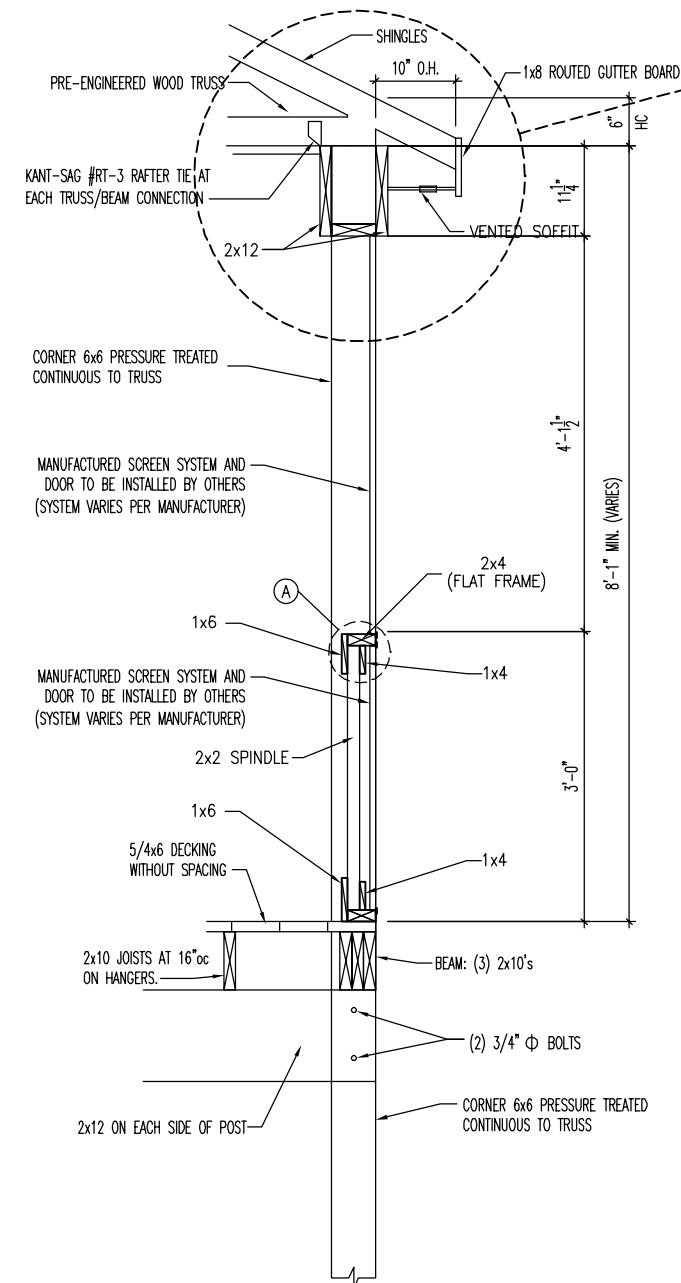
B
D10.1
BUILDING SECTION
SCALE: 1/4" = 1'-0"



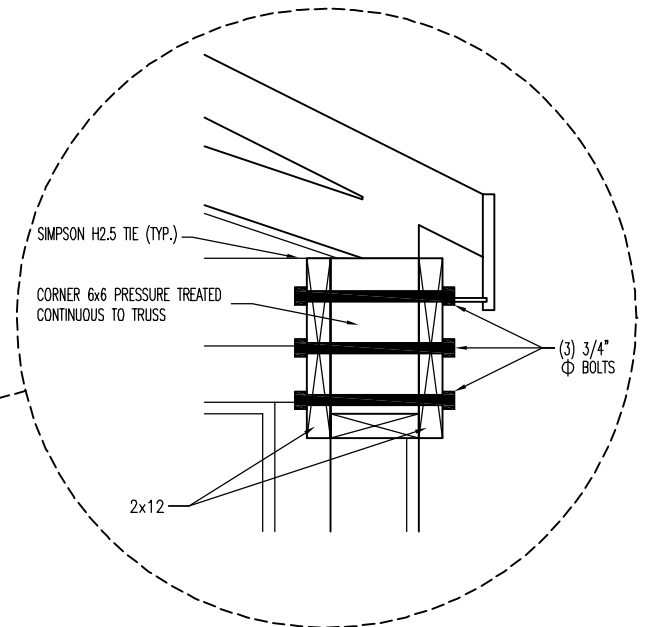
A
D10.1
REAR ELEVATION
SCALE: 1/4" = 1'-0"



A
SCREEN & PANEL ATTACHMENT DETAIL
SCALE: 1-1/2" = 1'-0"



C
D10.1
WALL SECTION
SCALE: 1/2" = 1'-0"



STANDARD SCREENED-IN-DECK



Drees Homes

1604 Westgate Circle, Brentwood, TN. 37027-8047 PH: (615) 371-9750
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STD. DETAIL SHEET

REGION:
NASHVILLE

Std. By: BRG
Chk. By: ARC
Std. Date: 02/14/07
Last Rev:

Sheet Description:

STANDARD SCREENED-IN-DECK

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.

D10.1

[illegible]

<div><div><div>Drees</div><div>HOMESsm</div></div><div>1604 Westgate Circle, Brentwood, TN. 37027-8047 PH: (615) 371-9750</div><div>Copyright ©, 2008, (2009) the Drees Company. All Rights Reserved. No portion of this material may be reproduced in any form or by any means, including photocopying, without the express written permission of the Drees Company. The Drees Company will vigorously prosecute any unauthorized use of this material.</div></div>	<div>Sheet Description:</div> <div>WINDOW SCHEDULE</div> <div>-</div>	<div><div>Contract Drawn By: House: DWG_BY</div><div>Phone #: DWG_PH</div><div>Coordinator's Name: COORD_NM</div><div>Coordinator's Phone #: COORD_PH</div><div>Schedules.dwt Jul 15, 2009 - 9:40am</div></div> <div><div>Original Site Specific Dwg. & Effective Change Order Date:</div><div>CON_DT</div></div>	<div><div>Subdivision: SUB_NM</div><div>Job #: JOB_NM</div><div>Customer Name: CUS_NM</div><div>Job Address: JOB_AD</div></div> <div>Sheet No.</div> <div>SC-01</div>
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MOULDED MILLWORK SCHEDULE

LAST REVISED 11/22/17

[illegible]

PILASTERS				
Drees General Callout		Nuwood	Fypon	
FLUTED PILASTER A1	PL7xxF	PIL7Xxx		
FLUTED PILASTER B1	PL9xxF	PIL9Xxx		
FLUTED PILASTER C1	PL11xxFM	PIL11Xxx		
PANEL PILASTER A2	PL7xxP	PIL7XxxDP		
PANEL PILASTER B2	PL9xxP	PIL9XxxDP		
PANEL PILASTER C2	PL11xxPM	PIL11XxxDP		
PILASTER D1	M311-9	PIL10XxxA		
PILASTER D2	M323-9	N/A		
PILASTER Z-E1-PIL	Z-E1-PIL	Z-E1-PIL		
PILASTER Z-E2-PIL	Z-E2-PIL	Z-E2-PIL		
PILASTER Z-E3-PIL	Z-E3-PIL	Z-E3-PIL		
PILASTER Z-PIL-EXT	Z-PIL-EXT	Z-PIL-EXT		
PLAIN PILASTER A3	PL7xxS	PIL7XxxP		
PLAIN PILASTER B3	PL9xxS	PIL9XxxP		
PLAIN PILASTER C3	PL11xxS	PIL11XxxP		
PLINTH D1	PF10	ADD "P" TO END OF PILASTER		
PLINTH D2	P14.5	N/A		
LOUVERS				
Drees General Callout		Nuwood	Fypon	Mid-America
CATHEDRAL LOUVER D1	CLV1224	CLV12X24	--	
CATHEDRAL LOUVER D1T	CLV1224TRIM4	CLV12X24X4F	--	
CATHEDRAL LOUVER D2	CLV1432	CLV14X32	--	
CATHEDRAL LOUVER D2T	CLV1432TRIM4	CLV14X32X4F	00 44 1422	
CATHEDRAL LOUVER D3	CLV2232	CLV22X32	--	
CATHEDRAL LOUVER D3T	CLV2232TRIM4	CLV22X32X4F	--	
HALF CIRCLE LOUVER D1	HRLV32	HRLV32X16	--	
HALF CIRCLE LOUVER D1T	HRLV32TRIM4	HRLV32X4F	--	
HALF CIRCLE LOUVER D2	HRLV36	HRLV36X18	--	
HALF CIRCLE LOUVER D2T	HRLV36TRIM4	HRLV36X4F	00 43 2234	
OCTAGONAL LOUVER D1	OLV24	OLV24	--	
OCTAGONAL LOUVER D12	OLV24TRIM4	OLV24X4F	--	
OVAL LOUVER D1	OLV2537	OLV37X25	--	
OVAL LOUVER D1T	OLV2537TRIM4	OLV37X25X4F	--	
RECTANGUAR LOUVER D1	LV1224V	LV12X24	00 45 1218	
RECTANGUAR LOUVER D1T	LV1224VTRIM4	LV12X24-4F	00 45 1218	
RECTANGUAR LOUVER D2	LV1636V	LV16X36	--	
RECTANGUAR LOUVER D2T	LV1636VTRIM4	LV16X36-4F	--	
RECTANGUAR LOUVER D3	LV2436V	LV24X36	--	
RECTANGUAR LOUVER D3T	LV2436VTRIM4	LV24X36-4F	--	
RECTANGUAR LOUVER D4	LV2424V	LV24X24	--	
RECTANGUAR LOUVER D4T	LV2424VTRIM4	LV24X24-4F	--	
ROUND LOUVER D1	RLV18	RLV18	--	
ROUND LOUVER D1T	RLV18TRIM4	RLV18X4F	--	
ROUND LOUVER D2	RLV22	RLV22	--	
ROUND LOUVER D2T	RLV22TRIM4	RLV22X4F	--	
TRIANGULAR LOUVER D1	--	TRLVxxX36	00 47 0x0x	
BRACKETS				
Drees General Callout		Nuwood	Fypon	
EXTERIOR BRACKET D1	BR437	N/A		
EXTERIOR BRACKET D2	DB102	DTLB6X4X6		
EXTERIOR BRACKET D3	BR304 (7" WIDE)	BKT24X24X7		
EXTERIOR BRACKET D4	BR455	N/A		
EXTERIOR BRACKET D5	BR300-1	BKT12X12X6		
EXTERIOR BRACKET D6	BR300	BKT12X12		
EXTERIOR BRACKET D7	BR409	BKT16X18X3		
EXTERIOR BRACKET D8	BR413	DTLB5X5X3		
EXTERIOR BRACKET D9	TBD	BKT11X20		
EXTERIOR BRACKET D10	TBD	BKT12X24X3		
EXTERIOR BRACKET D11	BR435	BKT25X27		
EXTERIOR BRACKET D12	BR404	BKT16X30X4		
GABLE BRACKET D1	TBD	DTLB6X4X6R(OR L)PITCH		
GABLE BRACKET D2	BR423-x:12	BKT5X20		
GABLE BRACKET D3	BR424-x:12	BKT5X20 (CUT 2" PROJECTION)		

MOULDINGS		
Drees General Callout	Nuwood	Fypon
BAND MOULD D1	M210-16	MLD612-12
BAND MOULD D2	M301-16	MLD220-16
BARGE MOULD D1	WM210	WM210
CASE MOULD D1	M320-16	MLD226-16
CASE MOULD D2	N/A	MLD244-12
CROWN MOULD D1	M404-16	MLD572-16
DENTIL MOULD D1	M105-16	MLD310-16
DENTIL MOULD D2	M108-8	MLD353-8
HALF ROUND MOULD D1	N/A	MLD605-12
PANEL MOULD D1	M310-8 OR 16	MLD612-12
PEDIMENTS / COMBO HEADERS		
Drees General Callout	Nuwood	Fypon
BROW COMBO D1	BCxx	CSAPxx
PEAK PEDIMENT D1	Pxx-4 (6:12)	PCPxx
PEAK PEDIMENT Z-E1-PED	Z-E1-PED	Z-E1-PED
PEAKED COMBO D1	PCxx-4	CPCPxx
RAMS HEAD PEDIMENT D1	Rxx	RHPxx00
ROUND PEDIMENT D1	Bxx-4	PSPxx
SUNRISE COMBO D1	SCxx-4	CSPxx
VICTORIAN PEDIMENT D1	VPxx	DVPxx w/ SWDHxxXxx
WINDOW DECORATION		
Drees General Callout	Nuwood	Fypon
HALF CIRCLE SUNBURST D1	SPxxxx	SWDHxxXxx
PALLADIAN WINDOW D1	H9AR10-xx xx" FL/FR	ARxxX10MFLxxx
PALLADIAN WINDOW D1K	H9AR10-xxK xx" FL/FR	ARxxX10MFLxxx with K10TM
PALLADIAN WINDOW D2	H9AR10SPxxxx	ARxxX10MFLxxx with SWDHxxXxx
PALLADIAN WINDOW D2K	H9AR10SPxxxxK	ARxxX10MFLxxx with SWDHxxXxx and K10TM
PEAKED CAP HEADER D1	N/A	CHPCxxX15
PLAIN SEGMENT D1	SPxxxxP	PSPxx
SEGMENT SUNBURST D1	SPxxxx	SWDHxxXxx
ACCESSORIES		
Drees General Callout	Nuwood	Fypon
GABLE D1	PGDx12	GPA (width X height)
KEystone D1	KY14F-3	KY14
KEystone D2	KYHM9F	K9M
WREATH D1	N/A	WAB34



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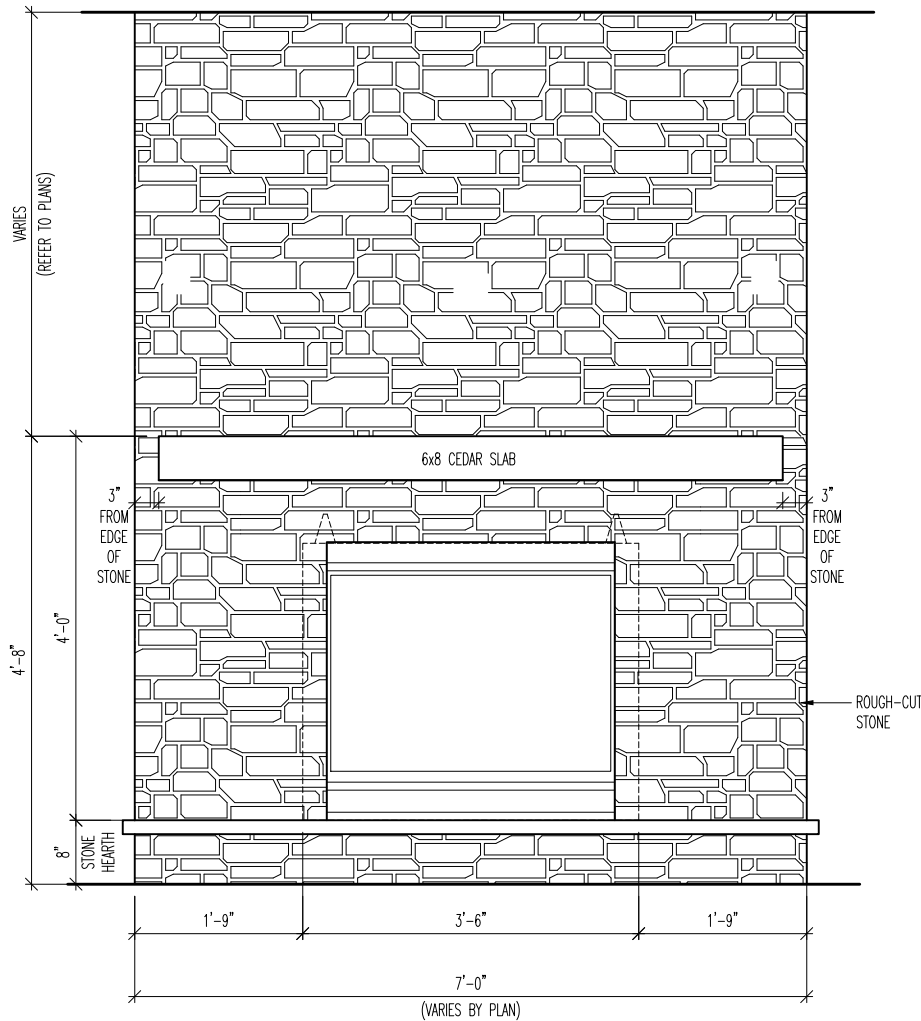
Sheet Description:

MOULDED MILLWORK SCHEDULE

Sheet No.

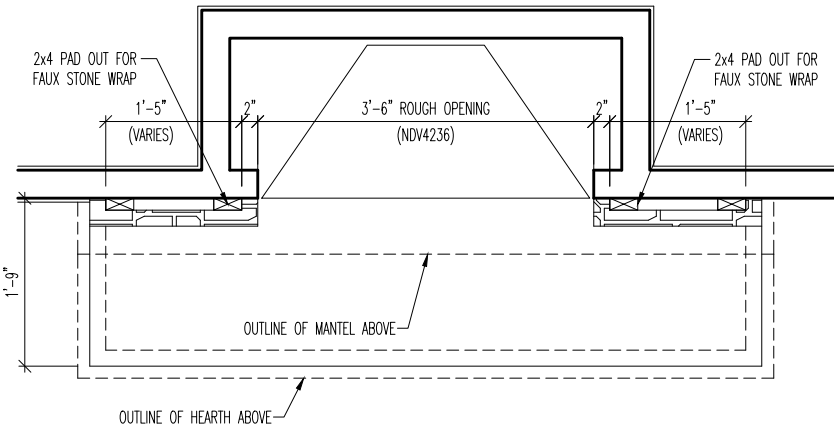
SC-02

*May be thin-sliced brick. See selections"



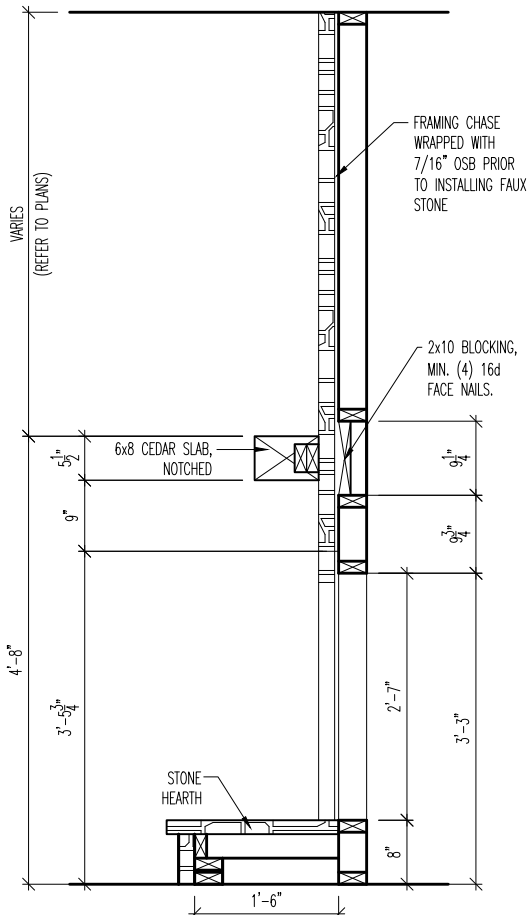
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



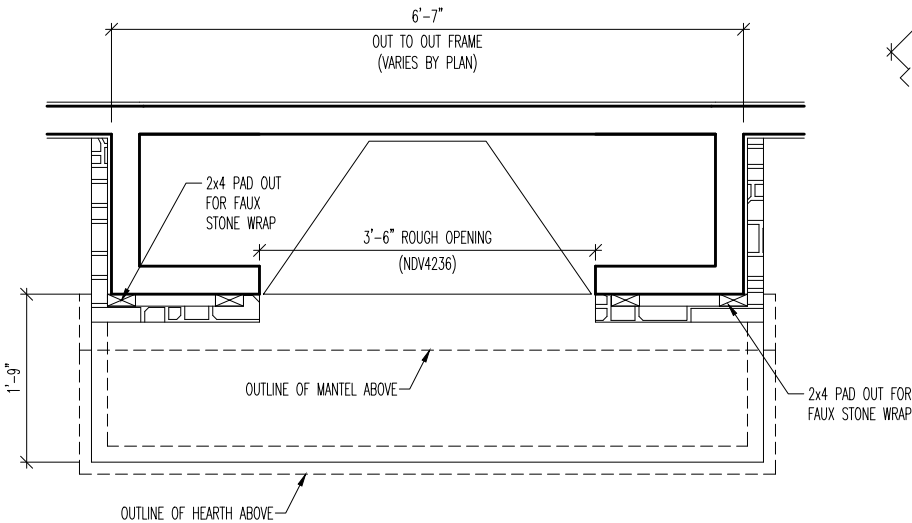
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



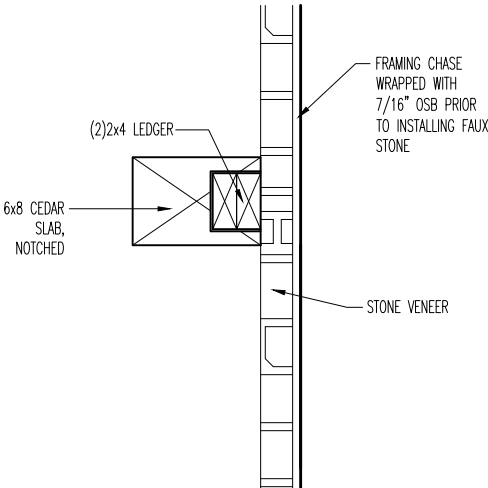
TRIM DETAIL - SECTION

SCALE: 1/2" = 1'-0"



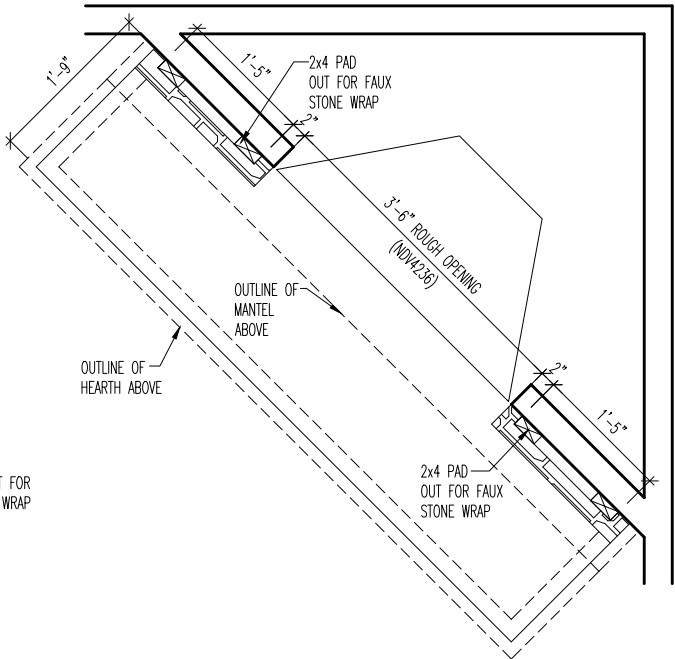
TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"



MANTLE DETAIL

SCALE: 1" = 1'-0"



TRIM DETAIL - PLAN [DIAGONAL]

SCALE: 1/2" = 1'-0"

Notes:

CONTEMPORARY STONE FIREPLACE SURROUND- 2 TIER
NASHVILLE
SCALE: AS NOTED

VARIES
(REFER TO PLANS)

4'-8"

3" FROM EDGE OF STONE

6x8 CEDAR SLAB

3" FROM EDGE OF STONE

ROUGH-CUT STONE

1'-9"

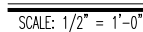
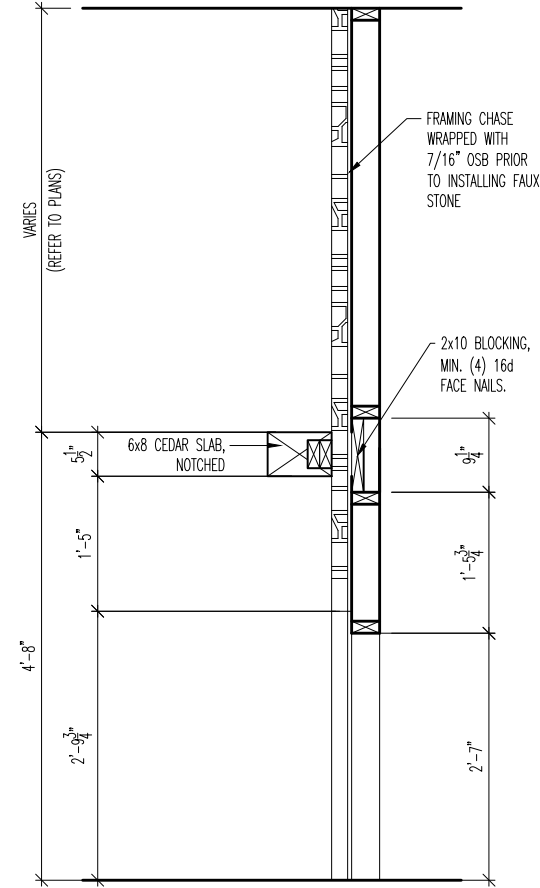
3'-6"

1'-9"

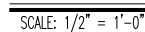
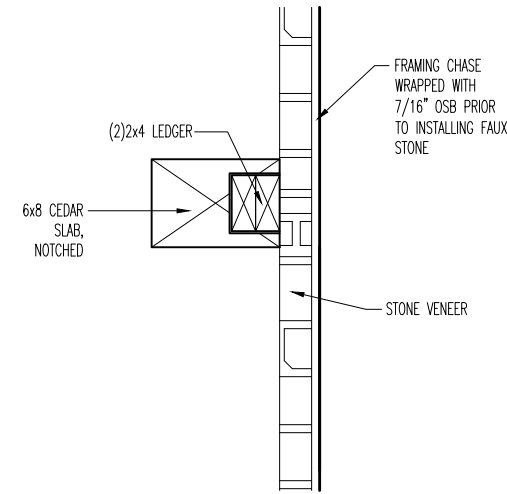
7'-0"

(VARIES BY PLAN)

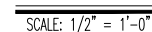
SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"



SCALE: 1" = 1'-0"

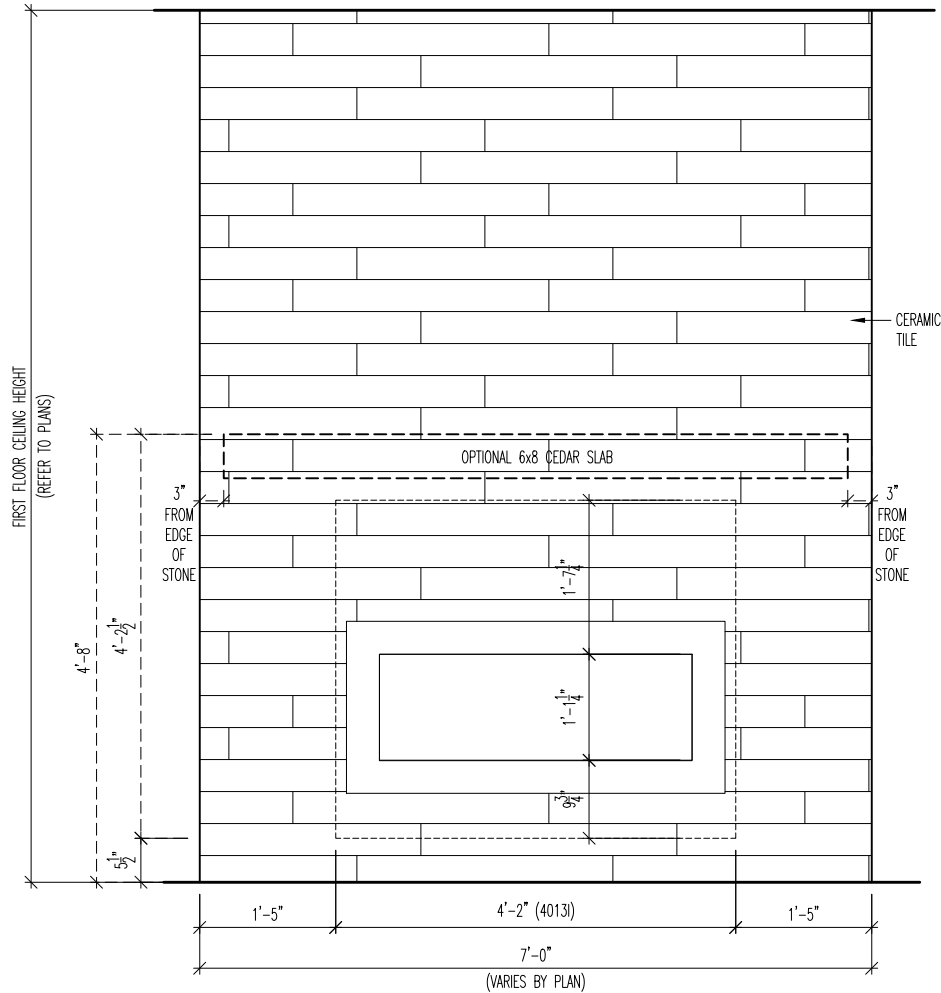
[illegible]

SCALE: AS NOTED

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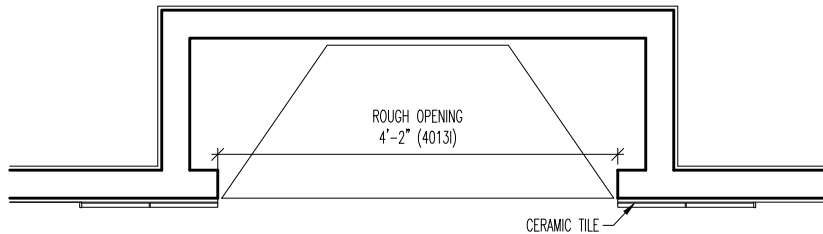
Feb 12, 2018 - 3:37pm

F-02S-3



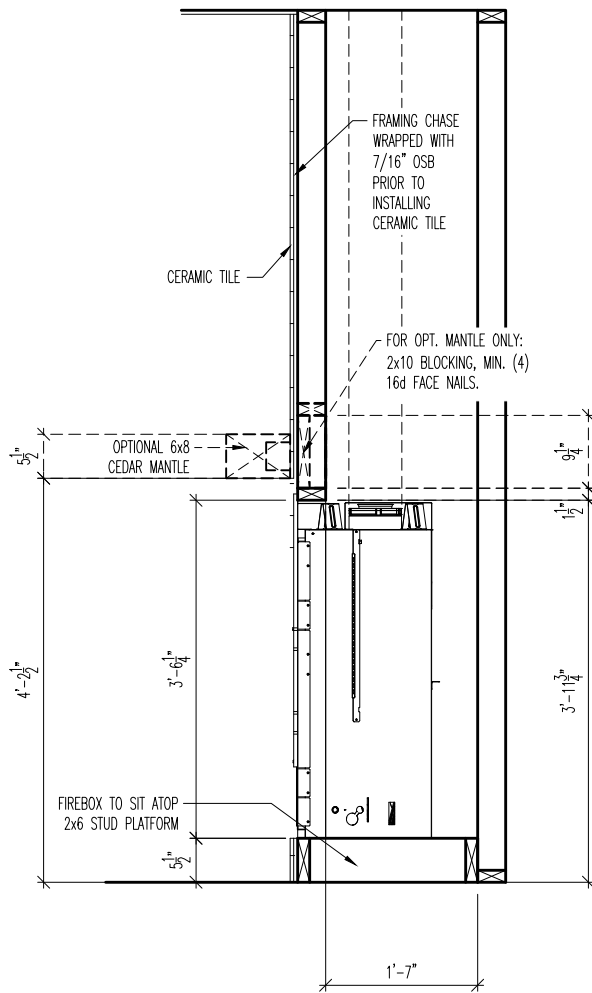
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



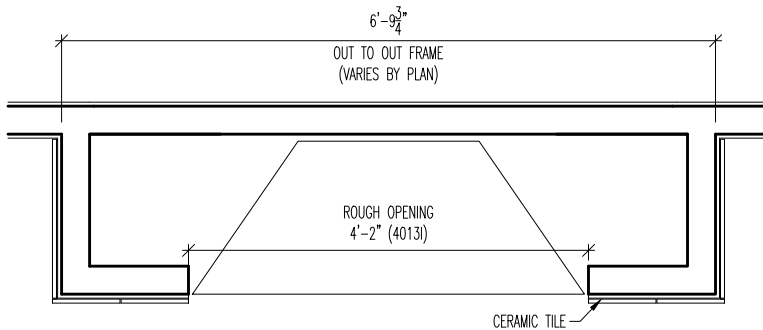
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



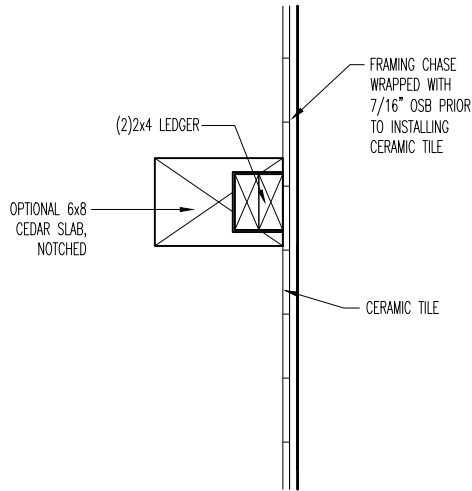
TRIM DETAIL - SECTION

SCALE: 1/2" = 1'-0"



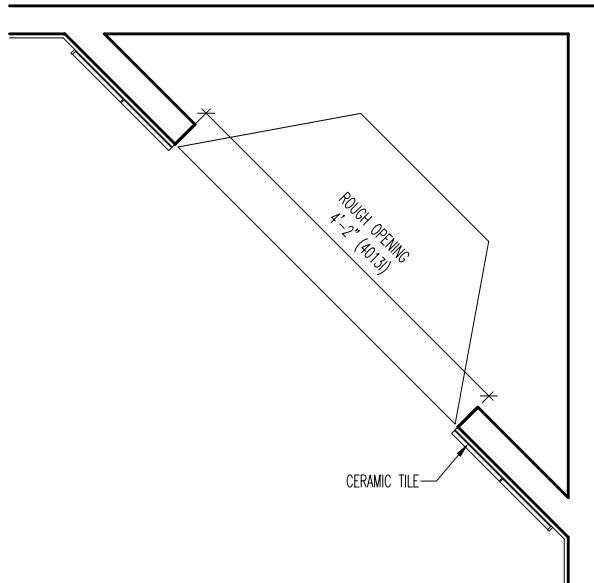
TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"



OPTIONAL MANTLE DETAIL

SCALE: 1" = 1'-0"

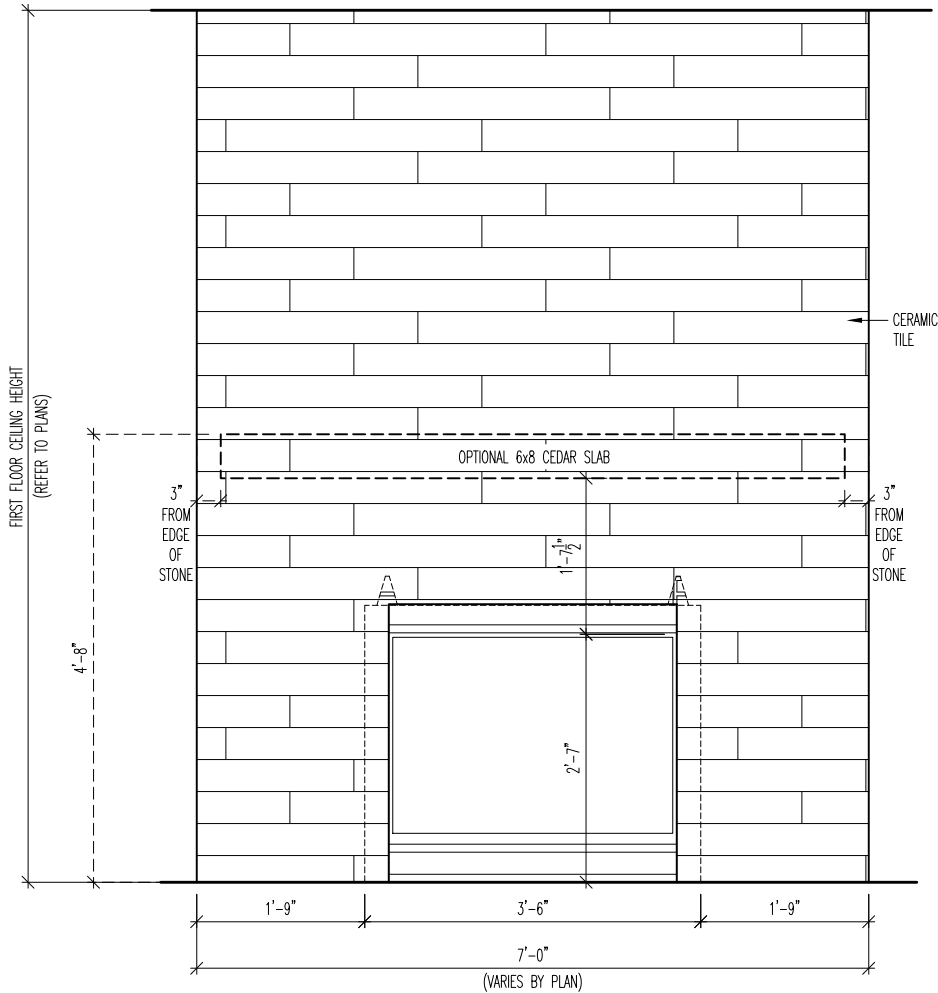


TRIM DETAIL - PLAN [DIAGONAL]

SCALE: 1/2" = 1'-0"

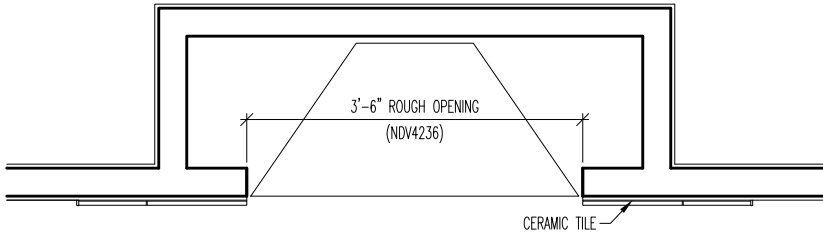
Notes:

Notes section with 15 horizontal lines for handwritten notes.



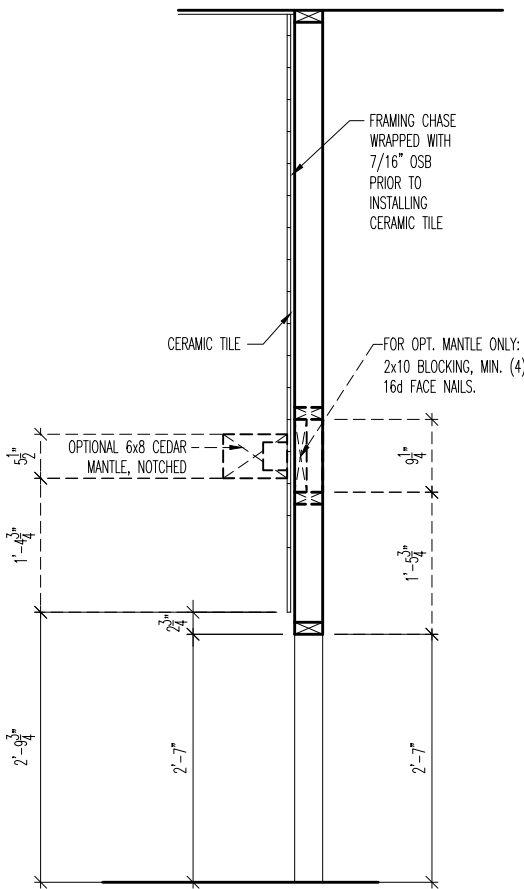
TRIM DETAIL - ELEVATION

SCALE: 1/2" = 1'-0"



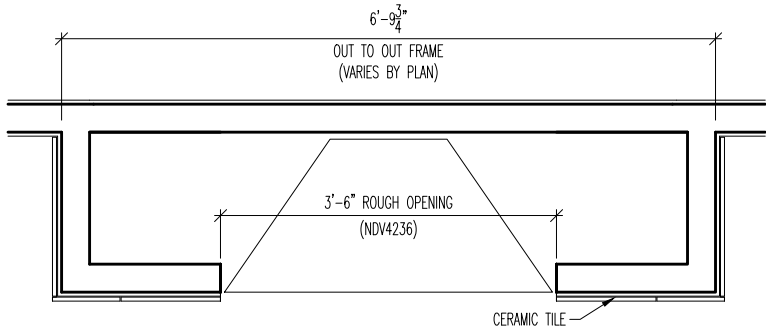
TRIM DETAIL - PLAN [FLUSH]

SCALE: 1/2" = 1'-0"



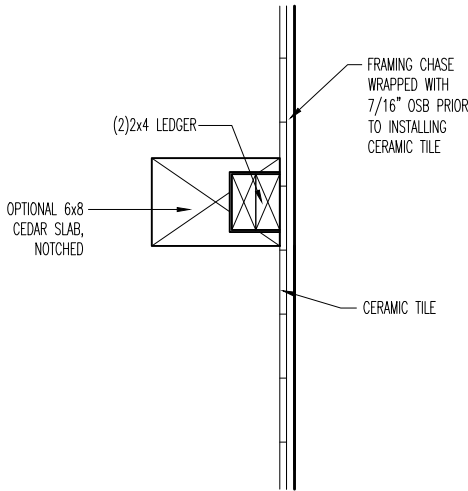
TRIM DETAIL - SECTION

SCALE: 1/2" = 1'-0"



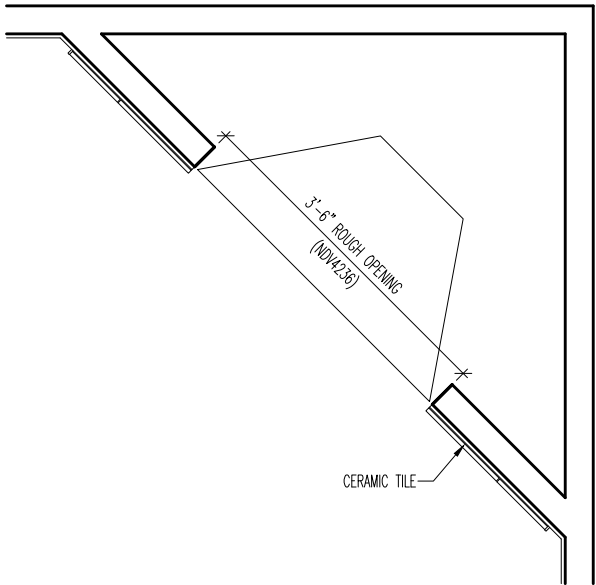
TRIM DETAIL - PLAN [BUMPED]

SCALE: 1/2" = 1'-0"



OPTIONAL MANTLE DETAIL

SCALE: 1" = 1'-0"

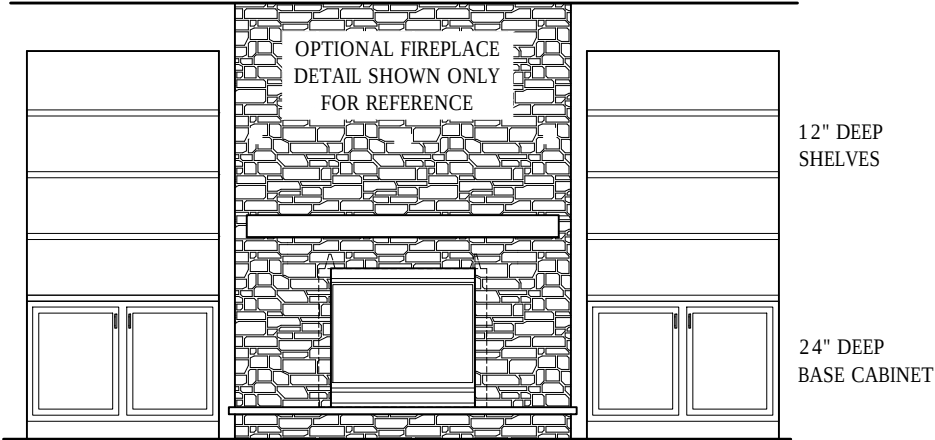


TRIM DETAIL - PLAN [DIAGONAL]

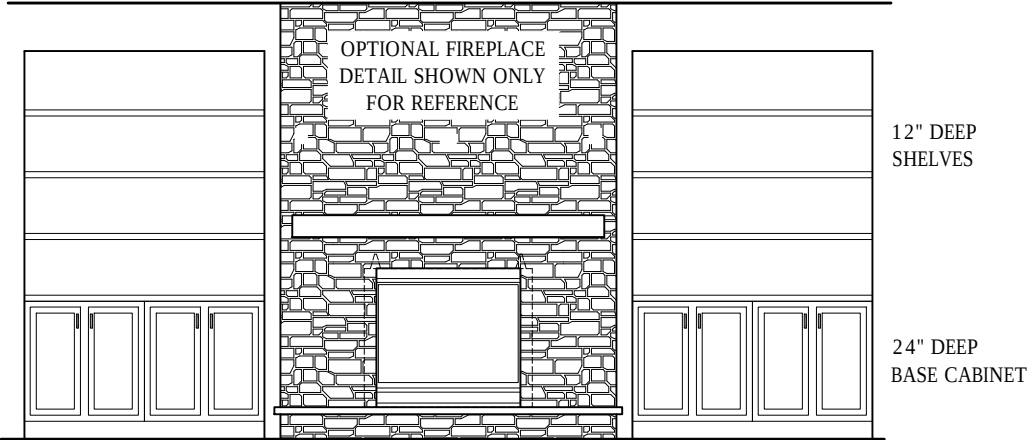
SCALE: 1/2" = 1'-0"

Notes:

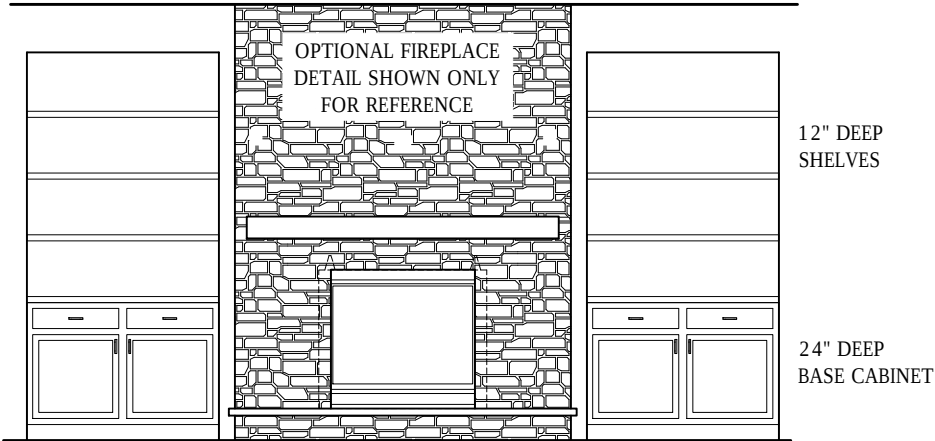
Notes section with 15 horizontal lines for handwritten notes.



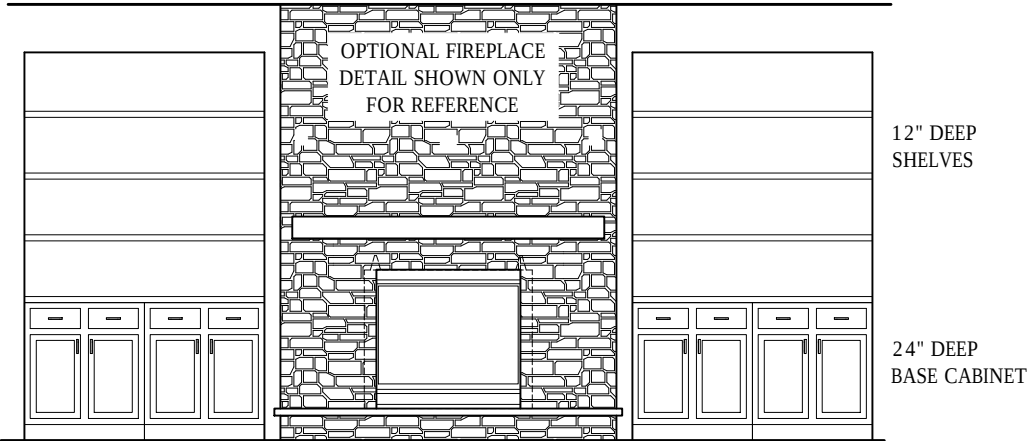
1 BUILT-IN DETAIL (<48", DOORS ONLY) - ELEVATION
SCALE: 1/4" = 1'-0"



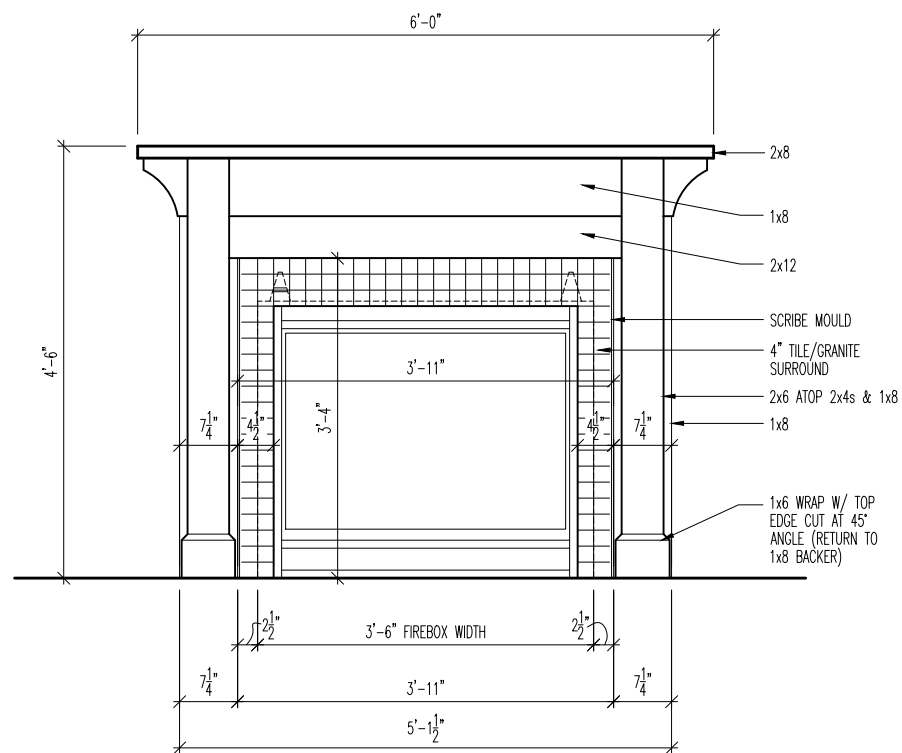
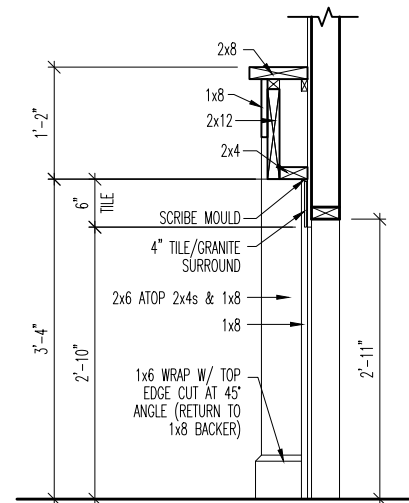
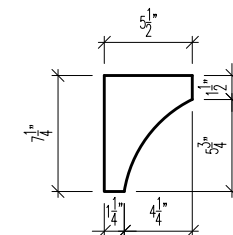
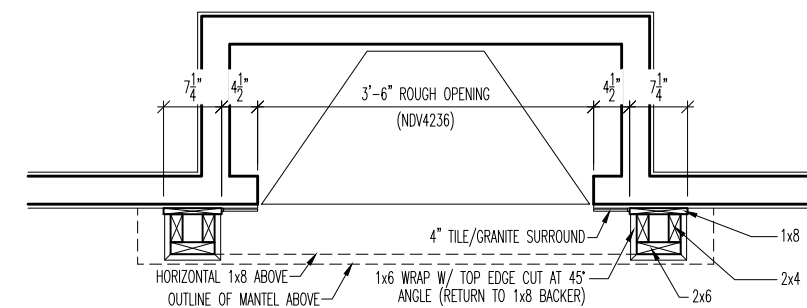
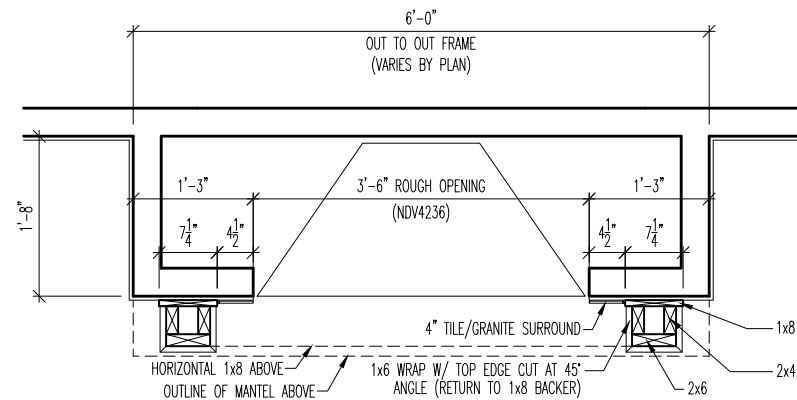
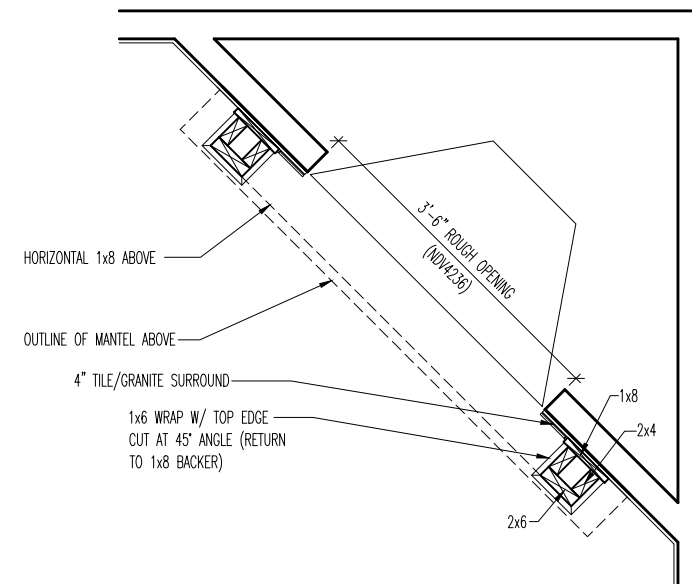
2 BUILT-IN DETAIL (>48", DOORS ONLY) - ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILT-IN DETAIL (<48", W/DRAWERS) - ELEVATION
SCALE: 1/4" = 1'-0"



4 BUILT-IN DETAIL (>48", W/DRAWERS) - ELEVATION
SCALE: 1/4" = 1'-0"



Notes:

DRAWN BY:	BLC	SHEET NO.
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DATE OF DETAIL:	08/23/13
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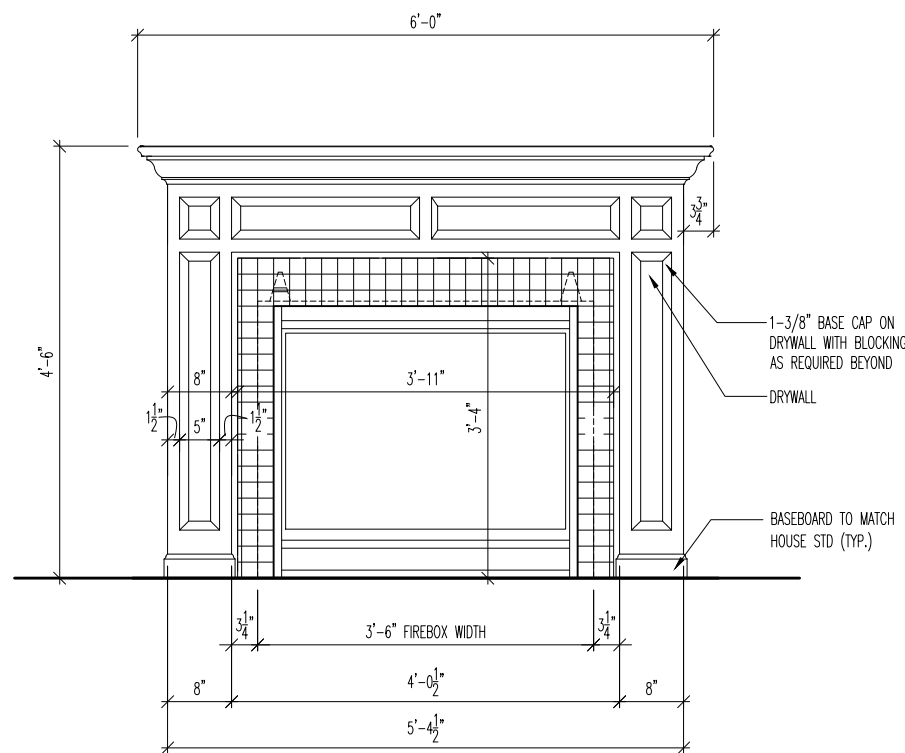
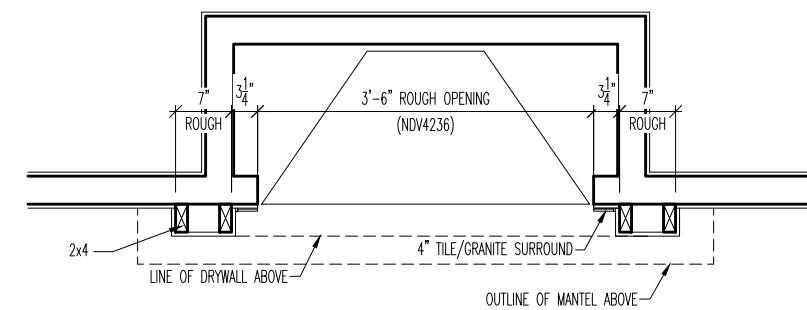
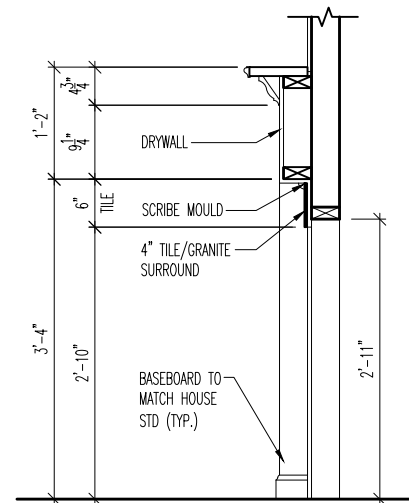
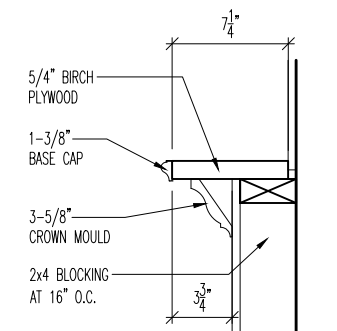
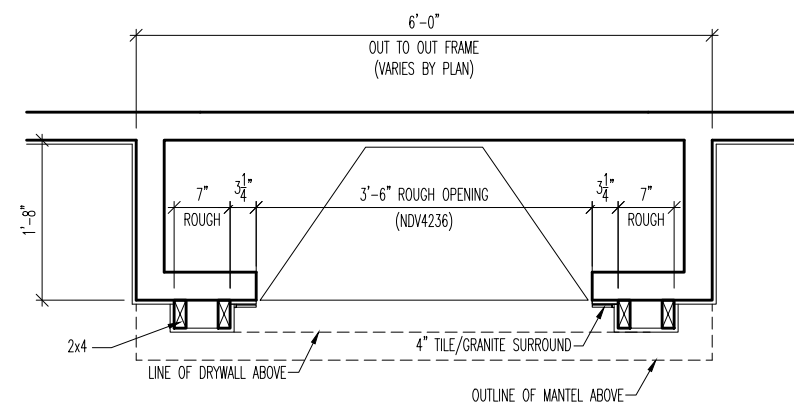
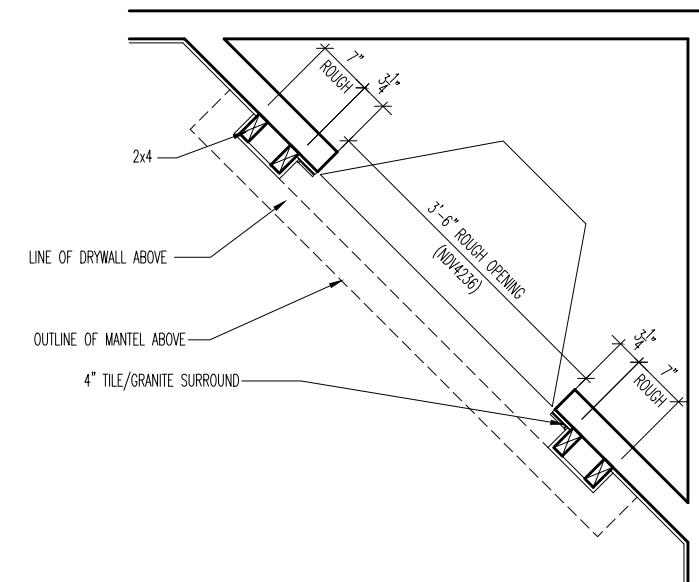
LAST REVISION:

Feb 12, 2018 - 3:37 pm

CRAFTSMAN (BASIC) FIREPLACE SURROUND

SCALE: AS NOTED

Drees
HOMESSM 20 YEARS



Notes:

SHEET NO.

F-09S

BLC	
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BLC	08/23/13
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08/23/13

08/23/13

LAST REVISION:

Feb 12, 2018 - 3:39pm

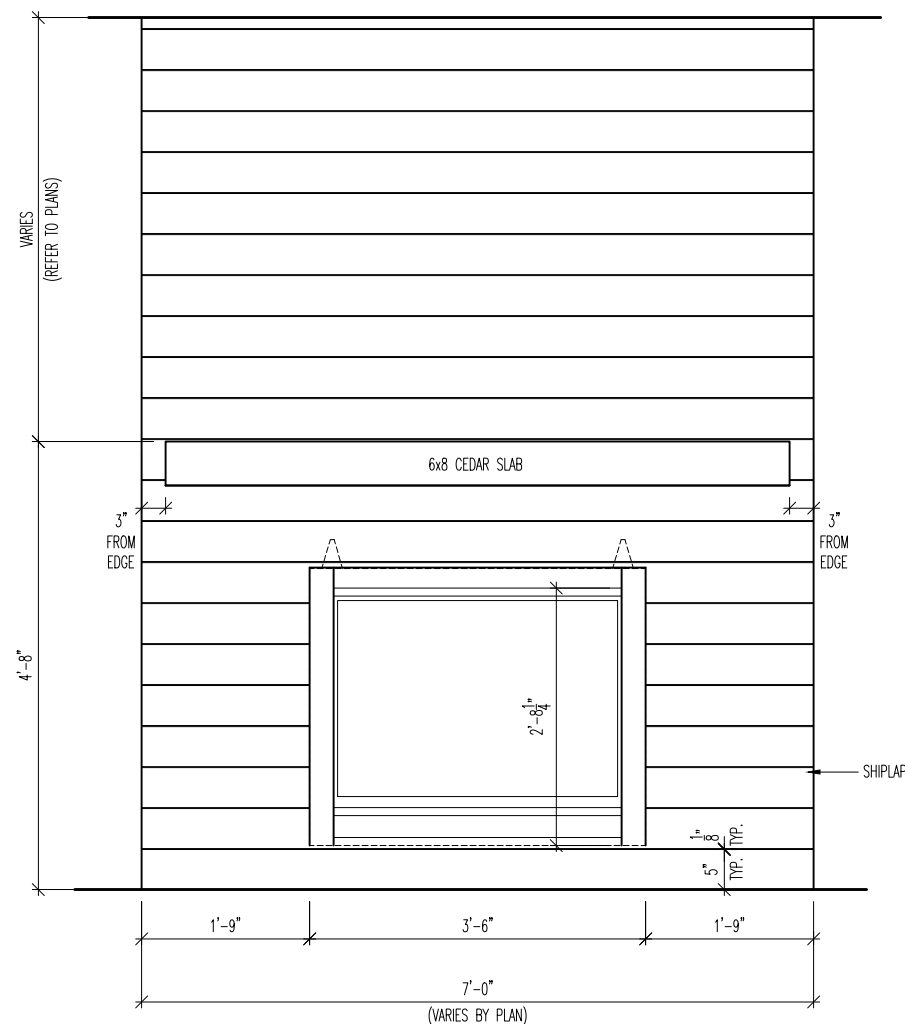
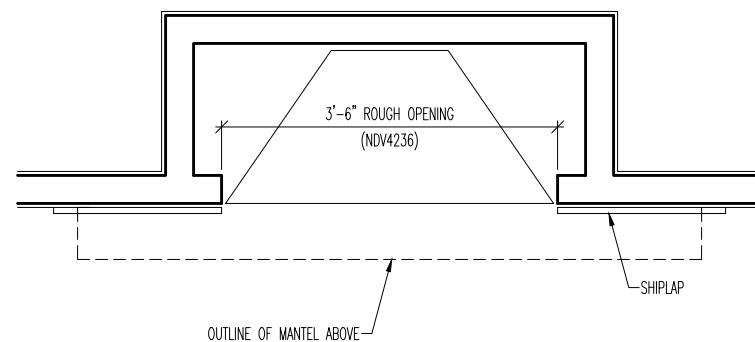
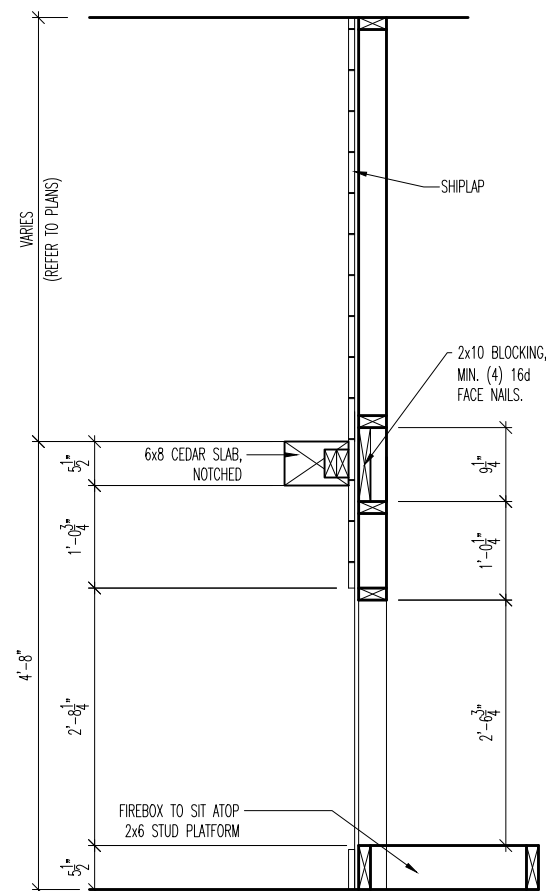
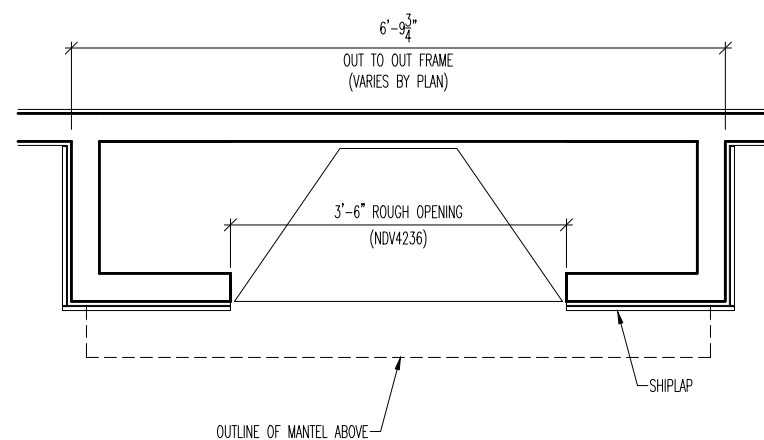
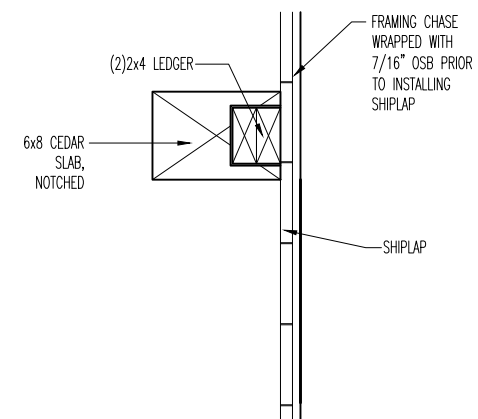
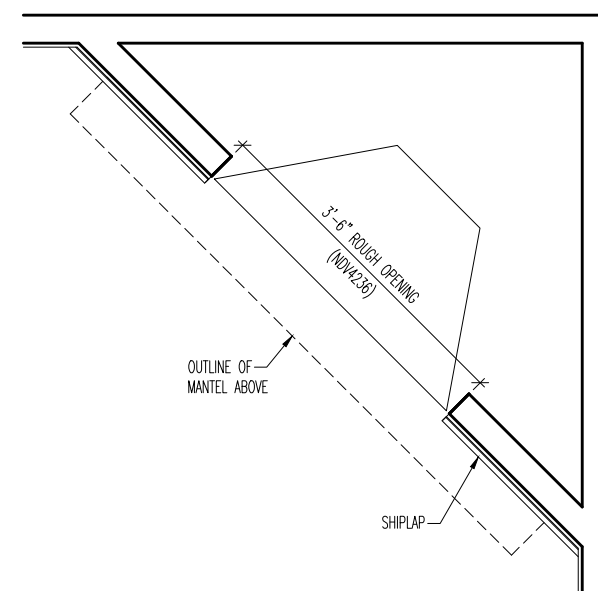
'TRENDSETTER' FIREPLACE SURROUND

NASHVILLE
SCALE: AS NOTED

NASHVILLE
SCALE: AS NOTED



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Notes:

Morgan Farms lot 205



1878 Barnstaple Lane



1878 Barnstaple Lane



1878 Barnstaple Lane

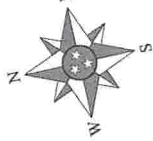


1878 Barnstaple Lane

GALLERY 549

MINIMUM BUILDING SETBACKS

FRONT YARD..... 50'
SIDE YARD..... 15', 25'
REAR YARD..... 30'
(40' BETWEEN BUILDINGS)



BASIS OF BEARING:
MORGAN FARMS, SECTION SIX
PLAT BOOK P66, PAGE 20
R.O.W.C.T.

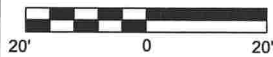
NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SUBDIVISION PLAT FOR MORGAN FARMS, SECTION SIX, AS RECORDED IN PLAT BOOK P66, PAGE 20, R.O.W.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
2. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-07.
3. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
4. THE LOCATION OF THE SIDEWALK, UTILITIES, GRASS STRIP AND CURB ARE SHOWN HEREON AS DEPICTED ON THE RECORDED PLAT.
5. LOT DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT A DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION PRIOR TO APPROVAL BEFORE A BUILDING PERMIT IS ISSUED.
6. PER PLAT, THIS LOT HAS BEEN DESIGNATED AS A TRANSITIONAL LOT. REFER TO RECORDED PLAT NOTE FOR ADDITIONAL IMPORTANT INFORMATION.
7. THE PROPOSED F.F.E. FOR THE HOUSE IS 921.00', THE PROPOSED GARAGE F.F.E. ELEVATION IS 909.00', THE VERTICAL DATUM THESE ELEVATIONS ARE BASED UPON IS DERIVED FROM THE TOP OF CASTING ELEVATIONS OF SANITARY SEWER MANHOLES SHOWN ON A DRAWING PREPARED BY RAGAN-SMITH ASSOCIATES. THE DRAWING WAS REPORTED TO BE AN AS-BUILT SURVEY OF THE SANITARY SEWER SYSTEM IN MORGAN FARMS SUBDIVISION. THE DRAWING DID NOT DEFINE THE VERTICAL DATUM ON WHICH THE MANHOLE ELEVATIONS ARE BASED.

LEGEND

- ◆ STAKE ON PROPERTY LINE
- U UTILITY STUB
- S SEWER STUB
- E UNDERGROUND ELECTRIC BOX
- T TELEPHONE BOX
- △ TELEPHONE PEDESTAL
- TELEPHONE LINE
- ⊙ LIGHT POLE

GRAPHIC SCALE 1"=20'



FOR:



HOUSE- BELLETERRA/ D/ RHSE

LOT AREA: 28,648 FT² ± 0.66 AC ± (PER PLAT)

OWNER: FORESTAR USA REAL ESTATE GROUP, INC. (AS OF 01-15-20 TAX CARD)

PROPERTY ADDRESS: 1878 BARNSTAPLE LANE
BRENTWOOD, TENNESSEE (WILLIAMSON COUNTY)

PROPERTY LOCATION: LOT 205, MORGAN FARMS, SECTION SIX
PLAT BOOK P66, PAGE 20, R.O.W.C.T.

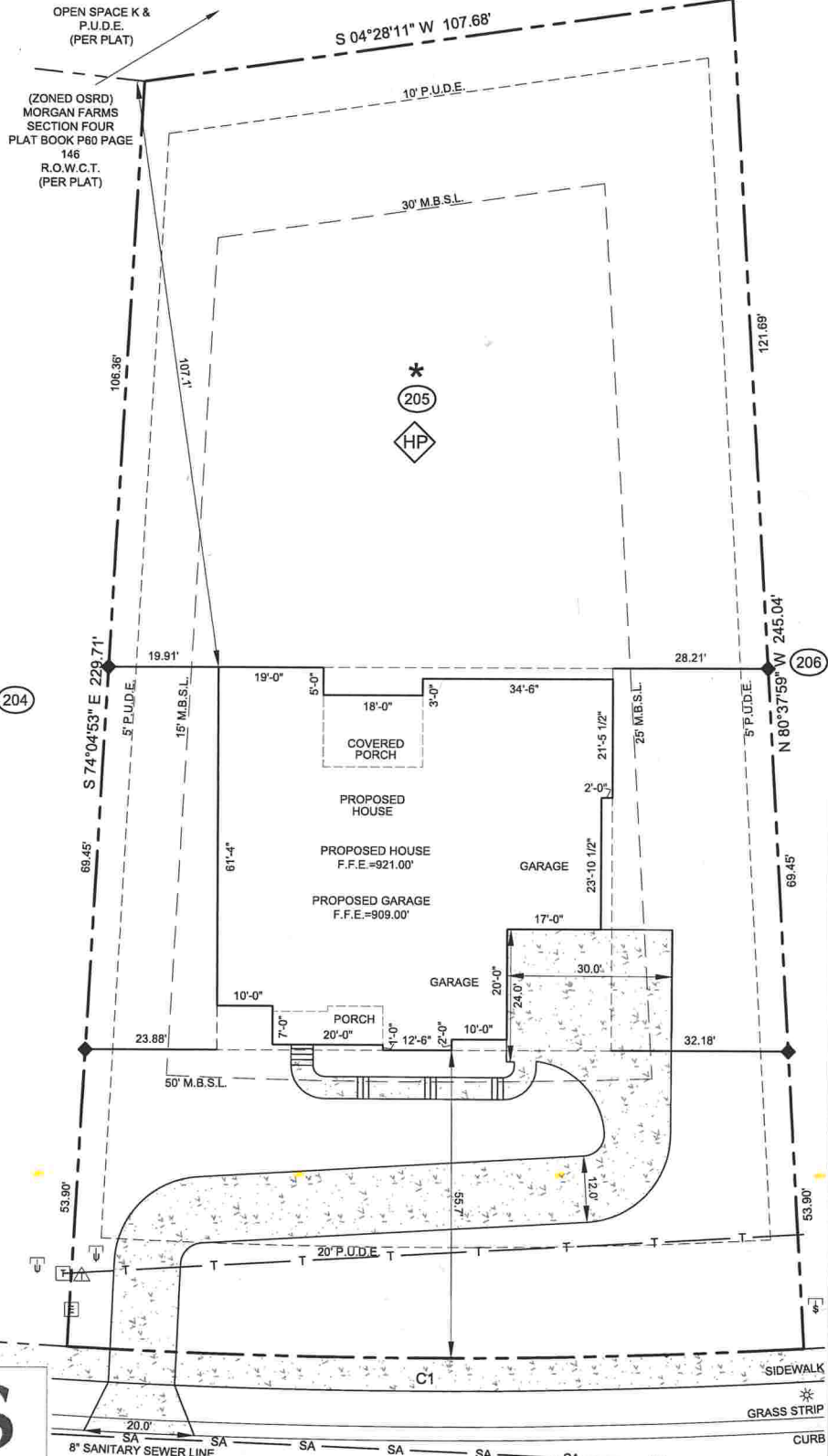


SURVEYING, INC.
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SERVING: TN, KY, AL, FL, NC, SC, & VA

230-B W. DUNBAR CAVE ROAD
CLARKSVILLE, TN 37040
PHONE: (931) 906-0040
FAX: (931) 553-0070
NASHVILLE: (615) 733-3131
TOLL FREE: 1-866-919-0040

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°33'06"	1170.00'	133.79'	N 12°38'33" E	133.71'



PLOT PLAN BARNSTABLE LANE
(60' R.O.W.)

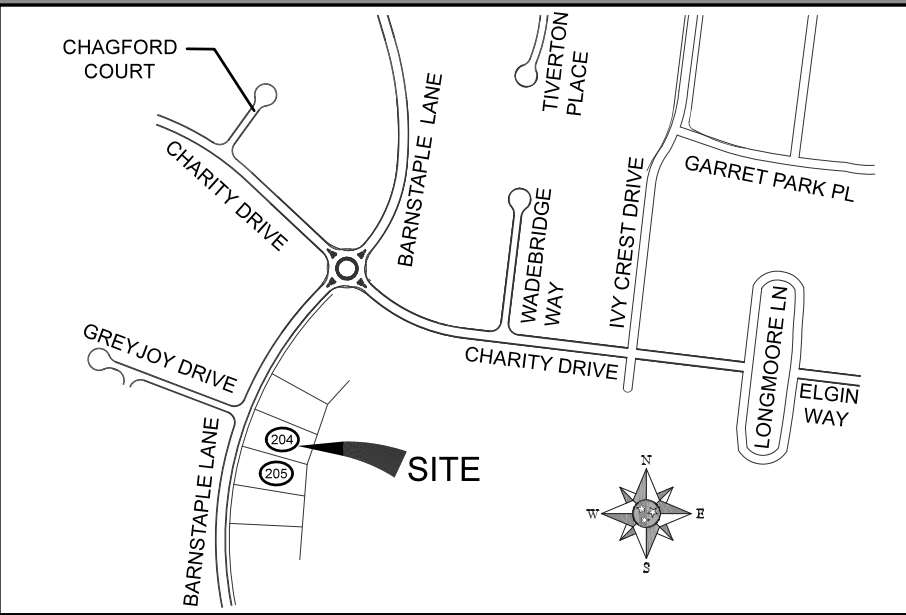
PROJ. # B18383-20

DATE: JANUARY 15, 2020

DRAWING SCALE: 1"=20'

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Z.O.



VICINITY MAP (NOT TO SCALE)

TRANSITIONAL LOT & EROSION CONTROL PLAN

LOT NO. 204, MORGAN FARMS, SECTION SIX

1876 BARNSTAPLE LANE
BRENTWOOD, WILLIAMSON COUNTY, TN
FEBRUARY 14, 2020

TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM FIELD MEASUREMENTS TAKEN ON AUGUST 19, 2019. THE PURPOSE OF THIS PLAN IS TO PROVIDE A SUGGESTED FINISHED GRADING AND EROSION CONTROL PLAN. ACTUAL FINISHED GRADING MAY VARY. THIS PLAN IS NOT TO BE USED AS A BOUNDARY SURVEY, OR STAKING PLAN. HOUSE DIMENSIONS AND OFFSETS MAY BE FOUND ON A SEPARATE PLOT PLAN PROVIDED TO BUILDER.
ALL F.F.E. SHOWN ARE PROPOSED AND MAY VARY, SLIGHTLY, AFTER FINISHED CONSTRUCTION.

GALLERY #555

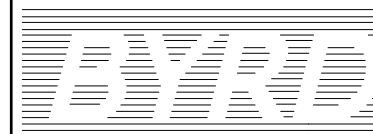
MINIMUM BUILDING SETBACKS

FRONT YARD.....50'
SIDE YARD.....15', 25' *
REAR YARD.....30'
*(40' BETWEEN BUILDINGS)



Know what's below
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www.call811.com

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47187C0209F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2008, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. COMMUNITY NO. 470205, PANEL NO. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".



230-B W. DUNBAR CAVE RD
CLARKSVILLE, TN 37040
PHONE: (931) 668-0040
FAX: (931) 553-0070
NASHVILLE: (615) 733-1311
TOLL FREE: 1-888-919-0040

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BASIS OF BEARING:
MORGAN FARMS, SECTION SIX
PLAT BOOK P66, PAGE 20
R.O.W.C.T.
VERTICAL DATUM: NAVD 1988

THE ENGINEER'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNPAID PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE ENGINEER WHOSE NAME APPEARS UPON THIS PLAN.



TIMOTHY J. HOWARD
TN PE No. 103162, howard@byrdsurveying.com

NOTES:

- THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SURVEYON PLAT MORGAN FARMS, SECTION SIX, AS RECORDED IN PLAT BOOK P66, PAGE 20, R.O.W.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
- THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-16-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-07.
- THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
- THE LOCATION OF THE SIDEWALK, GRASS STRIP AND CURB ARE SHOWN HEREON AS DEPICTED ON THE RECORDED PLAT.
- LOT DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT A DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION PRIOR TO APPROVAL BEFORE A BUILDING PERMIT IS ISSUED.
- PER PLAT, THIS LOT HAS BEEN DESIGNATED AS A TRANSITIONAL LOT. REFER TO RECORDED PLAT NOTE FOR ADDITIONAL IMPORTANT INFORMATION.
- THE PROPOSED F.F.E. FOR THE HOUSE IS 917.47. THE PROPOSED GARAGE F.F.E. ELEVATION IS 911.87. THE VERTICAL DATUM THESE ELEVATIONS ARE BASED UPON IS DERIVED FROM THE TOP OF CASTING ELEVATIONS OF SANITARY SEWER MANHOLES SHOWN ON A DRAWING PREPARED BY RAGAN SMITH ASSOCIATES. THE DRAWING WAS REPORTED TO BE AN AS-BUILT SURVEY OF THE SANITARY SEWER SYSTEM IN MORGAN FARMS SUBDIVISION. THE DRAWING DID NOT DEFINE THE VERTICAL DATUM ON WHICH THE MANHOLE ELEVATIONS ARE BASED.
- A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS HOUSE.
- THE HEIGHT OF THE HOUSE FROM THE GROUND LINE AT THE NORTHWEST CORNER TO THE HIGHEST POINT ON THE ROOF IS 39' 7".

FOR:



HEREON DEPICTION IS SUBJECT TO
ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF
BYRD SURVEYING, INC. IS PROHIBITED

REVISION TABLE

NO.	DESCRIPTION
1.	
2.	
3.	
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5.	
6.	

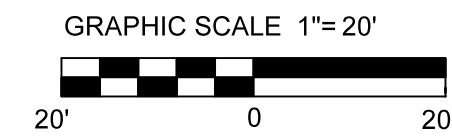
ORDERED BY: LEE MEALER (DREES HOMES, INC.)
1651 WESTGATE CIRCLE
BRENTWOOD, TENNESSEE
(615) 348-2161
PROPERTY ADDRESS: 1876 BARNSTAPLE LANE
BRENTWOOD, TENNESSEE
WILLIAMSON COUNTY
OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
6300 BEE CAVE RD BLDG 2 #500
AUSTIN, TX 78748-5149

PLAT REFERENCE: PLAT BOOK P66, PAGE 20, R.O.W.C.T.
LOT 204, MORGAN FARMS, SECTION 6

TAX MAP: 000-0501 GROUP: D PARCEL: 003.00
WILLIAMSON COUNTY, BRENTWOOD, TN ZONED: OSRD

DRAWING SCALE: 1"= 20' PROJ. #B18382-20
DRAWN BY: T.J.H. DATE: JANUARY 14, 2020

CHECKED BY: T.J.H. DATE: JANUARY 14, 2020
FIELD CREW: M.A.S. DATE: AUGUST 19, 2019



MARK JENNINGS/DREES HOMES - BUILDER
PHONE - 615-812-1086

CERTIFICATION:

- I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM APPROVED SITE PLAN. THE CHANGES MUST BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.
- I ACKNOWLEDGE THAT ALL GRADINGS AND DRAINAGE AS PER APPROVED SITE PLAN MUST BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN UNTIL 100% COMPLETION IS ACHIEVED.

I, _____, HAVE READ AND REVIEWED SITE PLAN.

DATE: _____

(SITE PLAN WILL NOT BE APPROVED WITHOUT SIGNATURE AND DATE)

LEGEND

- W WATER STUB-OUT
T TELEPHONE PEDESTAL
E UNDERGROUND ELECTRIC BOX
T TELEPHONE BOX
S SEWER STUB-OUT
U UTILITY STUB-OUT
W WATER STUB-OUT
M WATER METER
HP SEE PLAT NOTE 5
* TRANSITIONAL LOT (SEE NOTE 6)

- SUBJECT PROPERTY LINE
----- ADJOINING PROPERTY LINE
----- DITCH/SWALE
SF SF SILT FENCE (TYPE C)
----- EXISTING GRADE
----- GRADING PLAN

HOME SQUARE FOOTAGE TABLE:

1876 BARNSTAPLE LANE - MORGAN FARMS	
LOT AREA (SF)	27,802 SQ. FT. ±
TOTAL AREA OF HOME (SF)	6,168 SQ. FT. ±
HEATED AREA (SF)	4,901 SQ. FT. ±
HOUSE FOOTPRINT (SF)	4,558 SQ. FT. ±
COVERAGE PERCENTAGE	16.4%

GREEN SPACE CALCULATIONS (MIN. 40%)

PROPOSED IMPERVIOUS AREA: (INCLUDING HOUSE, DRIVE, SIDEWALK, DRIVEWAY)	
LOT AREA (PER PLAT):	27,802 SQ. FT. ±
PROPOSED GREEN SPACE:	20,675 SQ. FT. ±
GREEN SPACE/ LOT AREA:	74.4%

DRIVEWAY AS-BUILT SURVEY GUIDELINES:

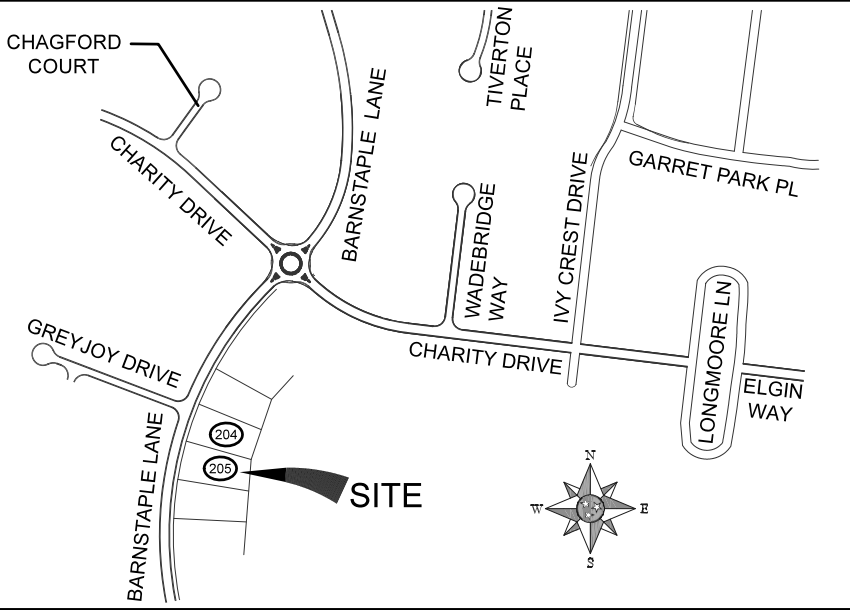
SURVEY SHALL SHOW SPOT ELEVATIONS ALONG BOTH SIDES OF THE DRIVEWAY AT LOCATIONS PERPENDICULAR TO THE TRAVEL PATH. SPACING BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL NOT EXCEED 12'. DISTANCE BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL BE SHOWN AS WELL AS SLOPE BETWEEN SPOTS SHOWN AS A PERCENTAGE (LONGITUDINAL AND CROSS SLOPE). SURVEY SHALL BE TO A STANDARD SCALE AND SEALED BY A REGISTERED LAND SURVEYOR OR LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°33'06"	1170.00'	133.79'	N 19°11'40" E	133.71'

NO TREES IN ACTIVE CONSTRUCTION AREA
TREES SHOWN ARE REMOTE TO THE TO THE
CONSTRUCTION AREA AND WILL NOT REQUIRE
TREE PROTECTION FENCING

TREE NUMBER	DESCRIPTION
1	10' UNIDENTIFIED TREE
2	4' CEDAR
3	16' UNIDENTIFIED TREE
4	16' HACKBERRY
5	12' UNIDENTIFIED TREE
6	16' UNIDENTIFIED TREE
7	6' CEDAR
8	8' UNIDENTIFIED TREE
9	8' CEDAR
10	12' UNIDENTIFIED TREE
11	10' CEDAR
12	14' CEDAR
13	18' UNIDENTIFIED TREE
14	12' UNIDENTIFIED TREE
15	12' UNIDENTIFIED TREE
16	6' UNIDENTIFIED TREE
17	12' CEDAR
18	8' CEDAR
19	6' CEDAR
20	8' CEDAR
21	12' UNIDENTIFIED TREE
22	10' HACKBERRY
23	10' CEDAR
24	22' UNIDENTIFIED TREE
25	8' CEDAR
26	26' CEDAR
27	12' CEDAR
28	12' HACKBERRY
29	12' HACKBERRY
30	6' HACKBERRY
32	12' UNIDENTIFIED TREE
33	12' UNIDENTIFIED TREE
34	8' CEDAR
35	6' CEDAR
36	8' CEDAR
37	14' UNIDENTIFIED TREE
38	4' CEDAR
39	4' CEDAR
40	16' CEDAR



VICINITY MAP (NOT TO SCALE)

TRANSITIONAL LOT & EROSION CONTROL PLAN

LOT NO. 205, MORGAN FARMS, SECTION SIX

1878 BARNSTAPLE LANE
BRENTWOOD, WILLIAMSON COUNTY, TN
FEBRUARY 14, 2020

TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM FIELD MEASUREMENTS TAKEN ON AUGUST 19, 2019. THE PURPOSE OF THIS PLAN IS TO PROVIDE A SUGGESTED FINISHED GRADING AND EROSION CONTROL PLAN. ACTUAL FINISHED GRADING MAY VARY. THIS PLAN IS NOT TO BE USED AS A BOUNDARY SURVEY, OR STAKING PLAN. HOUSE DIMENSIONS AND OFF-SETS MAY BE FOUND ON A SEPARATE PLOT PLAN PROVIDED TO BUILDER.
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GALLERY #549

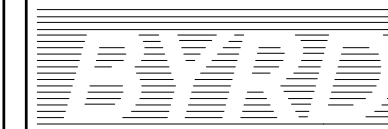
MINIMUM BUILDING SETBACKS

FRONT YARD..... 50'
SIDE YARD..... 15' ± *
REAR YARD..... 30'
*(40' BETWEEN BUILDINGS)



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www.call811.com

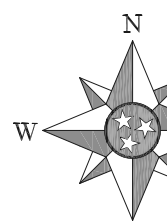
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47187C0206F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470205, PANEL NO. 0209, SURFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



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BASIS OF BEARING

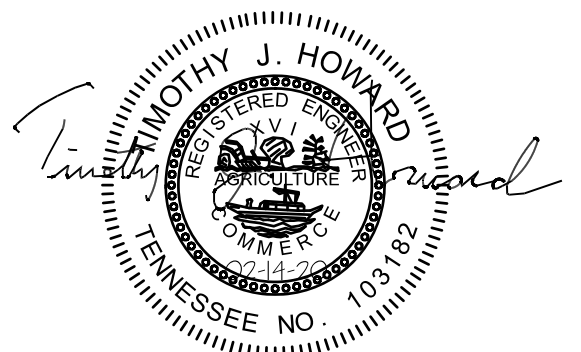
MORGAN FARMS, SECTION SIX

PLAT BOOK P66, PAGE 20

R.O.W.C.T.

VERTICAL DATUM: NAVD 1988

THE ENGINEER'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNKOWN PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE ENGINEER WHOSE NAME APPEARS UPON THIS PLAN.



TIMOTHY J. HOWARD

TN PE No. 103162, thoward@byrdsurveying.com

NOTES

- THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SUBDIVISION PLAT MORGAN FARMS, SECTION SIX, AS RECORDED IN PLAT BOOK P66, PAGE 20, R.O.W.C.T. AND TO ALL RESTRICTIONS OF RECORD, BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
- THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-07.
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- THE HEIGHT OF THE HOUSE FROM THE GROUND LINE AT THE SOUTH SIDE OF THE HOUSE TO THE HIGHEST POINT ON THE ROOF IS 48' 2".

FOR:



HEREON DEPICTION IS SUBJECT TO ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF BYRD SURVEYING, INC. IS PROHIBITED

REVISION TABLE

1.	
2.	
3.	
4.	
5.	
6.	

ORDERED BY: LEE MEALER (DREES HOMES, INC.)
1651 WESTGATE CIRCLE
BRENTWOOD, TENNESSEE
(615) 346-2161

PROPERTY ADDRESS: 1878 BARNSTAPLE LANE
BRENTWOOD, TENNESSEE
WILLIAMSON COUNTY

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
6300 BEE CAVE RD BLDG 2 #500
AUSTIN, TX 78746-5149

PLAT REFERENCE: PLAT BOOK P66, PAGE 20, R.O.W.C.T.
LOT 205, MORGAN FARMS, SECTION 6

TAX MAP: 000-0601 GROUP: D PARCEL: 004-00
WILLIAMSON COUNTY, BRENTWOOD, TN ZONED: OSRD

DRAWING SCALE: 1"= 20' PROJ: #B18383-20
DRAWN BY: T.J.H. DATE: FEBRUARY 14, 2020

CHECKED BY: T.J.H. DATE: FEBRUARY 14, 2020
FIELD CREW: M.A.S. DATE: AUGUST 19, 2019



MARK JENNINGS/DREES HOMES - BUILDER
PHONE - 615-812-1086

CERTIFICATION:

- I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM APPROVED SITE PLAN. THE CHANGES MUST BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.
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I, _____, HAVE READ AND REVIEWED SITE PLAN.

DATE: _____

(SITE PLAN WILL NOT BE APPROVED WITHOUT SIGNATURE AND DATE)

LEGEND

- STREET LIGHT
- SEWER MANHOLE (PER PLAT)
- WATER METER
- WATER STUB-OUT
- TELEPHONE PEDESTAL
- UNDERGROUND ELECTRIC BOX
- TELEPHONE BOX
- SEWER STUB-OUT
- UTILITY STUB-OUT
- SEE PLAT NOTE 15
- TRANSITIONAL LOT (SEE NOTE 6)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- BOTTOM OF BANK
- 1.5' FORCE MAIN
- SANITARY SEWER LINE
- TELEPHONE LINE
- SILT FENCE (TYPE C)
- EXISTING GRADE
- GRADING PLAN

BASEMENT COVERAGE CALCULATIONS

FFE (921.0') - LFE (909.0') = 12.0'

12.0/2 = 6'

1/2 HEIGHT OF BASEMENT = 909.0' + 6' = 915'

1/2 OF PERIMETER IS REQUIRED TO BE COVERED ABOVE 915'

BASEMENT PERIMETER = 222.49'

COVERED PERIMETER = 117.12' (INCLUDES INTERIOR WALL)

% COVERAGE: 117.12/222.49 = 52.6%

HOME SQUARE FOOTAGE TABLE:

1878 BARNSTAPLE LANE - MORGAN FARMS	
LOT AREA (SF)	28,648 SQ. FT. ±
TOTAL AREA OF HOME (SF)	7,265 SQ. FT. ±
HEATED AREA (SF)	5,318 SQ. FT. ±
HOUSE FOOTPRINT (SF)	4,213 SQ. FT. ±
COVERAGE PERCENTAGE	14.7%

GREEN SPACE CALCULATIONS (MIN. 40%)

PROPOSED IMPERVIOUS AREA: INCLUDING HOUSE, DRIVE, SIDEWALK, HVAC PAD	6,872 SQ. FT. ±
LOT AREA (PER PLAT):	28,648 SQ. FT. ±
PROPOSED GREEN SPACE:	21,776 SQ. FT. ±
GREEN SPACE/ LOT AREA:	76.0%

DRIVEWAY AS-BUILT SURVEY GUIDELINES:

SURVEY SHALL SHOW SPOT ELEVATIONS ALONG BOTH SIDES OF THE DRIVEWAY AT LOCATIONS PERPENDICULAR TO THE TRAVEL PATH. SPACING BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL NOT EXCEED 12'. DISTANCE BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL BE SHOWN AS WELL AS SLOPE BETWEEN SPOTS SHOWN AS A PERCENTAGE (LONGITUDINAL AND CROSS SLOPE). SURVEY SHALL BE TO A STANDARD SCALE AND SEALED BY A REGISTERED LAND SURVEYOR OR LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°33'06"	1170.00'	133.79'	N 12°38'33" E	133.71'

DRAINAGE CALCULATIONS
LOT NO. 204 & 205 MORGAN FARMS
BRENTWOOD, WILLIAMSON COUNTY, TN
JANUARY 14, 2020

DRAINAGE WAS CALCULATED USING THE RATIONAL FORMULA, $Q=CIA$.
THE RUNOFF COEFFICIENT, C, WAS DETERMINED TO BE 0.2 FOR FORESTED AREA ABOVE BOTH LOTS 204 AND 205. THE VALUE WAS TAKEN FROM THE TDOT DESIGN DIVISION DRAINAGE MANUAL, CHAPTER IV, HYDROLOGY.
THE INTENSITY, I, WAS FIRST DETERMINED BY CALCULATING THE TIME OF CONCENTRATION FOR EACH LOT. THIS WAS DONE USING THE SCS METHOD, AND THOSE CALCULATIONS FOR EACH LOT ARE SHOWN BELOW. THE INTENSITY WAS ALSO DETERMINED FROM THE TDOT DESIGN MANUAL, IDF CURVE FOR LEBANON FOR A 50 YEAR STORM EVENT.
THE AREA, A, OF THE CONTRIBUTING WATERSHED FOR EACH LOT WAS MEASURED USING A CAD FILE. THE AREA OF THE CONTRIBUTING AREA FOR LOT 204 IS 0.99 AC. AND FOR LOT 205 IS 0.87 AC.
THE CONTOURS USED FOR DETERMINING THE TIME OF CONCENTRATION WERE TAKEN FROM THE WILLIAMSON COUNTY GIS WEBSITE.

THE DRAINAGE FOR LOT 204 WAS CALCULATED AS:
 $Q=CIA$
 $Q = (0.2)(7.9)(0.99) = 1.56 \text{ CFS}$

THE DRAINAGE FOR LOT 205 WAS CALCULATED AS:
 $Q=CIA$
 $Q = (0.2)(7.9)(0.87) = 1.37 \text{ CFS}$

ONE HALF OF Q FOR LOT 204 WAS USED TO CALCULATE DRAINAGE SWALE D-1
ONE HALF OF Q FOR LOT 204 AND ONE HALF OF Q FOR LOT 205 WERE ADDED TO DETERMINE THE FLOW FOR SWALE D-2
ONE HALF OF Q FOR LOT 205 WAS USED TO CALCULATE THE FLOW FOR SWALE D-3

MANNING'S EQUATION WAS USED TO CALCULATE THE SIZE OF THE DRAINAGE SWALES. THOSE CALCULATIONS ARE INCLUDED BELOW.

Time of Concentration (SCS) Mon Jan 13 13:41:27 2020
Project: B18382-20 By: T.J.H. Date: 01/13/20
Location: Morgan Farms Lot 204 Checked: Date: 01/13/20
Present
Curve Number : 73
Length of Flow : 521.66 ft
Average Land Slope : 12.57 %
Time of Concentration : 0.109 hrs, 6.5 mins

Time of Concentration (SCS) Mon Jan 13 13:43:53 2020
Project: B18382-20 By: T.J.H. Date: 01/13/20
Location: Morgan Farms Lot 205 Checked: Date: 01/13/20
Present
Curve Number : 73
Length of Flow : 521.38 ft
Average Land Slope : 12.08 %
Time of Concentration : 0.111 hrs, 6.7 mins

Channel Design (Non-Erodible)
Lot 204 Morgan Farms D-1

Channel Type: Trapezoidal, Equal Side Slopes
Dimensions: Left Side Slope 3.00:1
Right Side Slope 3.00:1
Base Dimension: 1.50

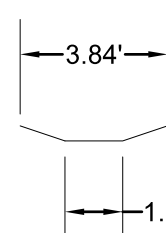
Wetted Perimeter: 2.06
Area of Wetted Cross Section: 0.16

Channel Slope: 13.7000
Manning's n of Channel: 0.0200

Discharge: 0.76 cfs
Depth of Flow: 0.09 feet
Velocity: 4.95 fps

Freeboard: 0.30 feet

SWALE D-1



Channel Design (Non-Erodible)
Lot 204/205 Morgan Farms D-2

Channel Type: Trapezoidal, Equal Side Slopes
Dimensions: Left Side Slope 3.00:1
Right Side Slope 3.00:1
Base Dimension: 1.50

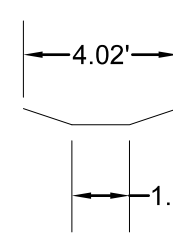
Wetted Perimeter: 2.25
Area of Wetted Cross Section: 0.22

Channel Slope: 17.5000
Manning's n of Channel: 0.0200

Discharge: 1.47 cfs
Depth of Flow: 0.12 feet
Velocity: 6.62 fps

Freeboard: 0.30 feet

SWALE D-2



Channel Design (Non-Erodible)
Morgan Farms Lot 205 D-3

Channel Type: Trapezoidal, Equal Side Slopes
Dimensions: Left Side Slope 3.00:1
Right Side Slope 3.00:1
Base Dimension: 1.50

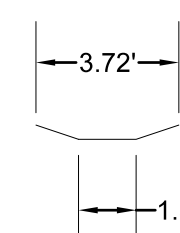
Wetted Perimeter: 1.95
Area of Wetted Cross Section: 0.12

Channel Slope: 24.3000
Manning's n of Channel: 0.0200

Discharge: 0.69 cfs
Depth of Flow: 0.07 feet
Velocity: 5.74 fps

Freeboard: 0.30 feet

SWALE D-3



ADJACENT STRUCTURES WITHIN 500 FEET
LOT NO. 204 AND 205, MORGAN FARMS, SECTION SIX

1876 & 1878 BARNSTAPLE LANE
BRENTWOOD, WILLIAMSON COUNTY, TN
FEBRUARY 14, 2020

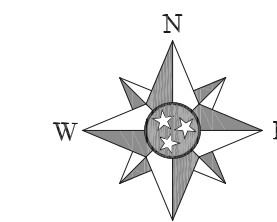


BYRD
230-B W. DUNBAR CAVE RD.
CLARKSVILLE, TN 37040
PHONE: (615) 666-0040
FAX: (615) 555-0070
NASHVILLE, (615) 733-3131
TOLL FREE: 1-888-919-0040

SURVEYING, INC.

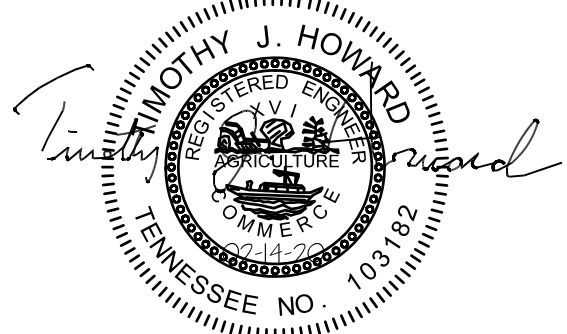
WWW.BYRDSURVEYING.COM

SERVING: TN, KY, AL, FL, NC, SC & VA



BASIS OF BEARING:
MORGAN FARMS, SECTION SIX
PLAT BOOK P68, PAGE 20
R.O.W.C.T.
VERTICAL DATUM: NAVD 1988

THE ENGINEER'S LIABILITY FOR THIS DOCUMENT SHALL
BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT
EXTEND TO ANY UNKOWN PERSON OR ENTITIES WITHOUT
AN EXPRESSED RE-CERTIFICATION BY THE ENGINEER WHOSE
NAME APPEARS UPON THIS PLAN.



TIMOTHY J. HOWARD
TN PE No. 103182, howard@byrdsurveying.com

NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SUBDIVISION PLAT MORGAN FARMS, SECTION SIX, AS RECORDED IN PLAT BOOK P68, PAGE 20, R.O.W.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
2. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 82-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-07.

FOR:



HEREON DEPICTION IS SUBJECT TO
ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF
BYRD SURVEYING, INC. IS PROHIBITED.

REVISION TABLE

1.	
2.	
3.	
4.	
5.	
6.	

ORDERED BY: LEE MEALER (DREES HOMES, INC.)
1651 WESTGATE CIRCLE
BRENTWOOD, TENNESSEE
(615) 346-2161

PROPERTY ADDRESS: 1876/1878 BARNSTAPLE LANE
BRENTWOOD, TENNESSEE

WILLIAMSON COUNTY
OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
6300 BEE CAVE RD BLDG 2 #500
AUSTIN, TX 78748-5149

PLAT REFERENCE: PLAT BOOK P68, PAGE 20, R.O.W.C.T.
LOT 204, MORGAN FARMS, SECTION 6

TAX MAP: 000-0601 GROUP: D PARCEL: 003.00
WILLIAMSON COUNTY, BRENTWOOD, TN ZONED: OSRD

DRAWING SCALE: 1"= 20' PROJ. #B18382-20

DRAWN BY: T.J.H. DATE: JANUARY 14, 2020

CHECKED BY: T.J.H. DATE: JANUARY 14, 2020

FIELD CREW: M.A.S. DATE: JANUARY 10, 2019

STANDARD EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1ST.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OF MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:

- A. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHOUT DISPOSE OF HARDENED CONCRETE OFF-SITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO CITY STORM DRAINS VIA CURB AND GUTTER INLETS. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
- B. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
- C. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEMS THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO PAINTS AND SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES AND PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

12. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION AND OTHER APPROPRIATE MEASURES.

13. STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.

14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVIDED INADEQUATE FOR A PARTICULAR LOCATION). BASED ON THE RESULTS OF THE INSPECTION, AND IF INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY. BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.

POST CONSTRUCTION SLOPE STABILIZATION
3.1 SLOPES SHOWN HEREON TO BE SODDED FOR STABILIZATION
2.1 SLOPES SHOWN HEREON TO BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE

NOTICE:
EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
-IS WITHIN 300 FEET OF A STREAM OR WETLAND
-IS WITHIN 1,000 FEET TO A LAKE
-IS STEEP (SLOPE OF 12% OR GREATER)
-RECEIVES RUN-OFF FROM 10,000 SQUARE FEET OR MORE OF ADJACENT LAND
-HAS MORE THAN AN ACRE OF DISTURBED GROUND

PRESERVING EXISTING VEGETATION:
WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
-TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PIPES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION

REVEGETATION:
DISTURBED SOILS SHALL BE QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BAGS OF STRAW PER 1,000 SQUARE FEET.
ROUTE WATER TO A GRASSSED AREA
MAINTAIN UNTIL A LAWN IS ESTABLISHED

DURING:
EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN

POST:
ALL DISTURBED AREAS TO BE SEEDED AND STRAWED OR SOD APPLIED.

CITY OF BRENTWOOD NOTES:

1. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615) 371-0080 PRIOR TO ISSUANCE OF A PERMIT.
2. ALL RETAINING WALLS GREATER THAN 4" WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.
4. ALL DRIVEWAYS WITH 15% OR GREATER SLOPES AND/OR 5% OR GREATER CROSS-SLOPES MUST BE PROFILED AND SECTIONED BY T.N.R.I.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL RETAINING WALLS IN EXCESS OF 30" REQUIRE A SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.

NOTE: CONTRACTOR TO MAINTAIN A POSITIVE DRAINAGE AWAY FROM HOUSE AND IN ALL SWALES AFTER SEEDING/ SODDING

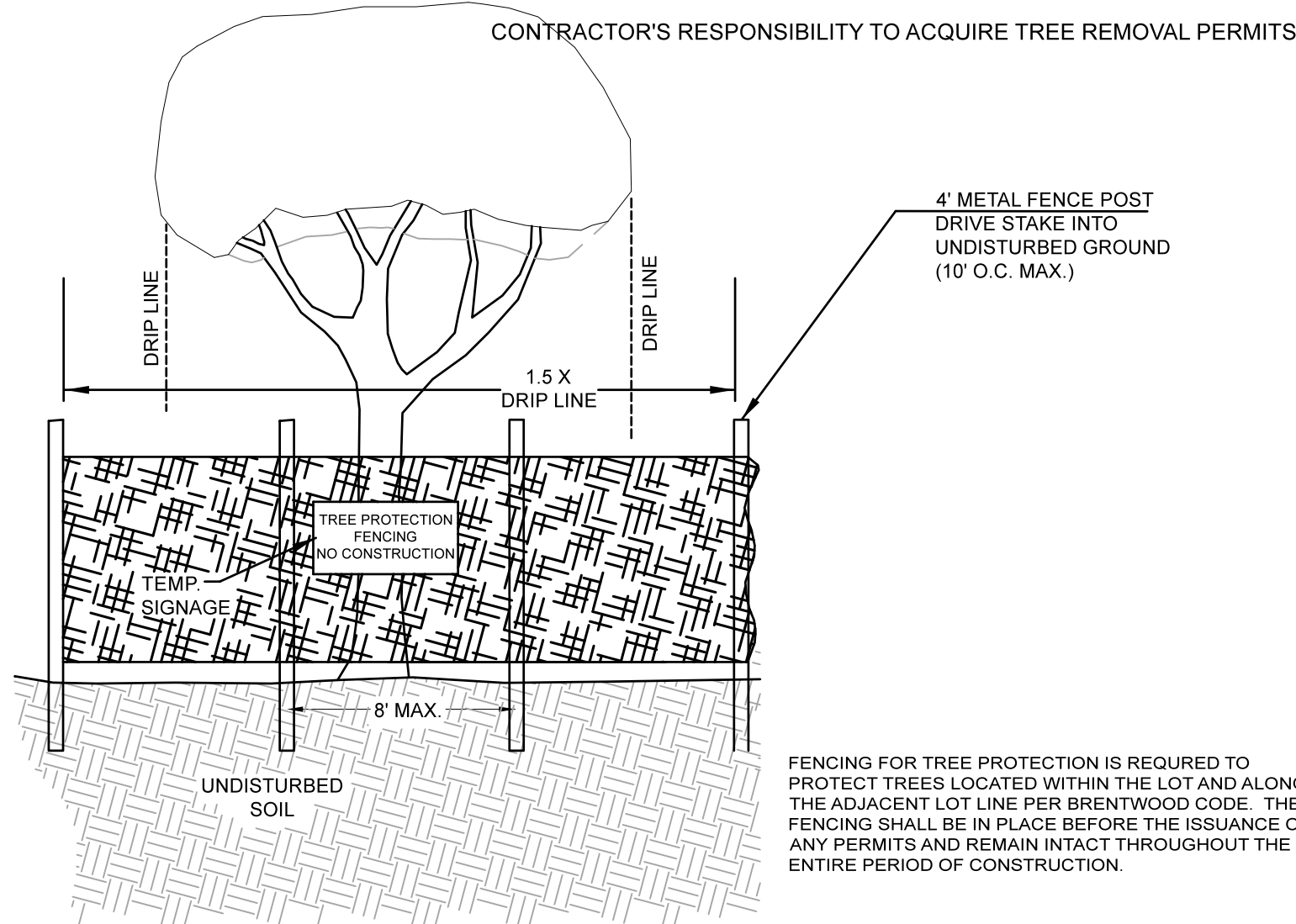
NOTE: ALL F.F.E. SHOWN ARE PROPOSED. ACTUAL F.F.E. MAY VARY AFTER CONSTRUCTION

NOTE: THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS SHALL REMAIN 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 MARCH 2, 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.

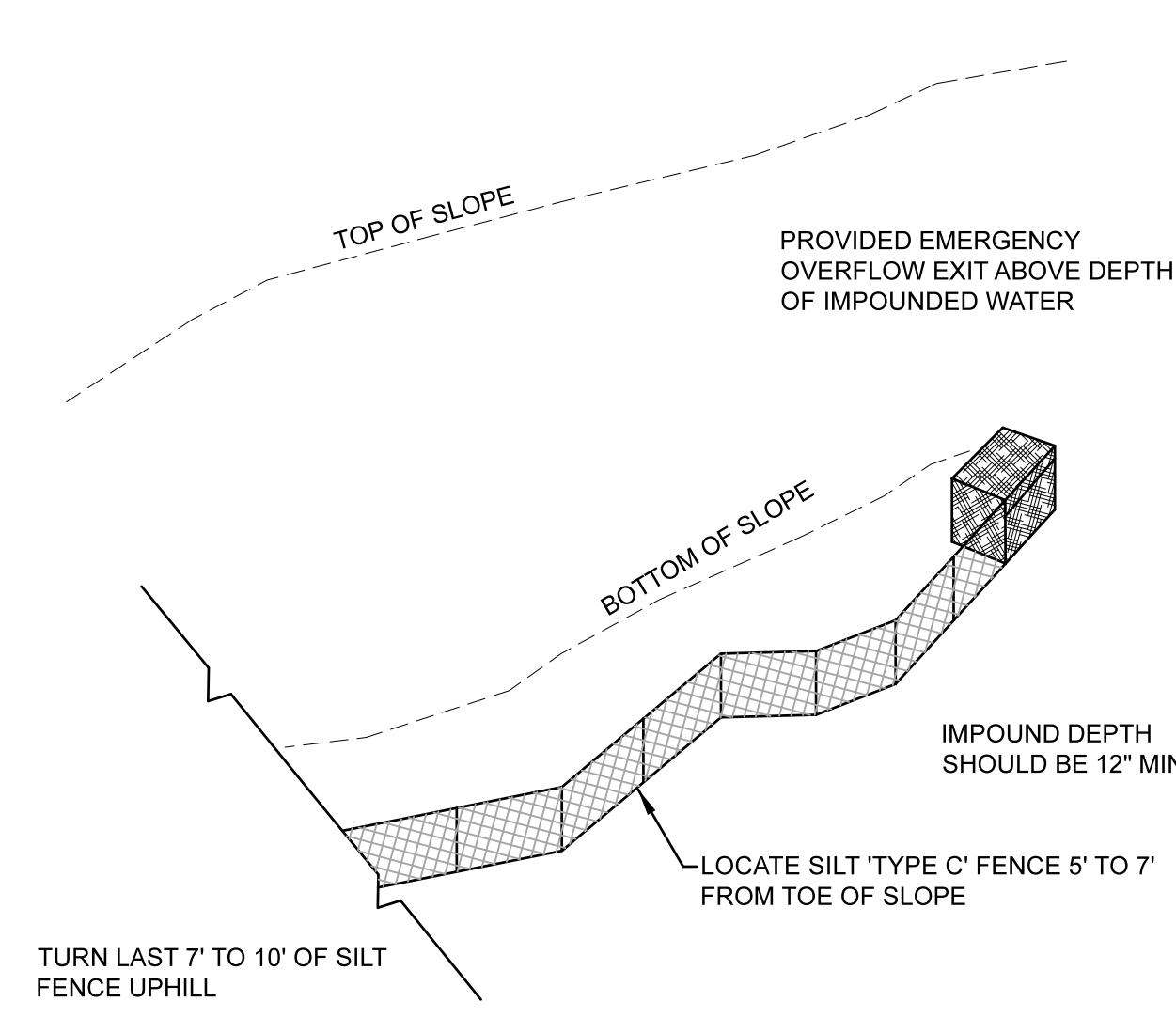
TRANSITIONAL LOT & EROSION CONTROL PLAN
LOT NO. 204 AND 205, MORGAN FARMS, SECTION SIX

1876 & 1878 BARNSTAPLE LANE
BRENTWOOD, WILLIAMSON COUNTY, TN
FEBRUARY 14, 2020

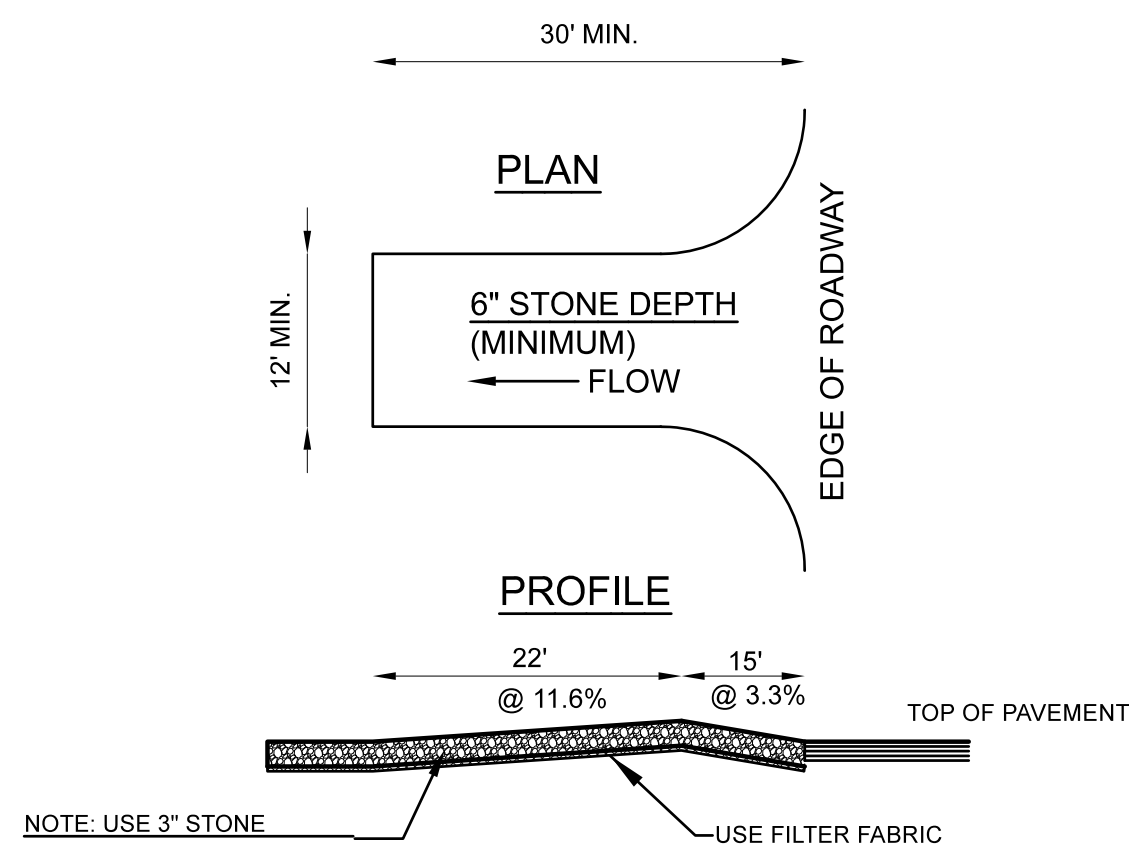
TREE PROTECTION FENCING DETAIL (TYPICAL - IF APPLICABLE)



SILT FENCE BELOW A STEEP OR LONG GRADE (NTS)

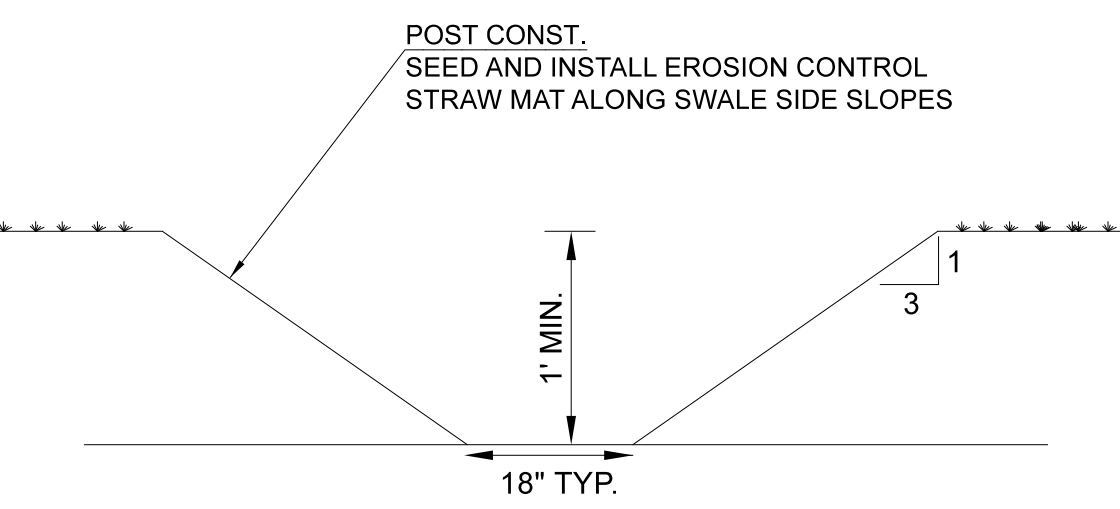


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (NTS)

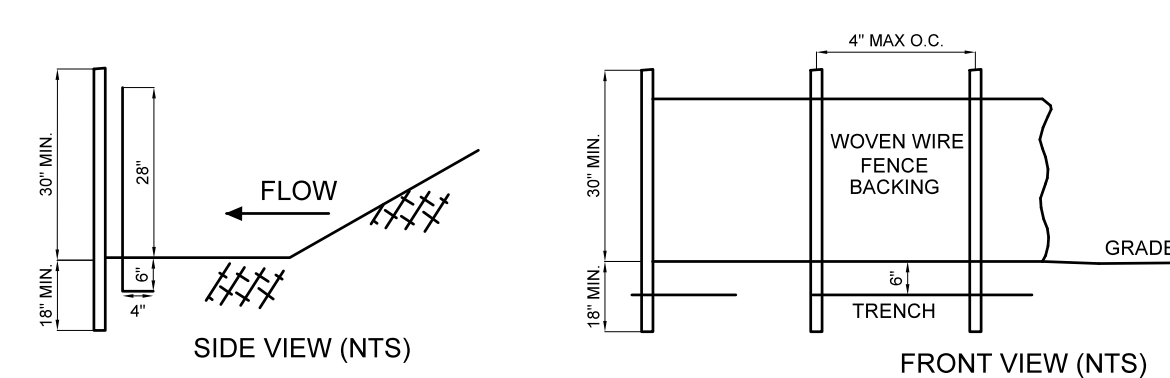


1. INSTALL A SINGLE ACCESS DRIVE USING 3" MINIMUM AVERAGE DIAMETER (ASTM #1 STONE)
2. USE TO PREVENT TRACKING DIRT ONTO THE ROAD BY ALL VEHICLES
3. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED
4. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF THE SITE.

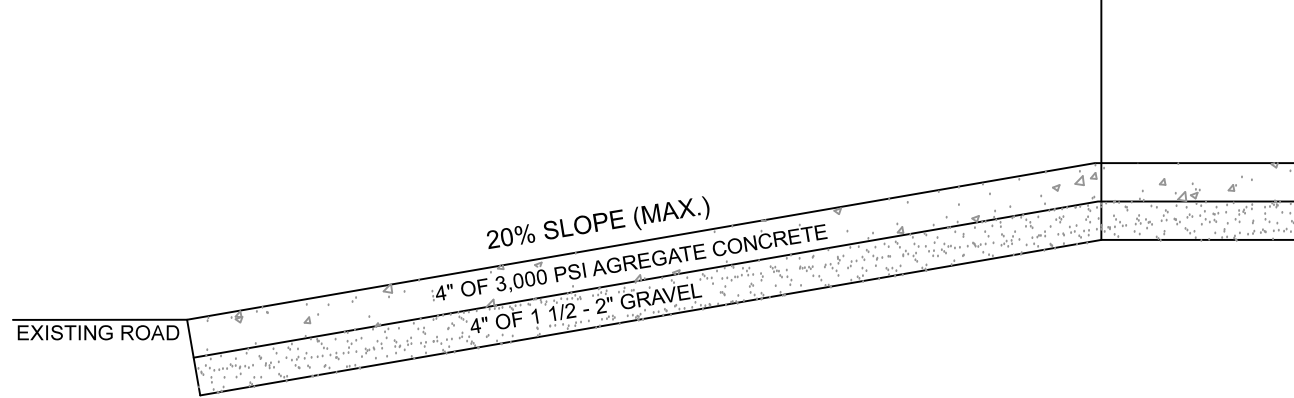
TYPICAL SWALE SECTION (NTS)



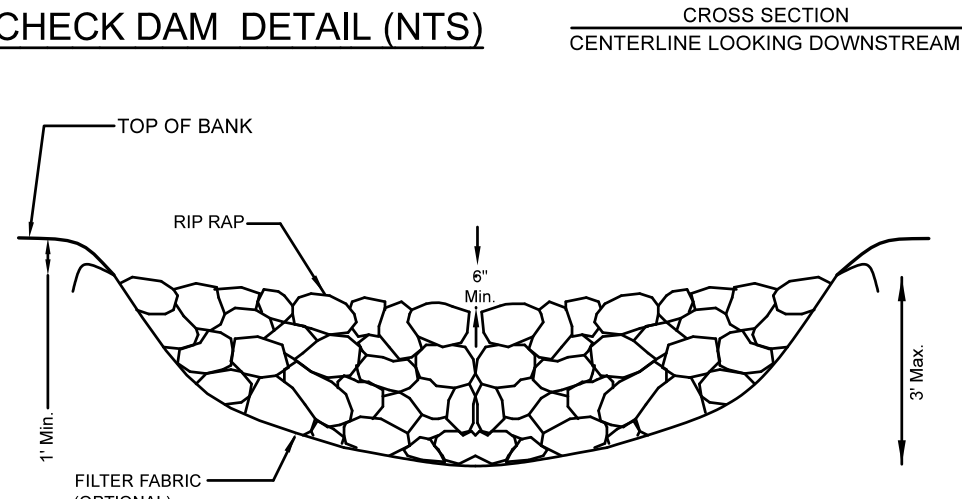
TEMPORARY SILT FENCE 'TYPE C' DETAIL



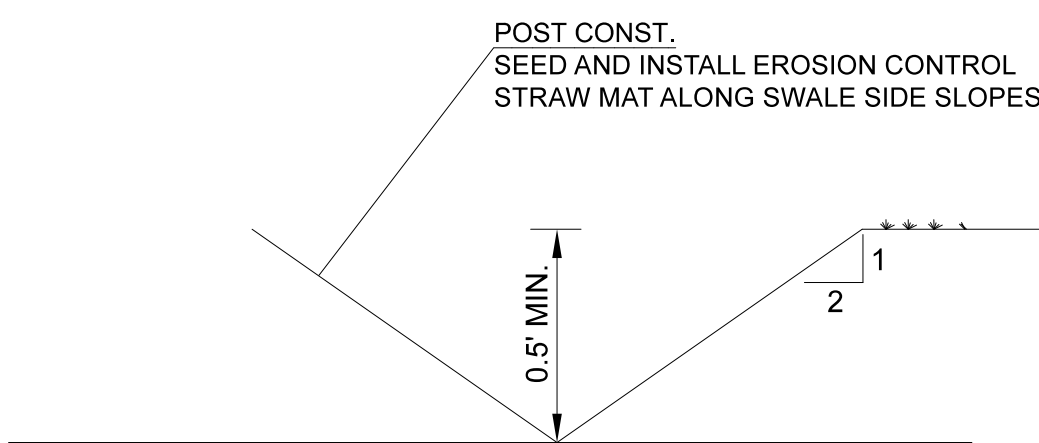
DRIVEWAY DETAIL



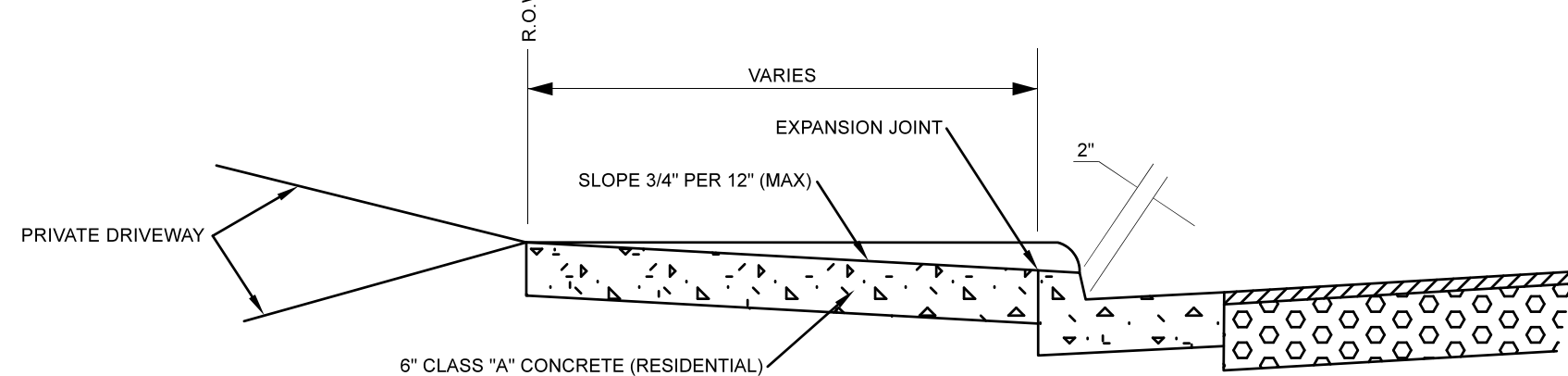
RIP RAP CHECK DAM DETAIL (NTS)



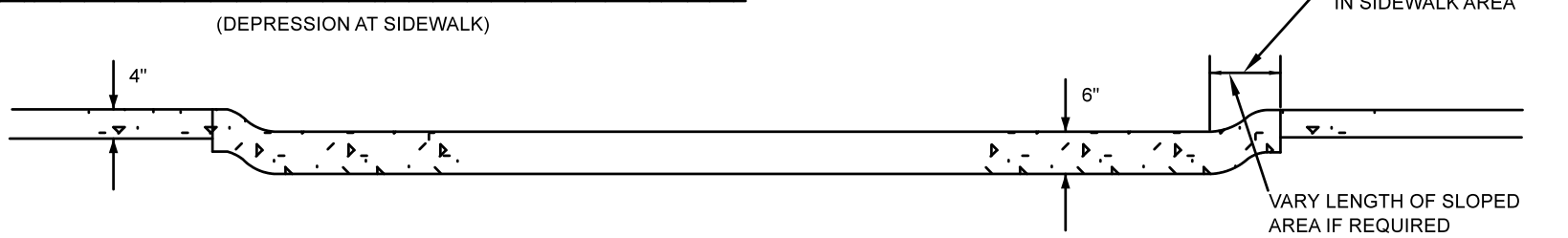
TYPICAL DRIVEWAY SWALE SECTION (NTS)



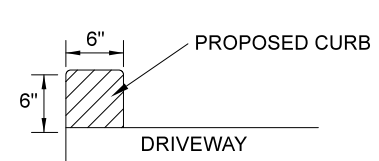
TYPICAL STANDARD DRIVEWAY RAMP (NTS)



TYPICAL STANDARD DRIVEWAY RAMP (NTS)



TYPICAL CURB SECTION (NTS)



BRENTWOOD PLANNING COMMISSION

1.

Meeting Date: 03/02/2020

Information

PROJECT NUMBER

Ordinance 2020-02

PROJECT DESCRIPTION

PLANNING COMMISSION REVIEW AND RECOMMENDATION OF ORDINANCE 2020-02 - AN ORDINANCE TO AUTHORIZE THE ACQUISITION OF 52 (+/-) ACRES LOCATED ON OLD SMYRNA ROAD THROUGH APPROVAL OF A CONTRACT FOR SALE OF REAL ESTATE AMONG SENSING ENTERPRISES ("SELLER"), THE CONSERVATION FUND ("PURCHASER"), AND THE CITY, AND BY ACCEPTANCE OF ASSIGNMENT OF THE CONSERVATION FUND'S OBLIGATIONS AS PURCHASER UNDER SAID AGREEMENT

ZONING OF PROPERTY

Zoning R-2

APPLICANT NAME/ADDRESS

Attachments

Final Staff Report

Vicinity Map

Site Area

Boundary

Concept Plan

Historic Description of Site

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MARCH 2, 2020 -- 7:00 P.M.
FINAL

REGULAR AGENDA – ITEM I:

PLANNING COMMISSION REVIEW AND RECOMMENDATION OF ORDINANCE 2020-02 - AN ORDINANCE TO AUTHORIZE THE ACQUISITION OF 52 (+/-) ACRES LOCATED ON OLD SMYRNA ROAD THROUGH APPROVAL OF A CONTRACT FOR SALE OF REAL ESTATE AMONG SENSING ENTERPRISES (“SELLER”), THE CONSERVATION FUND (“PURCHASER”), AND THE CITY, AND BY ACCEPTANCE OF ASSIGNMENT OF THE CONSERVATION FUND’S OBLIGATIONS AS PURCHASER UNDER SAID AGREEMENT

Ordinance 2020-02 authorizes the purchase of 52 (+/-) acres of land, which is a portion of the Windy Hill Farm, located south of Old Smyrna Road at its intersection with Jones Parkway.

Passive public park uses are proposed, to would include bike and pedestrian trails, a playground, and open natural areas and associated uses such as bathroom facilities. Development of athletic fields for organized sports activities would be prohibited by the agreement and lighting would be limited to parking areas and consistent with dark sky requirements.

The ordinance will authorize the City to enter into a “Contract for Sale” with Sensing Enterprises and The Conservation Fund (TCF). It will also authorize the City's acceptance of the assignment of TCF obligations as Purchaser pursuant to the Contract.

The property is currently used for agricultural purposes and includes the Windy Hill home which was built in ca 1825 and is listed on the national historic register.

The Sensing family is planning to place the remaining 38 acres +/- not under consideration for purchase by the City in a conservation easement and market that property to a third party for continued use as a residential home and associated farming activities. Staff and the family have been working with representatives of TCF, a national nonprofit organization committed to land preservation and facilitating acceptable agreements between interested parties.

*Staff believes that a fair and acceptable agreement for all parties is in place to allow this land purchase to move forward. The proposed land acquisition is in keeping with the policy goals in the Brentwood 2030 Plan for development of a park in this currently underserved area of the City and, if approved, would increase the amount of City owned park land from **966 acres to 1,018 acres (1.6 square miles)**. The park would be directly accessible to over 1,900 homes in the area.*

The purchase will allow the City to undertake this important project with no property tax increase while maintaining a strong financial position for the General Fund.

If the purchase is approved, the City will assume some initial costs associated with basic property upkeep estimated at \$15,000 annually, plus some one-time costs in FY 2021 for fencing and boundary landscaping. It is expected that full development of the property as a park will not occur for several years given other capital improvement priorities over the next few years.

TCA 13-4-104 requires the Planning Commission to formally review and approve the park location. However, the law provides that the Board of Commissioners may overrule the Planning Commission's decision to disapprove the proposed park. The formal rezoning of the property will occur at some point in the future.

The Ordinance was approved on first reading on February 24th, the proposed plan will be presented to the Park Board and Planning Commission at their March 2nd meetings for formal review and recommendations to the City Commission. Second and final reading is scheduled for March 9, 2020. Closing on the land is scheduled to occur on or before June 24, 2020.

RECOMMENDATION:

Planning staff requests that the Planning Commission provide a recommendation of approval to the Board of Commissioners of the proposed acquisition of 52 acres located south of Old Smyrna Road to be used as a parkland.

Brentwood City Commission Agenda

Meeting Date: 02/24/2020

Ordinance 2020-02 Authorizing the Acquisition of 52 (+/-) Acres Located on Old Smyrna Road

Submitted by: Kirk Bednar, Administration

Department: Administration

Information

Subject

Ordinance 2020-02 - Authorize The Acquisition Of 52 (+/-) Acres Located On Old Smyrna Road Through Approval of a Contract for Sale of Real Estate Among Sensing Enterprises (“Seller”), The Conservation Fund (“Purchaser”), and the City, and by Acceptance of Assignment of The Conservation Fund’s Obligations as Purchaser Under Said Agreement

Background

The accompanying Ordinance 2020-02, if approved by the Board of Commissioners, will authorize the purchase by the City of 52 (+/-) acres which is a portion of the property along Old Smyrna Road commonly referred to as Windy Hill Farm (see attached area map). The ordinance will authorize the City to enter into a Contract for Sale with Sensing Enterprises and The Conservation Fund, and it will also authorize the City's acceptance of the assignment of The Conservation Fund's obligations as Purchaser pursuant to the Contract.

As background, the City Manager was originally approached in early 2019 by representatives of the Sensing family about their future plans for the entire approximately 90 acre Windy Hill Farm property and whether the City had any interest in purchasing all or a portion of the property for use as a City park. The land is located south of Old Smyrna Road at its intersection with Jones Parkway. The overall property is currently used for agricultural purposes and includes the Windy Hill home which was built in 1825 and is listed on the national historic register.

The Sensing family has a genuine desire to see the land preserved permanently while, at the same time, receiving a fair economic return without requiring the property to be developed into another subdivision. At the outset of discussion, City staff was clear that the City did not have an interest in acquiring the historic home or the primary farm-related structures and outbuildings. Instead, our interest was primarily in the open pasture areas that would be suitable for passive park development. As a result, the Sensing family is planning to place the remaining property not under consideration for purchase by the City in a conservation easement and market that property for sale to a third party for continued use as a residential home and associated farming activities. For the past several months, the staff and family have been working with representatives of The Conservation Fund (TCF), a national nonprofit organization committed to land preservation and facilitating acceptable agreements between interested parties.

At this time, the staff believes that a fair and acceptable agreement for all parties is in place to allow this land purchase to move forward. We believe the proposed land acquisition is in keeping with the policy goals in the Brentwood 2030 Plan for development of a park in a currently underserved area of the City and, if approved, would increase the amount of City owned park land from 966 acres to 1,018 acres.

The advantages of the proposed land purchase are summarized below followed by the major components of the land purchase agreement. In addition, a map is attached that identifies the general location of the land, which will be subject to minor adjustment with the completion of the land survey.

Advantages of Land Purchase

1. Acquisition of the land allows the City to increase the amount of quality, permanent open space in the community in an underserved area of town that is directly accessible to multiple established residential neighborhoods consisting of over 1,900 homes.
2. With the eventual build-out of the City and ever-increasing land values, purchase of the land now while it is still available for preservation makes long-term financial sense.
3. While the City is only acquiring a portion of the full property, the family's intent to place a conservation easement on the remainder of the property ensures permanent preservation of the entire property and the historically significant home.
4. The Old Smyrna Road corridor is a designated historic corridor that the City wishes to see remain rural in character. This property is the only remaining undeveloped property along this historic corridor that is currently zoned R-2, which would allow for development at a one unit per acre density level. All other properties along the historic corridor are zoned AR, which requires a minimum one unit per three acres density.

Major Components of the Land Purchase

1. Of the approximately 90 acres known as Windy Hill Farm, the City will purchase 52 (+/-) acres consisting primarily of the open pastureland to the west and south of the historic home and associated farm buildings and pond. The location of the proposed acreage is shown on the attached map.
2. Based upon the results of an independent appraisal, the purchase price will be \$100,000/acre, with the final acreage amount to be determined by a survey that establishes an agreed upon boundary between the area to be purchased by the City and the remainder of the property.
3. The Sensing family will maintain ownership of the remaining portion of Windy Hill Farm with the intent of placing a conservation easement on the property and selling it to a third party in a private transaction.
4. An initial payment of one-half of the final purchase price (estimated at \$2.6 million assuming a total purchase price of \$5.2 million for 52 acres) will be made by the City before June 30, 2020 in FY 2020 and the final payment for the remainder of the purchase price will be made in January 2021.
5. Due to the strong financial position of the City, the initial payment in FY 2020 will be funded from surplus reserves in the fund balance of the General Fund. This will reduce the fund balance from \$40.7 million to \$38.1 million which, at 95% of the \$40.3 million FY 2020 General Fund operating budget, is well above the minimum 40% in the City's budget management policies. The final payment will come from an additional \$1 million in General

Fund reserves in FY 2021, \$1.45 million in County Adequate Facilities Tax funds, and \$150,000 in funds raised by the non-profit Brentwood Green Space organization.

6. The City will be responsible for any applicable roll back property taxes (estimated at \$50,000) and will seek reimbursement from TDEC for the rollback taxes as provided for in state law. Note that this same arrangement was applied in the Smith Park property purchase.
7. The Conservation Fund (TCF) will facilitate the land transaction by entering into an agreement with the Sensing family to purchase the property. TCF will, in turn, assign its rights and obligations to the City, and title to the 52 (+/-) acres to the City on or before closing date.
8. Prior to closing, the City will undertake at its expense the survey of property, a Phase I environmental assessment, and title search. Any significant title or environmental discrepancies found that cannot be rectified immediately by the Sensing's will allow the City the right to cancel the land agreement. The City will also purchase title insurance to protect the City in case there is a third-party claim or dispute of ownership to a portion of the property after purchase.
9. TCF has assisted the City in the preparation of the legal documents (acceptable to the City Attorney) for the land sale/purchase agreement.
10. To recognize the history of the property and the Sensing family's stewardship of it for 45 years, the City has committed in the agreement to name the new park "Windy Hill Park."
11. The City agrees to a restriction that limits the new property to public use and prevents the City from selling the property to a private party. The restriction does not preclude a future sale or transfer of the property to another public entity.
12. The agreement also provides that the use of the property shall be for a passive public park to include such uses as bike and pedestrian trails, playground, open natural areas, and associated uses such as bathroom facilities. Development of athletic fields for organized sports activities would be prohibited and lighting would be limited to parking areas and consistent with dark sky requirements.
13. The City agrees to limit motorized use of trails to maintenance and emergency vehicles.
14. The City agrees to construct a fence along the boundary between the park and the remaining Windy Hill Farm property where a fence does not exist today. Also, the City agrees to plant a landscape screen/buffer along the boundary line in areas where existing landscaping does not exist today.
15. The City agrees not to construct any new structures within 50 feet of the new common property line west of the creek running through the property or within 100 feet of the new common property line east of the creek. When the Master Plan is developed, the City will also try to keep trails at least these same distances away from the common property line if possible.
16. The City agrees to allow for two pedestrian access points from the remaining portion of the property to the park property that can be secured by the owner of the remaining property.
17. The City agrees that at the time the property is developed and opened for public use, there shall be installed a marker to acknowledge the Sensing family history on the property and its part in preserving the property for permanent public use.

The City is fortunate that its conservative financial management over the years will allow us to undertake this important project with no property tax increase while maintaining a strong financial position for the General Fund. Just as in the past when the City took the bold steps to purchase 160 acres for what is now Crockett Park and 400 acres for what is now Smith Park, now is the right time

to buy land of this quality and quantity while it is still available. It will be too late 10-20 years from now to find land of this quality, size, and location for permanent preservation as public open space.

If the purchase is approved, the City will assume some initial costs associated with basic property upkeep estimated at \$15,000 annually, plus some one-time costs in FY 2021 for fencing and boundary landscaping. It is expected that full development of the property as a park will not occur for several years given other capital improvement priorities of the City in the next few years.

If Ordinance 2020-02 is approved on First Reading, the proposed park will be presented to the Park Board and Planning Commission on March 2, 2020 for formal review and recommendations to the City Commission. Second and final reading of the Ordinance is scheduled for the March 9, 2020 Board meeting. Closing on the land transaction is scheduled on or before June 24, 2020.

Please contact the City Manager if you have any questions.

Staff Recommendation

Staff recommends approval of Ordinance 2020-02.

Fiscal Impact

Amount: \$5.2 Million

Source of Funds: Various

Account Number: Various

Fiscal Impact:

The purchase price is estimated at \$5.2 million based upon a price of \$100,000 per acre and assuming the area to be purchased equals 52 acres. The actual area may be slightly more or less than 52 acres based on a final survey of the agreed upon boundary line, so the final purchase price will be adjusted accordingly. The source of funds is proposed to be a combination of General Fund reserves, County Adequate Facilities Tax revenues, and private funding raised by Brentwood Green Space. The purchase amount will be split into two equal payments - one in FY 2020 at the time of closing and one in FY 2021 to be paid in January 2021.

In addition to the purchase price, the City will incur additional miscellaneous costs associated with survey work, environmental assessments, title insurance, and other related closing costs. These costs are estimated to be less than \$100,000 collectively and will be accounted for in the FY 2020 Capital Projects Fund budget through available unallocated funds.

ORDINANCE 2020-02

AN ORDINANCE OF THE CITY OF BRENTWOOD, TENNESSEE TO AUTHORIZE THE ACQUISITION OF 52 (+/-) ACRES LOCATED ON OLD SMYRNA ROAD THROUGH APPROVAL OF A CONTRACT FOR SALE OF REAL ESTATE AMONG SENSING ENTERPRISES (“SELLER”), THE CONSERVATION FUND (“PURCHASER”), AND THE CITY, AND BY ACCEPTANCE OF ASSIGNMENT OF THE CONSERVATION FUND’S OBLIGATIONS AS PURCHASER UNDER SAID AGREEMENT

WHEREAS, Sensing Enterprises have entered into a contract (hereinafter, the “Contract”) with The Conservation Fund and the City pursuant to which Sensing Enterprises will sell a portion of the historic “Windy Hill” property, containing approximately 52 acres, (hereinafter, the “Property”) to The Conservation Fund; and

WHEREAS, the Contract provides that The Conservation Fund intends to assign its duties as Purchaser under the agreement to the City of Brentwood, and that the Property will be used primarily for park purposes;

WHEREAS, the Board of Commissioners desires to accept such rights and obligations of the Contract and to assume ownership of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Mayor is hereby authorized to execute the Contract among the City, Sensing Enterprises, and The Conservation Fund, a copy of said agreement being attached hereto and made a part of this Ordinance by reference.

SECTION 2. That the Mayor is hereby authorized to execute any and all instruments as may be necessary to complete the assignment of the Contract and the transfer of the Property to the City of Brentwood, subject to the review and approval of such instruments by the City Attorney.

SECTION 3. That this ordinance shall take effect from and after its final passage, or fifteen days after its first passage, whichever occurs later, the general welfare of the City of Brentwood, Williamson County, Tennessee, requiring it.

PASSED:	1st reading	_____	PLANNING COMMISSION	_____
	2nd reading	_____	NOTICE OF PASSAGE	
			Notice published in:	_____
PUBLIC HEARING			Date of publication:	_____
	Notice published in:	_____		
	Date of publication:	_____		
	Date of hearing:	_____	EFFECTIVE DATE	_____

<hr/>		RECORDER	Holly Earls
MAYOR	Rhea E. Little, III		

Approved as to form:

CITY ATTORNEY Kristen L. Corn



- Sensing, Lucy; 9 ac
- Sensing Enterprises; 81.1 ac
- Proposed Conservation Area; 38 ac
- Brentwood Tract; 52.1 ac

Date: 11/12/2019

0 750 Feet

Map created by Roberta Moore

Data Sources: PA-DUS, The Conservation Fund, and ESRI
Data & Maps





Green boundary line - 50' setback
would apply

Red boundary line - 100' setback
would apply

The map shows an aerial view of a park area with several labeled features. At the top, 'OLD SARFENA ROAD' runs horizontally. Below it, '60 SPACE PARKING LOT' is marked. To the left, 'SHEPARDHAM CONNECTION' is labeled along a road. A 'RESTROOM' and 'PLAYGROUND' are located near the top center. A '10' WIDE ASPHALT TRAIL' winds through the park. A 'PROPERTY LINE' is indicated by a dashed line. A 'TOTAL AREA 10.3 ACRES' label is placed within the park boundary. A 'HILLTOP AREA' is marked with a dot in the lower center. A 'PICNIC AREA' is marked with a dot in the lower right. A '2 SPACE PARKING LOT' is located at the bottom center. A pond is visible on the right side of the map.

HFR DESIGN
SENSING PROPERTY PARK

CITY OF BRENTWOOD
BRENTWOOD, TENNESSEE
JANUARY 27, 2020

WINDY HILL

MR. AND MRS. WILBUR SENSING JR.

9135 OLD SMYRNA ROAD
BRENTWOOD, TN 37027

(615) 373-2116

at abas
a fine swotain
is also a one-story ca. 1940

the house retains its original features
and has been added to in 1950. Around the house are
... and a fine garden. The house is a one-story
... which are non-contributing. To the
... and a large lawn.

0191 .no ;028.

27

TENNESSEE MULTIPLE PROPERTY FORM

Title: Historic Resources of Williamson County

Historic Name: Sneed, Constantine, House (WM-87)

Common Name: Windy Hill

Classification: Building

Owner: Wilbur Sensing, 9135 Old Smyrna Road, Brentwood, TN

Location: 9135 Old Smyrna Road, Brentwood

Contributing:

Buildings	1
Structures	1
Sites	0

Non-Contributing:

Buildings	1
Structures	1
Sites	0

Total: 2

Total: 2

Description:

The Constantine Sneed House is a two-story brick residence constructed ca. 1825. The house was originally built in a double cell plan and this basic design remains intact despite the addition of a new wall and staircase. On the main (north) facade is a one-story porch added ca. 1910 with chamfered frame posts. There are two doors on the main facade which have original eight panel doors and two light transoms. The door surrounds appear to be added ca. 1950 frame replacement designs with simple rectangular panels. Windows are original and added six-over-six sash with two course jack arching and stone sills.

The main facade of the house displays Flemish bond construction while the side and rear facades are of five course common bond. The house rests on a dressed limestone foundation with large cellar windows which also display jack arching. The house has exterior end brick chimneys and a gable roof of metal standing seam. The house was originally built in a double cell design but a central stair was added ca. 1950 between the two rooms. At the rear or southwest facade is a one-story ca. 1950 brick addition with six-over-six sash windows and a one-story frame garage. At the southeast corner is also a one-story ca. 1950 frame addition.

According to the owner, the interior of the house retains its original mantles but all other woodwork and stairs are ca. 1950 additions. Around the house are several outbuildings: a ca. 1930 board and batten shed and a ca. 1940 one-story frame playhouse with weatherboard siding which are non-contributing. To the north of the house is a ca. 1850 one-story stone springhouse contributing to the site. The house sits off Old Smyrna Road on a large farm.

Period of Significance: ca. 1825; ca. 1850; ca. 1910

Area of Significance: Architecture

Criterion: C

Architect/Builder: Unknown

Statement of Significance:

The Constantine Sneed House is a notable example of a brick ante-bellum residence. The house was originally built in a double cell plan with two main rooms on the first floor. It is one of only two houses identified in the county built in this design. The original double cell plan remains although a new wall and staircase have been added. The main facades of the house display their original details and its original form is evident despite 20th century additions.

Constantine Perkins Sneed was born in 1790 and came to Williamson County with his father James Sneed in 1798. After serving Jackson's New Orleans campaign, Constantine Sneed returned home and settled on lands west of his father's house. In 1825, he married Susannah Perkins Hardeman and soon after constructed a two-story brick residence. This house was one of four residences built by the Sneed family in the early 1800s facing Old Smyrna Road. Sneed had a large family of twelve children and he operated a large farm adjacent to the lands of his father and brothers. Sneed died in 1864 and his son, James Hardemen Sneed, occupied the house in the late 19th century. During the 20th century several additions were made to the house but its original form and detailing remains apparent.

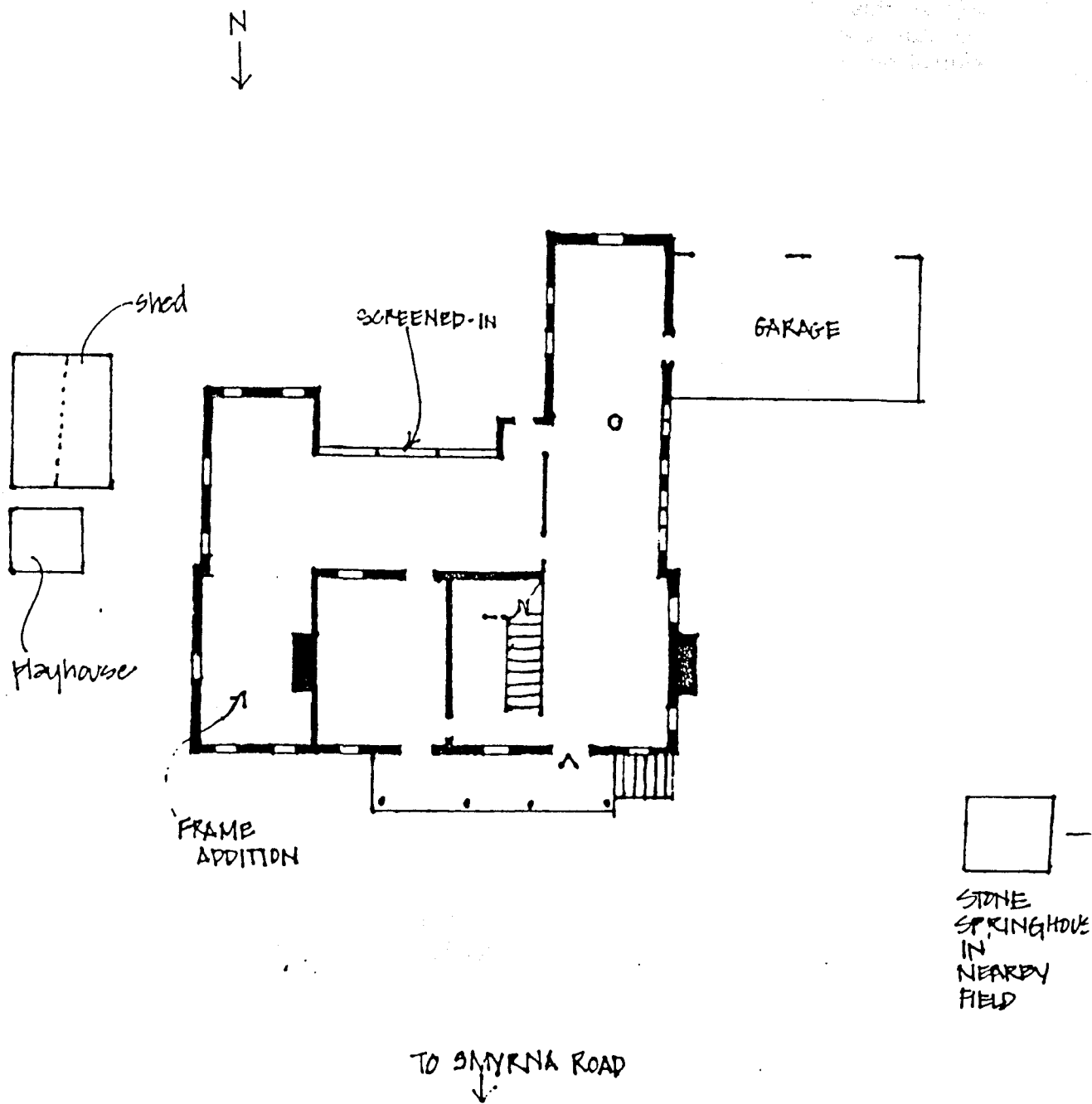
Acreage: 8.15 acres

UTM References: Oak Hill Quad/16/ 520620/3985510

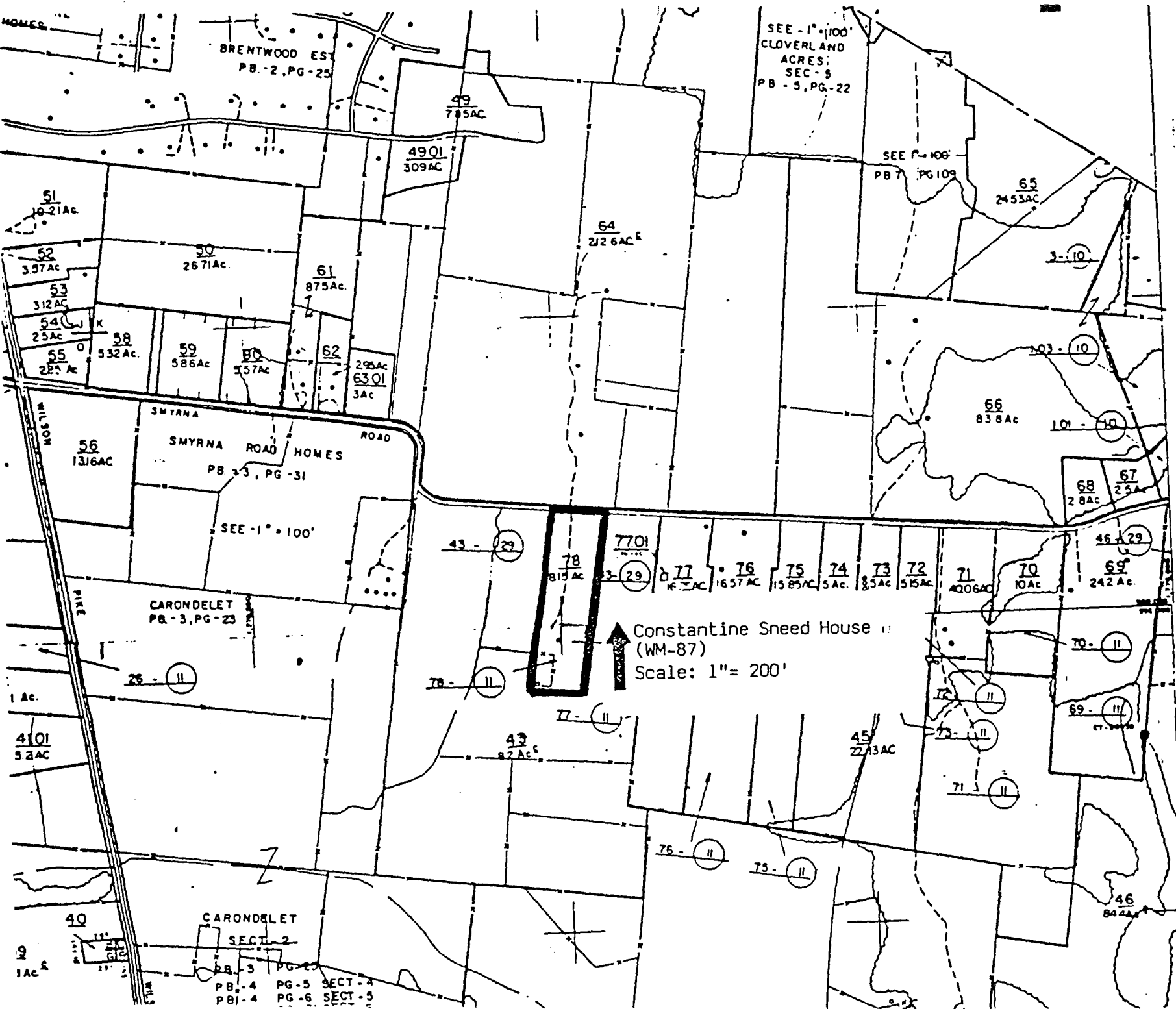
Verbal Boundary Description and Justification: The boundary for the Constantine Sneed House is illustrated on accompanying Williamson County tax map # 11, lot 78. The boundary is drawn to include all of the present legal boundary for the residence which encompasses the main house, approaches to the house and outbuildings. The boundary includes sufficient property to protect the historical setting of the site.

Supplemental Bibliographical References: Historic Williamson County, Bowman.

87 CONSTANTINE GNEED HOUSE



* NOT TO SCALE



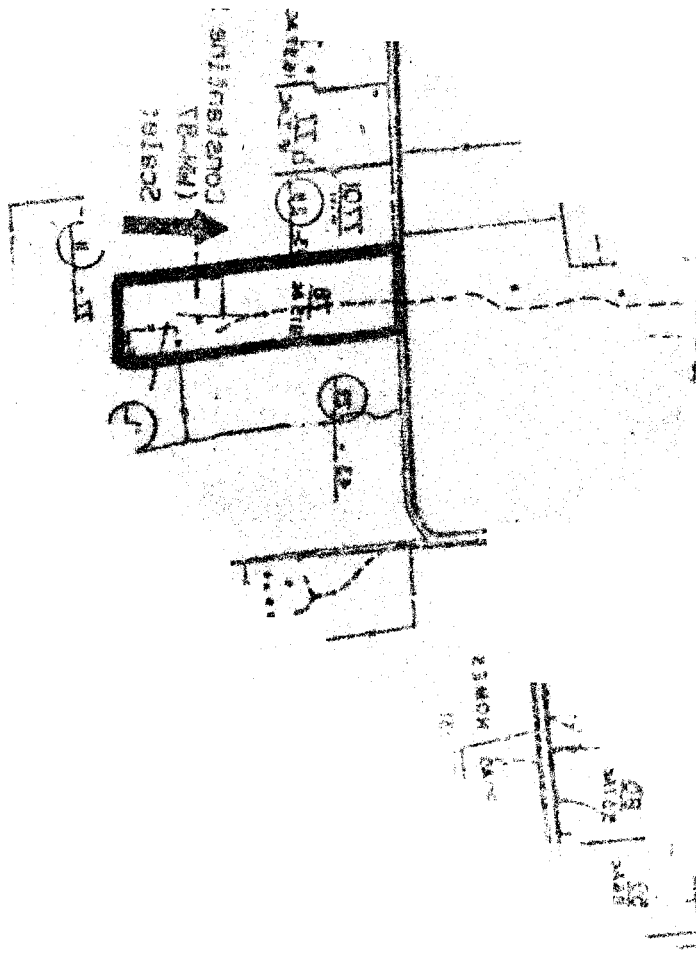
WINDY HILL

Windy Hill was built by Constantine Perkins Sneed after his return from service in the War of 1812. True to it's name, it stands tall and proud on a high point of land off Old Smyrna Road, between Wilson and Edmondson Pikes. The bricks are laid in a Flemish pattern. These bricks as well as those for Old Smyrna Church, were made on the place. Since 1937 Mr. and Mrs. W.A. Puryear have made this their home.

Constantine's Sneed's parents, James and Bethenia Perkins Sneed, came to this community in the "late 1790's" from Danville, Virginia, having a North Carolina land grant. James Sneed built the frame house which stands very close to Smyrna Road, just east of Windy Hill, long occupied and still owned by the Constant Owen family (Mr. Owen was a great grandson of James Sneed). The house was vacant for many years but still stands as a symbol of the material and workmanship that went into it so long ago. Clyde Robinson, a refinisher of antiques, has recently moved into it and has made repairs and improvements.

REFERENCES:

Rosalie C. Batson



WINDY HILL

Windy Hill was built in the 1820's by Constantine Perkins and Susannah Hardeman Sneed. A low place may still be seen in the yard where the clay was dug for the bricks, which were made on the site. The house is constructed over a large basement where valuables and even cows and horses were hidden from Federal raiders during the Civil War. It is said that the women of the house would mount the horses to keep them from being stolen by the Yankees. a son of the builders of this house, Robert Scales Sneed, surveyed the Tennessee Alabama Railroad which was charted in 1852 and ran through Brentwood.

Brentwood Brochure

WINDY HILL

To the Brentwood area, the Sneed family was what the Wilsons were to the region along the Little Harpeth, and the Perkins clan to the Forest Home community. As in the case of the Wilsons and the Perkins, the Sneeds and their kinsmen provided a nucleus around which other early settlers gathered and found themselves in the leadership position of the neighborhood.

In 1798, James, the first Sneed in the area, arrived in the vicinity of what would one day become the outer fringes of Brentwood. James came from Virginia, along with several of his relatives. He was the holder of a 640 acre land grant in southern Davidson County--that part of Davidson which was included in the newly created county of Williamson, the following year.

James Sneed built the family's first home along what is today the Old Smyrna Road. The house, which is still standing and has recently undergone extensive renovation, was named Sneed Acres. In this home young Constantine Sneed, who was only eight years old when his father brought him to Williamson County, grew to adulthood. Constantine was with Andrew Jackson at New Orleans; and when the War of 1812 was officially over, he made his way back to his father's home.

In 1825, Constantine Sneed married Susannah Hardeman, and shortly afterwards began work on his own house which was to be situated on the same country lane, just to the west of Sneed Acres. The bricks for the two-story structure were made from clay dug out of what was to become the front lawn. Even today, the depression created by the removal of so much clay is still clearly visible.

Before Constantine raised the walls of his house he first had a large, roomy basement dug. No doubt he planned on using the cool, dark place as a storage facility for the farm items which his plantation was to produce in later years. During the War Between the States, however, the basement served the family in an even more vital capacity. When Yankees were present in the neighborhood, all of the valuables, and even livestock, were hustled below where they would be safe from prying eyes.

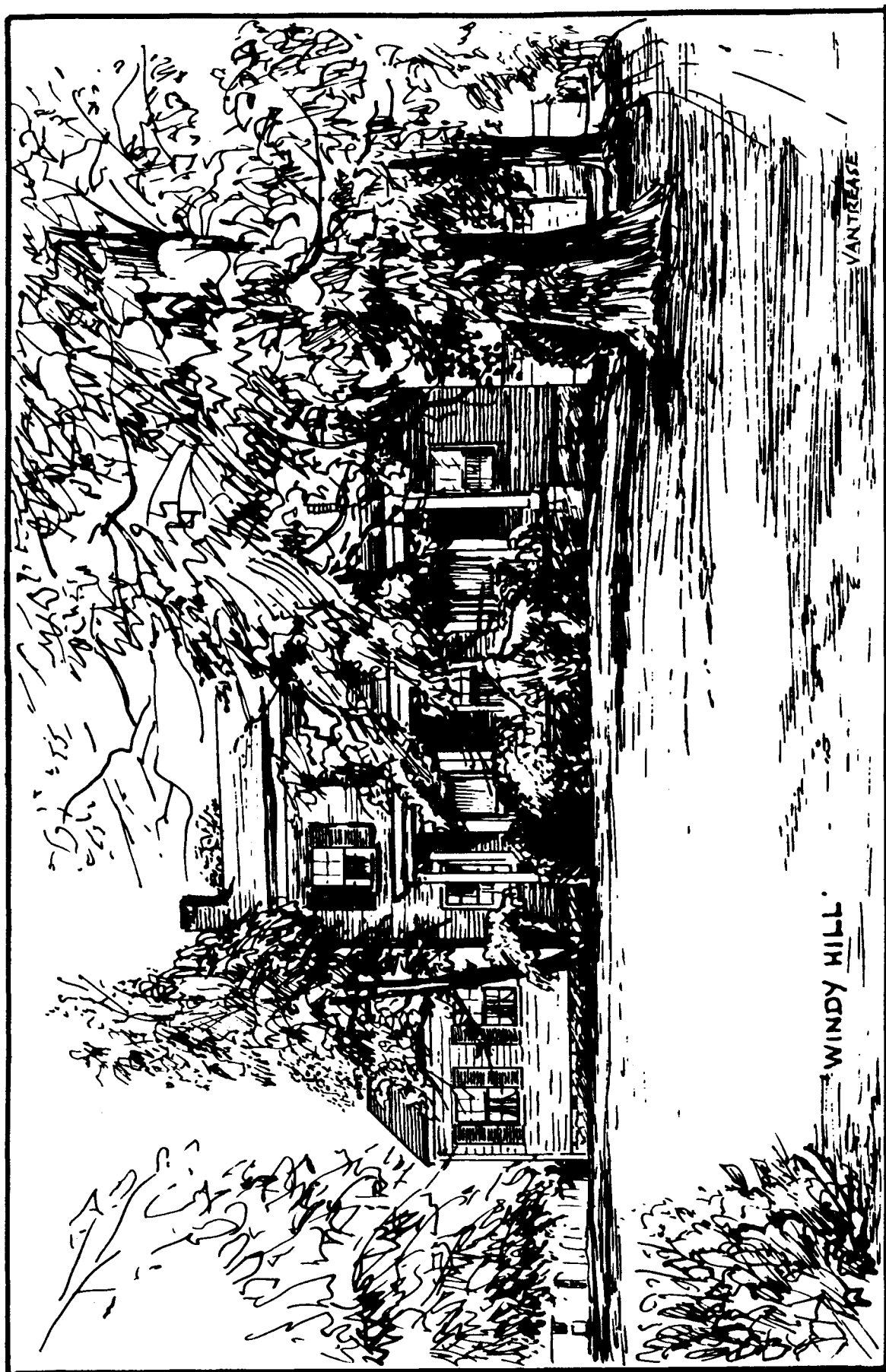
When completed, Windy Hill, as Constantine Sneed called his new home, sat on a knoll overlooking a vast section of the still primeval county. White oak and poplar floors were laid, and, uncommon to the area, two doors were placed along the front approach. Flanking chimneys accomodated fireplaces in both downstairs and upstairs rooms. Today, relatively unchanged since the 1830's, Windy Hill is the home of Mr. and Mrs. Wilbur Sensing, Jr.

WINDY HILL

Not to be outdone by his father for siring twelve children, Constantine Perkins Sneed, oldest son of James and Bethenia, had thirteen children of his own.

It is not known exactly when Constantine built Windy Hill, but it was probably shortly after his marriage in 1825 to Susannah Perkins Hardeman. The brick for the house were made from land. In fact, a low place just south of Old Smyrna Road marks the spot where the clay was removed.

Other reminders of the past are evident from the concrete steps ladies used to mount their horses to the picnic table, supposedly given to Constantine by Andrew Jackson. Constantine Sneed served with Andrew Jackson in the Battle of New Orleans.



Meeting Date: 03/02/2020

Information

PROJECT NUMBER

BPC2002-001

PROJECT DESCRIPTION

Limited Duration Event – Nashville Golf Open, Nashville Golf Athletic Club, 1703 Crockett Springs Trail

NGO Snedeker Foundation, LLC requests approval of the fifth in a series of the Nashville Golf Open to be played at the Nashville Golf and Athletic Club (NGAC). This event is scheduled from April 27th through May 3, 2020. Tour Vision Promotions previously negotiated a five-year agreement with the Club, running through 2020.

The event operates under a 501c3 non-profit organization, with the Snedeker Foundation acting as the title sponsor for the event.

Net proceeds from the tournament will benefit The First Tee of Middle Tennessee, a regional youth life skills program operated by the Tennessee Golf Foundation, a charitable organization. It will also benefit the Snedeker Foundation.

A professional practice day is scheduled on April 27th and the Pro-Am on April 30th. The tournament begins on April 30th and continues through May 3rd. Transportation to the events from the off-site parking lots begins at around 6:00 a.m.

Off-site parking will be provided through the week at Holy Family Catholic Church. On the weekend (May 2nd & 3rd) off-site parking will be available at Ravenwood H.S., (1,251 spaces available). Brentwood Police will assist with ingress/egress at Ravenwood. Finally, Off-site parking will be provided for the Pro-Am on April 29 at Journey Church.

Each resident living on Andrew Crockett Court will receive a packet offering a schedule of activities and times, passes to the event, and a car lanyard for their vehicles to make sure they are afforded quick and easy access to their homes.

Several temporary structures including tents, equipment and vender trucks, will be set up around the course to support the event. Most of the temporary structures

will be in the area around the existing clubhouse.

ZONING OF PROPERTY

Zoning OSRD/R-1

APPLICANT NAME/ADDRESS

*Mr. Garth Fails, Tour Vision Promotions, 9 Colonel Winstead Drive Brentwood,
TN 37027*

Attachments

Final Staff Report

Event Images

Off-Site Sign Locations

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MARCH 2, 2020 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 2:

REQUEST: **LIMITED DURATION EVENT -- NASHVILLE GOLF OPEN,
NASHVILLE GOLF & ATHLETIC CLUB, 1703 MOORES LANE**

PROJECT NUMBER: **BPC2002-001**

CURRENT ZONING: **OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT**

GENERAL INFORMATION:

NGO Snedeker Foundation, LLC requests approval of the fifth in a series of the Nashville Golf Open to be played at the Nashville Golf and Athletic Club (NGAC). This event is scheduled from April 27th through May 3, 2020. Tour Vision Promotions previously negotiated a five-year agreement with the Club, running through 2020.

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Each resident living on Andrew Crockett Court will receive a packet offering a schedule of activities and times, passes to the event, and a car lanyard for their vehicles to make sure they are afforded quick and easy access to their homes.

Several temporary structures including tents, equipment and vender trucks, will be set up around the course to support the event. Most of the temporary structures will be in the area around the existing clubhouse.

PROJECT LOCATION:

The subject property is located at 1703 Moores Lane.

APPROVAL HISTORY:

At its March 4, 2019 meeting, the Brentwood Planning Commission voted to approve a limited duration event to be played at the Nashville Golf and Athletic Club (NGAC). This event is scheduled from April 29th through May 5, 2019. Tour Vision Promotions previously negotiated a five-year agreement with the Club, running through 2020.

The event operates under a 501c3 non-profit organization, with the Snedeker Foundation acting as the title sponsor for the event.

Net proceeds from the tournament will benefit The First Tee of Middle Tennessee, a regional youth life skills program operated by the Tennessee Golf Foundation, a charitable organization. It will also benefit the Snedeker Foundation.

A professional practice day is scheduled on April 29th and the Pro-Am on May 1st. The tournament begins on May 2nd and continues through May 5th. On all days' transportation to the events from the off-site parking lots begins at around 6:00 a.m.

An off-site parking area will be provided via an agreement with WCS at Ravenwood HS, which includes 1,251 spaces. Note that the last day for students in for the SY 2019 is May 23rd. The parking provided at RHS on May 4 & 5 will be on a Saturday and Sunday.

Each resident living on Andrew Crockett Court will receive a packet offering a schedule of activities and times, passes to the event, and a car lanyard for their vehicles to make sure they are afforded quick and easy access to their homes.

A number of temporary structures including tents, equipment and vender trucks, will be set up around the course to support the event. Most of the temporary structures will be located in the area around the existing clubhouse.

On March 4, 2018, the Planning Commission approved the third in a series of the Nashville Golf Open to be played at the Nashville Golf and Athletic Club (NGAC). This event is scheduled from May 21 through May 27, 2018. Tour Vision Promotions previously negotiated a five-year agreement with the Club, running through 2020.

The event operates under a 501c3 non-profit organization, with the Snedeker Foundation acting as the title sponsor for the event.

Net proceeds from the tournament will benefit The First Tee of Middle Tennessee, a regional youth life skills program operated by the Tennessee Golf Foundation, a charitable organization. It will also benefit the Snedeker Foundation.

A professional practice day is scheduled on May 22nd and the Pro-Am on May 23rd. The tournament begins on May 24th and continues through May 27nd. On all days' transportation to the events from the off-site parking lots begins at around 6:00 a.m.

An off-site parking area will be provided via an agreement with WCS at Ravenwood HS, which includes 1,251 spaces.

Each resident living on Andrew Crockett Court will receive a packet offering a schedule of activities and times, passes to the event, and a car lanyard for their vehicles to make sure they are afforded quick and easy access to their homes.

Several temporary structures including tents, equipment and vender trucks, will be set up around the course to support the event. Most of the temporary structures will be in the area around the existing clubhouse.

On March 6, 2017 the Planning Commission approved the second in a series of the Nashville Golf Open to be played at the Nashville Golf and Athletic Club (NGAC). This event is scheduled from June 26 through July 2, 2017. Tour Vision Promotions previously negotiated a five-year agreement with the Club, running through 2020.

The event operates under a 501c3 non-profit organization, with the PGA tour acting as the title sponsor for the event.

Net proceeds from the tournament will benefit The First Tee of Middle Tennessee, a regional youth life skills program operated by the Tennessee Golf Foundation, a charitable organization.

There will be Pro-Am play on Monday and Wednesday. A professional practice day is scheduled on June 26th and part of June 27th. The tournament begins on June 29th and continues through July 2nd. On all days' transportation to the events from the off-site parking lots begins at around 6:00 a.m.

An off-site parking will be provided via an agreement with WCS at Ravenwood HS, which includes 1,251 spaces.

Each resident living on Andrew Crockett Court will receive a packet offering a schedule of activities and times, passes to the event, and a car lanyard for their vehicles to make sure they are afforded quick and easy access to their homes.

Several temporary structures including tents, equipment and vender trucks, will be set up around the course to support the event. Most of the temporary structures will be in the area around the existing clubhouse.

At its March 7, 2016 regular meeting, the Planning Commission voted to approve a limited duration event called the Nashville Golf Open to be played at the Nashville Golf and Athletic Club (NGAC). This inaugural event is scheduled from June 12-19, 2016. Tour Vision Promotions has negotiated a five-year agreement with the Club, running through 2020.

The event operates under a 501c3 non-profit organization, with the PGA tour acting as the title sponsor for the event.

Net proceeds from the tournament will benefit The First Tee of Middle Tennessee, a regional youth life skills program operated by the Tennessee Golf Foundation, a charitable organization.

A golf school for kids will be conducted on Sunday June 12th. There will be Pro-Am play on Monday and Wednesday. A professional practice day is scheduled on June 14th. The tournament begins on June 16th and continues through June 19th. On all days transportation to the events from the off-site parking lots begins at around 5:00 a.m.

An off-site parking plan is currently being negotiated with Williamson County Schools. The applicant has a verbal commitment to use the Ravenwood H.S. parking lot, which includes 1,251 spaces. Agreements are also being sought to use the Woodland Middle and Crockett Elementary lots. Vans and buses would be used to shuttle spectators to the course. The transportation schedule is still being finalized.

Several temporary structures including tents, equipment and vender trucks, will be set up around the course to support the event. Most of the temporary structures will be in the area around the existing clubhouse.

Traffic Control will be coordinated with the Brentwood Police Department.

STANDARD REQUIREMENTS:

Staff recommends that the following 16 standard requirements be attached to the approval of the request.

1. Appropriate off-site directional signage, on behalf of the City, per Sec. 78-419(e), to be funded by the tournament, may be permitted to assist spectators in locating the off-site parking lots. The wording used on the signs shall be approved in advance by City staff.
2. A representative from the event shall coordinate with the residents who live within the subdivision.
3. Beer permits must be approved by the City Commission. Application must be received on or before April 1st, for review by the City commissions on April 22nd.
4. The applicant shall submit plans for the event to staff from review and approval by the Planning Commission annually.
5. The event organizers shall coordinate the event with Planning and Codes, Police and Fire Department personnel.
6. Provide a schedule of the setup of the temporary structures. Planning and Codes Department staff must inspect all temporary structures, especially those that will be provided electricity before the event begins. Staff shall also be provided access to the site before and during the event.
7. All ingress and egress points must remain clear and accessible for emergency services at all times during the event.
8. Generators and lights shall be placed so as to lessen their impact on adjacent neighbors.
9. Provide specifications for the generators that are to be used. Include operating noise levels. Indicate if they are gas or diesel fueled. Also include the noise levels for the refrigeration units that may be mounted on vender trailers.

10. Crockett Springs Trail and Andrew Crockett Court are publicly maintained streets. There shall be no temporary improvements located within the right-of-way of these streets.
11. If access/use of Rue de Grande, a private street is proposed, permission must be granted in advance by the Crockett Springs, Phase I Homeowners Association.
12. 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.
13. 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.
14. 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.
15. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
16. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **March 2, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed Limited duration event to be conducted from April 27th through May 3, 2020, subject to the requirements of the staff report.

Off-site directional signage, on behalf of the City, per Sec. 78-419(e) of the Municipal Code, will be installed to assist spectators in locating the off-site parking lots at the following locations/intersections:

Concord Road & Knox Valley Drive – Eastbound
Concord Road & Wilson Pike – Eastbound
Concord Road & Wilson Pike – Westbound
Wilson Pike & Moores Lane – Southbound (2)
Wilson Pike & Ravenwood Farm Lane – Southbound
Wilson Pike & North Entrance to Ravenwood H.S. – Northbound (2)
Wilson Pike & Entrance to Ravenwood H.S. – South Entrance – NE Quadrant
Wilson Pike & Entrance to Ravenwood H.S. – South Entrance – SE Quadrant (2)
Moores Land @ Outback Steakhouse – Eastbound
Moores Lane before entrance to NGO – Eastbound
Moores Lane, West of Wilson Pike – Eastbound (2)
Crockett Road & Volunteer Pkwy. – Eastbound
Wilson Pike & Crockett Road
Wilson Pike & Crockett Road – SE Quadrant



Jan 10th 2020

City of Brentwood
5211 Maryland Way
P.O. Box 788
Brentwood, Tennessee 37027

Physical: **Golf Club Mgmt. LLC. d/b/a
Nashville Golf & Athletic Club
1703 Crockett Springs Trail
Brentwood, TN 37027**

Mailing: **Golf Club Mgmt. LLC. d/b/a
Nashville Golf & Athletic Club
P.O. Box 1991
Brentwood, TN 37024-1991**

To Whom It May Concern:

As the General Manager of Golf Club Mgmt. LLC, I hereby authorize Charlie Clarkson and/or Garth Falls, a representing staff member of Tour Vision Promotions, to act on our behalf regarding the Nashville Golf Open Web.com PGA Tournament scheduled for April 27th to May 3rd 2020.

Sincerely,

A handwritten signature in dark ink, appearing to read "Madison Whittemore", is written over a horizontal line.

Mr. Madison Whittemore
Golf Club Mgmt., LLC. d/b/a
Nashville Golf & Athletic Club

2020 Nashville Golf Open Benefitting the Snedeker Foundation
April 27- May 3, 2020

PARKING AND TRANSPORTATION
TRAFFIC CONTROL PLAN

Prepared by Garth Fails
E-mail: GFails@tourvisionpromotions.com
Cell: 615.300.6983

Event Parking

Event parking for the 2020 Nashville Golf Open will be at 2 locations. From Monday thru Friday we will utilize Holy Family Catholic Church-9100 Crockett Road, Brentwood, TN, 37027. On the weekend of May 2-3 we will use the parking lot at Ravenwood High School-1724 Wilson Pike, Brentwood, TN, 37027. The tournament will utilize all paved parking space for the event. The parking lots will service transportation to and from the golf course for the general public, volunteers and caddies. On Wednesday April 29 the tournament will provide Cadillac vehicle shuttles exclusively for the ProAm participants. At Ravenwood High School, the lot will be overseen and managed by the cheerleading of RHS. The main point of contact at RHS will be Stephanie Dykes-#423.718.6308. Brentwood City Police will be there to *assist* with egress/ ingress at peak traffic times. At Holy Family Catholic Church during the week of our event the lot will be managed by the volunteers from the church. Admission into the parking lots of both locations will be \$5 per car for the general public. Cash collection will be done by the cheerleading team at RHS and the church parishioners at HFCC. Volunteers and caddies will gain entry into both lots

DRIVING DIRECTIONS

Spectators will be administered the following directions in order to get to the general public parking lot. Road signage will navigate them on the following routes as well:

ROUTE #1

From the south (1-65 North)

- Take exit 71 for Concord Road
- Turn right onto Concord Road
- Proceed until you reach Wilson Pike
- Turn right onto Wilson Pike, proceed 2.9 miles to arrive at RHS and .7 miles to HFCC

From the north (1-65 South)

- Take exit 71 for Concord Road
- Turn left onto Concord Road
- Turn right onto Wilson Pike, proceed 2.9 miles to RHS and .7 miles to HFCC

BUS ROUTING

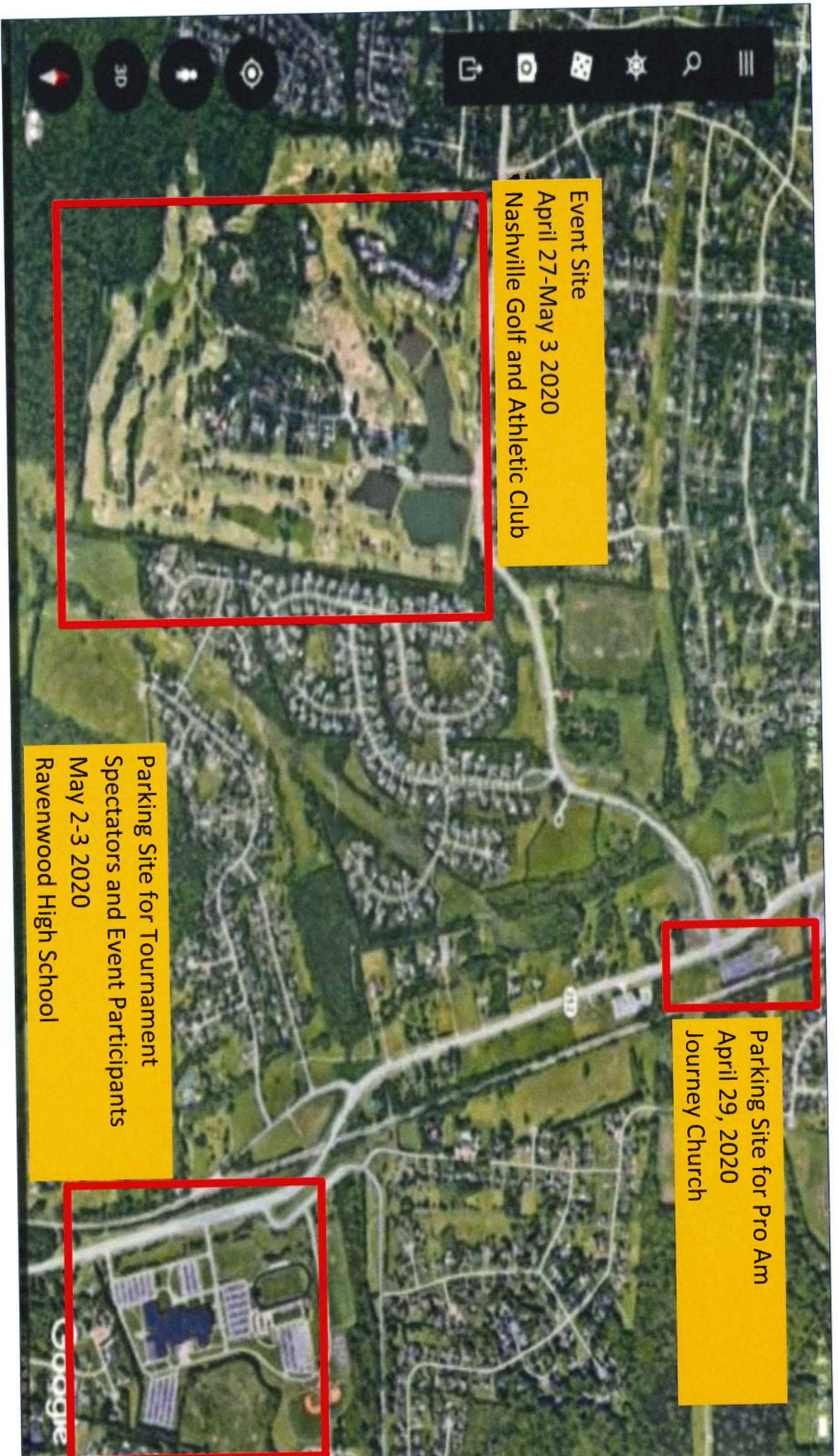
The attached bus route of the preferred transportation between Nashville Golf and Athletic Club and RHS and HFCC.

ROUTE #1 from RHS

INGRESS

- Turn right onto Wilson Pike out of RHS
- Turn left onto Moores Lane
- Turn left onto Crockett Springs Trail
- Arrive at Nashville Gold and Athletic Club

EGRESS



Event Site
April 27-May 3 2020
Nashville Golf and Athletic Club

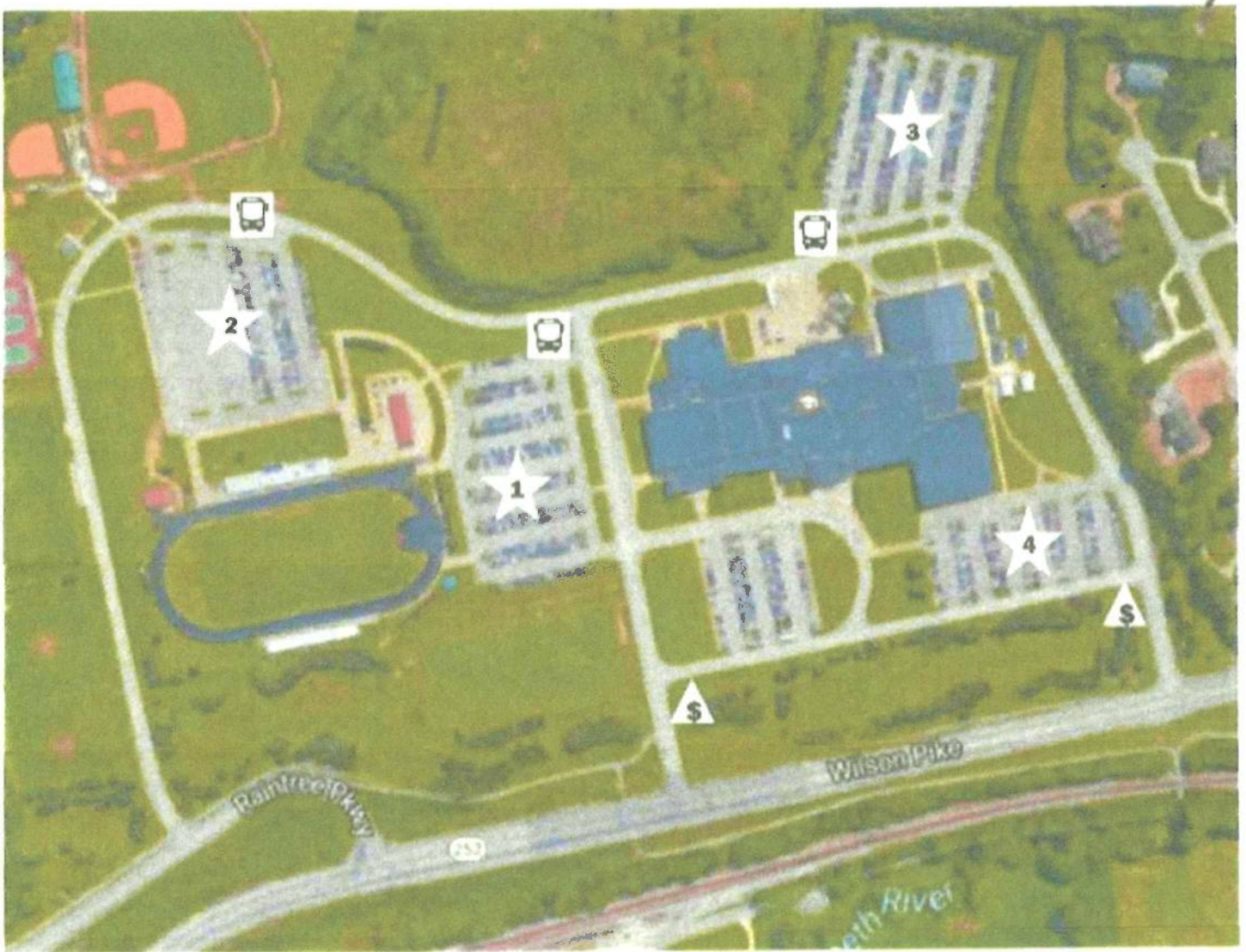
Parking Site for Pro Am
April 29, 2020
Journey Church

Parking Site for Tournament
Spectators and Event Participants
May 2-3 2020
Ravenwood High School



Holy Family Catholic Church
9100 Crockett Road
Brentwood, TN 37027

NGO Volunteer, Caddie and Public Parking
April 27- May 1, 2020

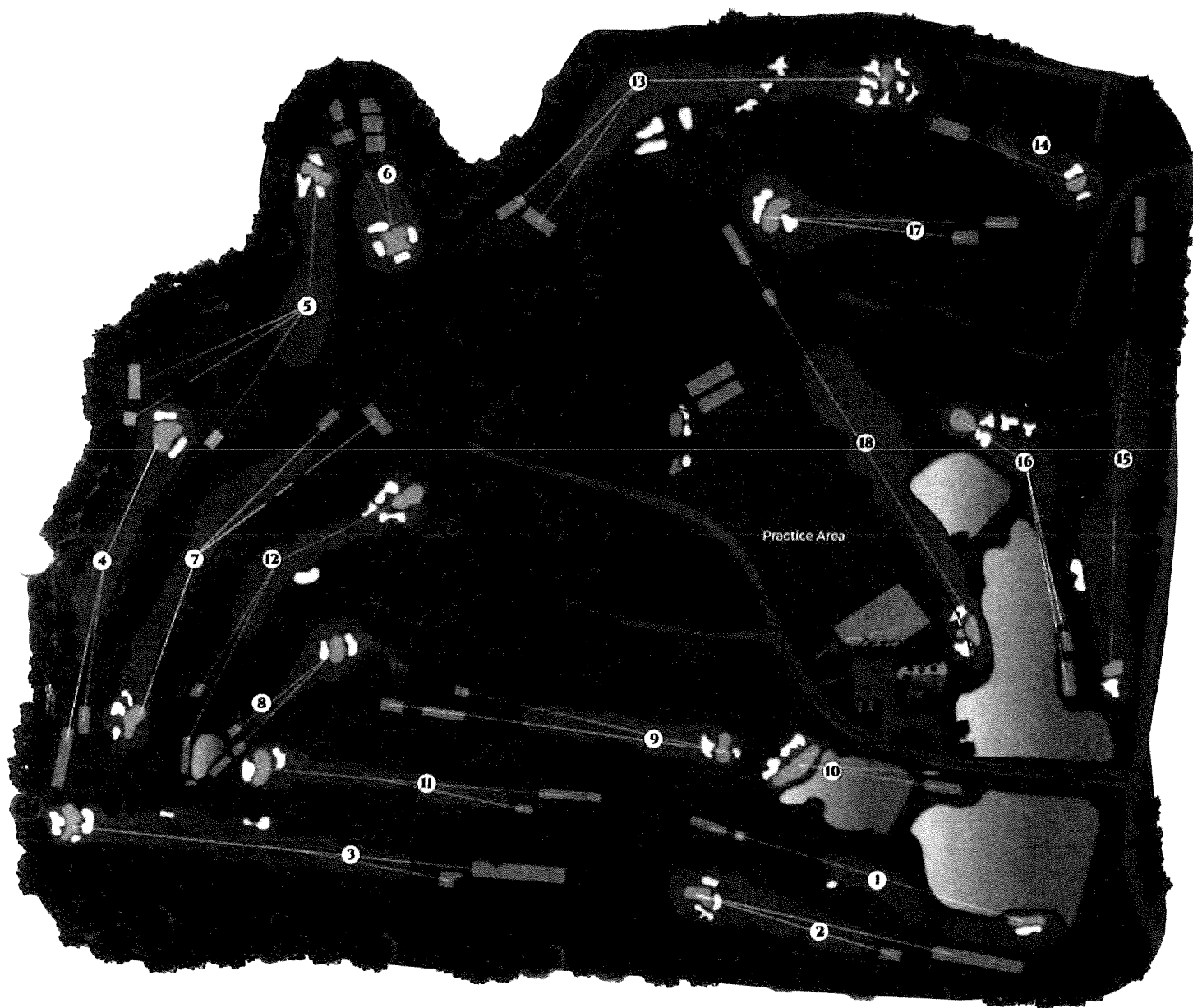


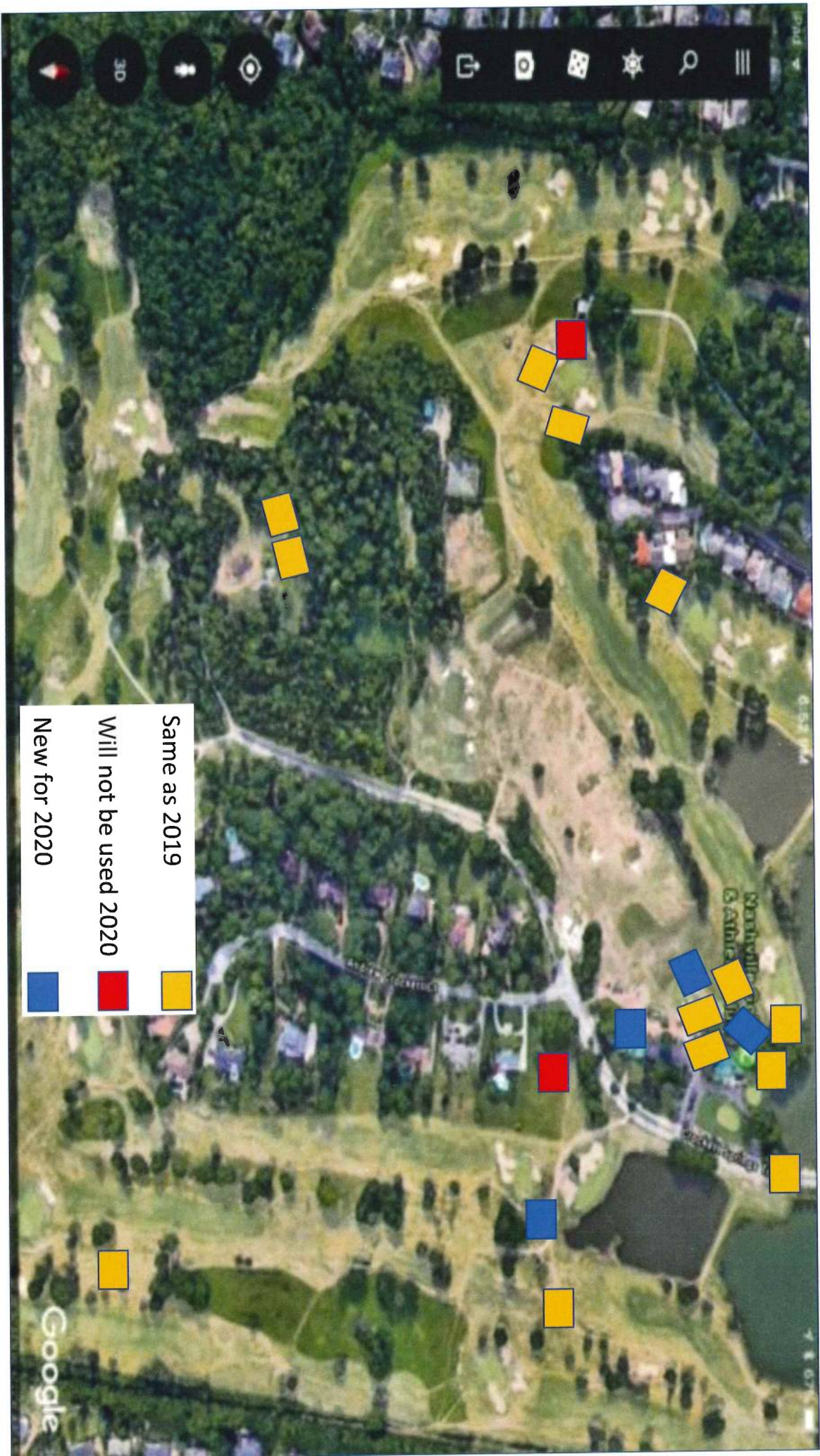
Ravenwood High School
1724 Wilson Pike
Brentwood, TN 37027

NGO Golf Tournament Parking Diagram
Volunteer, Caddie and Public Parking
May 2-3, 2020



- | | |
|--|---|
| 1. The Truck | 15. First Aid Station |
| 2. Web.com supply (Gary) | 16. Tourn HQ and storage pods |
| 3. Equipment (Tom Hunt) leaves PM Wed. | 17. Cart Charging Tent |
| 4. Titleist (leaves AM Wed.) | 18. Storage Pods (Apr 22 ^{MAY 7}) |
| 5. Callaway (leaves AM Wed.) | 19. 30 yard dumpster |
| 6. Srixon (leaves AM Wed.) | 20. Two Ice Boxes |
| 7. Equipment (leaves AM Wed.) | 21. Staging area (waste toters) |
| 8. Scoreboard (remains all week) | |
| 9. Bone Yard | |
| 10. Bus drop off | |
| 11. Admissions tent | |
| 12. Merchandise tent | |
| 13. Archway | |
| 14. Map location option | |





Traffic Directional Signage to NCAC

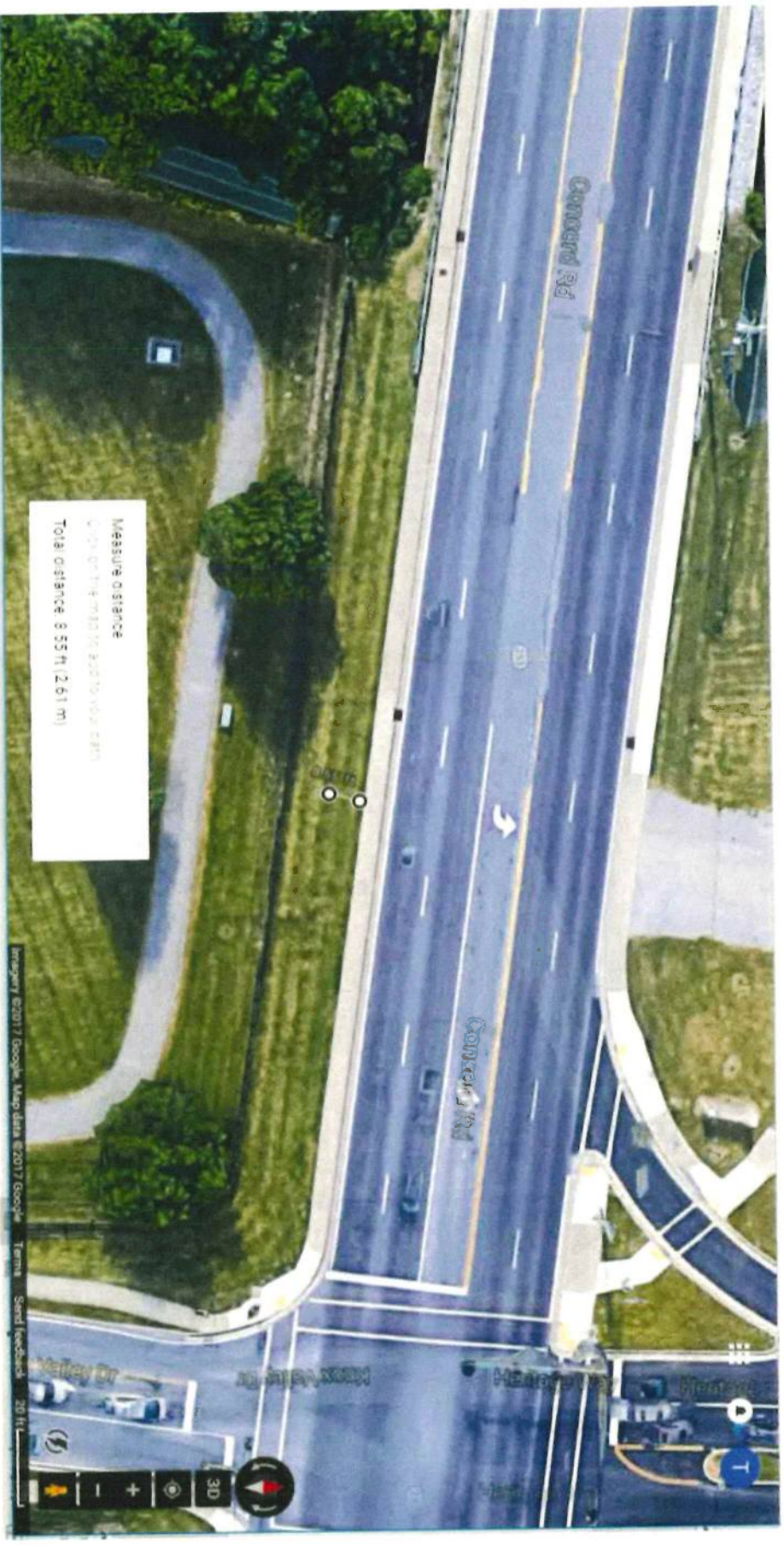
3. Concord: NC&D Straight
- 3A. Concord: Turn Right to Wilson Pike
4. Concord: Turn Left to Wilson Pike
5. Wilson Pike: Proceed Ahead
6. Wilson Pike: Official, Staff Turn Right
7. Wilson Pike: Graduate, Volunteers, Public Parking Straight
8. Wilson Pike: C, V, PP Straight
9. Wilson Pike: C, V, PP Straight
10. Wilson Pike: PP Entrance
- 10A. Wilson Pike: C, V Left/Right
1. Wilson Pike: C, V, Right
- 11A. Wilson Pike: Secondary Parking Straight
12. Moores Ln: MCO Moores Lane Left 2 lanes ahead
13. Moores Ln: Official, Staff Turn Right
14. Moores Ln: C, V, PP Park at Ravenwood HS.
15. Moores Ln: Official, Staff Turn Right
16. Moores Ln: Official, Staff Turn Left
17. Moores Ln: C, V, PP Turn Right
18. Moores Ln: MCO use left 2 lanes
- 17B. Moores Lane: C, V, PP Turn Left



20. Crockett Road: C, V, PP Left
21. Wilson Pike: C, V, PP Left
22. Wilson Pike: CC, V, PP Right

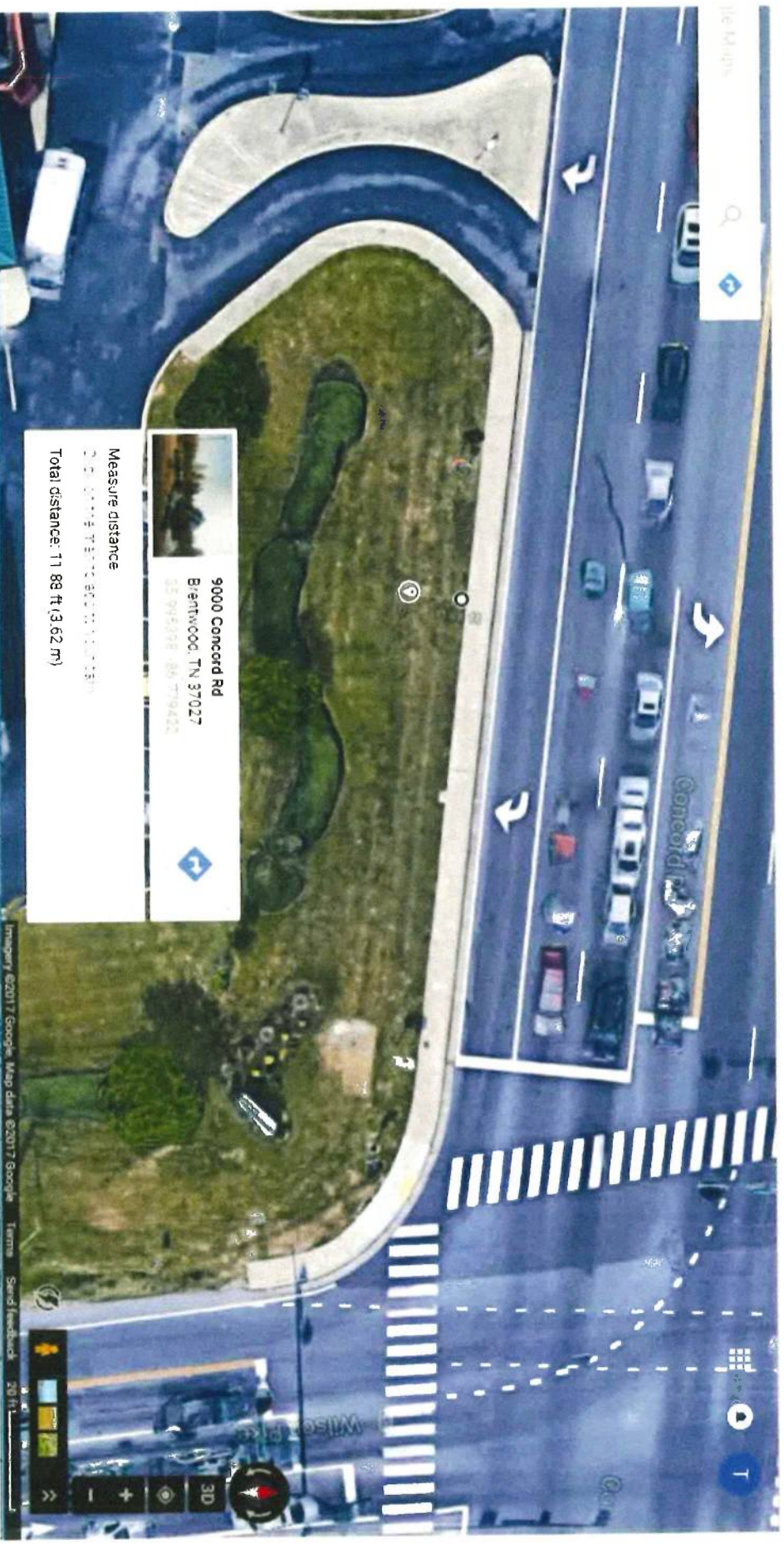
Location: 3

Corner of Concord Rd and Knox Valley Drive.



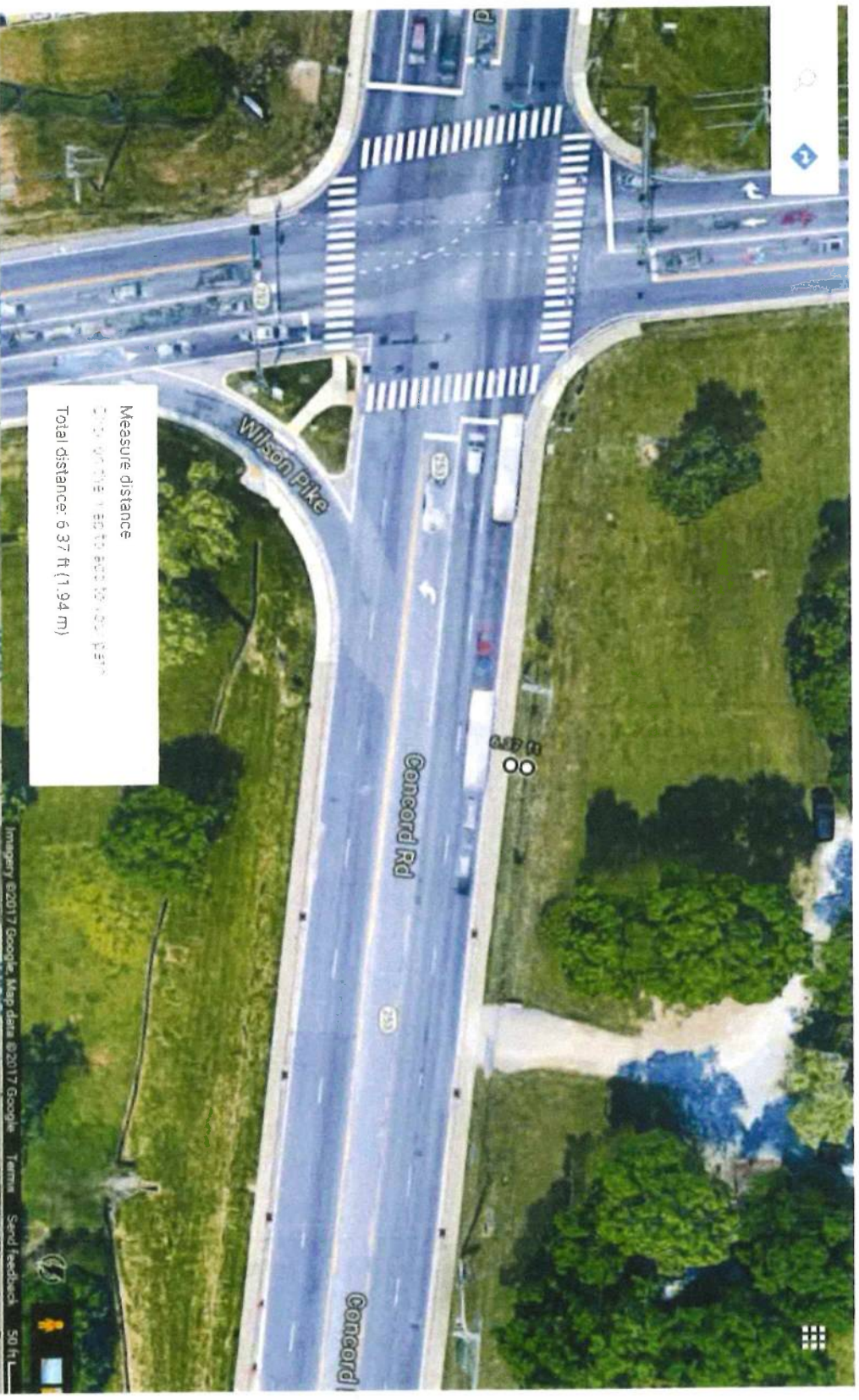
Location: 3A

Corner of Concord Road East and Wilson Pike



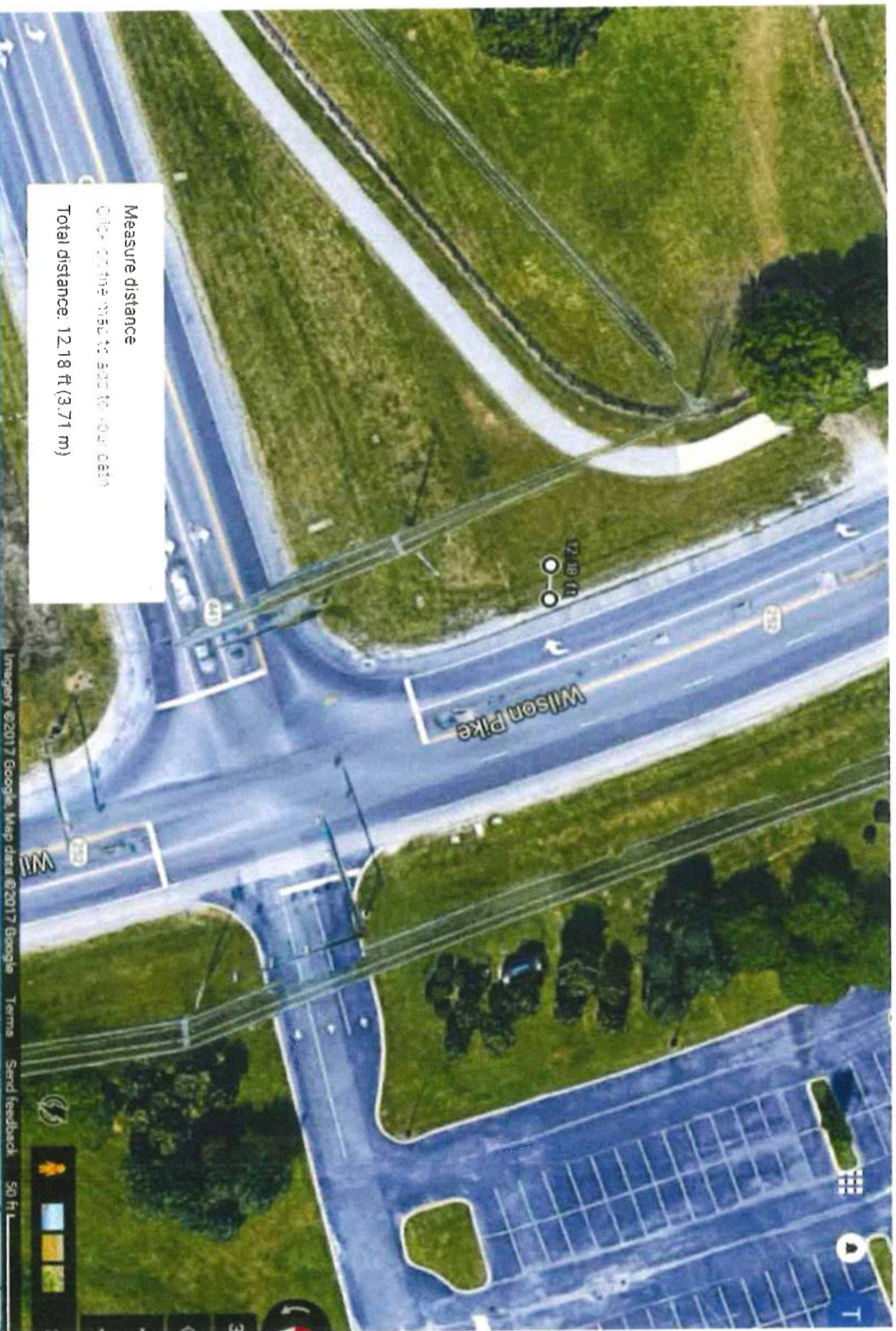
Location: 4

Corner of Concord Rd West and Wilson Pike



Location: 6 & 7

Corner of Concord Rd and Knox Valley Drive.



**Players, Officials
Tournament
Staff**

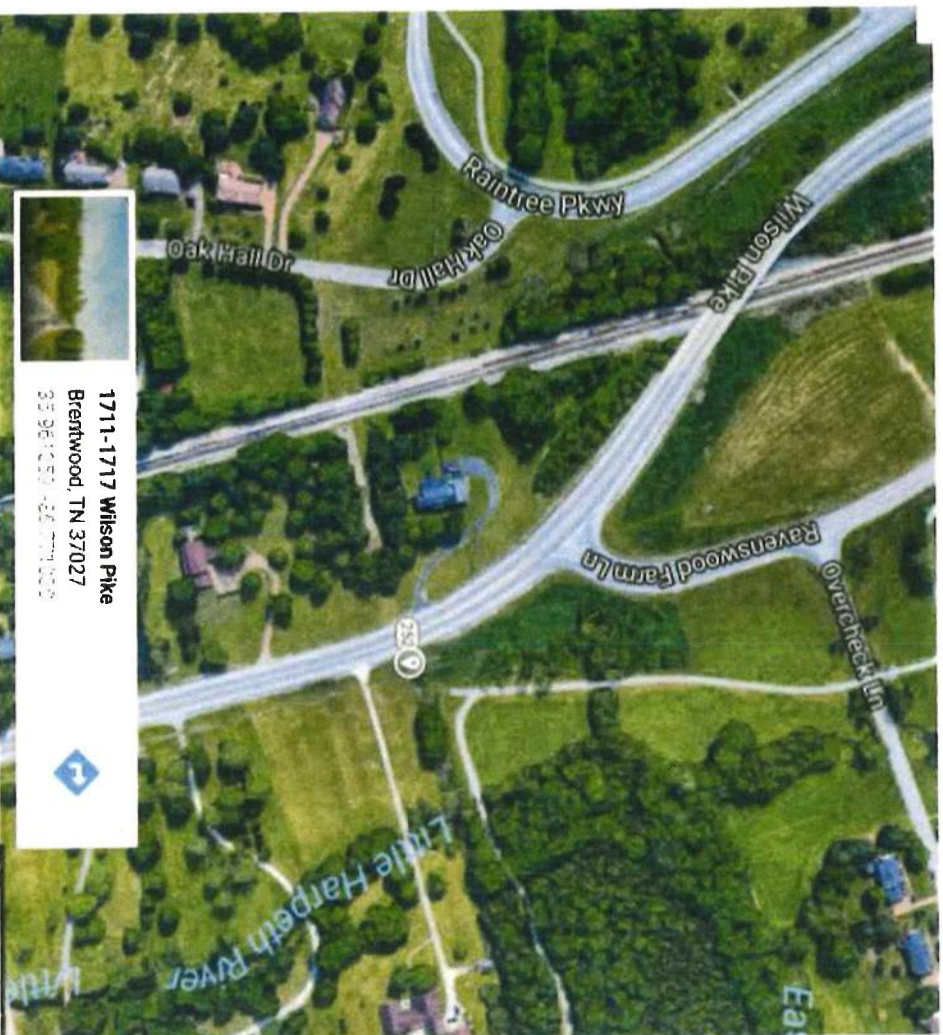


**Caddies
Volunteers
Spectator
Parking**

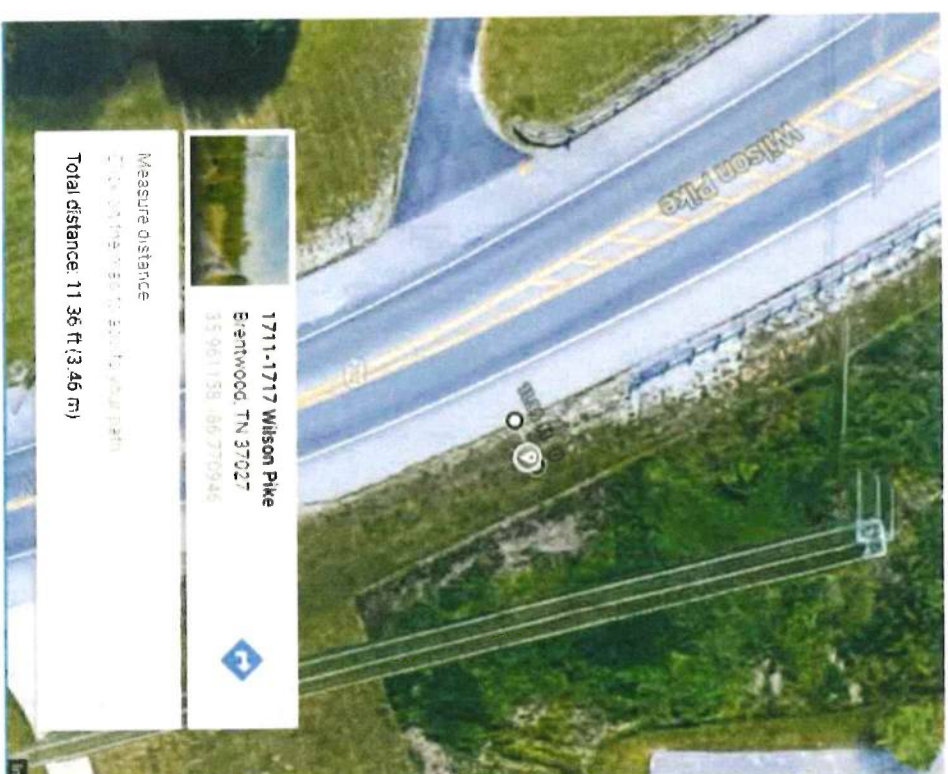


Location: 8

South on Wilson Pike before Ravenwood Farm Lane.



1711-1717 Wilson Pike
Brentwood, TN 37027
35.961153, -86.770946



1711-1717 Wilson Pike
Brentwood, TN 37027
35.961153, -86.770946



Measure distance

0.00 to 0.00 mi (0.00 to 0.00 km)

Total distance: 11.36 ft (3.46 m)

**Caddies
Volunteers
Spectator
Parking**



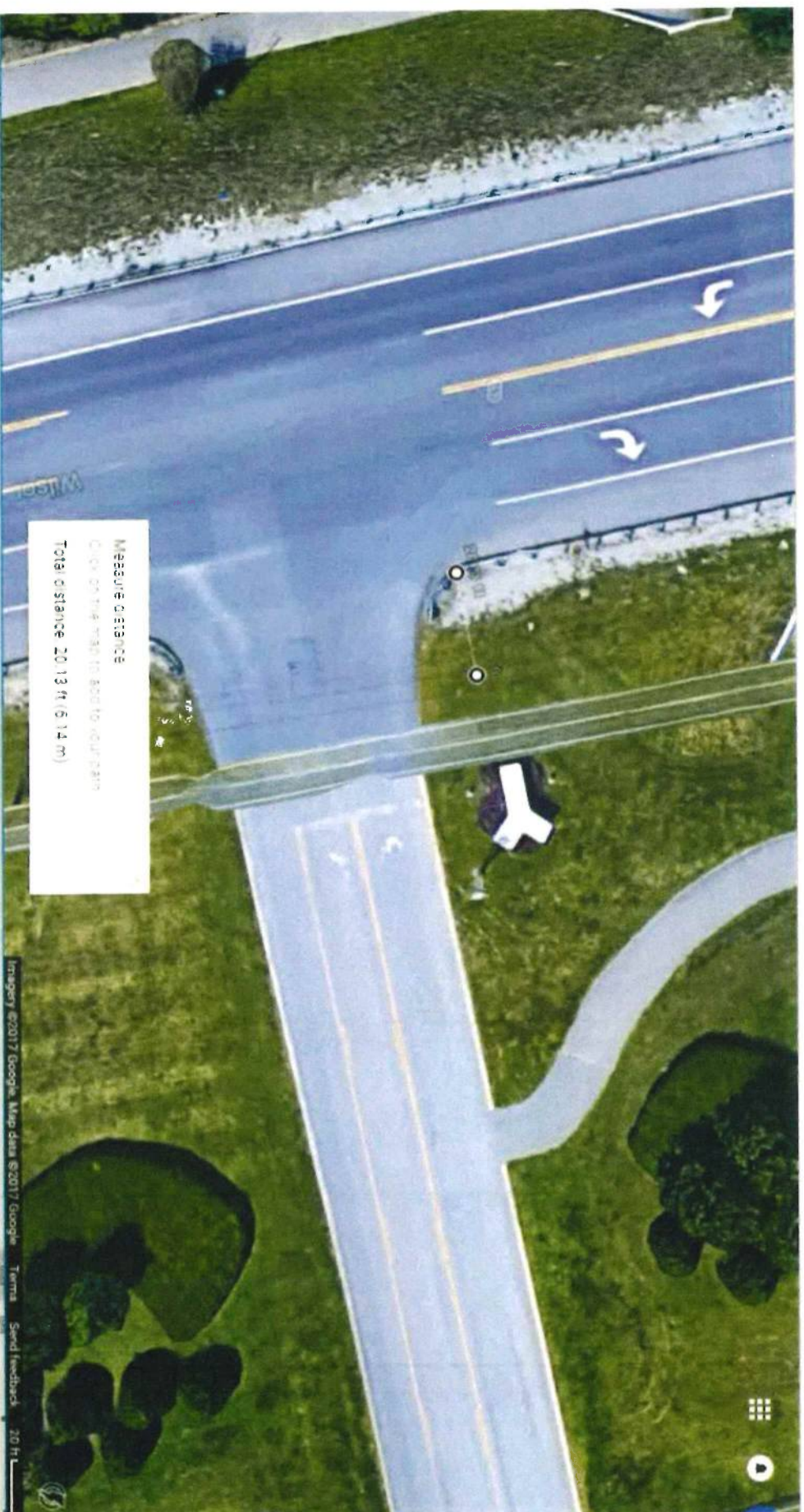
NGO
NATIONAL GEOGRAPHIC
SNEDEKER

web.com
TOUR

Location: 10 & 10A

Entrance to Ravenwood HS. North Entrance.

Doubled sided on frame weighted by 220 lbs sand.



Location: 10 & 10A

Entrance to Ravenwood HS. South Entrance.

Doubled sided on frame weighted by 220 lbs sand.



Location: 11

North Wilson Pike at S. Entrance to Ravenwood HS

**Caddie and
Volunteer Parking**



Location: 11A

North Wilson Pike at S. Entrance to Ravenwood HS



Caddies
Volunteers
Spectator
Parking



NGO
SNEDEKER

web.com
TOUR

Location: 12

East on Moore's Lane. In front of Outback.

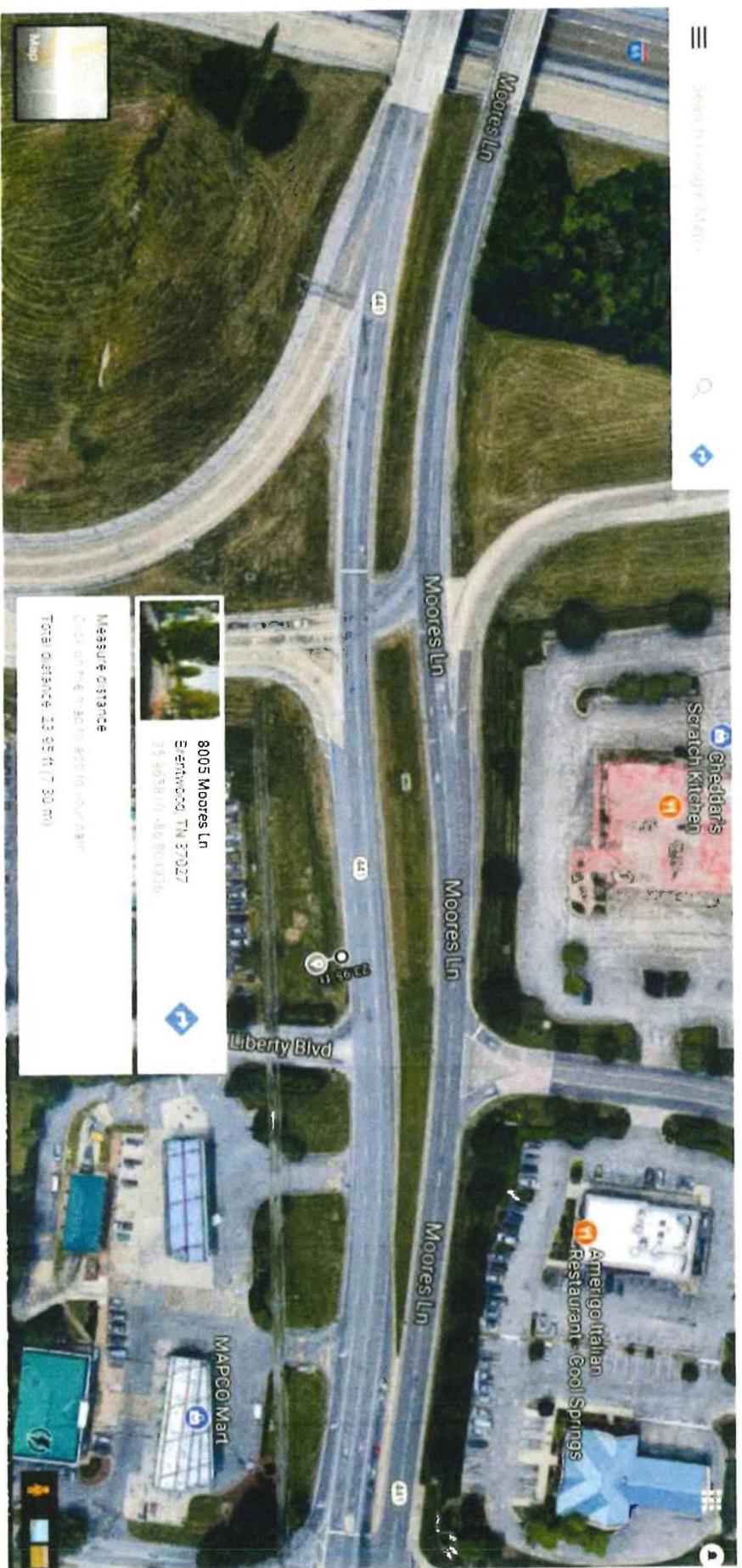


Moore's Lane

Use Left

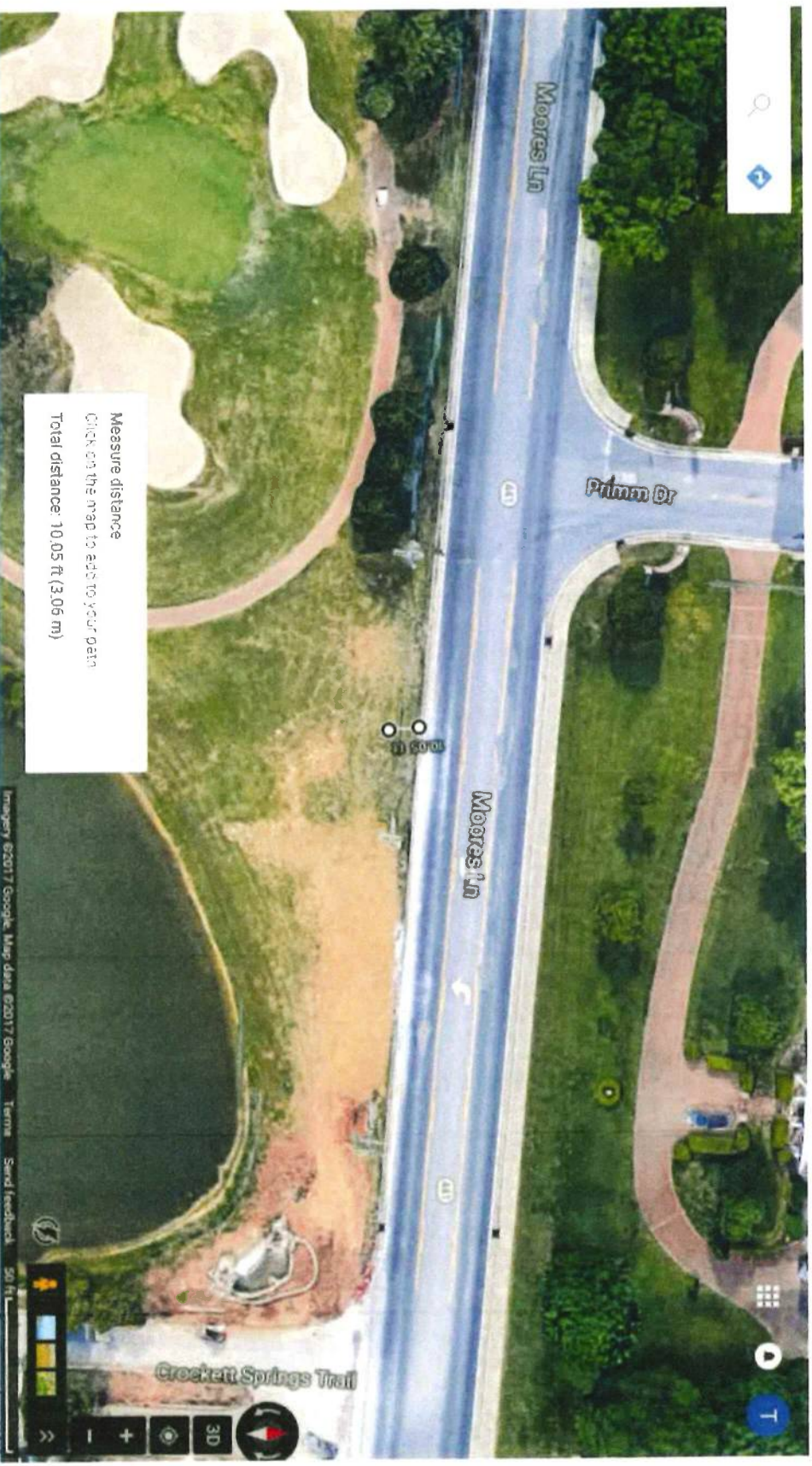
2 Lanes

Ahead



Location: 13 & 14

Moore's Lane turning into Club at Crockett Springs Trail.



Measure distance
Click on the map to add to your path
Total distance: 10.05 ft (3.06 m)

**Players, Officials
Tournament
Staff**

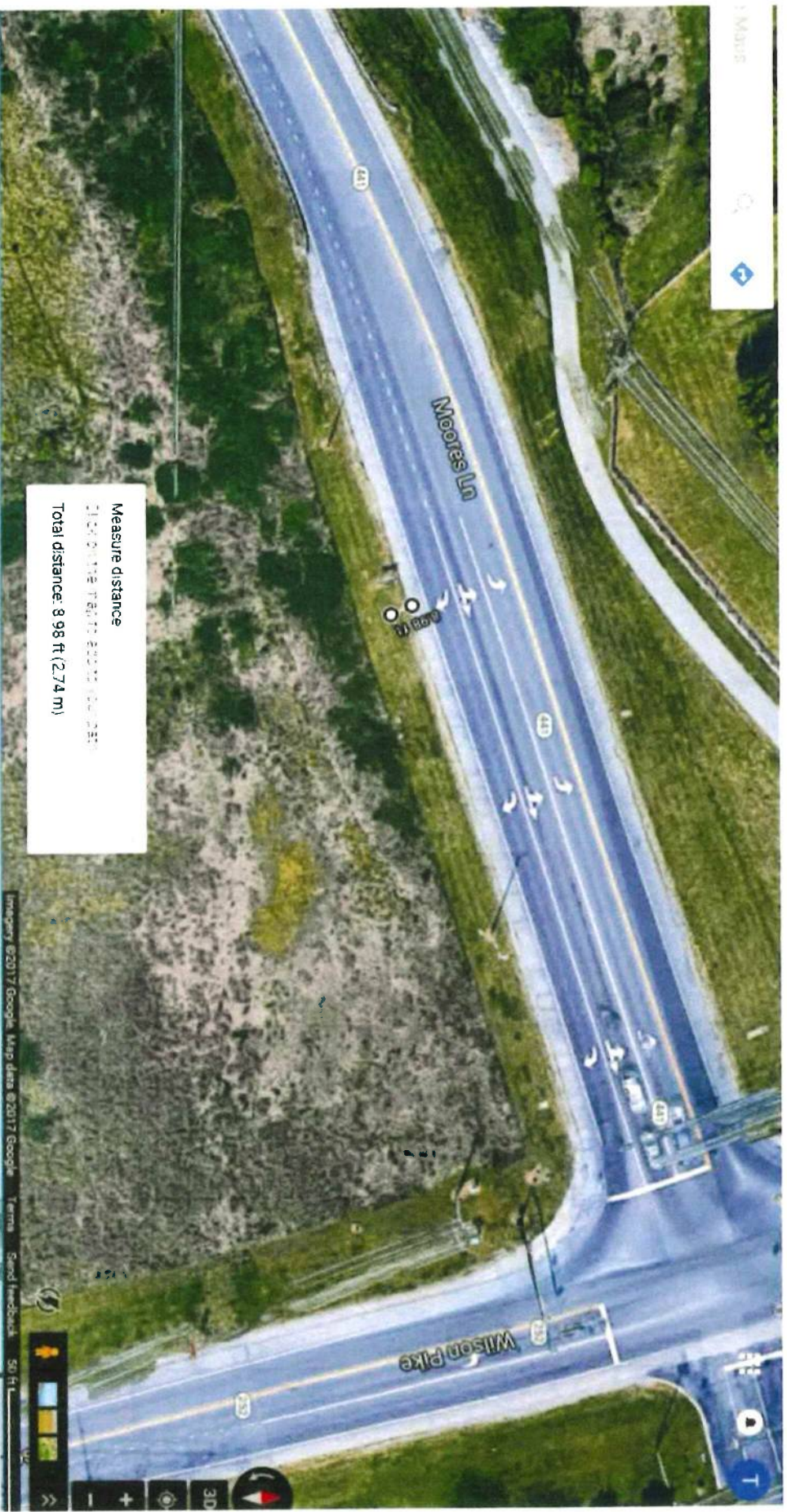


NGO
NATIONAL GOLF ORGANIZATION
SNEDEKER

web.com
TOUR

Location: 17

Moore's Lane turning onto Wilson Pike.



Location: 17 B

Moore's Lane turning onto Wilson Pike.

**Caddie and
Volunteer Parking**

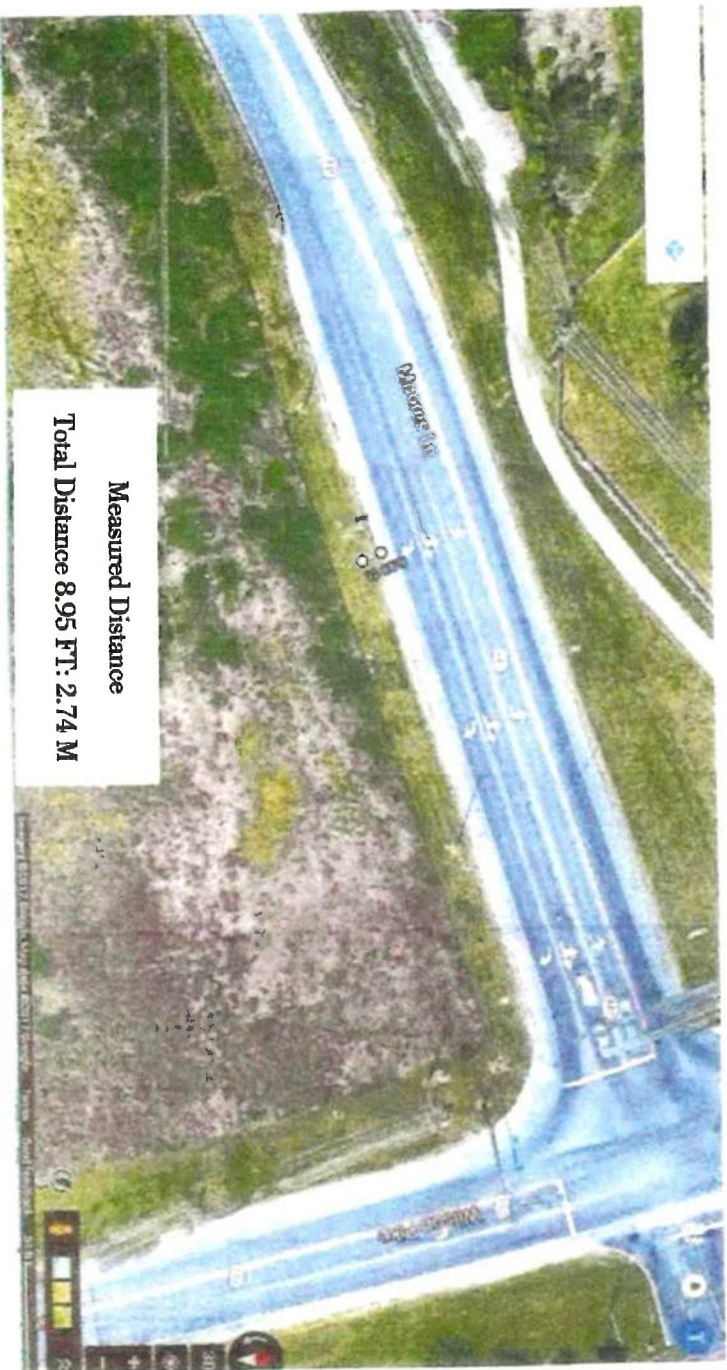
↑

NGO web.com
TOUR

**Spectator
Parking**

↑

NGO web.com
TOUR





Imagery ©2019 Google, Map data ©2019 Google

50 ft

Measure distance
Total distance: 14.19 ft (4.33 m)

**Spectator
Parking**



NGO
NATIONAL GOLF ORGANIZATION

web.com
TOUR

**Caddie and
Volunteer Parking**



NGO
NATIONAL GOLF ORGANIZATION

web.com
TOUR

Location: 20
Crockett Road turning left onto
Volunteer Parkway



Imagery ©2019 Google, Map data ©2019 Google 50 ft

Measure distance
Total distance: 25.53 ft (7.78 m)



Location: 21

Wilson Pike turning left onto Crockett Road

***Ingress to Holy Family Catholic Church**



Imagery ©2019 Google, Map data ©2019 Google 200 ft

Measure distance
Total distance: 31.57 ft (9.62 m)

<p>Spectator Parking</p> <p>→</p> <p>NGO web.com TOUR</p>	<p>Caddie and Volunteer Parking</p> <p>→</p> <p>NGO web.com TOUR</p>
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Location: 22

Wilson Pike turning right onto Crockett Road

***Ingress to Holy Family Catholic Church**

Off-site directional signage, on behalf of the City, per Sec. 78-419(e) of the Municipal Code, will be installed to assist spectators in locating the off-site parking lots at the following locations/intersections:

Concord Road & Knox Valley Drive – Eastbound
Concord Road & Wilson Pike – Eastbound
Concord Road & Wilson Pike – Westbound
Wilson Pike & Moores Lane – Southbound (2)
Wilson Pike & Ravenwood Farm Lane – Southbound
Wilson Pike & North Entrance to Ravenwood H.S. – Northbound (2)
Wilson Pike & Entrance to Ravenwood H.S. – South Entrance – NE Quadrant
Wilson Pike & Entrance to Ravenwood H.S. – South Entrance – SE Quadrant (2)
Moores Lane @ Outback Steakhouse – Eastbound
Moores Lane before entrance to NGO – Eastbound
Moores Lane, West of Wilson Pike – Eastbound (2)
Crockett Road & Volunteer Pkwy. – Eastbound
Wilson Pike & Crockett Road
Wilson Pike & Crockett Road – SE Quadrant

Meeting Date: 03/02/2020

Information**PROJECT NUMBER****BPC2002-005****PROJECT DESCRIPTION****Revised Preliminary Plan – Bella Collina Subdivision, FKA – Morgan Property, 9634 Concord Road**

Ragan Smith Associates requests approval of a revised preliminary plan for The Bella Collina Subdivision. The proposed plan shows eight lots on approximately 17.71 acres. The plan proposes the following changes:

- 1. Identification of the existing historic Primm-Padgett Cemetery on Lot Eight, with a label that references its relocation;*
- 2. The cemetery will be relocated to the front of proposed Lot Three near Concord Road;*
- 3. Addition of subdivision entrance gates, restricting access to the driveway easement for lots one thru seven. Lot Eight will be served by its own driveway to Concord Road;*
- 4. Adjustments in the areas of a few of the lots;*
- 5. Application of a waterway natural area along the eastern boundary of the project;*
- 6. The area of the open space as shown on the previously approved plan was 1.32 acres;*
- 7. The area of the open space on the proposed plan is 2.02 acres, which can be attributed to the addition of the waterway natural area on the eastern side of the project, and*
- 8. A location for the Cluster Box Units as required by the USPS for mail delivery.*

Lot	ACRES	ACRES
	10/1/2018	2/3/2020
1	2.01	2.02
2	2.00	2.00
3	2.01	2.00
4	2.02	2.02
5	2.01	2.01

6	2.02	2.00
7	2.04	1.63
8	2.28	2.01
OPEN SPACE	1.32	2.02
TOTAL PROJECT AREA	17.71	17.71

Article 6.9(5) of the Brentwood Subdivision Regulations requires that subdivision entry gates be fitted with a standard system acceptable to the City for operation in emergency situations. The preferred method of entry is access provided using mobile radios. A manual method for access shall also be provided.

Lots four thru eight are labeled to require a residential sprinkler system, due to their distance from a public street

The plan that was originally approved on October 1, 2018 did not show the location of the Primm/Padgett Cemetery located within the building envelope on Lot Eight. At least 15 graves and two depressions have been identified within the cemetery. The developer proposes to relocate the cemetery to the front of Lot Three.

Article 3.5(6) of the Subdivision Regulations requires the developer to identify the location on the proposed preliminary plan of “all significant historic and archeological features and structures located on the affected property or within 500 feet of the boundary of the affected property.”

State law allows for the relocation of grave sites, per TCA 46-4-101et seq. The City has no oversight in this process.

Petitions to relocate remains from a cemetery must be provided to the Tennessee Historical Commission regarding the proposed relocation for publish on their web site.

<https://www.tn.gov/environment/about-tdec/tennessee-historical-commission.html>

ZONING OF PROPERTY

Zoning R-2

APPLICANT NAME/ADDRESS

*Mr. Wesley Harris, Ragan Smith Associates, P.O. Box 60070, Nashville, TN
37206*

Attachments

Draft Staff Report

Vicinity Map

Proposed Revised Plan

Proposed Plan -- No Topo

Previously Approved Plan -- October 2018

Primm - Padgett Cemetery Report -- October 2019

Cemetery Report -- June 2019

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MARCH 2, 2020 -- 7:00 P.M.
PRELIMINARY

REGULAR AGENDA -- ITEM 2:

REQUEST: **REVISED PRELIMINARY PLAN – BELLA COLLINA
SUBDIVISION, FKA – MORGAN PROPERTY, 9634
CONCORD ROAD**

PROJECT NUMBER: **BPC2002-005**

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

GENERAL INFORMATION:

Ragan Smith Associates requests approval of a revised preliminary plan for The Bella Collina Subdivision. The proposed plan shows eight lots on approximately 17.71 acres. The plan proposes the following changes:

- 1. Identification of the existing historic Primm-Padgett Cemetery on Lot Eight, with a label that references its relocation;*
- 2. The cemetery will be relocated to the front of proposed Lot Three near Concord Road;*
- 3. Addition of subdivision entrance gates, restricting access to the access driveway easement for lots one thru seven. Lot Eight will be served by its own driveway to Concord Road;*
- 4. Adjustments in the areas of a few of the lots;*
- 5. Application of a waterway natural area along the eastern boundary of the project;*
- 6. The area of the open space as shown on the previously approved plan was 1.32 acres;*
- 7. The area of the open space on the proposed plan is 2.02 acres, which can be attributed to the addition of the waterway natural area on the eastern side of the project, and*
- 8. A location for the Cluster Box Units as required by the USPS for mail delivery.*

Lot	ACRES	ACRES
	10/1/2018	2/3/2020
1	2.01	2.02
2	2.00	2.00
3	2.01	2.00
4	2.02	2.02
5	2.01	2.01
6	2.02	2.00
7	2.04	1.63
8	2.28	2.01
OPEN SPACE	1.32	2.02
TOTAL PROJECT AREA	17.71	17.71

Article 6.9(5) of the Brentwood Subdivision Regulations requires that subdivision entry gates be fitted with a standard system acceptable to the City for operation in emergency situations. The preferred method of entry is access provided using mobile radios. A manual method for access shall also be provided.

Lots four thru eight are labeled to require a residential sprinkler system, due to their distance from a public street

The plan that was originally approved on October 1, 2018 did not show the location of the Primm/Padgett Cemetery located within the building envelope on Lot Eight. At least 15 graves and two depressions have been identified within the cemetery. The developer proposes to relocate the cemetery to the front of Lot Three.

Article 3.5(6) of the Subdivision Regulations requires the developer to identify the location on the proposed preliminary plan “all significant historic and archeological features and structures located on the affected property or within 500 feet of the boundary of the affected property.”

State law allows for the relocation of grave sites, per TCA 46-4-101 et seq. The City has no oversight in this process.

The petitions to relocate remains from a cemetery must be provided to the Tennessee Historical Commission regarding the proposed relocation for publish on their web site.

<https://www.tn.gov/environment/about-tdec/tennessee-historical-commission.html>

PROJECT LOCATION:

The subject property is located at 9634 Concord Road.

APPROVAL HISTORY:

At its October 1, 2018 meeting, the Brentwood Planning Commission voted to approve a preliminary plan for the Bella Collina Subdivision, aka the Morgan Property. The 17.71-acre site is divided into eight lots with an average size of two-acres.

Lot	Acres
1	2.01
2	2.00
3	2.01
4	2.02
5	2.01
6	2.02
7	2.04
8	2.28
Total	16.39
Average Lot Size	2.05 ac

The plan eliminates most of the individual driveways to Concord Road, which were shown on the previous plan. Access to lots 1 through 7 will be provided by a shared access easement. Lot eight, due to slopes at the front of the lot, will have its own driveway. Open space is provided along Concord Road which will serve as detention areas for the development.

All existing structures on the tract will be removed as part of the development.

CONDITIONS OF APPROVAL:

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

1. No grading or site work shall be commenced on the project until the relocation of the Primm-Padgett cemetery has been approved through the Chancery Court.
2. Per Section 78-165 of the Municipal Code, no accessory buildings will be allowed for lots that are less than two acres in size. Add this note to the plan.
3. Correct the front M.B.S.L. for Lot 7 on sheet L1.0.
4. Remove the revision notes from the plan.
5. The proposed gate shall be equipped with the "Click 2" Enter system installed for emergency access. Consult with Brentwood Fire Marshal for details.
6. Approval from TDOT is required for driveway access.
7. 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 **11** 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 **October 1, 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.*

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. 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.
7. Applicable security is necessary for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations. The security shall be provided before the final plat may be recorded.
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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **March 2, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

The proposed preliminary plan meets the requirements of the Zoning Ordinance, with the approval for relocation of the cemetery from the Chancery Court, therefore staff requests that the Planning Commission approve the proposed preliminary plan, subject to the requirements of the staff report.

3.5 Preliminary Plan Contents.

Refer to Article Six of these Regulations for detailed construction design standards. The preliminary plan shall show:

- (6) The location of all significant historic and archeological features and structures located on the affected property or within 500 feet of the boundary of the affected property. Any proposed development plan for the affected tract shall also be guided by the principles and standards contained within the publication, "Saving the Farmstead" (a publication of the Heritage Foundation of Franklin and Williamson County dated December 1996.) Refer to Section 78-15 of the zoning ordinance.

6.9 Private Streets and Gated Subdivisions.

- (5) **Design of Access Gates.** No gates, structures, or guardhouses for a private street subdivision shall be placed on public right-of-way. All gates and guardhouses shall be located at least 50 feet from the public right-of-way. Guardhouses and gate structures shall be approved by staff from the Engineering Department, the Police Chief, and the Fire Chief, and shall include a standard system, acceptable to the City, for gate operation access to the subdivision. At minimum, gates shall be constructed to permit opening in emergencies by bolt-cutters or breakaway panels. Under no circumstances shall the City or emergency services providers be responsible for the repair of damage to the gates or structures associated with an emergency response into the subdivision.

Sec. 78-165. Additional technical standards for subdivisions abutting an arterial street.

- (a) It is the intent of this section to preserve the existing character of the community through the preservation of open spaces along arterial streets and to protect against adverse traffic conditions by encouraging safe vehicular access to and from arterial streets. For all lots of less than two acres in size platted within an R-2 zoning district after January 1, 1995, a buffer strip with a minimum width of 50 feet shall be required between such lots and the right-of-way of any arterial street as defined in article VII of this chapter. The right-of-way of the arterial street from which the buffer strip is to be measured shall be as determined by the planning commission and shall include any dedications of property for widening or other improvements. The buffer strip shall consist of plantings and physical features sufficient to screen direct view of the street, reduce glare and noise, and provide greater privacy for the adjoining residences. A landscaping and screening plan for the buffer strip shall be submitted to the planning commission for its approval at the time the preliminary plat is submitted. The buffer strip shall be included as part of the designated open space for the subdivision and shall be subject to all regulations regarding designated open space as set forth in this division.
- (b) For each lot platted within an R-2 zoning district after January 1, 1995, and abutting an arterial street as defined in article VII of this chapter or a buffer strip as required by subsection (a) of this

section, the following additional technical standards shall apply to the lot and the principal structure thereon:

- (1) All principal structures and driveways on lots of less than two acres in size shall be oriented to internal streets within the subdivision development.
 - (2) Except where permitted for lots of two acres or more in size abutting an arterial street, there shall be no direct vehicle access to the arterial street.
 - (3) The minimum setback from a buffer strip shall be 100 feet. For lots of two acres or more in size which abut an arterial street, the minimum setback from the arterial street shall be 150 feet.
 - (4) No accessory buildings shall be permitted on any such lots of less than two acres in size.
- (c) For each lot platted within an R-2 zoning district after January 1, 1995, the required setback for any side yard abutting a lot on which the principal structure faces an arterial street shall be 30 feet.

West's Tennessee Code Annotated

Title 46. Cemeteries

Chapter 4. Termination of Use of Land as Cemetery (Refs & Annos)

T. C. A. § 46-4-101

§ 46-4-101. Purpose

Effective: October 1, 2007

[Currentness](#)

This chapter, which is enacted for the public welfare in the exercise of the police powers of the state of Tennessee, applies to any burial ground in the state of Tennessee, including any land owned or controlled by cemetery companies, that the court to which jurisdiction is given by this chapter finds, for any of the reasons stated in this chapter, is unsuitable for its use as such and as a resting place for the dead whose remains are buried in the burial ground, or the further use of which for those purposes the court finds, for any of such reasons, is inconsistent with due and proper reverence or respect for the memory of the dead or otherwise unsuitable for those purposes, the reasons being:

- (1) The burial ground is abandoned; or
- (2) The burial ground is in a neglected or abandoned condition; or
- (3) The existence of any conditions or activities about or near the burial ground that the court finds render the further use of the burial ground for the purposes mentioned in this section that are inconsistent with due and proper reverence or respect for the memory of the dead, or for any other reason unsuitable for those purposes.

Credits

1949 Pub.Acts, c. 15, § 1; modified.

Formerly 1950 Code Supp., §§ 3936.1, 5379.1; Williams' Code, § 9720.1; § 46-401.

[Notes of Decisions \(6\)](#)

T. C. A. § 46-4-101, TN ST § 46-4-101

Current through end of the 2019 First Extraordinary Session of the 111th Tennessee General Assembly.

End of Document

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West's Tennessee Code Annotated
Title 46. Cemeteries
Chapter 4. Termination of Use of Land as Cemetery (Refs & Annos)

T. C. A. § 46-4-102

§ 46-4-102. Definition

Effective: October 1, 2007

[Currentness](#)

As used in this chapter, unless the context otherwise requires, "interested persons" means any and all persons who have any right or easement or other right in, or incident or appurtenant to, a burial ground as such, including the surviving spouse and children, or if no surviving spouse or children, the nearest relative or relatives by consanguinity of any one (1) or more deceased persons whose remains are buried in any burial ground.

Credits

1949 Pub.Acts, c. 15, § 2.

Formerly 1950 Code Supp., § 5379.2; Williams' Code, § 9720.2; § 46-402.

[Notes of Decisions \(3\)](#)

T. C. A. § 46-4-102, TN ST § 46-4-102

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West's Tennessee Code Annotated

Title 46. Cemeteries

Chapter 4. Termination of Use of Land as Cemetery (Refs & Annos)

T. C. A. § 46-4-103

§ 46-4-103. Actions and proceedings

Effective: July 1, 2018

Currentness

(a) Any interested person or persons, and/or any county in this state in which a burial ground is situated, and/or any municipality in this state if the burial ground is situated in the municipality or within one (1) mile of the lawful corporate limits of the municipality and not beyond the limits of the county in which any part of the municipality is situated and not within the lawful corporate limits of any other municipality in Tennessee, may bring or join in a suit in the chancery court of the county in which the burial ground is situated, for the following purpose or purposes:

(1) To have the remains of all deceased persons buried in the burial ground removed from the burial ground and reburied in a suitable repository to be obtained for that purpose before their removal from the burial ground;

(2) To terminate the use of, and all rights and easements to use, the ground as a burial ground, and all rights and easements incident or appurtenant to the ground as a burial ground; and

(3) Thereupon, to partition or sell for partition the ground if the court finds that it belongs to two (2) or more persons and if any one (1) or more of the owners applies for partition. The authority of all municipalities in the state of Tennessee is extended, for the sole purpose of bringing or joining in the suit by the municipality, but for no other purpose, to a distance of one (1) mile from the lawful corporate limits of the municipality but not beyond the limits of the county in which any part of the municipality is situated and not so as to come within the lawful corporate limits of any other municipality of the state of Tennessee.

(b) In the suit, all interested persons who are not complainants shall be made defendants, and the owner or owners of the land or of any right of reversion or other right or interest in the land, if the owner or owners shall be or include other than the interested persons, shall also be made defendants. Interested persons who are minors or otherwise incompetent or under disability may become complainants by guardian or next friend. All known defendants who are minors or otherwise incompetent or under disability shall be represented by guardian ad litem. Nonresident and unknown defendants may be proceeded against by order of publication, and publication, in the manner provided by law.

(c)(1) At least thirty (30) days prior to any hearing on a suit initiated pursuant to this section, the complainant shall file notice with the Tennessee historical commission. The notice shall include the approximate age of the burial ground and either:

(A) The name of the complainant, the location of the burial ground, and, if discernable, the name of any person interred at the burial ground; or

(B) An exact copy of the complaint filed in the chancery court.

(2) The Tennessee historical commission shall post filed notices on its website. Notices shall be posted in chronological order by county and updated at least monthly. The Tennessee historical commission may archive notices annually.

(3) Notwithstanding subdivisions (c)(1) and (2), any notice concerning the removal of Native American Indian human remains shall be filed according to title 11, chapter 6, and must not be posted on the website of the commission.

Credits

1949 Pub.Acts, c. 15, § 3; 2018 Pub.Acts, c. 1032, § 1, eff. July 1, 2018.

Formerly mod. 1950 Code Supp., § 5379.3; Williams' Code, § 9720.3; § 46-403.

Notes of Decisions (1)

T. C. A. § 46-4-103, TN ST § 46-4-103

Current through end of the 2019 First Extraordinary Session of the 111th Tennessee General Assembly.

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West's Tennessee Code Annotated

Title 46. Cemeteries

Chapter 4. Termination of Use of Land as Cemetery (Refs & Annos)

T. C. A. § 46-4-104

§ 46-4-104. Judgments and decrees; removal and reinterment

Effective: October 1, 2007

[Currentness](#)

Such removal and reinterment, and other relief described in § 46-4-103, including partition or sale for partition if prayed for and if the court finds the conditions for partition exist as provided in § 46-4-103, shall be granted, authorized, decreed and ordered by the court upon the court finding, upon the hearing of the cause upon the entire record, including the pleadings and proof, that any one (1) or more of the reasons specified in § 46-4-101 exist, and that, due to the same, the burial ground is unsuitable for use as a burial ground and as a resting place for the dead whose remains are buried therein, or that the further use thereof for those purposes is inconsistent with due and proper reverence or respect for the memory of the dead, or for any other reason unsuitable for those purposes; but the removal and reinterment and such other relief shall be granted, authorized, ordered and decreed only upon it being shown to the satisfaction of the court that definite arrangements have been made, or before the removal will be made, for reinterment of all of the remains in a place found by the court to be suitable for reinterment; that for that purpose there have been obtained, or before the removal there will be obtained, either the fee simple title to the place of reinterment or adequate permanent right and easement to use the place of reinterment for reinterment, and adequate permanent right and easement of access to the place of reinterment for visitation; that the removal and reinterment of all the remains will be done with due care and decency, and that suitable memorial or memorials will be erected at the place of reinterment.

Credits

1949 Pub. Acts, c. 15, § 4.

Formerly 1950 Code Supp., § 5379.4; Williams' Code, § 9720.4; § 46-404.

[Notes of Decisions \(3\)](#)

T. C. A. § 46-4-104, TN ST § 46-4-104

Current through end of the 2019 First Extraordinary Session of the 111th Tennessee General Assembly.

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ANNE GOAD
CHAIRMAN

ANNE DUNN
CITY COMMISSIONER

CAROLE CRIGGER
PLANNING COMMISSIONER



5211 MARYLAND WAY - BRENTWOOD, TENNESSEE 37027 - PHONE (615) 371-0060

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HOLLIE CUMMINGS
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SHERRY HAMMOND
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ASHLEY McANULTY
GINI MOONSHOWER
JODI RALL

February 21, 2020

To the Brentwood Planning Department
To the Brentwood Planning Commission

RE: Primm-Padgett Cemetery located in the City of Brentwood

It has come to the attention of the Brentwood Historic Commission Board, that a plan may be under consideration by individuals or entities involved in the development of the Bella Collina subdivision, near Concord and Liberty Church Roads, located in the city limits of Brentwood, to petition the Williamson County Chancery Court for termination, exhumation or relocation of the George Hunter Padgett AKA Primm-Padgett Cemetery located on the Morgan property.

This Cemetery is well-known and documented in the Williamson County Burial Book Vol 1 (1973) pg 241 as the George Hunter Padgett Cemetery and is marked on the large burial map located at the Williamson County Archives. In "Early Families of Northeastern Williamson County" (1996), T. Vance Little noted it as a Primm Cemetery. "The Cemetery in which the early Primm settlers are thought to be buried is on the Lloyd Morgan farm at the corner of Concord Road and Liberty Church Road." There are estimated to be approximately 15 graves, some of which have existed for over 125 years, marked by headstones and footstones. There are additionally two depressions which may indicate the location of unmarked graves. This is a known and openly identified Cemetery.

Research clearly indicates this Cemetery includes many of the members of the Jeremiah Primm family, one of the first families to settle the Concord Road area. The Primm's were also one of the founding families of the Liberty Meeting House, now Liberty United Methodist Church, in the very early 1800s.

The City of Brentwood Historic Commission Board, whose primary purpose is the preservation of Brentwood's historic homes and history on behalf of Brentwood citizens, is strongly opposed to the tampering, exhumation, relocation, or termination of the Cemetery, referred to as the Primm-Padgett Cemetery. The location of the Cemetery is where the individuals, and their loved ones, chose to be buried and where they should remain reverently in peace out of respect for the memory of the deceased. It is widely considered disrespectful to even consider exhuming individual grave sites, much less an entire Cemetery. The individuals buried in the Cemetery should be allowed, as they wished, to remain in repose in the existing Cemetery. As the burial ground of some of the City of Brentwood's earliest settlers, the importance of safeguarding the Cemetery bears heightened emphasis and protection.

With respectful urgency,

Anne Lane Goad
Board Chair



OLD SMYRNA RD

FORD DR

OLD SMYRNA RD

CARONDELET PL

STELLA VISTA CT

HOOD PL

SHEWAN DOG H DR

HUNTERBORO DR

COEN CT

JONES CT

JONES PARKY

DRU BORO DR

HUNTERBORO DR

PRELIMINARY PLANS
FOR
Bella Collina
OLDSMITH DEVELOPMENT GROUP
RESIDENTIAL DEVELOPMENT

CONTACTS

OWNER/DEVELOPER

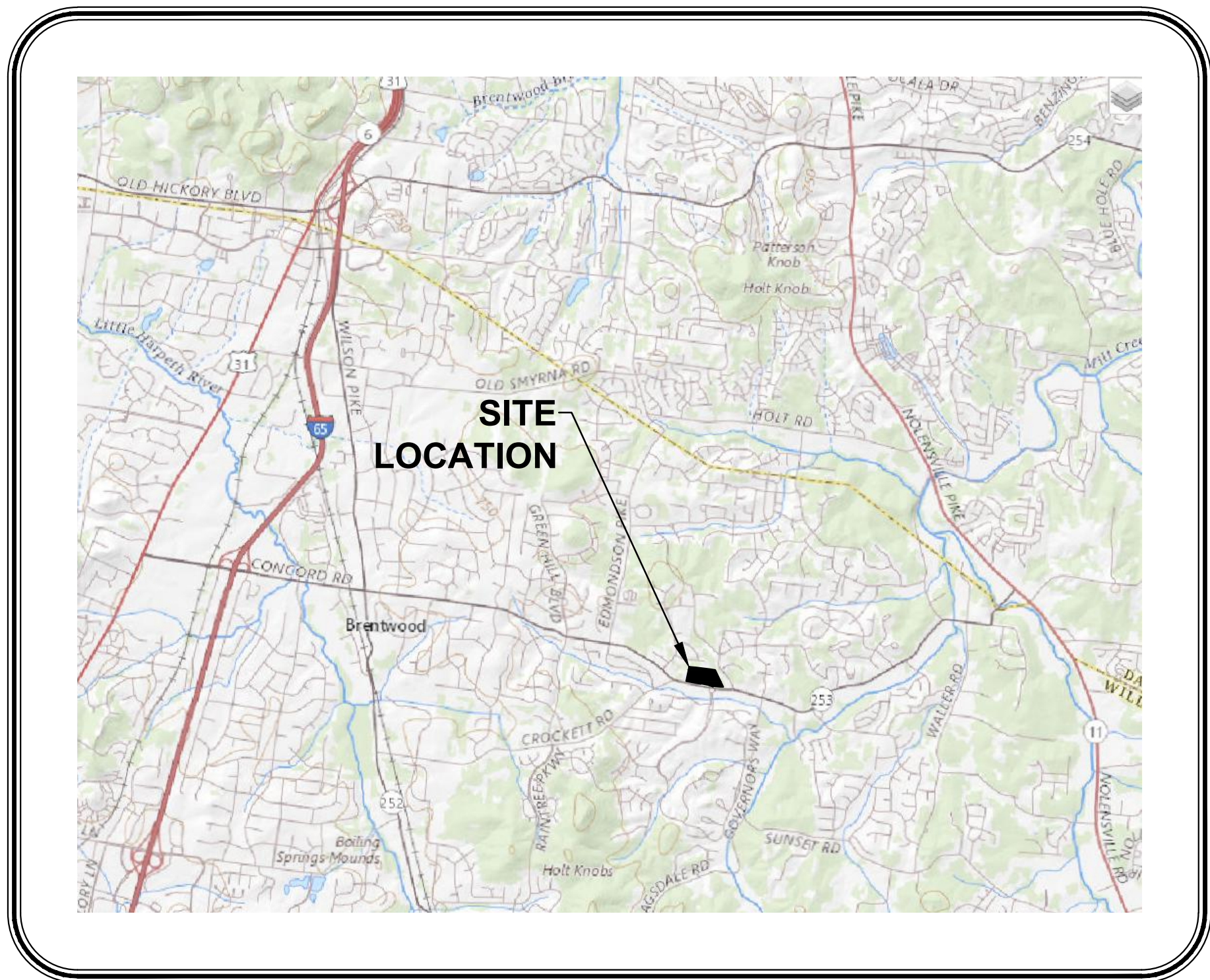
OLDSMITH GROUP, LLC
CHRISTOPHER SMITH
8224 FRONTIER LANE
BRENTWOOD, TN 37027
(770)714-3831
OLDSMITHGROUP@GMAIL.COM

CIVIL

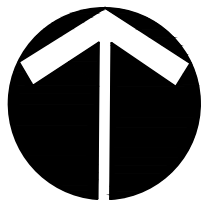
RAGAN-SMITH ASSOCIATES
WESLEY HARRIS
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
WHARRIS@RAGANSMITH.COM

LANDSCAPE

RAGAN-SMITH ASSOCIATES
JAY EASTER
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
JEASTER@RAGANSMITH.COM

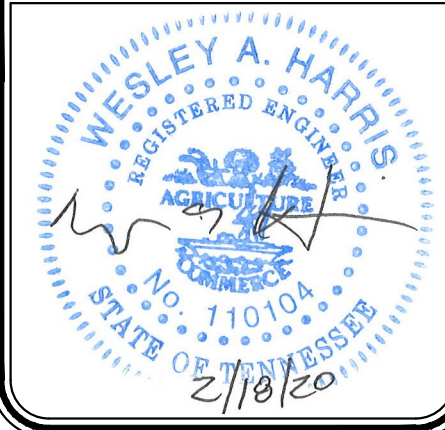


LOCATION MAP
N.T.S.



INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
1	PRELIMINARY PLAN
L1.1	LANDSCAPE PLAN AND SITE DETAILS



Bella Collina
AT
9634 CONCORD ROAD
17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DESCRIPTION
18109	12224	WAH	AMR	NOT TO SCALE	SEPTEMBER 25, 2018	6	
						5	
						4	
						3	
						2	REV. PER STAFF COMMENTS
						1	REV. PER STAFF COMMENTS

COVER
CVR



GENERAL NOTES AND SITE DATA

- SUBJECT PROPERTY CONSISTS OF PARCEL 27.01 ON WILLIAMSON COUNTY PROPERTY MAP NO. 34.
- PROPERTY OWNER: OLDSMITH GROUP, LLC, BOOK 7527, PAGE 106, R.O.W.C., TN.
- THIS PROPERTY IS CURRENTLY ZONED R-2 (SUBURBAN RESIDENTIAL).
- GROSS SITE AREA: 17.71 ACRES.
- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY RAGAN-SMITH ASSOCIATES DATED NOVEMBER 8, 2018.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF BRENTWOOD MAPPING AND FIELD SURVEY BY RAGAN-SMITH ASSOCIATES.
- NUMBER OF PROPOSED LOTS: 8.
- PROPOSED DENSITY: 0.45 DU/AC. (1.0 DU/AC. MAXIMUM).
- MAXIMUM BUILDING COVERAGE OF PROPOSED LOTS: 25%.
- EACH PROPOSED LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES.
- MINIMUM LOT WIDTH AT BUILDING LINE: 125'.
- MINIMUM BUILDING SETBACKS:
 - FRONT - 150' (UNLESS SHOWN OTHERWISE)
 - SIDE - 20' (UNLESS SHOWN OTHERWISE)
 - REAR - 30' (UNLESS SHOWN OTHERWISE)
 - ABUTTING PROJECT PERIMETER - 35'
- ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
- LOTS DESIGNATED AS TRANSITIONAL SHALL REQUIRE DETAILED SITE AND GRADING PLANS REVIEW BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- UTILITY PROVIDERS:
 - ELECTRICITY: MIDDLE TN ELECTRIC MEMBERSHIP CORP. (615) 794-3589
 - WATER: NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT (615) 776-2511
 - NATURAL GAS: PIEDMONT NATURAL GAS (800) 752-7504
 - SANITARY SEWER: CITY OF BRENTWOOD (615) 371-0050

- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS) AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 472025, PANEL NO. 0230, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PRELIMINARY 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. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAN EXPIRES ON OCTOBER 1, 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.
- PROPOSED DRIVEWAY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND WILL BE DESIGNED TO MEET THE REQUIREMENTS OF SECTION 78-486(14) OF THE MUNICIPAL CODE REGARDING RESIDENTIAL DRIVEWAYS. FINAL LOCATION TO BE DETERMINED AND SHOWN ON THE TRANSITIONAL LOT PLAN. ALL DRIVEWAY CUTS MUST BE APPROVED BY TDOT. LOTS 1-7 MUST ACCESS THE SHARED DRIVEWAY.
- 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.

- WATER SERVICE LINES TO BE BORED UNDER CONCORD ROAD.
- THE OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ANY RESIDENCE 500' OR GREATER FROM A PUBLIC STREET WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM.
- THE ACCESS, MAINTENANCE, DRAINAGE, AND UTILITIES EASEMENT SHOWN ALONG THE FRONT OF LOTS 2-7 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATERWAY NATURAL AREA, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO OLDSMITH GROUP, LLC FROM LOYD E. MORGAN JR. BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7527, PAGE 106, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

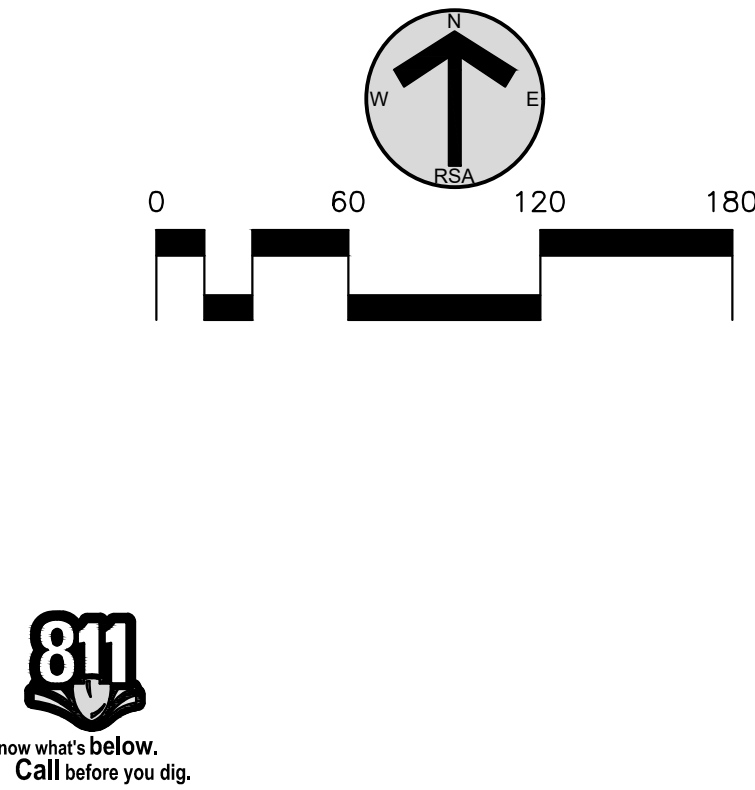
PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 27.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 34.

TRANSITIONAL LOT NOTE:

LOTS DESIGNATED WITH * HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE-DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADES OF PAVEMENTS AND GROUND LINES, 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. NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE CITY ENGINEER.

UTILITY NOTE

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 GUARANTEE 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 SHOWN 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 PRIOR TO 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 THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.



LEGEND

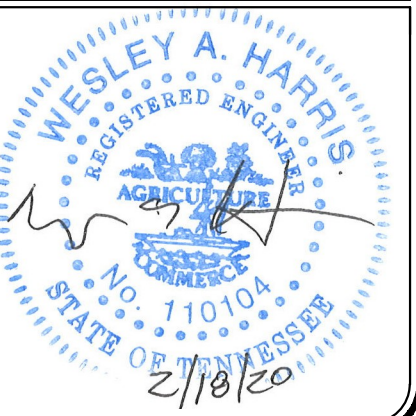
- CM(O)H CONCRETE MONUMENT (OLD) HIGHWAY
- CM(O) CONCRETE MONUMENT (OLD)
- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW) (1/2" X 18" W/CM STAMPED "RAGAN SMITH & ASSOCIATES")
- IP(O) IRON PIPE (OLD)
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN/CURB INLET
- CMPP CORRUGATED METAL PIPE
- SIGN
- 25% + SLOPES
- TRANSITIONAL LOT (SEE NOTE THIS SHEET)
- S DENOTES RESIDENTIAL SPRINKLER SYSTEM REQUIRED FOR HOUSE AND LOT
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- OVERHEAD POWER AND TELEPHONE LINES
- GAS METER
- GAS LINE
- FORCE MAIN LINE
- AIR CONDITIONER
- FIBER OPTIC BOX
- FENCE
- CONCRETE SURFACE
- LOT NUMBER
- REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
- GP DENOTES LOTS THAT REQUIRE GRINDER PUMP

(ACCESS, DRAINAGE, MAINT. & UTILITY ESMT.)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	2280.00'	257.41'	6°28'07"	128.84	257.27'
C2	105.50'	43.25'	23°29'23"	21.93	42.95'
C3	128.50'	117.56'	52°25'07"	63.26	113.50'
C4	170.50'	29.54'	9°55'41"	14.81	29.51'
C5	170.50'	36.47'	12°15'20"	18.30	36.40'
C6	47.50'	79.93'	96°24'44"	53.14	70.83'
C7	24.50'	22.55'	52°44'32"	12.15	21.76'

OPEN SPACE AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
1	10,220	0.23
2	10,197	0.23
3	10,472	0.24
4	17,090	0.39
5	48,803	1.12

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615-546-9050
ragansmith.com



Bella Collina AT
9634 CONCORD ROAD

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE

WK ORDER	1224	5	4	3	2	1	REV.	DATE	DESCRIPTION
JOB NO.	18109								
DESIGNED:	WAH								
DRAWN:	A. REED								
SCALE:	1"=60'								
DATE:	SEPTEMBER 25, 2018								

PRELIMINARY PLAN



Technical drawing of a custom iron/steel gate system with limestone pillars. The drawing includes the following dimensions and labels:

- Limestone Pillar (Left):**
 - Height: 11'00"
 - Base Width: 4'00"
 - Labels: LIMESTONE BALL AND BASE, LIMESTONE CAP
- Gate Panels:**
 - Left Panel: 16'00" wide, 16'00" high. Features a CUSTOM SCROLL MEDALLION (4'00" x 4'00").
 - Central Panel: 7'00" wide, 7'25" high.
 - Right Panel: 16'00" wide, 16'00" high. Features a CUSTOM IRON/STEEL GATE (4'00" x 4'00").
- Limestone Pillar (Right):**
 - Base Width: 4'00"
 - Height: 12'00"

MAIN ENTRANCE DRIVE

PROPOSED GATE

PROPOSED FENCE

16.00'

7.00'

16.00'

CALL BOX

MAIL BOX KIOSK

This site plan illustrates the proposed security fence and gate for the Main Entrance Drive. The fence, shown as a double line, runs horizontally across the top of the site. A central gate is indicated by a break in the fence line. The drive is 16.00' wide on the left, 7.00' wide at the gate, and 16.00' wide on the right. A call box is located within the fenced area, and a mail box kiosk is situated outside the fence on the right side. The plan also shows a vertical driveway on the left and a diagonal driveway on the right, both leading to a building area at the bottom of the site.

2 MAIN ENTRANCE GATE

SCALE 1:5



Bella Collina
AT
9634 CONCORD ROAD

1717 H CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE

[illegible]

SITE LANDSCAPE

1.0

1. SUBJECT PROPERTY CONSISTS OF PARCEL 27.01 ON WILLIAMSON COUNTY PROPERTY MAP NO. 34.
2. PROPERTY OWNER:
OLDSMITH GROUP, LLC
BOOK 7527, PAGE 106, R.O.W.C., TN.
3. THIS PROPERTY IS CURRENTLY ZONED R-2 (SUBURBAN RESIDENTIAL).
4. GROSS SITE AREA: 17.71 ACRES.
5. REASONING INFORMATION TAKEN FROM A SURVEY BY RAGAN-SMITH ASSOCIATES DATED NOVEMBER 6, 2018.
6. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF BRENTWOOD
MAPPING AND FIELD SURVEY BY RAGAN-SMITH ASSOCIATES
DATED NOVEMBER 6, 2018.
7. NUMBER OF PROPOSED LOTS: 8.
8. PROPOSED DENSITY: 0.45 D.U./AC. (1.0 D.U./AC. MAXIMUM).
9. MAXIMUM BUILDING COVERAGE OF PROPOSED LOTS: 25%.
10. EACH PROPOSED LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES.
11. MINIMUM LOT WIDTH AT BUILDING LINE: 125'.
12. MINIMUM BUILDING SETBACKS:
FRONT _____ FEET (UNLESS SHOWN OTHERWISE)
SIDE _____ FEET (UNLESS SHOWN OTHERWISE)
REAR _____ FEET (UNLESS SHOWN OTHERWISE)
ABUTTING PROJECT PERIMETER _____ FEET
13. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE UTILITY DISTRICT.
14. LOTS DESIGNATED AS TRANSITIONAL SHALL REQUIRE DETAILED SITE AND GRADING PLANS REVIEW BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. UTILITY PROVIDERS:
ELECTRICITY: _____ WATER: _____
MIDDLE TO ELECTRIC: _____ NOLSENSVILLE COLLEGE GROVE
MEMBERSHIP CORP. (615) 784-3088 UTILITY DISTRICT (615) 276-2511

NATURAL GAS: _____
PIEDMONT NATURAL GAS (800) 752-7504

SANTITARY SEWER: _____ TELEPHONE: _____
CITY OF BRENTWOOD AT&T (615) 269-6563
(615) 371-0080

16. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT NATIONAL EMERGENCY MANAGEMENT AGENCY MAP NO. 471870230F WITH AN EFFECTIVE DATE OF 01/01/2004. THE 100 YEAR FLOOD ZONE OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, MAP NO. 22320, IS LOCATED WITHIN THE PROPERTY. THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY WHICH SAID PREMISES IS LOCATED, SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

17. THIS PRELIMINARY PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD STARTING WITH THE DATE OF RECORDATION OF THIS PLAN. IN EFFECT ON THE DATE OF APPROVAL, WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN, UPON EXPIRATION OF THE THREE YEAR VESTING PERIOD, THE CITY OF BRENTWOOD WILL BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAN EXPIRES ON OCTOBER 1, 2021. IF THE CITY OF BRENTWOOD HAS ADOPTED NEW STANDARDS PRIOR TO THE END OF SAID DATE, SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

18. PROPOSED DRIVEWAY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND WILL BE SUBJECT TO THE CITY OF BRENTWOOD'S STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE REGARDING RESIDENTIAL DRIVEWAYS. FINAL LOCATION TO BE DETERMINED AND SHOWN ON THE TRANSITIONAL LOT PLAN. ALL DRIVEWAY CUTS MUST BE APPROVED BY THE CITY OF BRENTWOOD.

19. 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 LOTS. THE PROVISION OF SUCH EASEMENTS SHALL BE A CONDITION OF THE TRANSFER. SHARED ACCESS EASEMENTS SHALL BE REQUIRED TO EXECUTE AN AGREEMENT SPECIFYING RESPONSIBILITY FOR CONSTRUCTION AND PERPETUAL MAINTENANCE OF SUCH EASEMENTS. SUCH AGREEMENT SHALL BE FILED WITH THE CITY OF BRENTWOOD. 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 EASEMENTS. THE PARTIES THERETO SHALL BE RESPONSIBLE FOR THE LOTS THROUGH WHICH SHARED ACCESS EASEMENTS ARE TO RUN SHALL BE FILED WITH THE CITY OF BRENTWOOD OR DEPOSITED WITH THE CITY OF BRENTWOOD. THE EASEMENT SHALL NOT BE COMPLETED UNTIL ALL SUCH AGREEMENTS ARE THUS FILED.

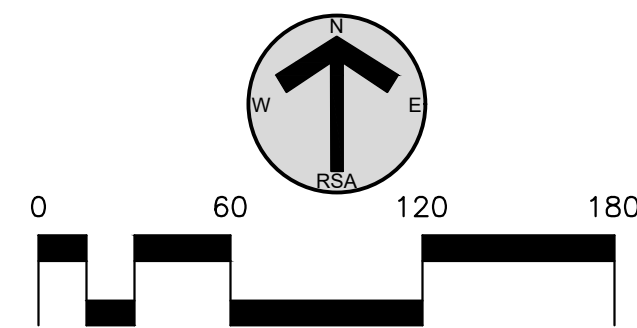
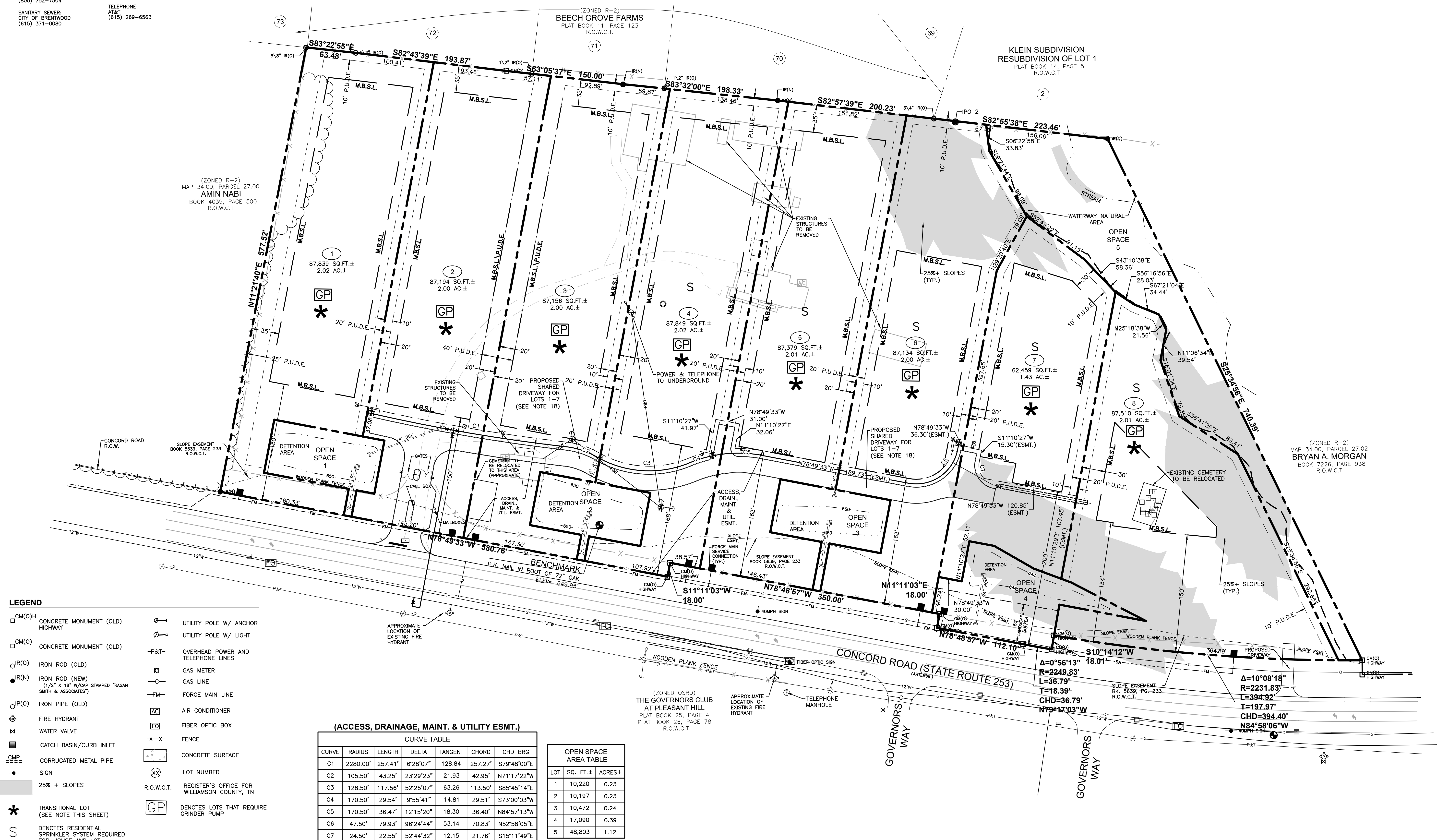
20. WATER SERVICE LINES TO BE BORED UNDER CONCORD ROAD.
21. THE OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
22. ANY RESIDENCE 500' OR GREATER FROM A PUBLIC STREET WILL REQUIRE A RESIDENTIAL SPRINKLER SYSTEM.
23. THE ACCESS, MAINTENANCE, DRAINAGE, AND UTILITIES EASEMENT SHOWN ALONG THE FRONT OF LOTS 7-7.7 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATERWAY NATURAL AREA, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO OLDSMITH GROUP, LLC FROM LOYD E. MORGAN JR
BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7527, PAGE 106, REGISTER'S OFFICE FOR
WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 27.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER
34.

LOTS DESIGNATED WITH * HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND TO DIRECT OR RE-DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADE ELEVATIONS AND SLOPE, AND THE LOCATION AND TIMING OF EROSION CONTROL MEASURES. EXISTING TREES TO BE REMOVED FOR CONSTRUCTION SHALL BE IDENTIFIED, AND THE LOCATION AND TIMING OF INSTALLATION OF EROSION CONTROL FEATURES, NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE CITY ENGINEER.

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THEREFORE, THE USER OF THIS REPORT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ANY INFORMATION 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 PRIOR TO ANY EXCAVATION WORK. THE USER OF THIS REPORT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ANY 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 THAN (3) THREE NOR MORE THAN (10) TEN DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



(ACCESS, DRAINAGE, MAINT. & UTILITY ESMT.)						
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2280.00'	257.41'	6°28'07"	128.84	257.27'	S79°48'00"E
C2	105.50'	43.25'	23°29'23"	21.93	42.95'	N71°17'22"W
C3	128.50'	117.56'	5°22'07"	63.26	113.50'	S85°45'14"E
C4	170.50'	29.54'	9°55'41"	14.81	29.51'	S73°00'03"W
C5	170.50'	36.47'	12°15'20"	18.30	36.40'	N84°57'13"E
C6	470.50'	79.93'	9°62'44"	53.14	70.83'	S85°58'05"E
C7	24.50'	22.55'	52°44'32"	12.15	21.76'	S151°11'49"E

OPEN SPACE AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	10,220	0.23
2	10,197	0.23
3	10,472	0.24
4	17,090	0.39
5	48,803	1.12

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Murfreesboro 615-546-6050

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Bella Collina AT
9634 CONCORD ROAD

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE

JOB NO.	WK. ORDER
18109	6
	1224
	5
DESIGNED:	WAH
	4
DRAWN:	A. REED
	3
	2
SCALE:	REV. PER. STAFF COMMENTS 1"=60'
	2/18/20
	2/23/20
DATE:	SEPTEMBER 25, 2018
	REV DATE DESCRIPTION
	1

PRELIMINARY PLAN

1

1118159-122411-SURVEY PRELIMINARY PLAN 1224 PRELIMINARY PLAN DWG
 PLOTTED BY AMANDA REED ON: 2/27/2020 12:30 PM LAST UPDATED BY AREED ON: 2/18/2020 10:42 AM

GENERAL NOTES AND SITE DATA

- SUBJECT PROPERTY CONSISTS OF PARCEL 27.01 ON WILLIAMSON COUNTY PROPERTY MAP NO. 34.
- PROPERTY OWNER:
LOYD E. MORGAN, JR.
BOOK 469, PAGE 359 AND BOOK 424, PAGE 992, R.O.W.C., TN.
- THIS PROPERTY IS CURRENTLY ZONED R-2 (SUBURBAN RESIDENTIAL).
- GROSS SITE AREA: 17.71 ACRES.
- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY ANDERSON, DELK, EPPS & ASSOCIATES, INC. DATED NOVEMBER 3, 2017.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF BRENTWOOD MAPPING.
- NUMBER OF PROPOSED LOTS: 8.
- PROPOSED DENSITY: 0.45 DU/AC. (1.0 DU/AC. MAXIMUM).
- MAXIMUM BUILDING COVERAGE OF PROPOSED LOTS: 25%.
- EACH PROPOSED LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES.
- MINIMUM LOT WIDTH AT BUILDING LINE: 125'.
- MINIMUM BUILDING SETBACKS:
FRONT - 150' (UNLESS SHOWN OTHERWISE)
SIDE - 20' (UNLESS SHOWN OTHERWISE)
REAR - 30' (UNLESS SHOWN OTHERWISE)
ABUTTING PROJECT PERIMETER - 35'
- ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
- LOTS DESIGNATED AS TRANSITIONAL LOT PLAN REQUIRE DETAILED SITE AND GRADING PLANS REVIEW BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- UTILITY PROVIDERS:
ELECTRICITY: MIDDLE TN ELECTRIC MEMBERSHIP CORP. (615) 794-3588
WATER: NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT (615) 778-2111
NATURAL GAS: PIEDMONT NATURAL GAS (800) 752-7504
SANITARY SEWER: CITY OF BRENTWOOD (615) 371-0080
TELEPHONE: AT&T (615) 269-6563



Know what's below.
Call before you dig.

- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4718702030F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 0230, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PRELIMINARY 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. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAN EXPIRES ON OCTOBER 1, 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.
- PROPOSED DRIVEWAY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND WILL BE DESIGNED TO MEET THE REQUIREMENTS OF SECTION 78-486(14) OF THE MUNICIPAL CODE REGARDING RESIDENTIAL DRIVEWAYS. FINAL LOCATION TO BE DETERMINED AND SHOWN ON THE TRANSITIONAL LOT PLAN. ALL DRIVEWAY CUTS MUST BE APPROVED BY TDOT. LOTS 1-7 MUST ACCESS THE SHARED DRIVEWAY.
- 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.
- WATER SERVICE LINES TO BE BORED UNDER CONCORD ROAD.
- THE OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ANY RESIDENCE 500' OR GREATER FROM A PUBLIC STREET WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM.
- THE ACCESS, MAINTENANCE, DRAINAGE, AND UTILITIES EASEMENT SHOWN ALONG THE FRONT OF LOTS 2-6 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LOYD E. MORGAN, JR. FROM VIRGINIA P. MORGAN BY DEED OF RECORD IN BOOK 469, PAGE 359, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LOYD E. MORGAN, JR. BY DEED OF PARTITION OF RECORD IN BOOK 424, PAGE 990, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

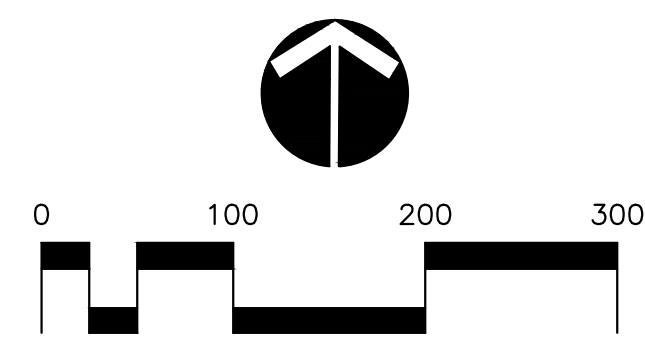
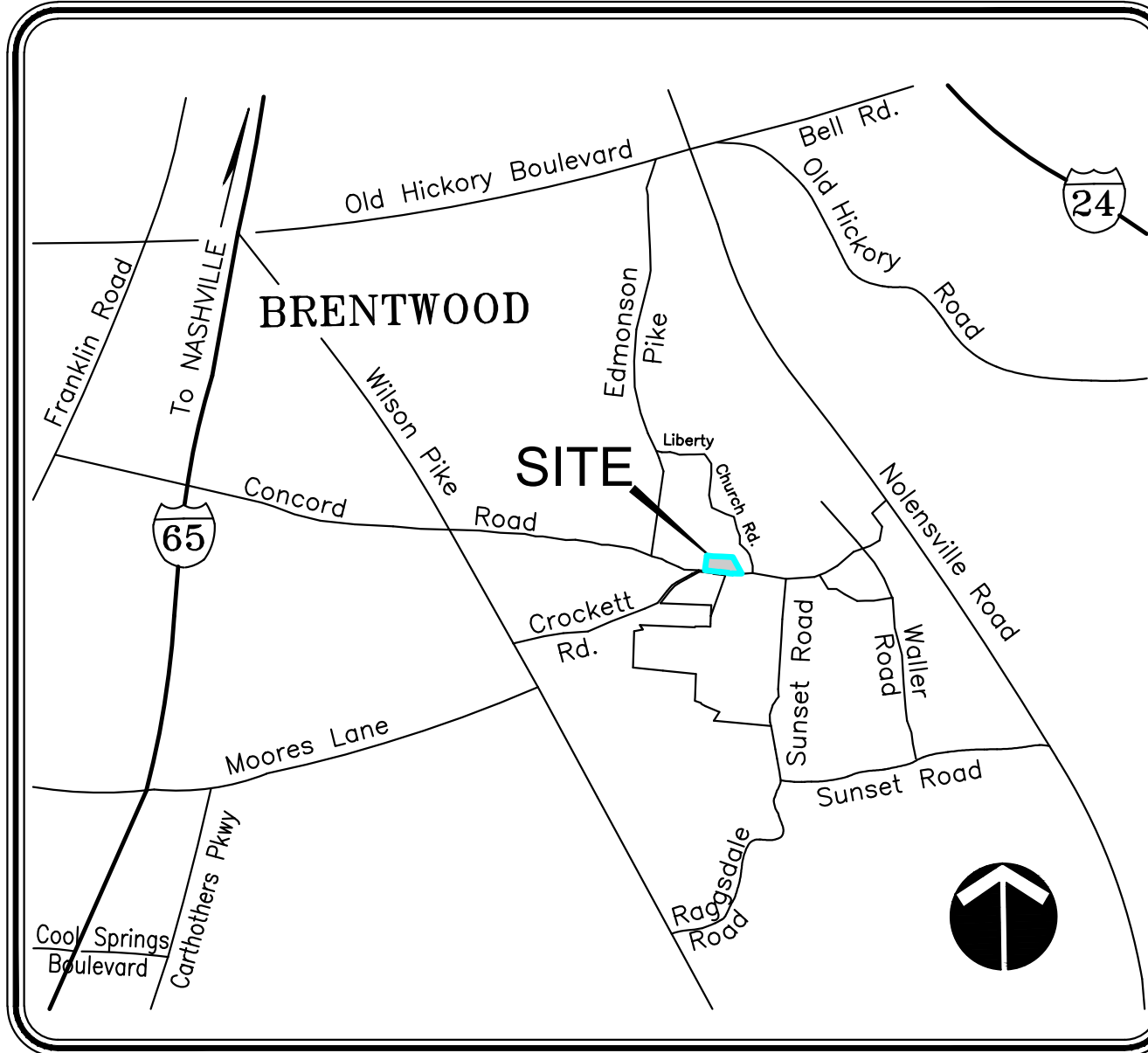
PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 27.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 34.

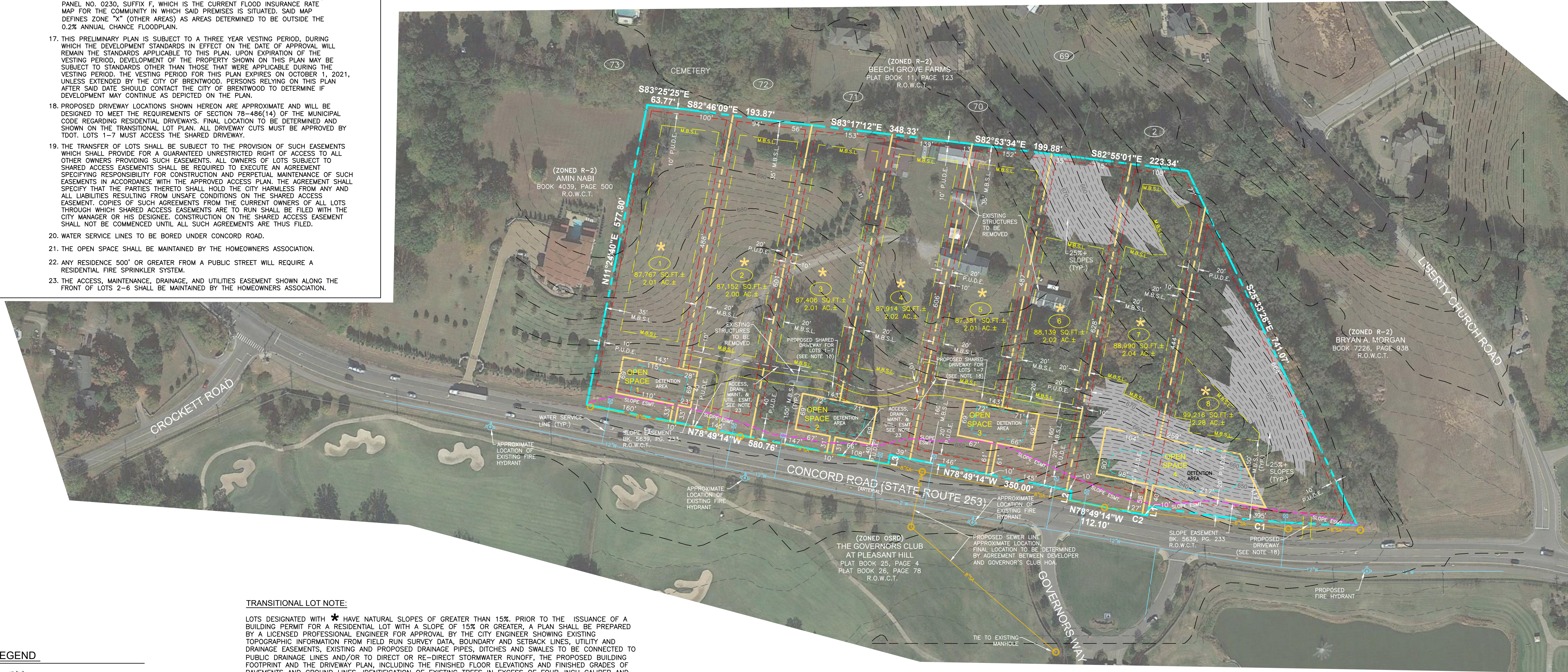
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10°13'55"W	18.00'
L2	N11°10'46"E	18.00'
L3	S11°10'46"W	18.00'

OPEN SPACE AREA TABLE			
OS	SQ. FT.±	ACRES±	
1	10,205	0.23	
2	10,187	0.23	
3	10,462	0.24	
4	26,829	0.62	

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2231.83'	394.92'	10°08'18"	197.97	394.40'	N84°50'14"W
C2	2249.83'	37.21'	0°56'51"	18.61	37.21'	N79°17'40"W



LOCATION MAP
N.T.S.



TRANSITIONAL LOT NOTE:

LOTS DESIGNATED WITH * HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE-DIRECT STORMWATER RUNOFF. THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADES OF PAVEMENTS AND GROUND LINES, 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. NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE CITY ENGINEER.

UTILITY NOTE

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 GUARANTEE 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 SHOWN 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 PRIOR TO ANY DESIGN. 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 THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

LEGEND

- IR(N) IRON ROD (NEW)
(1/2" x 18" W/ CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
- 25% + SLOPES
- * TRANSITIONAL LOT (SEE NOTE THIS SHEET)

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-480-9400
Nashville 615-544-8591
Murfreesboro 615-546-6050
ragansmith.com



Bella Collina AT
9634 CONCORD ROAD

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE

WK ORDER	JOB NO.	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
1224	18109	N/A	A REED	1"=100'	JULY 2, 2018	1		
						2	8/06/18	REV. PER STAFF COMMENTS
						3	8/21/18	REV. PER STAFF COMMENTS
						4	9/18/18	REV. PER STAFF AND CLIENT COMMENTS

PRELIMINARY
PLAN

October 23, 2019

Chuck Olderman
Oldsmith Development Group
1126 Brookhaven Commons Drive
Atlanta, Georgia 30319

RE: Morgan Property Cemetery in Brentwood, Williamson County, Tennessee
CRA Project No.: K19O001
Contract Publication Series No.: 19-687

Dear Mr. Olderman,

This letter report summarizes the results of archival and genealogical research for the Morgan property cemetery on Concord Road in Brentwood, Williamson County, Tennessee. According to the background research conducted for this project, known individuals laid to rest in the cemetery include but are not limited to members of the Primm and Padgett families of Williamson County in the late nineteenth century. There are no archival records referring to this cemetery except for one source in reference to it being the second Primm family cemetery, and there are no official cemetery records on file at the Williamson County Property Value Administrator's office or at the Williamson County Archives and Museum. Based on the known interments discovered during the archival and genealogical research, it will henceforth be referred to as the Primm-Padgett Cemetery.

Background and Methods

On May 30, 2019, TRC Environmental Corporation (TRC) conducted a background review and delineation of a small cemetery on the Loyd Morgan, Jr., property on Concord Road in Brentwood, Tennessee, that recently had been conveyed to the Oldsmith Development Group, LLC of Atlanta, Georgia (Greene and Jordan-Greene 2019). During the survey of the cemetery, 15 grave markers and 2 depressions were encountered within an area approximately measuring 8 m (26 ft) east–west by 12 m (39 ft) north–south. Two of the stones were inscribed, both of which are associated with the burial of George Hunter Padgett, who died in 1883 at the age of 6 (see below for further details regarding this individual). While other cut stones and field stones were present, no lettering was visible at that time nor during a brief visit to the cemetery during the course of the present archival research for the current project. No excavations were conducted by TRC, and they recommended either avoiding and protecting the cemetery from development, or removing and relocating it.

Oldsmith Development Group, LLC plans to develop the 7.17 ha (17.71 acres) property containing the cemetery into eight 0.80 ha (2.00 acre) lots. The cemetery is located within the building pad on one of the lots. Cultural Resource Analysts, Inc. (CRA), was contacted by you in August 2019 regarding providing archival and genealogical research on the cemetery.

The results of the archival and genealogical research are presented below. Research during a visit to Williamson County included examining land ownership deeds at the Williamson County Clerk's office, parcel mapping and cemetery research at the Williamson County Property Value Administrator's office, and extensive research at the Williamson County Archives and the Williamson County Library in Franklin and the John P. Holt Brentwood Library. A visit to the cemetery also was made in order to reexamine the stones for any signs of additional inscriptions as well as to have a better sense of the cemetery in terms of landform location and overall condition. The research in Williamson County was followed by an extensive online review of federal census records, tax lists, probate records, marriage records, death records, personal letters, military records, compiled family papers, cemetery records not including the Primm-Padgett cemetery, and a review of historic maps of the area.

Results of Archival Research

The earliest known owner of the property containing the cemetery was Charles H. Primm (Table 1). In 1860, he resided with his wife and children in what was then the Eastern Subdivision of Williamson County, Tennessee. That year, Charles was 51 years old and was listed as a farmer with \$1,500.00 in real estate and \$5,049.00 in personal property. His wife, Jane M. (née Wilson), was 43 years old. Residing with them were their children: Robert, age 21; Jeremiah W., age 18; Anne, age 16; and John H., age 14. Charles' nieces, Bettie and Mary Thompson, ages 16 and 12, respectively, resided with them, as did F.A. Bell, age 9, who likely also was a family relation (United States Bureau of the Census [USBC] 1860, Washington, D.C.).

On January 30, 1866, Mary Thompson, Charles Primm's niece, married Julius S. Morel, a Swiss immigrant and veteran of the Civil War (Ancestry.com 2008). It appears that following the marriage, Charles conveyed to Julius and Mary 13 ha (33 acres) in the Sixteenth District of Williamson County. In 1870, Julius was 34 years old, and he resided with 23 year old Mary and their children: John, age 4, and Samuel, age 1 (USBC 1870). Julius worked as a blacksmith and was listed as owning \$975.00 of real estate. Simon Buck, a 30 year old African American man with no listed occupation, also resided with them. Next door to the Morels was Jane W. Hamer, age 65, who owned \$2,000.00 worth of real estate. On the same property but within a different dwelling was Jeremiah Primm, age 29, who worked as a carpenter and owned \$125.00 worth of personal property; his wife, Sarah (also called Sallie), age 23; and their children: Minnie, age 4, and William, age 2 (USBC 1870).

On July 20, 1871, a deed was drawn conveying the 33 acres from Julius Morel to Jeremiah W. Primm for \$1,000.00 (Williamson County Clerk's Office [WCCO] Deed Book [DB] 5:21–23, Franklin, Tennessee). As noted above, Jeremiah Primm was Charles Primm's son who originally owned the property, and was Julius' wife's cousin. He also had lived next door to the Morels in 1870 as noted above. The deed conveying the property from Julius Morel to Jeremiah Primm was not registered until August 24, 1874, at which time it was noted that Julius' wife, Mary, signed with her mark. Following the conveyance of the property, Julius and Mary Morel moved to the Johnson Community on Granny White Pike, where he operated a sawmill. They are both buried at Mount Hope Cemetery in Franklin, Tennessee (Chevalier et al. 2008).

Table 1. Owners and Occupants of the Property Containing the Primm-Padgett Cemetery.

Date Range	Landowner	Acreage	Sale price	Household
unknown–circa 1866	Charles H. Primm	Unknown	Unknown	Charles and J.M. Primm; children: R, Jeremiah W., A, J.H.; extended family: Bettie and Mary Thompson, F.A. Bell
circa 1866–1871/1874	Julius S. and Mary (née Thompson) Morel	33.00	~\$975.00?	Julius and Mary Morel; children: Mary, John, and Samuel; Simon Buck
1871/1874–1882	Jeremiah W. Primm	33.00	\$1,000.00	Jeremiah and Sarah Primm; children: Willie, Minnie, Charlie, Irene, Staley, and John
1882–1885			N/A	Jeremiah Primm; children: Willie, Minnie, Charlie, Irene, Staley, and John
1885–1887	Jeremiah W. and Mary (née Connors) Primm	33.00	N/A	Jeremiah and Mary Primm; children/step-children: Willie, Minnie, Charlie, Irene, Staley, and John
1887–1901	Robert and Maggie Fly	35.00	\$1,100.00	Robert L. and Maggie Fly; daughter: Mary F.; Mary L. Primm; children: John H. and Mary M.; sister: Suzie Fly
1901–pre-1910	Mary L. (née Fly) Primm	30.00	\$1,500.00	Mary L. Primm; children: John H. and Mary M.; sister: Suzie Fly
pre-1910–1923			N/A	N/A
1923–1924	Mary L. Primm heirs (John H. and Mamie Oeser)	30.00	N/A	N/A
1924–1951	Edward and Mamie Oeser	28.00	\$750.00	N/A
1951–1982	Loyd E. Sr. and Virginia Primm Morgan	28.00	\$5,500.00	N/A
1982	Loyd E. Morgan Jr. and William Randolph Morgan	28.00	\$1.00	N/A
1982	William Randolph Morgan	17.15	N/A	N/A
1983–1984	Virginia Primm Morgan	17.15	\$10,219.29	N/A
1984–2018	Loyd Morgan Jr.	9.33	\$56,650.00	N/A
2018–present	Oldsmith Development Group, LLC	17.15	\$1,771,550.00	N/A



Figure 2. George Hunter Padgett headstone at the Primm-Padgett Cemetery on the Morgan property, facing west.

On September 30, 1885, Jeremiah W. Primm, widowed since 1882, married Mary E. Conner. Jeremiah was 42 and listed as a farmer on the marriage license, and she was 28 (Ancestry.com 2008). Later that year on November 14, 1885, Jeremiah's brother, John Hamer Primm, who had married Mary Loumizer Fly, daughter of Joshua Newtown Fly and Miriam Ward Allen Fly, just a year before on March 3, 1884, died suddenly (see Attachment A for correspondence between John H. Primm and Mary L. Fly in 1883 before they were married [Ancestry.com 2012]). This was three months before the birth of his twin children, John H., Jr., and Mary M. Primm. His cause of death is unknown. According to Nettie Primm, John H. Primm, Jr.'s wife, John Primm, Sr., was buried in the same cemetery as George Hunter Padgett, which is the cemetery being researched for this project (Media Research Bureau circa 1930s). Mary L. Primm, his widow, never remarried.

In 1886, Charles H. Primm, Jeremiah's father, died, followed by his wife, Jane H. Primm, in 1891 (Findagrave.com 2019). Both of them were likely buried in the Primm-Padgett Cemetery, having continued to reside near the property that Charles owned until circa 1866. Jane H. Primm may have been the last interment in the cemetery, but this cannot be corroborated at this time.

On February 17, 1887, Jeremiah and Mary (née Conners) Primm sold their farm containing the cemetery to Robert L. Fly, who was Jeremiah's brother-in-law and the brother of the widowed Mary Loumizer (née Fly) Primm. The conveyance included approximately 14 ha (35 acres), and the land was

sold for \$1,100.00 (WCCO DB 12:98–99). Following the conveyance, Jeremiah and Mary Primm, along with the children, moved to Rutherford County, Tennessee. Jeremiah W. Primm died in 1913, and his wife, Mary, died in 1932 (Ancestry.com 2015). They were buried in the Primm Family Cemetery in Petway, Cheatham County, Tennessee (Findagrave.com 2019). John and Mary's son, Talmadge, also was buried there. Jeremiah's son, William, who he had had with his first wife, Sarah, is buried at the Spring Hill Cemetery in Nashville, Davidson County, Tennessee, and their daughter, Minnie, was buried at the Nolensville Cemetery in Nolensville, Williamson County, Tennessee (Findagrave.com 2019). The burial places of the other Primm children by Jeremiah and his first wife, Sarah, and his second wife, Mary, are currently unknown but are not in the Primm-Padgett Cemetery.

In 1900, Robert L. Fly was 37 years old, and his wife, Maggie (née Woolard) Fly, was 26. They had a 6 month old daughter named Mary F. (USBC 1900). Robert was listed as owning his farm. On November 18, 1901, Robert and Maggie Fly sold approximately 12 ha (30 acres) to John Hamer Primm, Sr.'s widow, Mary L. (née Fly) Primm, for \$1,500.00 (WCCO DB 23:189–190). It is likely that Mary L. Primm already had been living on the property before she purchased the land from her brother based on her placement in the federal census for 1900, and she may very well have lived there since her husband, John Hamer Primm, died in 1885. In 1900, Mary L. Primm was 45 years old, and she resided with her 14 year old twin children, John H., Jr., and Mary M., as well as her 19 year old sister, Suzie Fly (USBC 1900). Following the sale of the property from Robert and Maggie Fly, it is not known where the Flys moved to, but they were buried in the Woodlawn Memorial Park and Mausoleum in Nashville, Tennessee. Maggie died in 1930, and Robert died in 1950 (Findagrave.com 2019).

In 1910, Mary L. Primm, age 56, resided with her twin adult children, John H. and Mamie, both age 24, and two boarders, Alex Stavcus and John H. Thompson. Alex Stavcus was African American and 24 years old. John Thompson was listed as “mulatto” (i.e., biracial) and was 8 years old. Mary was listed as a widow that owned her farm and was an employer. Her son, John H., was listed as a laborer on his mother's farm, and Alex Stavcus was a laborer on a different farm. John Thompson was listed as a house boy/servant who was not able to read or write, and he had never attended school (USBC 1910). It is very possible that the dwelling within which they resided was no longer one of the structures on the Primm land shown on the 1878 historic atlas of the area (see Figure 1), as the 1910 postal map for the area shows no dwellings near the known location of the cemetery (Figure 3).

In 1920, federal census records indicate that Mary L. Primm, who still owned the land containing the cemetery, was living in the household of her 33 year old son, John H. Primm and his wife, Nettie M. Primm, age 29. Their dwelling was on Split Log Road in Brentwood, Tennessee (USBC 1920). On October 23, 1923, Mary L. Primm died of bronchial pneumonia in both lungs (Ancestry.com 2011). She died intestate, and the land containing the cemetery was inherited by her twin adult children, John H. Primm and Mamie (née Primm) Oeser. On July 21, 1924, John H. Primm sold his portion of what was then 11 ha (28 acres) to his sister, Mamie, and her husband, Edward H. Oeser, for \$750.00 (WCCO DB 51:585). Mamie and Edward Oeser had married on September 6, 1910 (Ancestry.com 2008). In 1920, they had been recorded in the census as residing on McCall Street in the Sixth District of Davidson County, Tennessee. Edward Oeser worked as a flagman on what was listed as the Steam Railroad (USBC 1920).

On December 18, 1951, Edward and Mamie Oeser sold the 28 acres containing the cemetery to Loyd E. and Virginia (née Primm) Morgan for \$5,500.00 (WCCO DB 95:453). A historic aerial photograph dating to that year does not show any buildings near the cemetery, which is obscured in the photograph by trees and other vegetation. A dwelling was built approximately 113 m (373 ft) to the west of the cemetery sometime between 1951 and 1980, and it appears to have little association with the cemetery, except that there were signs that the cemetery had been fenced in at one time, and the occupants of the house in question may have been the individuals maintaining the fence/cemetery. On August 10, 1982, a quitclaim deed was filed in compliance with a divorce decree (Ruling No. 15126, Chancery Court) between Loyd E. Morgan, Sr., and Virginia Primm Morgan that all of their landholdings were to be conveyed to their sons, Loyd E. Morgan, Jr., and William Randolph Morgan for \$1.00 (WCCO DB 420:961–964, 421:623–626). There were three tracts, and the 28 acres containing the cemetery was Tract 1, which included the same property boundary it had when it was surveyed in 1917 during Mary L. Primm's ownership of the land.

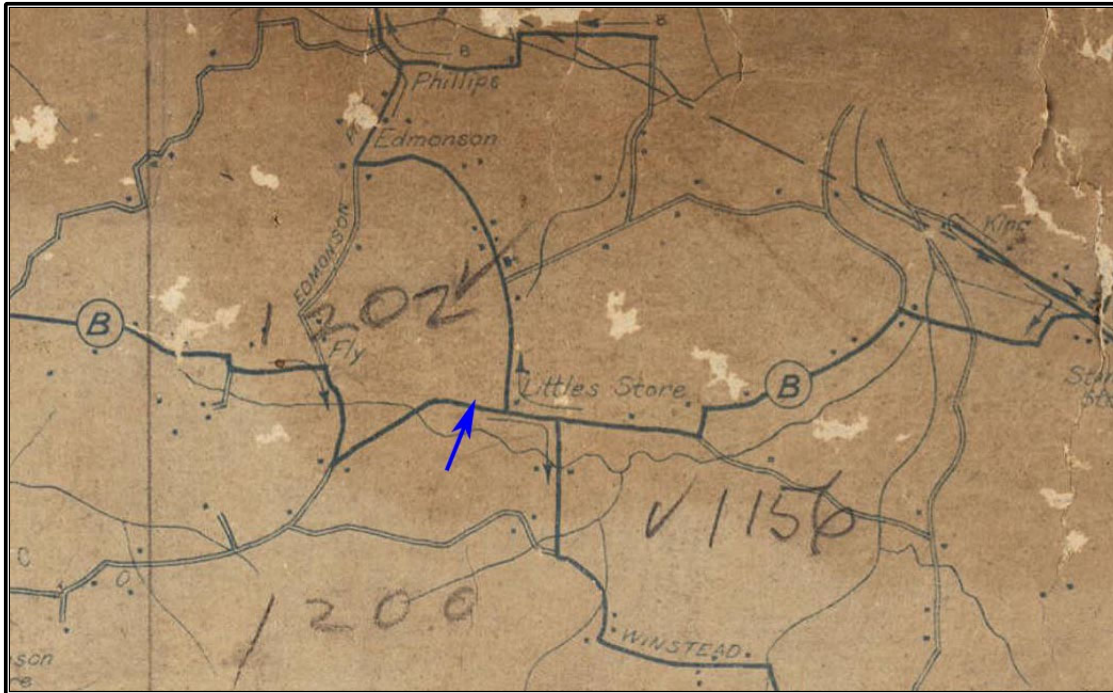


Figure 3. 1910 rural free delivery Williamson County postal map showing the approximate location of the Primm-Padgett Cemetery (United States Postal Service 1910).

On August 30, 1982, a partition deed was filed with the Williamson County record's office indicating that 6.94 ha (17.15 acres) of the original 28 acres was being partitioned as Parcel 2 (WCCO DB 424:990–994). This 17.15 acres contained the cemetery. The following year, on March 11, 1983, William Randolph Morgan conveyed the 17.15 acres back to his mother, Virginia Primm Morgan for \$10,219.29 (WCCO DB 436:494–496). On January 27, 1984, Virginia Primm Morgan conveyed a 3.78 ha (9.33 acre) portion of the 17.15 acres to Loyd Morgan, Jr., for \$56,650.00 (WCCO DB 469:359–361). On December 10, 2018, this 9.33 acre tract was sold together with other tracts for a total of 17.71 acres by Loyd Morgan, Jr., to the Oldsmith Development Group, LLC for \$1,771,550.00 (WCCO DB 7527:106–108).

Conclusions and Living Descendants

Based on the research conducted for this project, it appears that the Primm-Padgett Cemetery dates to the late nineteenth century. All of the known interments are members of the Primm family and their extended family (i.e., George Hunter Padgett). Specifically, the cemetery appears to date within the period of 1882–1891, although it is possible that the cemetery was being used before that time. The cemetery does not appear to have been utilized after 1891.

Individuals laid to rest in the Primm-Padgett cemetery include (in order of year of death):

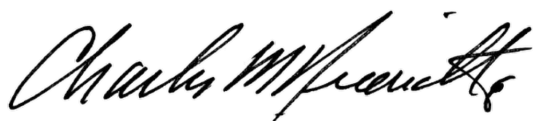
- Sarah Whitfield Primm, circa 1847–circa 1882
- Nannie Lou and Sally Rebekah Primm, infant twin daughters of Jeremiah W. Primm and Sarah Whitfield Primm, 1882
- George Hunter Padgett, 1877–1883
- John Hamer Primm, Sr. 1845–1885
- Charles H. Primm, circa 1809–1886
- Jane H. Primm circa 1817–1891

Living descendants of individuals buried in the cemetery (if available, possible most recent addresses and phone numbers are included):

- *Loyd E. Morgan, Jr.* (he sold the property to the Oldsmith Group on December 10, 2018; formerly at 9634 Concord Road, Brentwood, Tennessee, where the cemetery is located; 615-332-2621, 615-776-5675). He is John Hamer Primm, Sr.'s great-grandson by way of John Hamer Primm, Sr.'s son, John Hamer Primm, Jr., who was the father of Virginia Primm Morgan, who was Loyd Morgan, Jr.'s mother.
- *William Randolph (Randy) Morgan*, 2617 Emery Drive, Nashville, Tennessee (615-394-4982, 615-883-6017). Like Loyd E. Morgan, Jr., he is John Hamer Primm, Sr.'s great-grandson by way of John Hamer Primm, Sr.'s son, John Hamer Primm, Jr., who was the father of Virginia Primm Morgan, who was Randy Morgan's mother.
- *Patrick J. Reed*, 715 Westfield Drive, St. Charles, Illinois (630-781-7589, 630-584-5931, 630-208-6708). He is the great-great-grandson of John Hamer Primm, Sr., by way of John Hamer Primm, Sr.'s son, John Hamer Primm, Jr., who was the father of Wilma Primm Reed, who was the mother of John Reed, who was Patrick J. Reed's father.
- *Christopher W. Grigsby*, 1025 Woods Way, O'Fallon, Illinois (618-314-2282). He is the great-great grandson of John Hamer Primm, Sr., by way of John Hamer Primm, Jr., who was the father of Mary E. Primm Grigsby, who was the mother of Larry W. Grigsby, who was the father of Christopher Grigsby.
- *Michael T. Grigsby*, 7334 Amherst Avenue, St. Louis, Missouri (618-243-5242). He is the great-great grandson of John Hamer Primm, Sr., by way of John Hamer Primm, Jr., who was the father of Mary E. Primm Grigsby, who was the mother of Larry W. Grigsby, who was the father of Michael Grigsby.
- *Mark Hitt*, 1411 Union Hill Road, Goodlettsville, Tennessee (615-419-0314, 615-859-9799, 615-942-7536). He is the great-great nephew of George Hunter Padgett, whose inscribed headstone is at the Primm-Padgett Cemetery. He is his great-great nephew by way of Charles Perkins Padgett, who was George Hunter Padgett's brother, who was the father of Addie Blanche Padgett Sweeney, who was the mother of Ardath Ann Sweeney Hitt, who was the mother of Mark Hitt.
- *Greg Sweeney*, 214 Louise Drive, White House, Tennessee (615-672-4948). He is the great-great nephew of George Hunter Padgett, whose inscribed headstone is at the Primm-Padgett Cemetery. He is his great-great nephew by way of Charles Perkins Padgett, who was George Hunter Padgett's brother, who was the father of Addie Blanche Padgett Sweeney, who was the mother of Charles Hayden Sweeney, who was the father of Greg Sweeney.
- *Jeff D. Sweeney*, 4129 Helena Bay Ct., Hermitage, Tennessee (615-889-4384, 615-678-5384). He is the great-great nephew of George Hunter Padgett, whose inscribed headstone is at the Primm-Padgett Cemetery. He is his great-great nephew by way of Charles Perkins Padgett, who was George Hunter Padgett's brother, who was the father of Addie Blanche Padgett Sweeney, who was the mother of Charles Hayden Sweeney, who was the father of Jeff Sweeney.

Please let us know if we can be of further assistance or if you have any questions. If it is determined that the Primm-Padgett Cemetery has to be moved, Alexandra Bybee on our staff has extensive experience in conducting these kinds of endeavors in particular with regard to the excavation of historic cemeteries.

Sincerely,



Charles M. Niquette, RPA 10710
President

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**ATTACHMENT A. 1883 CORRESPONDENCE BETWEEN
JOHN HAMER PRIMM AND MARY LOUMIZER FLY.**

Miss Mary

I must write

To tell you of my dream, you remember I told you a part of it, now I will tell you all about it, Miss Mary I hope and trust you will not doubt what I have to say, I dreamed that Mr C you and I were talking and Mr C fell asleep, and you did make a wreath of green leaves and put it upon his head, and he did look so cute that you laugh and he did wake up, and he asked me who put the wreath on his head, and you remarked to me if you tell him I will pay you, then Mr C laughed at you ^{and} did leave us and you said now Johnnie I will pay you for

That, and you come to me with a book in your hand, and I did catch you by each hand and said to you now pay if you can, and then I did kiss you and did tell you how I did love you, and you did not frown, and asked if you loved me and you did not say no, then I asked you if you would be mine, and you turned away your face for awhile but left your hands in mine, and then you look at me and our faces drew near each other, and I awoke.

Never was such a disappointment, there was no dear one, all was changed. But the question is, what does the dream mean, one thing is true about it - I do love you, and would give all that I have if the dream was true. Suppose and I was to ask you

what I asked you in my dream,
would you answer as you
answered then. All that I have to
say, and can say, is that I do
love you, and that the gift of
your own affection is one which
I would aspire to as my greatest
treasure. Pardon me if I am in
error - it would be very painful
to me if I were, I ask you to accept
a true and honorable devotion
that can know no change,
how entirely my whole being is
absorbed in the one aspiration
that you will not reject me.
I could writ to you volumes of
what my hopes are, and of what my
feelings I will ever be; but I trust
not a wearisome subject. Once -
again, and once for all, I place
my self in your hand, with the
most ardent attachment that it is

possible to experience and that
it is impossible to describe. At
all events, you will not, I trust,
refuse a few lines to your
devoted friend?

Believe me your ever faithful friend
with respect

Yours

J. H. Primm

Home. Dec. 6. 1883

Mr Johnnie Pamm

Dear friend
I now

withdraw from the toils and cares
of the day to meditate upon the
past present and future. and to
answer your most welcome and
appreciated letter. Ah how my
poor heart leap with joy the
thought of receiving a letter from
you. I was almost persuaded to
to believe that you had forgotten your
promise. forgotten by one. I loved so
dearly. I have often said to myself
when wishing to know what the dream
was he has cast me away if not he
would have told me before now. I
I thought at first the letter must

be a dream to good to be true.
alas it was not a dream. it was a
letter from you. Dear one written
in your own hand write that lie before
my eyes. I could not read it fast
enough. and your letter seemed short
so short. I read it for fear. I had
not read it all. you ask ^{what} does all
this dream mean. I believe it means
there is a state of fullness happiness
for us if we ^{will} only except of it. you
seemed to think that. I would not
believe what you said. I believe you
are sincere in every word you said
I believe your heart is the honest and true
to deceive me. if you were to deceive me
I would never have any confidence
in no man. Johnnie you ask ^{me} in
your letter to except of one whose heart
would never know no change. I cannot
deny you no never. therefore I will be
thine thruw life. many pleasant hours
have I spent with you. now hoping

many years to ~~to~~ spend
may we walk together thru this
life sharing ~~sharing~~ each others
sorrows and joys. may our stay
on earth be long and our days be
crowded with hours of happiness
when our task on earth is finish
may ^{we} dwell with the bright saints
above where we shall always be
happy Johnnie you said that you ^{place} ~~you~~
yourself in my hands. now language
fails to express my wishes for you
but I know. I shall always love
you. I could write to you for hours
days weeks ~~years~~ ~~as~~ ~~the~~ ~~there~~ always
find something else to write I now
leave myself in your care. Believing
that you will be the same now and
forever I suppose I have said
enough now. please let no one see
this. so by by my — — until
I see you yours forever
Mary

June 7, 2019

Chuck Olderman
Old Smith Development Group, LLC
chuck@oldsmithgroup.com

**RE: Background Review and Boundary Delineation of the Morgan Property Cemetery,
Brentwood, Williamson County, Tennessee**

Mr. Olderman,

On May 30, 2019, TRC Environmental Corporation (TRC) carried out the delineation and mapping of the Morgan property cemetery. The purpose of the investigation was to map and document all grave stones and other surface traces of interments within the main body and periphery of the cemetery. TRC utilized visual inspection to identify marked and potential unmarked graves. The following letter report provides a brief description of the cemetery and the result of the field investigations. Additionally, recommendations for the possible removal and relocation of the cemetery are included.

The cemetery is on a 17.71 acre (771299 square feet) tract of land located at 9634 Concord Road in Brentwood, Tennessee (Figure 1 and 2). The cemetery is situated on hilltop within a stand of mature hardwood trees. The cemetery measures approximately 8 meters (26.24 feet) E/ W by 12 meters (39.37 feet) N/ S and is roughly rectangular in shape. During a visual inspection, TRC located and recorded a total of 15 graves marked by headstones and footstones. In addition, two depressions were observed which may indicate the location of unmarked graves.

DELINEATION OF THE MORGAN PROPERTY CEMETERY

Methods

TRC conducted a reconnaissance of the Morgan Property Cemetery that included a visual examination of the ground surface to identify and mark all visible monuments, headstones, footstones, and depressions with pin flags. Initially, the inspection took place within the obvious boundary of the cemetery defined by the existing grave markers. Once the existing markers were identified a systematic examination consisting of a series of parallel transects spaced five feet apart was conducted to identify any markers covered with vegetation and depressions that are likely graves. Measuring tapes were used to map the depressions, a GPS unit with sub-meter accuracy recorded the cemetery's location, and photographs were taken.

Results

In total, 15 grave markers and two depressions were identified in an area that measures 8 meters (26.24 feet) E/ W by 12 meters (39.37 feet) N/ S (Figures 3 and 4). The number of makers and depressions suggests that there are approximately 12 burials associated with this cemetery. The cemetery is seemingly abandoned and not maintained. Vegetative growth, including large tree roots have enveloped and knocked down some of the grave markers (Figure 5). Vegetation at the site also includes vinca, a plant that is often intentionally planted at historic cemeteries. The grave markers that were not knocked down faced E/ W and were loosely organized into rows. A deteriorated wooden fence and barbed wire fencing wrapped around a few trees was observed. This fencing appears to have, at one time, marked the cemetery's boundaries (Figure 6).



Figure 1. Overview of the Morgan Property Cemetery, facing southeast



Figure 2. Inscribed headstone and footstone overview, facing northwest.

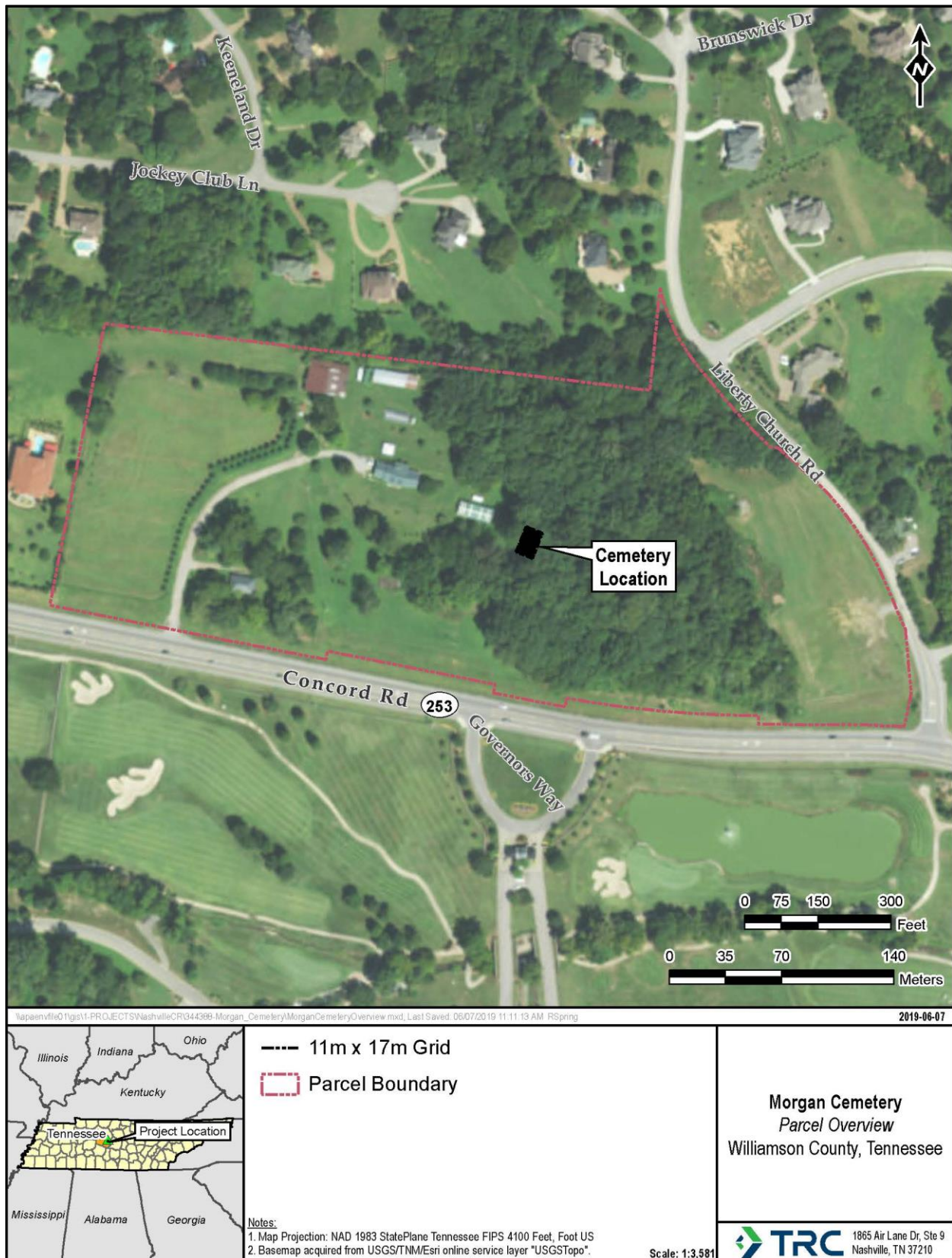


Figure 3. Morgan Cemetery Location.

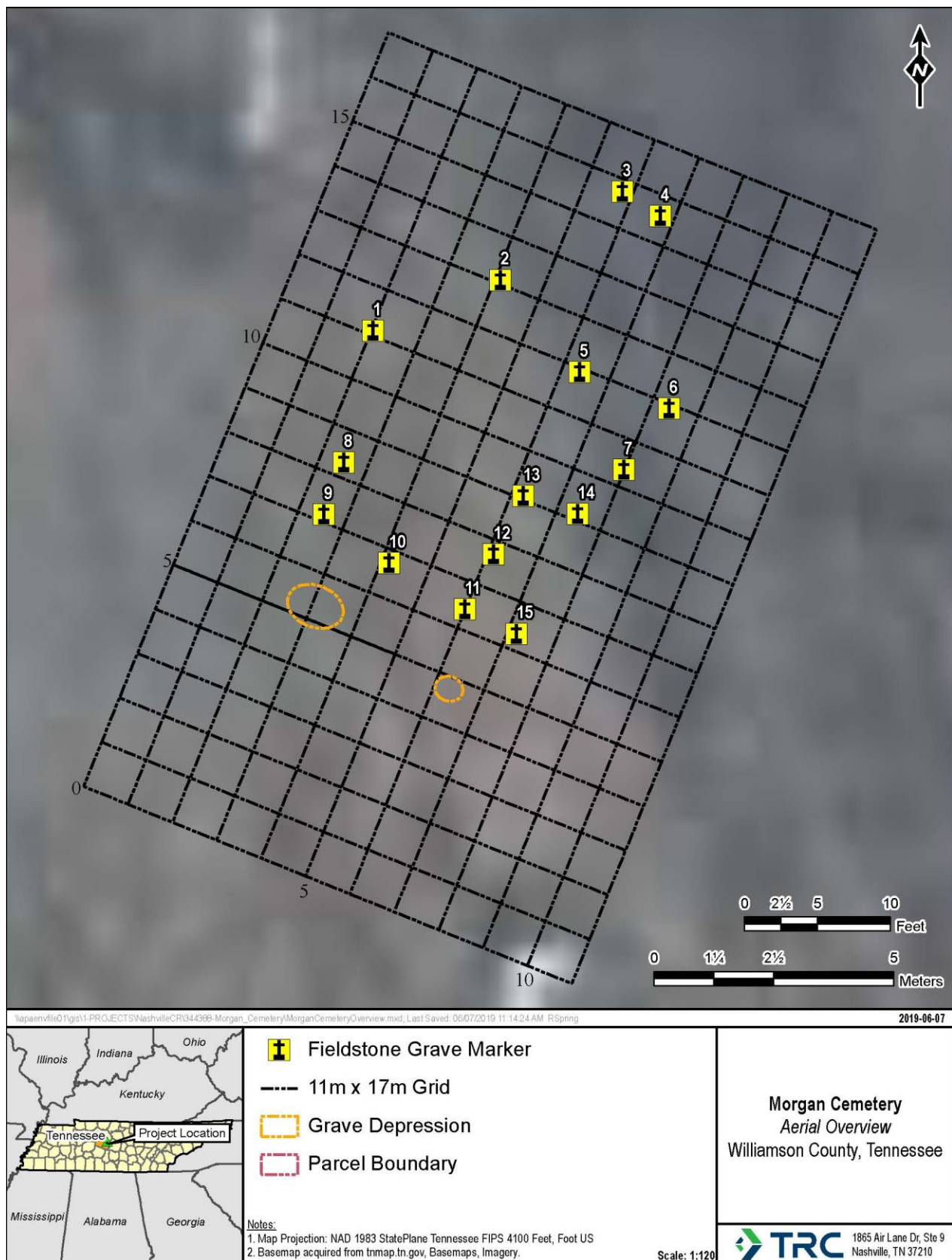


Figure 4. Results of the cemetery delineation.



Figure 5. Roots growing through the interments, facing south.



Figure 6. Barbed wire wrapped around a tree, facing south.

Two of the headstones have inscriptions. Stone marker #11, (see Figure 4 for location), shows a dove carrying a banner to which says, *GONE HOME TO REST* (Figure 7). Underneath is the inscription:

George Hunter
Son of
G.R & A.M. PADGETT
BORN
June 16, 1877
DIED
June 4, 1883



Figure 7. Stone maker #11 with inscription.

Stone marker # 15, marked with the inscription, “GHP” is the footstone associated with the grave of George Padgett Hunter (Figure 8). . Preliminary background research identified the parents of George Hunter as Addie M. Primm Padgett and George Richard Padgett (Findagrave.com). They both, however are buried at Spring Hill Cemetery.



Figure 8. Stone marker #15 with inscription.

Recommendations for Removing and Relocating the Cemetery

TRC recommends one of two options for the prospective development plans. The first option is avoiding the cemetery and building a protective buffer into the development plans. Collaboration with local historical societies and historic preservation groups may open avenues for creating an aesthetically pleasing natural space at minimal cost. We understand that this option is not often viable for some development projects, which is why TRC offers respectful archaeological burial removal services.

There are a number of issues to consider if it is determined that excavation and relocation of the cemetery is necessary. The size of the cemetery and the mid- to large trees covering its extent will require some additional initial steps prior to the actual excavation of the burials. Initial removal of the trees to the stump will need to take place. After tree cutting, removal of the interments and headstone can take place.

A trackhoe will then be utilized in removing the overburden down to a level where the graves can be exposed and excavated by hand. This level is usually attained anywhere between 3.5 to 5.5 feet in depth. A buffer zone around the hilltop beyond any uncovered graves should also be stripped of topsoil, up to 1.5 feet in depth, to ensure the full extent of the cemetery has been exposed. Once the area has been mechanically stripped a final determination of the number of burials present will be made. TRC will map the position of all graves exposed during backhoe stripping. This mapping effort

will aid in positioning the graves during the relocation process. TRC plans on relocating the cemetery in the same placement configuration they were recorded. The size needed for the new cemetery location will dependent on number of burials found. After this time, the tree stumps can be removed under the guidance of TRC archaeologists in order to avoid any remaining associated burial remains.

The work will generate large amount of backfill dirt from within the boundaries of the cemetery. If removal and relocation is the chosen option then your plans should include provisions for stockpiling and then replacing this material, with appropriate compaction to accommodate building construction.

If you have any questions regarding the findings presented in this document or our relocation recommendations please feel free to contact me at jgreene@trccompanies.com or by phone at 615 218-4512.

Sincerely,



James Greene, MA, RPA
Project Manager, Archaeology
615-218-4512



Krista Jordan-Greene, MA, RPA
Project Archaeologist
615-326-5153

BRENTWOOD PLANNING COMMISSION

1.

Meeting Date: 03/02/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

February 2020 -- Security Report

Jeff Dobson
PLANNING AND CODES DIRECTOR

Tim Harrington
BUILDING CODES OFFICIAL



Todd Petrowski
SENIOR CITY PLANNER

Allison Henry
CITY PLANNER

BRENTWOOD PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM 2020-04

TO: Planning Commission Members

FROM: D.J. Dobson, Planning & Codes Director 

SUBJECT: SECURITY SUMMARY – FEBRUARY 2020

DATE: February 29, 2020

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

- **Traditions Section Five, RDU & W/S** – Planning and Codes Department staff received Official Check number 005159 in the amount of **\$398,475.00**, issued by the Tennessee Bank and Trust. The amount is intended to serve as security for the required infrastructure (roadway, drainage, utility, water, and sewer) improvements for Section Five of the Traditions Subdivision, which is located on the east side of Wilson Pike at the southerly City Limits.

The check was forwarded to Finance Department staff who were asked to deposit the entire amount into the Contractors Escrow account.

On December 16, 2019 the developer was notified of the estimated security amounts. A copy of the letter is included, without the attachments.

Article Eight, Section 8.1(4) of the Brentwood Subdivision Regulations allows the City to accept cashier's check in lieu of an Irrevocable Standby Letter of Credit, which is the usual form of security.

The final plat for the section has not yet been recorded.

On December 2, 2019 the Planning Commission approved a final plat for the project that showed 24 lots on approximately 14 acres. A copy of the approval letter is attached.

The funds will be only used to complete the required improvements for the project in the event that the property owner fails to perform.

City staff will conduct periodic inspections of the project. Inspections of the project must be completed before the security can be reduced/released. Based upon the results of any future inspection, and provided that all required improvements meet the specifications of the approved construction plans and the requirements of the Subdivision Regulations, staff could recommend release of the amount at that time.

- **Valle Verde Subdivision, RDU & W/S** – On February 3, 2010, planning staff forwarded cashier's check number 7038762318 in the amount of \$358,054.00, issued by SunTrust Bank to the Finance Department. The amount was intended to serve as the required security for the remaining infrastructure improvements (roadway, drainage, street lighting water and sewer) for the Valle Verde Subdivision, located on the north side of Moores Lane.

On November 17, 2015, staff from the Engineering and Water Services Departments conducted a review of the approved construction documents and completed a follow-up inspection of the project. Based upon the results of these reviews and considering the amount of work completed, staff recommended that the amount of the security be reduced a total of \$196,772.00, or from the then current total of \$358,054.00 to a new total of **\$161,282.00**. The new amount was to be considered maintenance security for the required infrastructure improvements within the project and held for at least one year or until the project was completed and the necessary final inspections were conducted.

Recently, staff with the Engineering and Water Services Departments conducted a final inspection of the project. Based upon this inspection, staff found that the required infrastructure improvements have been completed in accordance with the specifications of the approved construction documents and the requirements of the Brentwood Subdivision Regulations. Therefore, staff recommended that the remaining escrow security for the project in the of **\$161,282.00** be released.

Complete backup information was attached to the request.

Finance staff was asked to generate a check payable to Vastland Companies, Attention, Mr. J.D Eatherly, 1720 West End Avenue, Suite 600, Nashville, TN 37203, in the amount of **\$161,282.00**.

A completed Check Request form was also attached to the request.

The requested check in the amount of 161,282.00 was prepared on February 20, 2020 and forwarded to the developer. The amount represents a full reimbursement of the previously submitted escrow security amount for the required roadway, drainage, utilities, water and sewer improvements for the project.

- **Paw Pals, Landscaping, Landscaping** -- On April 21, 2014, planning staff forwarded cashier's check number 6839700499 in the amount of \$1,905.20, issued by the Wells Fargo Bank to the Finance Department. The amount was intended to serve as security for the required landscaping improvements for the renovation of the existing building located at 7114 Peach Court.

Last year the building was heavily damaged during a second renovation and was demolished. A new site plan was approved by the Planning Commission on October 7, 2019. The building is currently under construction.

The previous landscaping security is no longer necessary and therefore, staff has recommended that it be released.

Complete backup information was attached to the request.

Finance staff was asked to generate a check payable to Paw Pals Inc., in the amount of **\$1,905.20**.

A completed Check Request form was also attached to the request.

The requested check in the amount of \$1,905.20 was prepared on February 20, 2020 and forwarded to the property owner. The amount represents a full reimbursement of the previously submitted escrow security amount for the required landscaping improvements for the original plan.

- **AT&T Data Center, 407 Franklin Road, Landscaping** – On August 2, 2010, planning staff received cashier's check number 8839509354 in the amount of \$20,372.00, issued by SunTrust Bank. The check was forwarded to finance department staff. The amount was intended to serve as security for the required landscaping improvements for the renovation of the existing building located at 402 Franklin Road.

Recently, staff with the Planning and Codes Department completed a follow-up inspection of the installed landscaping at the recently completed at the above referenced project. The installed plantings appeared to be healthy and growing.

Complete backup information was attached to the request.

Based upon the results of this review, staff has recommended the complete release of the landscaping security of \$20,372.00.

A completed Check Request form was also attached to the request.

The requested check in the amount of \$20,372.00 was prepared on February 20, 2020 and forwarded to the contractor. The amount represents a full reimbursement of the previously submitted escrow security amount for the required landscaping improvements for the original plan.

- **Witherspoon, Subdivision, Section Two, RDU, W/S & Street Trees** -- Staff from the Engineering and Water Services Departments recently completed a review of the approved construction plans and conducted a site inspection of the project. Based upon these staff reviews, and considering the quantity of work completed, the amount of the

security may be reduced a total of \$249,309.00, or from the current amount of \$750,842.00 to a new total of **\$501,533.00**.

The developer was reminded that City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance by the City where applicable.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

According to Pinnacle Bank, the current expiry date of letter of credit number 90014269 is February 1, 2021.

The developer was asked to have prepared an amendment (Amendment One) to original letter of credit number 90014269 reducing its available amount of \$501,533.00. All other terms and conditions of the original letter of credit including the automatic renewal clause shall remain unchanged. Please forward the original amendment and the signed and notarized performance agreement to the attention of planning staff.

Finally, the developer was advised that the ongoing maintenance of all required improvements within the section remains your responsibility until final acceptance of the infrastructure improvements 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.

- **Witherspoon, Subdivision, Section Three, RDU, W/S & Street Trees** – Staff from the Engineering and Water Services Departments recently completed a review of the approved construction plans and conducted a site inspection of the project. Based upon these staff reviews, and considering the quantity of work completed, the amount of the security may be reduced a total of \$50,505.00, or from the current amount of \$177,550.00 to a new total of **\$127,045.00**.

The developer was notified that City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance by the City where applicable. According to Pinnacle Bank, the current expiry date of letter of credit number 90018701 is October 19, 2020.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

The developer was asked to have prepared an amendment (Amendment One) to original letter of credit number 90018701 reducing its available amount to \$127,045.00. All other terms and conditions of the original letter of credit including the automatic renewal clause shall remain unchanged. Please forward the original amendment and the signed and notarized performance agreement to the attraction of planning staff.

Finally, the developer was reminded that the ongoing maintenance of all required improvements within the section remains your responsibility until final acceptance of the infrastructure improvements 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.

- **Witherspoon, Subdivision, Section Four, RDU, W/S & Street Trees** -- Staff from the Engineering and Water Services Departments recently completed a review of the approved construction plans and conducted a site inspection of the project. Based upon these staff reviews, and considering the quantity of work completed, staff has recommended that the amount of letter of credit number 90020122, issued by the Pinnacle Bank, be reduced a total of **\$319,008.00**, or from the current total of \$799,105.00 to a new total of **\$480,097.00**

The developer was reminded that City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance by the City where applicable. According to Pinnacle Bank, the current expiry date of letter of credit number 90020122 is January 24, 2021.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

The developer was asked to have prepared an amendment (Amendment One) to original letter of credit number 90020122 reducing its available amount to **\$480,097.00**. All other terms and conditions of the original letter of credit including the automatic renewal clause shall remain unchanged. Please forward the original amendment and the signed and notarized performance agreement to the attention of planning staff my attention on or before **March 20, 2020**.

Finally, the developer was reminded that the ongoing maintenance of all required improvements within the section remains your responsibility until final acceptance of the infrastructure improvements 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.

- **Witherspoon, Subdivision, Section One, Roadway, Drainage Utilities, Street Lighting, Water Sewer, Landscaping, Entrance Features, Pool, Pavilion and Clubhouse Improvements and Off-Site Water And Sewer Improvements** -- Staff from the Water Services Department recently completed an inspection of the off-site improvements for the Witherspoon Subdivision. These amounts are included as part of the security for Section one of the project. Based upon this inspection staff has recommended that the amount of letter of credit number 90012705 be reduced a total of **\$93,740.00**, or from the current total of \$417,167.00 to a new total of **\$323,427.00**.

The developer was informed that City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance by the City

where applicable. According to Pinnacle Bank, the current expiry date of letter of credit number 90012705 is November 7, 2020.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

The developer was asked to have prepared an amendment (Amendment Two) to original letter of credit number 90012705 reducing its available amount to **\$323,427.00**. All other terms and conditions of the original letter of credit including the automatic renewal clause shall remain unchanged. Please forward the original amendment and the signed and notarized performance agreement to the attention of planning staff.

Finally, the developer was reminded that the ongoing maintenance of all required improvements within the section remains your responsibility until final acceptance of the infrastructure improvements 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.

- **Belle Terra, RDU & W/S** -- Staff from the Engineering and Water Services Departments recently completed a review of the approved construction plans and conducted a site inspection of the project. Based upon these staff reviews, and considering the quantity of work completed, staff has recommended that the amount of letter of credit number 5094, issued by Preferred Bank and confirmed by the Franklin Synergy Bank be reduced a total of \$121,578.00, or from the current total of \$169,684.00 to a new total of **\$48,106.00**.

The developer was reminded that City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance by the City where applicable.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement is attached.

The developer was asked to have prepared an amendment (Amendment One) to original letter of credit number 5094 reducing its available amount to **\$48,106.00**. All other terms and conditions of the original letter of credit including the automatic renewal clause shall remain unchanged. Additionally, the confirmation from Franklin Synergy Bank must also be amended showing the new amount of \$48,106.00. Please forward the original amendment, the confirmation and the signed and notarized performance agreement to my attention on or before **March 20, 2020**.

Finally, the developer was reminded that the ongoing maintenance of all required improvements within the subdivision remains your responsibility until final acceptance of the infrastructure improvements 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.

- **Avery Subdivision, RDU & W/S** – Planning staff received confirmation for BancorpSouth Bank that letter of credit number 161000931391 originally issued on February 8, 2017 has renewed per the terms and conditions of the original letter of credit. The new expiry date for the letter of credit is February 7, 2021.

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
FEBRUARY 29, 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. 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	CORROSION PREVENTION	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
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+

SECURITY REPORT
CITY OF BRENTWOOD
BY EXPIRATION DATE
FEBRUARY 29, 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
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
Avery Subdivision	161000931391	\$501,049.00	RDL, SEWER & LAND	P	BancorpSouth Bank	LOC	1/7/2021	2/7/2021	2/28/2020	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 & BUFFER LAND	P	U.S. Bank	LOC	6/31/2021	7/31/2021	8/1/2019	YES	Aa3*
TOTAL	\$15,122,760.20										
*Moody's Rating -- Aa3, Fitch Rating -- AA											

SECURITY REPORT
CITY OF BRENTWOOD
AMOUNTS HELD IN ESCROW
FEBRUARY 29, 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
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
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
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 Section 1	\$782,833.00	RDU & 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 Section 2	\$555,459.00	RDU & 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 -- Tuscan	\$2,500.00	ROAD REPAIRS	P	6840702043	8/9/2019
Traditions, Section 3	\$703,066.80	RDU & W/S	M	4736	10/4/2019
Traditions, Section 5	\$398,475.00	RDU & W/S	P	5159	2/11/2020

TOTAL ESCROW ACCOUNT HOLDINGS	\$2,994,207.20
TOTAL AMOUNT OF ALL SECURITIES HELD BY THE CITY	\$18,116,967.40

BRENTWOOD PLANNING COMMISSION

1.

Meeting Date: 03/02/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Planning and Codes Department Monthly Report -- January 2020

Jeff Dobson
PLANNING AND CODES DIRECTOR

Tim Harrington
BUILDING CODES OFFICIAL



Todd Petrowski
SENIOR CITY PLANNER

Allison Henry
CITY PLANNER

BRENTWOOD PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM 2020-03

TO: Honorable Mayor and Members of the Board of Commissioners

THROUGH: Kirk Bednar, CITY MANAGER

FROM: Jeff Dobson, PLANNING & CODES DIRECTOR

SUBJECT: January 2020 Monthly Report

DATE: February 18, 2020

PLANNING COMMISSION

The Planning Commission conducted their regular monthly meeting on January 6, 2020. 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 POROTECTION 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	1						9	
REVISED FINAL PLAT	1		2		1	2	5						11	
REVISED HILLSIDE PROTECTION SITE PLAN		1											1	
REVISED PRELIMINARY PLAN	1		1		2	1	1						6	
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	7	0	0	0	0	0	57	

BOARD OF ZONING APPEALS

The Board of Zoning Appeals did not meet in January 2020. The following table presents a summary of the Board of Zoning Appeals case file review, completed by staff during FY 2020.

AMENDMENTS TO THE ZONING ORDINANCE

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

BOARD OF ZONING APPEALS -- 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
ACCESSORY STRUCTURE	1	2	0	1	0	3	0						7
HOME OCCUPATION	0	0	0	0	0		0						0
SPECIAL EXCEPTION	0	0	0	0	0		0						0
VARIANCE	0	0	0	0	0	1	0						1
TOTALS	1	2	0	1	0	4	0	0	0	0	0	0	8

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 final 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.

PERMITTING AND DEVELOPMENT MANAGEMENT SOFTWARE

Staff has begun weekly meeting with the Davenport Group, our permitting software provider, in the design of the new permitting and development management software for the City.

Study of the Codes, Licensing, Permitting, Project modules is underway. The intent is to streamline the process and remove unnecessary information for the various types and sub-types.

It is expected that implementation of the software will be completed and operational around the end of FY 2020.

STATE ELECTRICAL INSPECTIONS/PERMIT ISSUANCE

The State of Tennessee has maintained a presence in the Planning and Codes offices for many years. Their staff issued permits and coordinated inspections with City staff. In January the State transitioned to a new permitting system that heavily favors issuance of electrical permits on-line. As a result the State Permit Technician no longer works out of the Planning and Codes Offices.

In an effort to inform our builders of the changes at the State, staff will conduct our Spring Builders meeting on March 13th, which will primarily focus on electrical contractors, beginning at 9:00 a.m. and running until Noon in Meeting Rooms "A" and "B" at the Library.

BUILDING PERMIT RECAP

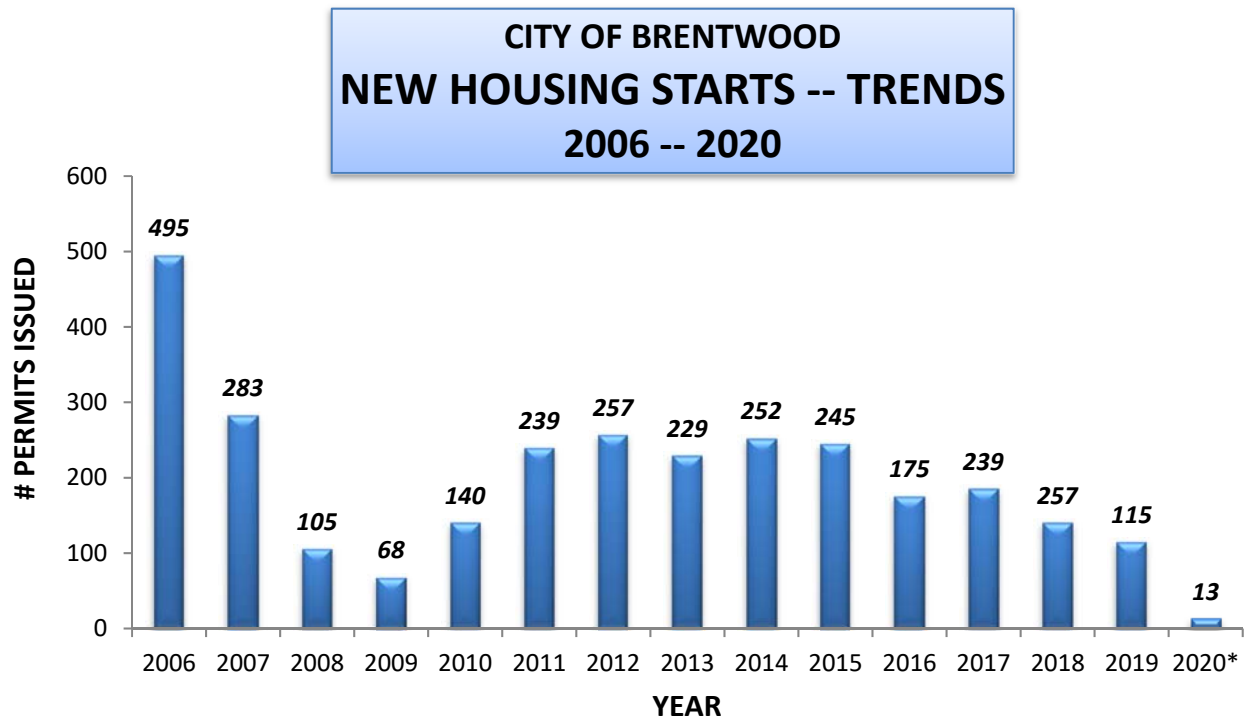
SUMMARY -- PERMIT VALUATION/FEEES COLLECTED -- FY 2020			
MONTH	PERMITS ISSUED	VALUATION	FEEES COLLECTED
JULY	164	\$9,402,247.59	\$45,004.15
AUGUST	207	\$17,460,158.22	\$72,921.80
SEPTEMBER	164	\$31,906,571.57	\$90,989.77
OCTOBER	209	\$15,526,274.47	\$80,505.54
NOVEMBER	176	\$17,302,943.85	\$81,523.94
DECEMBER	141	\$37,337,041.82	\$62,585.90
JANUARY	261	\$16,390,110.97	\$97,145.26
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
TOTAL FY 2020	1322	\$145,325,348.49	\$530,676.36
(PERM130)			

The totals reported above do not include water and sewer tap fees, which are issued as permits. Staff also issued a total of 13 single-family residential permits for the month of January. The total valuation of the SF permits was \$7,106,500.00. The total permit fees received was **\$25,251.75**. This compares with six permits issued in January 2019.

A total of **46** 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 \$3,199,237.79, while the permit fees received was **\$14,790.75**.

PERMITS ISSUED JANUARY 2020							
PERMIT TYPE	# ISSUED	VALUATION	FEEES	PERMIT TYPE	# ISSUED	VALUATION	FEEES
ACCESSORY STRUCTURE	4	\$50,802.00	\$429.50	IRR C	0	\$0.00	\$0.00
BASEMENT	2	\$52,500.00	\$349.25	IRR R	5	\$29,365.00	\$137.50
COMMERCIAL ADDITION	1	\$200,000.00	\$1,092.00	IRRIGATION	4	\$35,200.00	\$110.00
COMMERCIAL FOUNDATION	1	\$0.00	\$250.00	LIMITED DURATION EVENT	2	\$0.00	\$100.00
COMMERCIAL GRADING PLAN	0	\$0.00	\$0.00	MECHANICAL	68	\$1,070,619.82	\$4,915.50
COMMERCIAL RENOVATION	1	\$15,000.00	\$197.25	MISCELLANEOUS BUILDING	2	\$0.00	\$0.00
COMMERCIAL ROOFING	0	\$0.00	\$0.00	PLUMBING	46	\$505,176.52	\$2,655.00
COMMERCIAL SHELL	0	\$0.00	\$0.00	PUBLIC WORKS	10	\$0.00	\$21,295.20
COVERED PORCH	11	\$408,226.54	\$2,534.50	REMODEL	10	\$468,118.50	\$2,563.75
DECK	5	\$26,387.24	\$329.00	RES ADDITION	6	\$592,000.00	\$2,494.75
DEMOLITION	4	\$0.00	\$1,000.00	SINGLE FAMILY	13	\$7,106,500.00	\$25,251.75
FENCE ADMINISTRATIVE	1	\$0.00	\$0.00	SWIMMING POOL	10	\$1,500,005.51	\$5,799.00
FIRE SUPPRESSION	0	\$0.00	\$0.00	TENANT FINISH	21	\$4,004,258.80	\$21,479.31
FOOD TRUCKS	24	\$0.00	\$1,200.00	WINDOW REPLACEMENT	2	\$173,951.04	\$741.50
FOUNDATION	0	\$0.00	\$0.00	WELL DRILLING	0	\$0.00	\$0.00
GARAGE	2	\$152,000.00	\$720.50				
GRADING	6	\$0.00	\$1,500.00				
				TOTALS	261	\$16,390,110.97	\$97,145.26
				(PERM190)			

SUMMARY PUBLIC WORKS PROJECT FEES COLLECTED FY 2020		
MONTH	PERMITS ISSUED	FEES COLLECTED
JULY	3	\$3,690.00
AUGUST	8	\$9,840.00
SEPTEMBER	7	\$8,610.00
OCTOBER	10	\$12,300.00
NOVEMBER	11	\$13,530.00
DECEMBER	15	\$17,220.00
JANUARY	10	\$21,295.00
FEBRUARY		
MARCH		
APRIL		
MAY		
JUNE		
TOTAL FY 2020	64	\$86,485.00
(PERM130)		



SUMMARY WATER & SEWER TAP FEE PERMITS ISSUED -- FY 2020						
MONTH	SEWER TAP FEES	SEWER PERMITS ISSUED	WATER TAP FEES	WATER 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	\$57,165.00	12	\$63,325.00	13	25	\$120,502.00
NOVEMBER	\$77,819.00	16	\$20,275.00	11	27	\$98,110.00
DECEMBER	\$75,225.00	16	\$39,325.00	14	30	\$114,566.00
JANUARY	\$45,135.00	9	\$17,225.00	9	18	\$62,369.00
FEBRUARY						
MARCH						
APRIL						
MAY						
JUNE						
TOTALS	\$335,629.00	72	\$202,700.00	67	139	\$538,401.00

(PERM 130)

INSPECTION RECAP

The number of inspections conducted by staff for all building projects remains steady. The number of inspections completed in January was 721. 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 5,475.

INSPECTIONS COMPLETED BY TYPE JANUARY 2020			
FINAL	54	GREASE TRAP INTERCEPTOR	0
DECK FINAL	8	GRINDER PUMP FINAL	2
MECHANICAL FINAL	42	GRINDER PUMP ROUGH-IN	1
PLUMBING FINAL	34	HOUSE WRAP & FLASH.	1
POOL FINAL	5	HVAC CHANGEOUT	1
RE-FINAL	16	INSULATION	24
ABOVE CEILING	19	LIFE SAFETY	1
BACKFLOW DEVICE INSP.	0	MECHANICAL	29
BACKFLOW TEST	11	NO FRAMING/STOP WORK ORDER	8
COMMERCIAL WATER LINE	0	PARTIAL FINAL INSP.	0
COMMERCIAL SEWER LINE	0	PLUMBING	48
COMPLAINT	1	POOL SAFETY BARRIER	4
COURTESY INSP.	2	PROGRESS	5
CRAWL SPACE INSP.	17	RE ROUGH-IN	30
DECK FOOTING	6	ROUGH-IN POOL	3
DRAINAGE FINAL	0	ROUGH-IN FINAL	74
ENGINEER LETTER	27	SITE INSP.	46
ENGINEERING FINAL (RECEIPT)	11	SLAB/RADON	24
EROSION CONTROL	1	STATUS REVIEWS	79
FIRE LINE U/G	0	STORM DRAIN LINE	0
FIRE SUPPRESSION INT	4	WATER & SEWER	10
FOOTING	40	TOTAL	721
FOUNDATION WATER PROOF	11		
FOUNDATION SURVEY	10		
GAS	0		
GAS LINE INSPECTION	12		

(INSP63)

MONTHLY COMPARISON OF INSPECTIONS COMPLETED -- 2010 - 2020											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
January	927	1201	1332	1485	1099	1273	1098	1032	879	829	721
February	1032	1156	1423	1334	1233	1165	1175	966	896	774	
March	1289	1530	1384	1472	1332	1473	1255	1147	1138	983	
April	1165	1504	1598	1678	1400	1620	1158	1039	944	779	
May	1074	1709	2025	1792	1350	1451	1355	1315	912	775	
June	1497	1840	1693	1648	1423	1622	1323	1165	1057	764	
July	1448	1599	1768	1830	1602	1495	1109	1119	1117	881	
August	1583	1765	2014	1757	1466	1446	1538	1198	1087	896	
September	1695	1712	1801	1562	1575	1595	1270	1153	1124	736	
October	1493	1337	1918	1717	1522	1365	1270	1111	986	869	
November	1464	1331	1440	1397	1281	1120	1305	1051	743	635	
December	1167	1402	1384	1516	1455	1188	1071	994	729	737	
TOTAL	15,834	18,086	19,780	19,188	16,738	16,813	14,927	13,290	11,612	9,658	721

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;
- Began stepped up enforcement of the sign ordinance requirements regarding temporary signs for the presidential; primary. Early voting begins on February 12th. The only location offering early voting in Brentwood is at the Library.

CODES ENFORCEMENT

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

HOME OCCUPATIONS

New home occupations require a fee of \$25.00, while yearly renewals are \$10.00. Currently, there are currently 788 active home occupation permits within the City. (BUS12)

SUMMARY OF FEES -- HOME OCCUPATIONS			
FY 2020			
MONTH	INITIAL	RENEWAL	TOTAL
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
DECEMBER 2019	\$275.00	\$100.00	\$375.00
JANUARY 2020	\$500.00	\$260.00	\$760.00
FEBRUARY 2020			
MARCH 2020			
APRIL 2020			
MAY 2020			
JUNE 2020			
YTD TOTAL	\$2,100.00	\$2,430.00	\$4,530.00
(ACCT45)			

**CITY OF BRENTWOOD
SUMMARY OF VACANT RESIDENTIAL LOTS
JANUARY 31, 2020**

SUBDIVISION NAME	GENERAL LOCATION	# OF APPROVED LOTS	# OF 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.	168	168	168	0	0	0	208.00	4	All Sections Recorded
ARLEN 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	21	0	2	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 - 8/4/2018
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	3	0	2	0	8.67	8	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	8	Final Plat not yet Recorded
BORGATA	WILSON PK.	27	27	27	0	0	0	40.67	4	All Sections Recorded
BOYD SUBDIVISION	CONCORD RD.	2	0	0	0	0	1	4.53	6	Preliminary Plan only
BRASS LANTERN FARMS	MURRAY LN	9	9	9	0	0	0	13.06	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	19	0	1	0	28.62	3	All Sections Recorded
BRENTWOOD CLOSE	WILSON PK.	28	28	28	0	0	0	34.02	4	All Sections Recorded
BRENTWOOD FARMS	SOUTHERN WOODS	13	0	0	0	0	13	16.52	5	Prelim Plan App - 5-1-2017
BRENTWOOD GLEN	WILSON PK.	47	47	47	0	0	0	52.40	8	All Sections Recorded
BRENTWOOD LIGHTS	WILWOOD DR.	13	13	9	0	4	0	41.24	1	All Sections Recorded
BRIDGEVIEW PARK	CONCORD RD.	148	148	148	0	0	0	27.53	5	All Sections Recorded
BROOKFIELD	SUNSET RD.	472	472	472	0	0	0	273.00	5	All Sections Recorded
CANNON SUBDIVISION	MURRAY LN	2	2	1	0	1	0	9.24	1	Recorded - P8 P72, PG 30
CHEVOIT HILLS	HUNTERBORO DR.	16	16	16	0	0	0	17.88	4	All Sections Recorded
CONCORD RIDGE	CONCORD PASS	11	11	11	0	0	0	10.02	5	All Sections Recorded
COURT SIDE 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	8	All Sections Recorded
CROWWELL SUBDIVISION (LOWBARDY 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	8	Includes the Historic Fly House
EDENBROOK	LIBERTY CHURCH RD.	13	13	10	0	3	0	19.63	5	All Sections Recorded
ELMBROOK	CONCORD RD.	47	47	47	0	0	0	55.26	8	All Sections Recorded
ESTATES AT MAGNOLIA VALE	SUNSET RD.	8	8	8	0	0	0	9.10	5	All Sections Recorded
FOUNTAINBROOK	PINKERTON RD.	188	188	186	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 4/1/2018
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
GLEN ELLEN 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	HAROSATE DR.	8	8	8	0	0	0	9.96	4	Recorded
HAMPTON RESERVE	CONCORD RD.	91	91	89	0	2	0	105.47	8	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
INGLEHAM FARM	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	38	38	38	0	0	0	43.00	1	All Sections Recorded
LAURELS WEST	CHARITY DR.	19	19	18	0	1	0	25.44	8	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
MCCOYOCK 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	0	0	6.92	1	Lot 1 includes an existing home
NICHOLSON SUBDIVISION	BEECH CREEK RD.	2	0	0	0	0	0	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	18.62	1	Recorded
OWAN SUBDIVISION	FRANKLIN RD.	21	21	7	0	14	0	33.68	1	Recorded - 9-2019
OWL CREEK, ALL PHASES	CONCORD RD.	85	85	77	0	8	0	87.60	5	All Sections Recorded

CITY OF BRENTWOOD SUMMARY OF VACANT RESIDENTIAL LOTS JANUARY 31, 2020											
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 AT BRENTHAVEN PH. II, SEC. I	DEVENS DR.	88	68	40	0	28	0	210.00	3	Phase II Not Recorded	
PARKSIDE DOWNS	WILSON PK.	8	8	8	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	FISHER CT.	4	0	0	0	0	0	10.17	1	Prelim Plan App -- 6-8-2017	
PRESERVE AT CONCORD	CONCORD RD.	22	22	20	0	2	0	25.10	4	All Sections Recorded	
PRINCETON HILLS	MURRAY LN.	182	182	181	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 -- 6-8-2017	
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	8	All Sections Recorded	
RESERVE AT MAGNOLIA VALE	SUNSET RD.	5	5	5	0	0	0	7.04	5	All Sections Recorded	
RESERVE AT RAINTREE FOREST, SEC. 1-3	EASTWOOD DR.	100	100	97	0	3	0	272.00	8	All Sections Recorded	
RESERVE AT RAINTREE FOREST, SEC. 4-10	EASTWOOD DR.	113	27	2	0	25	88	282.00	8	Prelim Plan App -- 6-8-2017 -- 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	78.30	5	All Sections Recorded	
SHERIDAN PARK	SADLEWOOD LN.	22	22	22	0	0	0	24.50	4	Recorded -- Private Streets	
SNEED MANOR	OLD SMYRNA RD.	6	6	1	0	5	0	31.42	4	Private Streets -- Plan Approved -- 11-2-2015 -- Plat Recorded -- 7-18-2017	
SONOMA	SPLIT LOG RD.	86	86	86	0	0	0	84.50	5	All Sections Recorded	
STONECREST	BLUFF RD.	28	28	28	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 4/2/2018 -- Recorded -- 9-2019	
TARMORE	SPLIT LOG RD.	275	275	251	0	24	0	312.00	5	All Phases Recorded	
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	51	47	28	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	M DORES 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	86	29	38	28	260.72	6	Sec. 1, 2, 3, 4, 5, 6 & R-2 Lot Recorded.	
WETHERBROOK	LIBERTY CHURCH RD.	55	55	55	0	0	0	82.21	5	All Sections Recorded	
WHETSTONE	EDMONDSON PK.	141	141	141	0	0	0	187.00	4	All Sections Recorded	
WILLIAMS GROVE	OLD SMYRNA RD.	83	83	83	0	0	0	78.09	4	All Sections Recorded	
WILLOWMET	CONCORD RD.	129	129	129	0	0	0	132.00	8	All Sections Recorded	
WINDSTONE	MURRAY LN.	108	108	105	0	3	0	197.00	8	All Sections Recorded -- Private Streets	
WINDSTONE PROPERTY	MURRAY LN.	2	0	0	2	0	2	5.80	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	
TOTALS		5,927	5,654	5,385	88	269	218	7,219			
TOTAL VACANT LOTS IN CITY					Available *	357	W/Plans **	575			
PROJECTED SUPPLY OF LOTS -- BY YEAR (VARIOUS BUILD-OUT SCENARIOS)											
- 50 new homes annually						7.1	11.5				
- 75 new homes annually						4.8	7.7				
- 100 new homes annually						3.6	5.8				
- 150 new homes annually						2.4	3.8				
- 175 new homes annually						2.0	3.3				
- 200 new homes annually						1.8	2.9				
- 250 new homes annually						1.4	2.3				
- 300 new homes annually						1.2	1.9				
- 350 new homes annually						1.0	1.6				
- 400 new homes annually						0.9	1.4				
- 450 new homes annually						0.8	1.3				
- 500 new homes annually						0.7	1.2				
* 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: 03/02/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

City Calendar -- March 2020



MARCH 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 5:30 pm Park Board meeting 7:00 pm Planning Commission meeting	3 8:00 am City Court 4:00 pm Juvenile Court	4	5 8:00 am City Court 9:00 am City Commission Informational meeting	6	7
8	9 7:00 pm City Commission meeting and Beer Board	10	11 9:00 am Library Board meeting	12	13	14
15	16 5:30 pm Board of Zoning Appeals meeting	17 7:30 am Tree Board meeting 12:00 pm Library Board Strategic Planning Committee	18	19 9:00 am City Commission Informational meeting	20 9:30 am Historic Commission meeting	21
22	23 7:00 pm City Commission meeting	24	25	26	27	28
29	30	31 4:00 pm CIP Work Session		Notes:		