AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD MUNICIPAL PLANNING COMMISSION
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
BRENTWOOD CITY HALL

In the interest of the public health, safety, and welfare of the public, this meeting will be held electronically pursuant to Governor's Executive Order No. 16, 34, 51, and 60. Physical presence of the public will be limited, but the meeting may be viewed online at www.brentwoodtn.gov/livestream.

Agenda Item Location Map

Call to Order
Roll Call
Pledge of Allegiance to the Flag
Approval or correction of the minutes from the September 8, 2020 regular meeting

DRAFT -- Regular Meeting Minutes --September 8, 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. Any citizen who wishes to make a comment may have access to do so via webcam at City Hall.*

CONSENT AGENDA

1. **BPC2009-003 Revised Preliminary Plan, The Reserve at Raintree Forest, Sec. Four, Lots 108, 109 and 114-116, Zoning OSRD –** *Applicant: Mr. Kevin Birdwell, Ragan Smith Associates, P.O. Box 60070, Nashville, TN 37206*

2. **BPC2009-002 Revised Final Plat, The Reserve at Raintree Forest, Sec. Four, Lots 108, 109 and 114-116, Zoning OSRD –** *Applicant: Mr. Kevin Birdwell, Ragan Smith Associates, P.O. Box 60070, Nashville, TN 37206*

3. **BPC2009-004 Revised Final Plat – Brentmeade Subdivision, Lot 226, 9006 Gasserway Circle, Zoning R-2 -** *Applicant: Mr. Cooley, Civil & Engineering Consultants, Inc., 117 Seaboard Lane, Suite E100, Franklin, TN 37067*

4. **BPC2009-005 Revised Site Plan – Holy Family Catholic Church, 9100 Crockett Road, Zoning SI-1 -** *Applicant: Mr. Hughes, Tuck-Hinton Architecture & Design, 508 Houston Street, Nashville, TN 37203*

5. **BPC2009-006 Hillside Overlay Site Plan Review – Windstone Subdivision, Lot 29, 866 Windstone Boulevard, Zoning R-2 -** *Applicant: Mr. Craig Margolius, 1012 Falling Leaf Circle, Brentwood, TN 37027*

6. **BPC2009-011 Minor Revisions to Previously Approved Building Elevations – BMW / MINI of Nashville, 1568 Mallory Lane, Zoning C-3 –** *Applicant: Ms. Kristin Frailey, Praxis3, 100 Peachtree Street NW Suite 1450, Atlanta, GA 30303*

7. **BPC2009-013 Minor Revisions to Previously Approved Site Plan, FirstBank, fka Franklin Synergy Bank, 134 Pewitt Drive, Zoning C-4** – *Applicant: Mr. Guy Dearmon IV, Boom Sign and Lighting, 184 Sharp Springs Road, Smyrna, TN 37167*

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. **Resolution 2020-98 An Agreement with the City of Franklin to Adjust the Common Municipal Limits, South of General George Patton Drive to Incorporate Map 053F, Group A, Parcel 00200 Being Lot 2, Section Two of the Patton Business Park, Subdivision into the City of Brentwood**

2. **BPC2009-007 Revised Site Plan – Brentwood Baptist Church, 7777 Concord Road, Zoning SI-1 -** *Applicant: Mr. Matt Ellenberger, Barge Cauthen & Associates, 6606 Charlotte Pike, Suite 210, Nashville, TN 37209*

3. **BPC2009-009 Preliminary Plan – Delfino Subdivision, FKA Dolphin Club, 502 Wilson Pike, Zoning R-2 -** *Applicant: Mr. Adam Seger, Dale & Associates, 516 Heather Place, Nashville, TN 37204*

OTHER BUSINESS

1. Monthly Security Report -- September 2020

ADMINISTRATIVE INFORMATION

1. Planning and Codes Department -- Monthly Report -- August 2020

2. City Calendar -- October 2020



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: 10/05/2020

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 Tuesday, September 8, 2020 at 7:00 p.m. at Brentwood City Hall.

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

In the interest of the health, safety, and welfare of the public, this meeting was held electronically pursuant to Governor Lee's Executive Order No. 16, 34, 51, and 60. Physical presence of the public was limited, but the meeting was able to be viewed online at www.brentwoodtn.gov/livestream.

Mr. Pippin moved for approval of the minutes from the August 3, 2020 meeting as written; seconded by Mr. Travis. Motion was approved unanimously.

CONSENT AGENDA

Item 1: BPC2008-002 Revised Building Elevations, 136 Frierson Street, Zoning C-4

Ms. Sarina Walker requested approval to paint the red brick exterior of the former Town Center Theater a gray color. The building has a new owner and is currently being converted to an office use. The color currently on the building is a primer.

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

1. The appropriate permits shall be obtained before the start of construction.

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 September 8, 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.

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. 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 September 8, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC2008-008 Minor Site Plan Alteration – 5100 Maryland Way, Zoning C-1

Armstrong Building Group Corp., requested approval of a revised plan that proposed to paint the exterior of the existing red brick building a gray color.

The proposed color is called "Iron Ore".

Staff recommended approval of the proposed minor site plan revisions subject to the following conditions:

1. Provide written authorization from the Maryland Farms POA authorizing the proposed color 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 September 8, 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.

4. The existing monument sign structure cannot be demolished and replaced under the current zoning standards. Only the sign face can be changed. Remove any references to the demolition of the monument sign from the plans.

5. 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.

6. 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.

7. 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.

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

9. 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.

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

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

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

Item 3: BPC2008-009 Hillside Overlay Site Plan Review, Taramore Subdivision, Lot 204, 9526 Nottaway Lane, Zoning OSRD

Wilson & Associates, PC requested approval of a Hillside Protection Overlay Site plan for Lot 204 of the Taramore Subdivision.

TARAMORE SUBDIVISION, LOT 204	
Lot Area (sf)	43,320
Total Area of Home (sf)	7,269
Heated Area (sf)	4,023
Impervious Area (sf)	5,229
Green Space Provided (%)	87.9
Green Space Required (%)	40%

The exterior elevations included blond brick, dark shingles shutters and doors, and beige trim.

Staff recommended approval of the proposed hillside protection overlay site plan subject to the following conditions:

1. A Hillside Protection 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 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 September 8, 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.

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 September 8, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 4: BPC2008-010 Revised Final Plat – Bell Self Storage, 263 Wilson Pike Circle, Zoning C3/SR

Young Hobbs & Associates requested approval of a revised final plat that showed the previously approved generator and a backup pump enclosure off of the SW corner of the existing building, which is currently under construction.

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

1. Record the Stormwater Long Term Maintenance Plan with the Final Plat. The plat in the plan should be replaced prior to recording with new final plat.

2. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

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

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

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

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

4. 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.

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 September 8, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 5: BPC2008-012 Hillside Overlay Site Plan Review, Taramore Subdivision, Lot 205, 1917 New Bristol Lane, Zoning OSRD

Wilson & Associates, PC requested approval of a Hillside Protection Overlay Site plan for Lot 205 of the Taramore Subdivision.

TARAMORE SUBDIVISION, LOT 205	
Lot Area (sf)	32,942
Total Area of Home (sf)	7,305
Heated Area (sf)	3,786
Impervious Area (sf)	5,694
Green Space Provided (%)	82.7%
Green Space Required (%)	40%

The exterior elevations included beige brick, dark shingles, horizontal siding, shutters, and doors and beige trim.

Staff recommended approval of the proposed hillside protection overlay site plan subject to the following conditions:

1. A Hillside Protection 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 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 September 8, 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.

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 September 8, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 6: BPC2006-008 Minor Site Plan Alteration, Revised Signage – Bank of America, 133 Franklin Road, Zoning C-4

Jarvis Sign Company requested approval of a revised plan that proposed modifications to the exterior of the existing building, and signage.

Modifications to the building included painting the trim band, which is currently a beige color, white. The building signage would be updated but will remain the same size and will not be illuminated.

The proposal also included a new face for the existing monument sign. The sign face may be changed, but the sign structure itself cannot be demolished and rebuilt. Demolition of the monument sign will require that the site be brought into conformance with the current zoning standards.

Monument signs are not permitted in the C-4 district, per the requirements of Section 78-420(f) of the Municipal Code.

Staff recommended approval of the proposed minor site plan revisions subject to the following conditions:

1. The existing monument sign structure cannot be demolished and replaced under the current zoning standards. Only the sign face can be changed. Remove any references to the demolition of the monument sign from the plans.

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 September 8, 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.

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 September 8, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Pippen moved for approval of the items on the Consent Agenda. Seconded by Commissioner Travis; motion was approved unanimously.

REGULAR AGENDA

Item 1: BPC2007-007 Site Plan – Gary Force Acura, Mallory Park Subdivision, Lot 13, 1598 Mallory Lane, Zoning C-3

Barge Cauthen Associates requested approval of a 51,307 square foot automobile dealership to be located on Lot 13 of the Mallory Park Subdivision. The building area included a main level having an area of 47,135 sf and a mezzanine level having an area of 4,172 sf.

A total of 401 parking spaces were proposed, most of which will be used for display and storage of new vehicles.

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

1. Approval/permit issued by TVA staff for the proposed work within their transmission line easement line shall be provided as part of the request for a building permit. A copy of the submittal that includes the lighting plan will be required when applying for a grading permit.

2. Agency permits from TDEC will be required.

3. Verify the number of accessible spaces provided. For a total of 401 parking spaces, nine accessible spaces must be provided, per Section 78-457 of the Municipal Code.

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

5. 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 September 8, 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.

6. 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.

7. 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.

8. 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.

9. A geotechnical report will be required as part of the submittal of the construction plans.

10. Before a building permit can be issued, acceptable security shall be required to cover the cost of landscaping. The security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of the landscaping improvements. Upon the issuance of the Certificate of Occupancy the amount may be reduced to ten percent (10%) and converted to a maintenance bond for a period of one year to ensure that the vegetation remains as a living and viable screen.

11. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Municipal Code.

12. Ground and roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from public view per the requirements of Section 78-246 (l) of the zoning ordinance.

13. Unenclosed guarded service equipment on the exterior of building in commercial and service institution districts shall be limited to mandatory disconnects and metering equipment. All other service equipment shall be placed in an enclosed area of a structure.

14. Add the following note to the plans that are to be submitted for building permit review: "This document certifies that the building materials specified in the Planning Commission approval of this project (BPC2007-007) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.

15. 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 & Codes Department for review. Submit a signage package for review and approval. Banners and off site signage are not allowed per the sign ordinance.

16. 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.

17. 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.

18. Coordinate the following requirements with the Fire Marshal:

    - A supra lock box with a master key is required at the entrance of the building.
    - Landscaping or other site improvements shall not obstruct any fire protection equipment.
    - The Fire Department connection shall be no more than 100 feet from any fire hydrant.
    - The building shall have approved address numbers in a location that is plainly visible and legible from the streets on which the building fronts. The numbers shall contrast with the background of the building.
    - Fire lanes shall be established around the fire hydrant and fire department connection and marked with free standing signs with the words "FIRE LANE - NO PARKING OR STANDING."

- The post indicator valve must be located a minimum of 40 feet from the building;
- The pavement directly adjacent to the building should be capable of supporting the imposed load of fire apparatus (approximately 60,000 lbs.).

19. 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.

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

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

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

Commissioner Travis seconded; motion was approved unanimously.

Item 2: BPC2008-003 Revised Hillside Overlay Site Plan Review, Mockingbird Hill Subdivision, Lot 4, 5014 Mountview Place, Zoning R-2

Gamble Design Collaborative requested approval of a Hillside Protection Overlay Site plan that proposed the following:

1. A revised driveway location, connecting to the joint access located northeasterly of the lot;
2. A new driveway has been designed to connect to an existing driveway shared by the northern adjoining neighbors in order to achieve a flatter slope;
3. Removal the curved driveway connecting to Mountview Place;
4. Removal of the retaining walls associated with the curved driveway in the front of the house;
5. A parking area has been added as part of the new driveway design, and
6. A new stacked wall will replace the failing stacked stone wall along the southern property line.

MOCKINGBIRD HILL, LOT 4 – 5014 MOUNTVIEW PL	
Lot Area (ac)	1.28
Total Area of Home (sf)	7,364
Heated Area (sf)	6,553
Impervious Area (sf)	1,840
Green Space Provided (%)	80%
Green Space Required (%)	40%

Mr. Pippin moved for approval of the proposed revised hillside protection overlay site plan subject to the following conditions being met to the satisfaction of staff:

1. This property needs to have the residential sprinkler system finaled out. It has been installed, but not tested for a final. This must be done before a Certificate of Completion will be issued for the house.

2. The revised final plat must be recorded before a certificate of completion will be issued for the house.

3. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.

4. 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 August 6, 2021, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

5. 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.

6. 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.

7. 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.

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

9. 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.

10. 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.

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

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

Commissioner Travis seconded; motion was approved unanimously.

Item 3: BPC2007-009 Revised Final Plat, Mockingbird Hill Subdivision, Section 1-A, Lot Three 5018 Mountview Place and Section 1-B, Lots Four and Five, 5014 and 5019 Mountview Place, Zoning R-2

Wilson & Associates, P.C. requested approval of a revised final plat that created a joint-user access easement for a shared driveway for Lots 4, 5 and 12 in the Mockingbird Hills Subdivision.

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

1. The revised Hillside Protection Overlay Site Plan must be approved before the revised plat will be signed for recording.

2. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

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

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

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

4. 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.

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 September 8, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Commissioner Travis seconded; motion was approved unanimously.

Item 4: BPC2008-004 Preliminary Plan, 919 Edmondson Pike, Zoning R-1 - Applicant: Mr. Matt Bryant, M2 Group, LLC, P.O. Box 848, Franklin, TN 37065

M2 Group, LLC, requested approval of a preliminary plan that shown two lots on approximately 7.42 acres of land.

The existing home on the newly configured Lot One will remain. According to the Property Assessor the home included an area of 2,442 sq., ft.

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

1. Show those tree masses that are proposed to be saved as part of the development of the project on the plan.

2. Any new dwelling constructed more than 500 feet from a public roadway or authorized private roadway providing vehicle access to the dwelling shall be protected through an automatic residential fire sprinkler system installed in accordance with NFPA standards and requirements and approved by the fire chief or his designee.

3. The existing barn on the property must be removed or relocated to an approved location before the final plat will be signed for recording.

4. The existing pipes along Edmonson Pike must be designed and replaced before the plat will be signed for recording.

5. Remove the existing driveway encroachment onto Lot 2 by removing the surface and adding seeding / straw. This must be completed before the final plat will be signed for recording.

6. A geotechnical report will be required with the submittal with each Transitional Lot plan for review. A construction plan submittal will not be required as the two lots can be submitted separately for grading permit.

7. Location of grinder pump service connection assembly shall be located at the property line.

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

9. 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 September 8, 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

10. 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.

11. 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.

12. 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.

13. 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.

14. Applicable security for all required roadway, drainage, utilities, water, sewer, improvements and landscaping in accordance with the requirements of Article

Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be recorded.

15. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Brentwood Code.

16. 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.

17. 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.

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

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

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

Commissioner Travis seconded; motion was approved unanimously.

Item 5: BPC2008-005 Final Plat, 919 Edmondson Pike, Zoning R-1

M2 Group, LLC, requested approval of a final plat that shown two lots on approximately 7.42 acres.

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

1. The existing barn must be removed or relocated to an approved location on the property before the final plat will be signed for recording.

2. The existing pipes along Edmonson Pike must be designed and replaced before the plat will be signed for recording.

3. Remove the existing driveway encroachment onto Lot 2 by removing the top of the road and seed/straw. This must be completed before the final plat will be signed for recording.

4. The grinder pump service connection assembly shall be located at the property line.

5. Change the 20' MBSL to a PUDE on the rear of Lot 2.

6. Prior to signing of plat, low pressure sewer service connection shall be installed by the owner.

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. 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.

9. 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.)

10. 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.

11. 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.

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. The required fees shall be used for future infrastructure related improvements required by the proposed development.

13. Any new dwelling constructed more than 500 feet from a public roadway or authorized private roadway providing vehicle access to the dwelling shall be protected through an automatic residential fire sprinkler system installed in accordance with NFPA standards and requirements and approved by the fire chief or a designee.

14. 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.

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

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

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

Commissioner Travis seconded; motion was approved unanimously.

OTHER BUSINESS

Monthly Security Report

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

Appointment of replacement for John Magyar as the Planning Commission's representative to the Tree Board

John Vitucci was appointed as the Planning Commission representative to the Tree Board.

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, City Recorder

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-003

PROJECT DESCRIPTION

Revised Preliminary Plan, The Reserve at Raintree Forest, Sec. 4, Lots 108, 109, 114-116

Ragan Smith Associates requests approval of a revised preliminary plan that revises the property lines between lots 114-116 and the future development area of Section 10, Lots 205 through 207. The areas of Lots 204 & 205

This proposal is intended to improve the building envelopes on lots 108, 109, and 114-116, within Section 4.

LOT AREAS			*MBSL AREAS*	
LOT #	*PREVIOUS AREA (SF)*	*NEW AREA (SF)*	*ORIGINAL (SF)*	*PROPOSED (SF)*
108	*21,794*	*21,794*	*5,209*	*5,949*
109	*21,802*	*21,802*	*8,001*	*7,640*
114	*20,978*	*23,227*	*6,817*	*8,485*
115	*23,469*	*26,989*	*6,107*	*7,787*
116	*22,816*	*23,936*	*6,975*	*8,806*
205	*27,031*	*24,318*	*10,842*	*8,806*
206	*29,810*	*27,047*	*13,332*	*11,384*
207	*33,754*	*32,586*	*15,751*	*14,393*

The amount of open space provided remains unchanged.

LOT AREAS		
LOT #	*PREVIOUS AREA (SF)*	*NEW AREA (SF)*
108	*21,794*	*21,794*
109	*21,802*	*21,802*

114	*20,978*	*23,227*
115	*23,469*	*26,989*
116	*22,816*	*23,936*
205	*27,031*	*24,318*
206	*29,810*	*27,047*
207	*33,754*	*32,586*

Included as part of the proposal, the applicant is also requesting that the previously approved mulched surface walking trail between lots 122 and 123 and in Open Space 1, behind Lots 117 through 122 be eliminated.

One house is currently under construction on Lot 114.

Because the proposal affects the improvements within the permanent open space (walking trail) approval of the revisions to the OSRD Development Plan is required by the Board of Commissioners, per Section 78-1285(b) of the Municipal Code.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Kevin Birdwell, Ragan Smith Associates, P.O. Box 60070, Nashville, TN 37206

Attachments

Final Staff Report
Vicinity Map
Preliminary Plan
Setback Exhibit

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 1:

REQUEST: ***REVISED PRELIMINARY PLAN – THE RESERVE AT RAINTREE FOREST***

PROJECT NUMBER: ***BPC2009-003***

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

GENERAL INFORMATION:

Ragan Smith Associates requests approval of a revised preliminary plan that reconfigures the property lines between lots 114-116 and the future development area of Section 10, Lots 205 through 207.

This proposal is intended to improve the building envelopes on lots 108, 109, and 114-116, within Section 4.

The amount of open space provided remains unchanged.

LOT AREAS			MBSL AREAS	
LOT #	PREVIOUS AREA (SF)	NEW AREA (SF)	ORIGINAL (SF)	PROPOSED (SF)
108	21,794	21,794	5,209	5,949
109	21,802	21,802	8,001	7,640
114	20,978	23,227	6,817	8,485
115	23,469	26,989	6,107	7,787
116	22,816	23,936	6,975	8,806
205	27,031	24,318	10,842	8,806
206	29,810	27,047	13,332	11,384
207	33,754	32,586	15,751	14,393

Included as part of the proposal, the applicant is also requesting that the previously approved mulched surface walking trail between lots 122 and 123 and in Open Space 1, behind Lots 117 through 122 be eliminated.

One house is currently under construction on Lot 114.

Because the proposal affects the improvements within the permanent open space (walking trail) approval of the revisions to the OSRD Development Plan is required by the Board of Commissioners, per Section 78-1285(b) of the Municipal Code.

PROJECT LOCATION:

The subject property is located at the End of Eastwood Drive.

APPROVAL HISTORY:

At its June 6, 2017, regular meeting, the Brentwood Planning Commission voted to approve a revised preliminary plan for the remaining sections of the Reserve at Raintree Forest Subdivision. As part of the review, the Planning Commission also voted to forward a recommendation of approval of the corresponding changes to the OSRD Development Plan to the Board of Commissioners, in compliance with the requirements of Section 78-185(b) of the Code.

The plan shows 113 OSRD lots on approximately 282 acres. Three sections, which include a total of 100 lots were previously platted and developed. Including the first three sections, the project encompasses a total of 213 lots on approximately 382 acres.

The developer has created a draft Conservation Easement for the hilltop, which allows a maximum of two "Homestead Areas". The approved plan shows four homestead areas. The four areas are shown to allow the future owner a choice of areas to construct a home. Once the two areas are chosen, a revised plan must be submitted for staff review showing the final configuration of the homestead areas. Each future habitable structure constructed on the homestead areas will require a residential sprinkler system. The hillside protection site plans must return to the Planning Commission for review of the individual site plans, and elevations per the requirements of the Code. The lots will be accesses via a private driveway that must be constructed in accordance with the requirements of Section 78-486(14) of the Code.

Finally, the plan for the lower portions of the project shows an amenity area including a 30' x 40' foot pool (1,200 sf), a pool house and a 28 space parking area.

At the request of the applicant, consideration of the project was deferred at the Planning Commission meeting of January 4, 2016.

At its April 4, 2006 meeting, the Brentwood Planning Commission approved a preliminary plan for Sections 4 through 9, including a total of 103 lots, as shown on the plan dated March 15, 2006 and recommend approval of the revised proposed OSRD Development Plan to the Board of Commissioners. The approval specifically omits the remaining portion of the proposal (Sections 10 through 18) as those sections fail to meet the intent of the OSRD zoning district with respect to minimizing the disturbance of steep hillside areas. Sections 10 through 18 shall be removed from the proposal, and all conditions of approval shall be addressed, before the plan may be presented to the Board of Commissioners for approval of the revised OSRD Development Plan. The OSRD calculations shall also be revised to reflect the approval and shall be included as part of the plan. Ten copies of the revised plan are required in order for your request to be placed on the Board of Commissioners agenda for consideration. The next available agenda is May 8, 2006. All revised plans and other necessary supporting materials shall be submitted for Planning staff review no later than April 24, 2006. Upon City Commission

endorsement, any submission for subdivision plat approval will also be expected to comply with the following conditions of approval.

CONDITIONS OF APPROVAL:

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

1. The revisions to remove the mulch trail should also be shown on the final plat.

2. Two separate stormwater maintenance plans will be required for the subdivision due to the separate sections of the HOA.

3. The Board of Commissioners must approve the proposed changes to the OSRD Development Plan before the revised final plat for Section Four can be recorded.

4. Planning Commission approval of 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 5, 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. Applicable security for all required roadway, drainage, utilities, water, sewer, improvements and landscaping in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be recorded.

6. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Brentwood Code.

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.

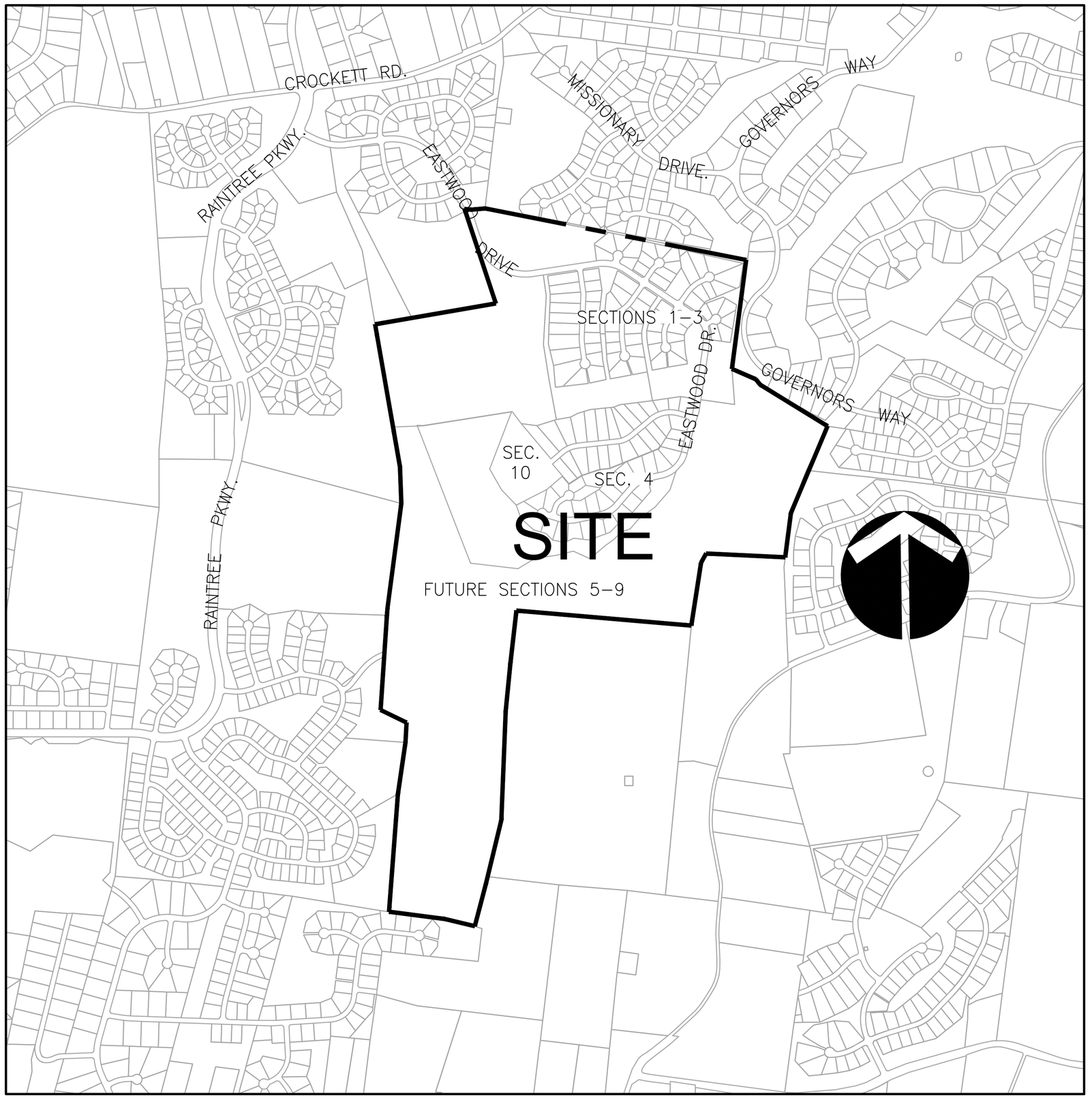
9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

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 ***October 5, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

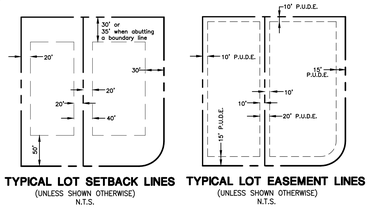
RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed minor revisions to the preliminary plan, subject to the requirements of the staff report, and forward a recommendation of approval of the corresponding minor revisions to the OSRD Development Plan to the Board of Commissioners.



LOCATION MAP

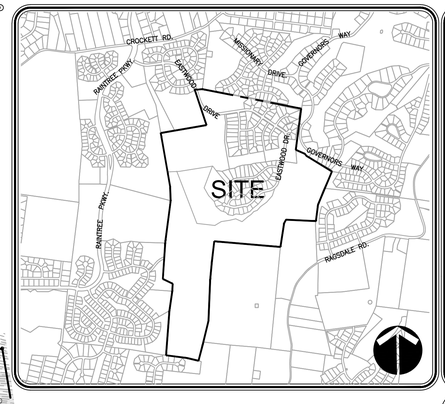
N.T.S.



TYPICAL LOT SETBACK LINES
(UNLESS SHOWN OTHERWISE)
N.T.S.

TYPICAL LOT EASEMENT LINES
(UNLESS SHOWN OTHERWISE)
N.T.S.





LOCATION MAP
N.T.S.

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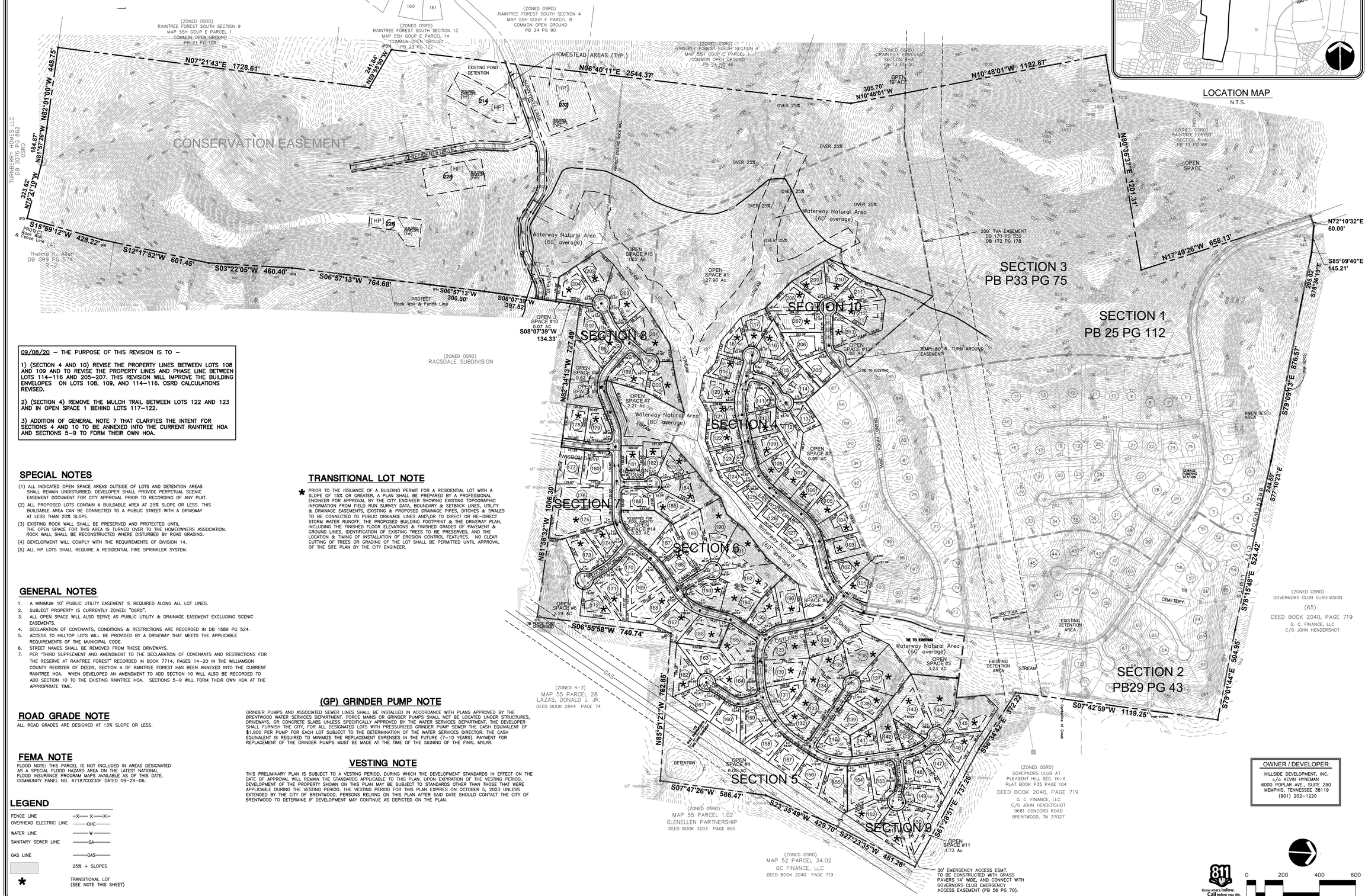
WESLEY A. HARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 110104
STATE OF TENNESSEE
9/22/20

THE RESERVE AT RAINTREE FOREST

FOR

RAINTREE CAPITAL, LLC

16TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE



09/08/20 – THE PURPOSE OF THIS REVISION IS TO –

1) (SECTION 4 AND 10) REVISE THE PROPERTY LINES BETWEEN LOTS 108 AND 109 AND TO REVISE THE PROPERTY LINES AND PHASE LINE BETWEEN LOTS 114–116 AND 205–207. THIS REVISION WILL IMPROVE THE BUILDING ENVELOPES ON LOTS 108, 109, AND 114–116. OSRD CALCULATIONS REVISED.

2) (SECTION 4) REMOVE THE MULCH TRAIL BETWEEN LOTS 122 AND 123 AND IN OPEN SPACE 1 BEHIND LOTS 117–122.

3) ADDITION OF GENERAL NOTE 7 THAT CLARIFIES THE INTENT FOR SECTIONS 4 AND 10 TO BE ANNEXED INTO THE CURRENT RAINTREE HOA AND SECTIONS 5–9 TO FORM THEIR OWN HOA.

SPECIAL NOTES

(1) ALL INDICATED OPEN SPACE AREAS OUTSIDE OF LOTS AND DETENTION AREAS SHALL REMAIN UNDISTURBED. DEVELOPER SHALL PROVIDE PERPETUAL SCENIC EASEMENT DOCUMENT FOR CITY APPROVAL PRIOR TO RECORDING OF ANY PLAT.
(2) ALL PROPOSED LOTS CONTAIN A BUILDABLE AREA AT 25% SLOPE OR LESS. THIS BUILDABLE AREA CAN BE CONNECTED TO A PUBLIC STREET WITH A DRIVEWAY AT LESS THAN 20% SLOPE.
(3) EXISTING ROCK WALL SHALL BE PRESERVED AND PROTECTED UNTIL THE OPEN SPACE FOR THIS AREA IS TURNED OVER TO THE HOMEOWNERS ASSOCIATION. ROCK WALL SHALL BE RECONSTRUCTED WHERE DISTURBED BY ROAD GRADING.
(4) DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS OF DIVISION 14.
(5) ALL HP LOTS SHALL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM.

GENERAL NOTES

1. A MINIMUM 10' PUBLIC UTILITY EASEMENT IS REQUIRED ALONG ALL LOT LINES.
2. SUBJECT PROPERTY IS CURRENTLY ZONED: "OSRD".
3. ALL OPEN SPACE WILL ALSO SERVE AS PUBLIC UTILITY & DRAINAGE EASEMENT EXCLUDING SCENIC EASEMENTS.
4. DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ARE RECORDED IN DB 1589 PG 524.
5. ACCESS TO HILLTOP LOTS WILL BE PROVIDED BY A DRIVEWAY THAT MEETS THE APPLICABLE REQUIREMENTS OF THE MUNICIPAL CODE.
6. STREET NAMES SHALL BE REMOVED FROM THESE DRIVEWAYS.
7. PER "THIRD SUPPLEMENT AND AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE RESERVE AT RAINTREE FOREST" RECORDED IN BOOK 7714, PAGES 14–20 IN THE WILLIAMSON COUNTY REGISTER OF DEEDS, SECTION 4 OF RAINTREE FOREST HAS BEEN ANNEXED INTO THE CURRENT RAINTREE HOA. WHEN DEVELOPED AN AMENDMENT TO ADD SECTION 10 WILL ALSO BE RECORDED TO ADD SECTION 10 TO THE EXISTING RAINTREE HOA. SECTIONS 5–9 WILL FORM THEIR OWN HOA AT THE APPROPRIATE TIME.

ROAD GRADE NOTE

ALL ROAD GRADES ARE DESIGNED AT 13% SLOPE OR LESS.

FEMA NOTE

FLOOD NOTE: THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ON THE LATEST NATIONAL FLOOD INSURANCE PROGRAM MAPS AVAILABLE AS OF THIS DATE. COMMUNITY PANEL NO. 47187C0230F DATED 09–29–06.

LEGEND

FENCE LINE –X— X —X–
OVERHEAD ELECTRIC LINE —OHE—
WATER LINE —W—
SANITARY SEWER LINE —SA—
GAS LINE —GAS—
25% + SLOPES
* TRANSITIONAL LOT (SEE NOTE THIS SHEET)

TRANSITIONAL LOT NOTE

* 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 PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY & SETBACK LINES, UTILITY & DRAINAGE EASEMENTS, EXISTING & PROPOSED DRAINAGE PIPES, DITCHES & SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE–DIRECT STORM WATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT & THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS & FINISHED GRADES OF PAVEMENT & GROUND LINES, IDENTIFICATION OF EXISTING TREES TO BE PRESERVED, AND THE LOCATION & 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.

(GP) GRINDER PUMP NOTE

GRINDER PUMPS AND ASSOCIATED SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS APPROVED BY THE BRENTWOOD WATER SERVICES DEPARTMENT. FORCE MAINS OR GRINDER PUMPS SHALL NOT BE LOCATED UNDER STRUCTURES, DRIVEWAYS, OR CONCRETE SLABS UNLESS SPECIFICALLY APPROVED BY THE WATER SERVICES DEPARTMENT. THE DEVELOPER SHALL FURNISH THE CITY, FOR ALL DESIGNATED LOTS WITH PRESSURIZED GRINDER PUMP SEWER THE CASH EQUIVALENT OF $1,900 PER PUMP FOR EACH LOT SUBJECT TO THE DETERMINATION OF THE WATER 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.

VESTING NOTE

THIS PRELIMINARY PLAN 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 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 5, 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.

OWNER / DEVELOPER:
HILLSIDE DEVELOPMENT, INC.
c/o KEVIN HYNEMAN
6000 POPLAR AVE., SUITE 250
MEMPHIS, TENNESSEE 38119
(901) 202–1220

NO.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
2	9/22/20	REVISIONS PER STAFF COMMENTS AND ADD TO SEC. 4 AND 10
1	9/8/20	-

JOB NO. 18045 | WK. ORDER 1132 | N/A
DESIGNED: | A. REED
DRAWN:
SCALE: 1"=200'
DATE: JANUARY 2, 2019

REVISED PRELIMINARY PLAN

1

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

0 200 400 600

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OSRD CALCULATIONS (SECTIONS 4-10)

Section 4	
Total Site Area (AC)	45.57
Less R.O.W. dedication -- Internal streets	2.86
TOTAL	42.71
Less Areas in 25% Slopes	8.19
Plus 25% of slopes over 25%	2.05
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical, Natural & Gas Easements	0.00
Plus 25% of Areas in Electrical & Natural Gas Easements	0.00
Total Usable Land Area (AC)	36.57
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	36.57
Total Land Area Required @ 1 DUPA (AC)	27.00
Land Area in Lots	13.80
Open Space Required	13.20
Dedicated Open Space	28.88
Excess Open Space Carried from Section 3	36.38
EXCESS OPEN SPACE	52.06

Section 5	
Total Site Area (AC)	29.44
Less R.O.W. dedication -- Internal streets	2.93
TOTAL	26.51
Less Areas in 25% Slopes	0.03
Plus 25% of slopes over 25%	0.01
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical, Natural & Gas Easements	4.06
Plus 25% of Areas in Electrical & Natural Gas Easements	1.02
Total Usable Land Area (AC)	23.45
Less area in lots>1 acre	0.05
TOTAL LAND AREA AVAILABLE	23.40
Total Land Area Required @ 1 DUPA (AC)	26.00
Land Area in Lots	16.70
Open Space Required	9.30
Dedicated Open Space	9.80
Excess Open Space Carried from Section 4	52.06
EXCESS OPEN SPACE	52.56

Section 6	
Total Site Area (AC)	16.70
Less R.O.W. dedication -- Internal streets	1.91
TOTAL	14.79
Less Areas in 25% Slopes	1.10
Plus 25% of slopes over 25%	0.28
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.10
Plus 25% of Areas in Electrical, Natural & Gas Easements	0.03
Total Usable Land Area (AC)	13.90
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	13.90
Total Land Area Required @ 1 DUPA (AC)	17.00
Land Area in Lots	11.66
Open Space Required	5.34
Dedicated Open Space	3.12
Excess Open Space Carried from Section 5	52.56
EXCESS OPEN SPACE	50.34

Section 7	
Total Site Area (AC)	12.10
Less R.O.W. dedication -- Internal streets	1.53
TOTAL	10.57
Less Areas in 25% Slopes	0.94
Plus 25% of slopes over 25%	0.24
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.00
Plus 25% of Areas in Electrical, Natural & Gas Easements	0.00
Total Usable Land Area (AC)	9.87
Less area in lots>1 acre	0.17
TOTAL LAND AREA AVAILABLE	9.70
Total Land Area Required @ 1 DUPA (AC)	12.00
Land Area in Lots	7.81
Open Space Required	4.19
Dedicated Open Space	2.75
Excess Open Space Carried from Section 6	50.34
EXCESS OPEN SPACE	48.90

Section 8	
Total Site Area (AC)	9.06
Less R.O.W. dedication -- Internal streets	1.02
TOTAL	8.04
Less Areas in 25% Slopes	1.07
Plus 25% of slopes over 25%	0.27
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.00
Plus 25% of Areas in Electrical, Natural & Gas Easements	0.00
Total Usable Land Area (AC)	7.24
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	7.24
Total Land Area Required @ 1 DUPA (AC)	8.00
Land Area in Lots	5.72
Open Space Required	2.28
Dedicated Open Space	2.31
Excess Open Space Carried from Section 7	48.90
EXCESS OPEN SPACE	48.93

Section 9	
Total Site Area (AC)	12.84
Less R.O.W. dedication -- Internal streets	1.11
TOTAL	11.73
Less Areas in 25% Slopes	0.11
Plus 25% of slopes over 25%	0.03
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.57
Plus 25% of Areas in Electrical & Natural Gas Easements	0.14
Total Usable Land Area (AC)	11.22
Less area in lots>1 acre	0.14
TOTAL LAND AREA AVAILABLE	11.08
Total Land Area Required @ 1 DUPA (AC)	14.00
Land Area in Lots	9.70
Open Space Required	4.30
Dedicated Open Space	2.05
Excess Open Space Carried from Section 8	48.93
EXCESS OPEN SPACE	46.68

Section 10	
Total Site Area (AC)	7.83
Less R.O.W. dedication -- Internal streets	0.58
TOTAL	7.25
Less Areas in 25% Slopes	0.60
Plus 25% of slopes over 25%	0.15
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.00
Plus 25% of Areas in Electrical & Natural Gas Easements	0.00
Total Usable Land Area (AC)	6.80
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	6.80
Total Land Area Required @ 1 DUPA (AC)	9.00
Land Area in Lots	5.44
Open Space Required	3.56
Dedicated Open Space	1.85
Excess Open Space Carried from Section 9	46.68
EXCESS OPEN SPACE	44.97

Conservation Easement	
Total Site Area (AC)	99.49
Less R.O.W. dedication -- Internal streets	0.00
TOTAL	99.49
Less Areas in 25% Slopes	40.19
Plus 25% of slopes over 25%	10.05
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.00
Plus 25% of Areas in Electrical & Natural Gas Easements	0.00
Total Usable Land Area (AC)	69.35
Less area in lots>1 acre	1.06
TOTAL LAND AREA AVAILABLE	68.29
Total Land Area Required @ 1/3 DUPA (AC) - 4x3	12.00
Land Area in Lots	4.76
Open Space Required	7.24
Dedicated Open Space	94.72
Excess Open Space Carried from Section 10	44.97
EXCESS OPEN SPACE	132.45

HOMESTEAD AREAS USED AS LOT AREA.
ONLY A MAXIMUM OF 2 OF THESE AREAS CAN BE DEVELOPED.

OVERALL OSRD CALCULATIONS

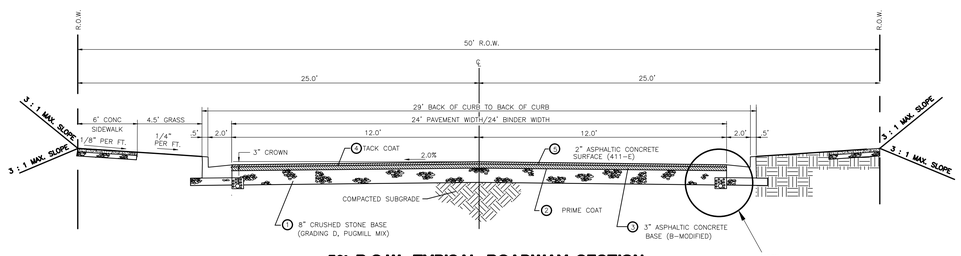
Overall	
Total Site Area (AC)	381.65
Less R.O.W. dedication -- Internal streets	24.20
TOTAL	357.45
Less Areas in 25% Slopes	94.88
Plus 25% of slopes over 25%	23.72
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	4.73
Plus 25% of Areas in Electrical & Natural Gas Easements	1.18
Total Usable Land Area (AC)	282.74
Less area in lots>1 acre	1.42
TOTAL LAND AREA AVAILABLE	281.32
Total Land Area Required @ 1 DUPA (AC)	225.00
Total Land Area Required @ 1/3 DUPA (AC) 4	
Land Area in Lots	128.37
Open Space Required	96.63
Dedicated Open Space	229.08
TOTAL EXCESS OPEN SPACE	132.45

09/08/20 – THE PURPOSE OF THIS REVISION IS TO –

1) (SECTION 4 AND 10) REVISE THE PROPERTY LINES BETWEEN LOTS 108 AND 109 AND TO REVISE THE PROPERTY LINES AND PHASE LINE BETWEEN LOTS 114–116 AND 205–207. THIS REVISION WILL IMPROVE THE BUILDING ENVELOPES ON LOTS 108, 109, AND 114–116. OSRD CALCULATIONS REVISED.

2) (SECTION 4) REMOVE THE MULCH TRAIL BETWEEN LOTS 122 AND 123 AND IN OPEN SPACE 1 BEHIND LOTS 117–122.

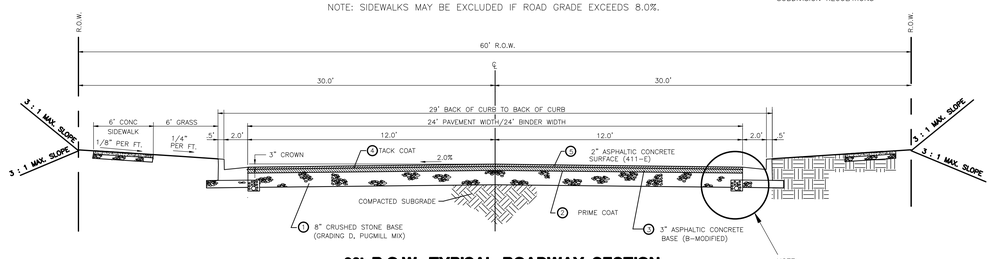
3) ADDITION OF GENERAL NOTE 7 THAT CLARIFIES THE INTENT FOR SECTIONS 4 AND 10 TO BE ANNEXED INTO THE CURRENT RAINTREE HOA AND SECTIONS 5–9 TO FORM THEIR OWN HOA.



50' R.O.W. TYPICAL ROADWAY SECTION

NOT TO SCALE

NOTE: SIDEWALKS MAY BE EXCLUDED IF ROAD GRADE EXCEEDS 8.0%.



60' R.O.W. TYPICAL ROADWAY SECTION

NOT TO SCALE

LOT AREA TABLES

LOT	SQ. FT.	AC.
101	22681	0.52
102	23950	0.55
103	25681	0.59
104	25364	0.58
105	23991	0.55
106	24515	0.56
107	24511	0.56
108	21794	0.50
109	21802	0.50
110	21837	0.50
111	22253	0.51
112	21873	0.50
113	16849	0.39
114	23227	0.53
115	26989	0.62
116	23936	0.55
117	21886	0.50
118	22013	0.51
119	21945	0.50
120	23812	0.55
121	21784	0.50
122	22345	0.51
123	18702	0.43
124	18003	0.41
125	19513	0.45
126	20250	0.46
127	20576	0.47
128	26393	0.61
129	32178	0.74
130	30785	0.71
131	23485	0.54
132	22716	0.52
133	21780	0.50
134	27933	0.64
135	25927	0.60
136	37023	0.85
137	45811	1.05
138	25429	0.58
139	22797	0.52

LOT	SQ. FT.	AC.
140	24367	0.56
141	22137	0.51
142	24934	0.57
143	44152	1.01
144	49230	1.13
145	44182	1.01
146	25711	0.59
147	30585	0.70
148	22936	0.53
149	25797	0.59
150	26902	0.62
151	24552	0.56
152	24789	0.57
153	26834	0.62
154	29633	0.68
155	30826	0.71
156	24844	0.57
157	24679	0.57
158	24748	0.57
159	26210	0.60
160	22823	0.52
161	27927	0.64
162	24987	0.57
163	30395	0.70
164	33275	0.76
165	31352	0.72
166	32921	0.76
167	27773	0.64
168	33522	0.77
169	29884	0.69
170	22510	0.52
171	27894	0.64
172	25238	0.58
173	27198	0.62
174	22956	0.53
175	50972	1.17
176	37995	0.87
177	25820	0.59
178	22800	0.52

LOT	SQ. FT.	AC.
179	23168	0.53
180	29341	0.67
181	22145	0.51
182	21822	0.50
183	22431	0.51
184	36146	0.83
185	26999	0.62
186	20648	0.47
187	20345	0.47
188	22964	0.53
189	37656	0.86
190	40698	0.93
191	39325	0.90
192	40925	0.94
193	28085	0.64
194	28052	0.64
195	27826	0.64
196	30792	0.71
197	24399	0.56
198	23175	0.53
199	28438	0.65
200	33444	0.77
201	42695	0.98
202	39883	0.92
203	28588	0.66
204	28712	0.66
205	24318	0.56
206	27047	0.62
207	32586	0.75
208	29276	0.67
209	22063	0.51
210	22275	0.51
211	24728	0.57
212	32742	0.75
213	21997	0.50
214	51942	1.19
226	30678	0.70
228	48900	1.12
232	76296	1.75

TOTAL – 3,294,179 SQ. FT.±
OR 75.62 AC.±

HOMESTEAD AREAS (214, 26, 228, 232) USED AS LOT AREA.
ONLY A MAXIMUM OF 2 OF THESE AREAS CAN BE DEVELOPED.

OPEN SPACE AREA TABLE

OPEN SPACE	SQ. FT.	AC.
1	1215241	27.90
2	42909	0.99
3	140703	3.23
4	263546	6.05
5	22457	0.52
6	99889	2.29
7	96200	2.21
8	23332	0.54
9	27022	0.62
10	3037	0.07
11	75450	1.73
12	13348	0.31
13	80586	1.85
14	36223	0.83
15	70693	1.62

TOTAL – 6,336,639 SQ. FT.±
OR 145.47 AC.±

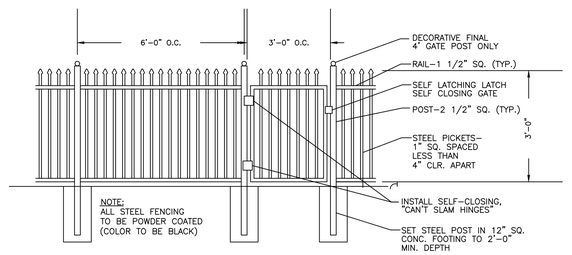
SECTION INFORMATION		TOTAL SITE AREA		
SECTION NO.	LOTS WITHIN	LOT	ROW	OPEN SPACE
SECTION 1 PLAT BOOK 25 PAGE 112	1–39	21.24	6.10	23.31
SECTION 2 PLAT BOOK 29 PAGE 43	40–72	14.62	3.61	13.35
SECTION 3 PLAT BOOK P33 PAGE 75	73–100	16.91	2.54	46.95
SECTIONS 4–10	101–213	70.85	11.95	50.75
CONSERVATION EASEMENT HOMESTEADS		4.76	0	94.72
TOTAL		128.38	24.20	229.08

OSRD CALCULATIONS (SECTIONS 1-3)

Section 1	
Total Site Area (AC)	50.67
Less R.O.W. dedication -- Internal streets	6.10
TOTAL	44.57
Less Areas in 25% Slopes	4.91
Plus 25% of slopes over 25%	1.23
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.00
Plus 25% of Areas in Electrical & Natural Gas Easements	0.00
Total Usable Land Area (AC)	40.89
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	40.89
Total Land Area Required @ 1 DUPA (AC)	39.00
Land Area in Lots	21.24
Open Space Required	17.76
Dedicated Open Space	23.31
EXCESS OPEN SPACE	5.55

Section 2	
Total Site Area (AC)	31.58
Less R.O.W. dedication -- Internal streets	3.61
TOTAL	27.97
Less Areas in 25% Slopes	2.67
Plus 25% of slopes over 25%	0.67
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.00
Plus 25% of Areas in Electrical & Natural Gas Easements	0.00
Total Usable Land Area (AC)	25.97
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	25.97
Total Land Area Required @ 1 DUPA (AC)	33.00
Land Area in Lots	14.62
Open Space Required	18.38
Dedicated Open Space	13.35
Excess Open Space Carried from Section 1	5.55
EXCESS OPEN SPACE	0.52

Section 3	
Total Site Area (AC)	66.40
Less R.O.W. dedication -- Internal streets	2.54
TOTAL	63.86
Less Areas in 25% Slopes	35.07
Plus 25% of slopes over 25%	8.77
Less Areas in Floodway	0.00
Plus 25% Areas in Floodways	0.00
Less Areas in Electrical, Natural & Gas Easements	0.00
Plus 25% of Areas in Electrical & Natural Gas Easements	0.00
Total Usable Land Area (AC)	37.56
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	37.56
Total Land Area Required @ 1 DUPA (AC)	28.00
Land Area in Lots	16.91
Open Space Required	11.09
Dedicated Open Space	46.95
Excess Open Space Carried from Section 2	0.52
EXCESS OPEN SPACE	36.38



FENCE TO BE LOCATED 1' WITHIN LOT LINES AND 1' WITHIN R.O.W.

WROUGHT IRON FENCE DETAIL (CEMETERY)

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
REGISTERED ENGINEERING FIRM
Chattanooga 423.267.7557
Nashville 615.244.8591
Murfreesboro 615.546.9000
ragansmith.com

WESLEY A. HARRIS — REGISTERED ENGINEER — AGRICULTURE — NO. 110104 — STATE OF TENNESSEE — 9/22/20

THE RESERVE AT RAINTREE FOREST

FOR

RAINTREE CAPITAL, LLC

16TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE

REV. #	DATE:	DESCRIPTION:
1	9/8/20	REVISIONS PER STAFF COMMENTS REVISED TO SEC. 4 AND 10
2	9/22/20	

JOB NO. 18045 | WK. ORDER 1132 | DESIGNED: N/A | DRAWN: A. REED | SCALE: N/A | DATE: JANUARY 2, 2019

REVISED PRELIMINARY PLAN

2

D:\2018\1132\CIVIL\ROADWAY\DESIGN FILES\RAINTREE\PLAN SHEETS\1132 RD 09012020.DWG
PLOTTED BY: JOHNNIE REED, 9/22/2020 8:48 AM - PLOT STYLE TABLE: ARCH FULL BLEED D.CTB

GRAND HAVEN DR.

(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 3
PLAT BOOK P33, PAGE 75,
R.O.W.C.T.

88

87

FUTURE DEVELOPMENT
(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 10
NOT OF RECORD AT THIS TIME

FUTURE DEVELOPMENT
(ZONED: OSRD)
MAP 55, PARCEL 34.03
HILLSIDE DEVELOPMENT, INC.
BOOK 7716, PAGE 548
R.O.W.C.T.

205

206

207

114

EXISTING RESIDENCE

115

116

108 *

109 *

TREEHOUSE COURT

EASTWOOD DRIVE

(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 4
PLAT BOOK P71, PAGE 49,
R.O.W.C.T.

111

110

117

118

(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 4
PLAT BOOK P71, PAGE 49,
R.O.W.C.T.

107

SECTION 3
PLAT BOOK P33, PAGE 75,
R.O.W.C.T.

OPEN SPACE 2

BUILDING ENVELOPE AREAS

LOT 108 –	5,209 SQ. FT.	(OLD)
	5,949 SQ. FT.	(NEW)
LOT 109 –	8,001 SQ. FT.	(OLD)
	7,640 SQ. FT.	(NEW)
LOT 114 –	6,817 SQ. FT.	(OLD)
	8,485 SQ. FT.	(NEW)
LOT 115 –	6,107 SQ. FT.	(OLD)
	7,787 SQ. FT.	(NEW)
LOT 116 –	6,975 SQ. FT.	(OLD)
	8,806 SQ. FT.	(NEW)
LOT 205 –	10,842 SQ. FT.	(OLD)
	8,663 SQ. FT.	(NEW)
LOT 206 –	13,332 SQ. FT.	(OLD)
	11,384 SQ. FT.	(NEW)
LOT 207 –	15,751 SQ. FT.	(OLD)
	14,393 SQ. FT.	(NEW)

0 30' 60' 120'

SCALE: 1"=60'

THE RESERVE AT RAINTREE FOREST

SECTION 4

RESUBDIVISION OF LOTS 108, 109, 114, 115, AND 116

DATE: OCTOBER 1, 2020

G:\18045-1132\1-Survey\Plat\Section 4\REVISION TO LOTS 108-109 AND 114-116\MBSL Exhibit\SEC 4 REV TO LOTS 108-109 AND 114-116 MBSL Exhibit.dwg

BRENTWOOD PLANNING COMMISSION **2.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-002

PROJECT DESCRIPTION

Revised Final Plat, The Reserve at Raintree Forest, Sec. 4, Lots 108, 109, 114-116

Ragan Smith Associates requests approval of a revised final plat that revises the property lines between lots 114-116 and the future development area of Section 10, Lots 205-207. This proposal is to improve the building envelopes on lots 108, 109, and 114-116.

LOT AREAS			***MBSL AREAS***	
LOT #	***PREVIOUS AREA (SF)***	***NEW AREA (SF)***	***ORIGINAL (SF)***	***PROPOSED (SF)***
108	*21,794*	*21,794*	*5,209*	*5,949*
109	*21,802*	*21,802*	*8,001*	*7,640*
114	*20,978*	*23,227*	*6,817*	*8,485*
115	*23,469*	*26,989*	*6,107*	*7,787*
116	*22,816*	*23,936*	*6,975*	*8,806*
205	*27,031*	*24,318*	*10,842*	*8,806*
206	*29,810*	*27,047*	*13,332*	*11,384*
207	*33,754*	*32,586*	*15,751*	*14,393*

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Kevin Birdwell, Ragan Smith Associates, P.O. Box 60070, Nashville, TN 37206

Attachments

Final Staff Report
Vicinity Map
Proposed Final Plat

Recorded Plat -- Secton Four
Setback Exhibit

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 2:

REQUEST: ***REVISED FINAL PLAT – THE RESERVE AT RAINTREE FOREST SUBDIVISION, SECTION FOUR, LOTS 108, 109, 114-116***

PROJECT NUMBER: ***BPC2009-002***

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

GENERAL INFORMATION:

Ragan Smith Associates requests approval of a revised final plat that revises the property lines between lots 114-116 and the future development area of Section 10, Lots 205-207. This proposal is to improve the building envelopes on lots 108, 109, and 114-116.

LOT AREAS			MBSL AREAS	
LOT #	PREVIOUS AREA (SF)	NEW AREA (SF)	ORIGINAL (SF)	PROPOSED (SF)
108	21,794	21,794	5,209	5,949
109	21,802	21,802	8,001	7,640
114	20,978	23,227	6,817	8,485
115	23,469	26,989	6,107	7,787
116	22,816	23,936	6,975	8,806
205	27,031	24,318	10,842	8,806
206	29,810	27,047	13,332	11,384
207	33,754	32,586	15,751	14,393

PROJECT LOCATION:

The subject properties are located in Section Four of the Reserve at Raintree Subdivision.

APPROVAL HISTORY:

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

CONDITIONS OF APPROVAL:

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

1. Verify the current ownership of Lot 114 and any other lot if it has recently sold.

2. Show all existing improvements on Lot 114 and any of these lots that may be built or under construction.

3. The Board of Commissioners must approve the proposed changes to the OSRD Development Plan before the revised final plat for Section Four can be recorded.

4. Check for rounding errors in distance calculations for common lot bearings.

5. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

STANDARD REQUIREMENTS:

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

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

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

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

2. 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.

3. 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.

4. 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.

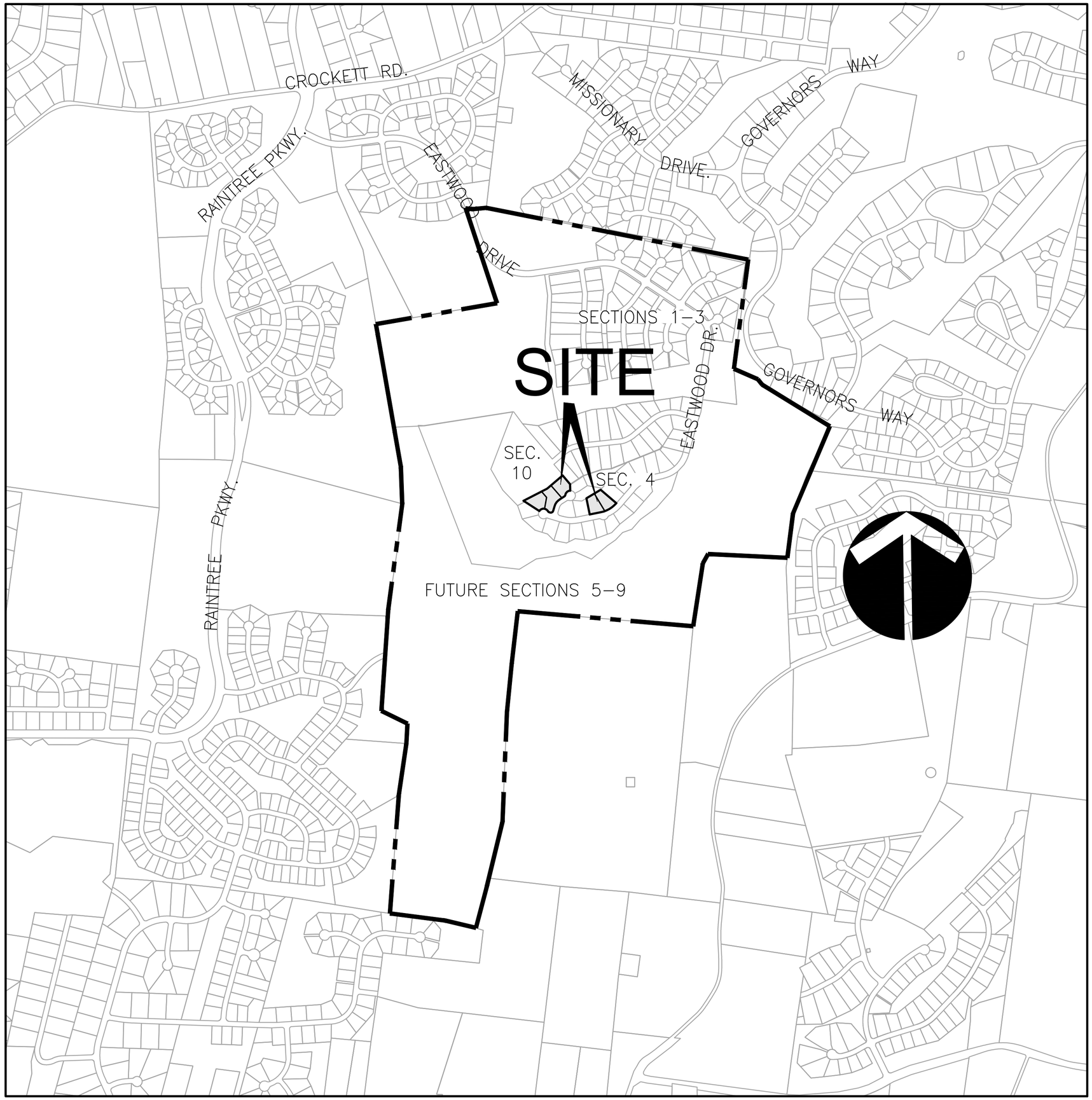
5. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

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

7. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 5, 2020 .** Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

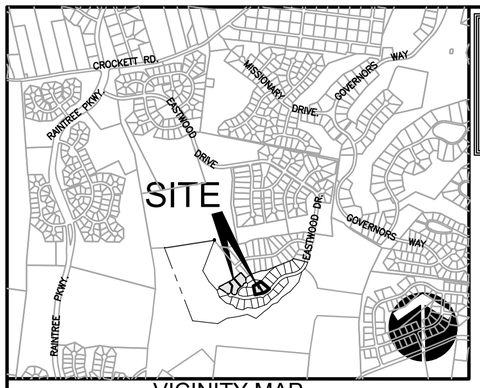
RECOMMENDATION:

Staff requests that the Planning Commission vote to approve the proposed revised Final Plat, subject to the requirements of the staff report.



LOCATION MAP

N.T.S.



VICINITY MAP
(NOT TO SCALE)

OWNER / DEVELOPER:

HILLSIDE DEVELOPMENT, INC.
c/o KEVIN HYNEMAN
6000 POPLAR AVE., SUITE 250
MEMPHIS, TENNESSEE 38119
(901) 202-1220

SURVEYOR:

RAGAN-SMITH ASSOCIATES, INC.
KEVIN L. BIRDWELL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

DEED REFERENCE

(LOTS 108, 109, 115, 116)-
BEING A PORTION OF THE PROPERTY CONVEYED TO HILLSIDE DEVELOPMENT, INC. BY SPECIAL WARRANTY DEED FROM RAINTREE CAPITAL, LLC, OF RECORD IN BOOK 7613, PAGE 337, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

(LOT 114)-
BEING A PORTION OF THE PROPERTY CONVEYED TO MATS BJOERKMAN AND CAMILLA MARIA BJOERKMAN BY SPECIAL WARRANTY DEED FROM ASPEN CONSTRUCTION, LLC OF RECORD IN BOOK 8196, PAGE 839, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 34.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 55.

BEING PARCELS 8, 9, 14, 15, AND 16 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 55B GROUP B.

LOT AREA TABLE			
LOT	SQ. FT.±	ACRES±	
108	21,794	0.50	*
109	21,802	0.50	*
114	23,227	0.53	
115	26,989	0.62	
116	23,936	0.55	*
TOTAL	117,748	2.70±	

* TRANSITIONAL LOT NOTE

LOTS DESIGNATED WITH AN ASTERISK (*) 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.

(SEE NOTE 2)

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO REVISE THE PROPERTY LINE BETWEEN LOTS 108 AND 109 AND TO REVISE THE PROPERTY LINES BETWEEN LOTS 114-116 AND THE FUTURE DEVELOPMENT AREA BEHIND LOTS 114-116
2. BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF "THE RESERVE AT RAINTREE FOREST, SECTION 4" OF RECORD IN PLAT BOOK P71, PAGE 49, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. 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, DIAL 811.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", 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. 470206, PANEL NO. 230, 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.
5. THIS PROPERTY IS CURRENTLY ZONED OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT).
   MINIMUM BUILDING SETBACKS:
   FRONT - 50' (UNLESS SHOWN OTHERWISE)
   SIDE - 20'
   SIDE ABUTTING A STREET - 30'
   REAR - 30' (UNLESS SHOWN OTHERWISE)
   ABUTTING PROJECT BOUNDARY - 35'
6. DEVELOPMENT ON ALL LOTS WITHIN THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT.
7. ALL CORNER LOTS SHALL BE REQUIRED TO SUBMIT AN ACCESS PLAN TO THE PLANNING & CODES DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE ISSUANCE OF ANY PERMITS. ACCESS TO CORNER LOTS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN ARTICLE VII, VEHICLE ACCESS CONTROL, OF THE BRENTWOOD MUNICIPAL CODE.
8. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 15,000+ AS SHOWN HEREON.

BY: _____
KEVIN L. BIRDWELL, R.L.S. NO. 1797

DATE: SEPTEMBER 22, 2020

9. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOTS 108, 109, 114, 115, AND 116 AS SHOWN ON THE FINAL PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST SECTION 4" OF RECORD IN PLAT BOOK P71, PAGE 49, REGISTER'S OFFICE FOR WILLIAMSON COUNTY.
10. 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.



OSRD TABLE (OVERALL SITE)

Total Site Area	381.65 Ac.
Less R.O.W.	24.20 Ac.
TOTAL	357.45 Ac.
Less Areas in 25% Slopes	94.88 Ac.
Plus 25% of slopes over 25%	23.72 Ac.
Less Areas in Floodway	0.00 Ac.
Plus 25% of Areas in Floodway	0.00 Ac.
Less Areas in Electrical & Natural Gas Easements	4.73 Ac.
Plus 25% of Areas in Electrical & Gas Easements	1.18 Ac.
Total Usable Land Area	282.74 Ac.
Less Area in Lots > 1 Acre	1.42 Ac.
TOTAL LAND AREA AVAILABLE	281.32.
Total Land Area Required @ 1 DUPA (AC) 213	225.00
Total Land Area Required @ 1/3 DUPA (AC) 4 (Hillside Protection Lots)	
Land Area in Lots	128.37 Ac.
Open Space Required	96.63 Ac.
Open Space Provided	229.08 Ac.
EXCESS OPEN SPACE	132.45 Ac.

OSRD TABLE (SECTION 4)

Total Site Area	45.57 Ac.
Less R.O.W.	2.86 Ac.
TOTAL	42.71 Ac.
Less Areas in 25% Slopes	8.19 Ac.
Plus 25% of slopes over 25%	2.05 Ac.
Less Areas in Floodway	0.00 Ac.
Plus 25% of Areas in Floodway	0.00 Ac.
Less Areas in Electrical & Natural Gas Easements	0.00 Ac.
Plus 25% of Areas in Electrical & Gas Easements	0.00 Ac.
Total Usable Land Area	36.57 Ac.
Less Area in Lots > 1 Acre	0.00 Ac.
TOTAL LAND AREA AVAILABLE	36.57 Ac.
Total Land Area Required @ 1 DUPA	27.00 Ac.
Land Area in Lots	13.80 Ac.
Open Space Required	13.20 Ac.
Dedicated Open Space	28.88 Ac.
EXCESS OPEN SPACE FROM SECTION 3	36.38 Ac.
TOTAL	65.26 Ac.
EXCESS OPEN SPACE TO CARRY FORWARD	52.06 Ac.

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS, IT REP. — DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: _____ DATE: _____
MATS BJOERKMAN (LOT 114)

OWNER: _____ DATE: _____
CAMILLA MARIA BJOERKMAN (LOT 114)

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

SECRETARY, PLANNING COMMISSION — DATE

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

LEGEND

R.O.W.C.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY
OS	OPEN SPACE

RECORDER'S INFORMATION

THE RESERVE AT RAINTREE FOREST

SECTION 4

RESUBDIVISION OF LOTS 108, 109, 114, 115, AND 116

REVISED: SEPTEMBER 22, 2020
DATE: SEPTEMBER 8, 2020

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: HILLSIDE DEVELOPMENT, INC. (LOTS 108, 109, 115, 116)

BY: _____

TITLE: _____ DATE: _____

CERTIFICATE OF ACCURACY

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

NAME: _____

BY: KEVIN L. BIRDWELL, R.L.S. #1797 DATE: 9/22/20

STATE OF TENNESSEE — KEVIN L. BIRDWELL — REG. NO. 1797 — LICENSED LAND SURVEYOR — CERTIFICATE OF AUTHORITY NO. 1797 — AGRICULTURE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTION 4, RESUBDIVISION OF LOTS 108, 109, 114, 115, AND 116" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

SEWER SYSTEM _____ 20___ (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

WATER SYSTEM _____ 20___ (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

DATE

DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 2.70 Acres± TOTAL LOTS: 5
ACRES NEW ROAD: 0± CIVIL DISTRICT: 16th
MILES NEW ROAD: 0± CLOSURE ERROR: 1:15000+

OWNER: HILLSIDE DEVELOPMENT, INC. & ASPEN CONSTRUCTION, LLC
SURVEYOR: RAGAN-SMITH ASSOCIATES
SCALE: 1"=300' 0 150' 300' 600'

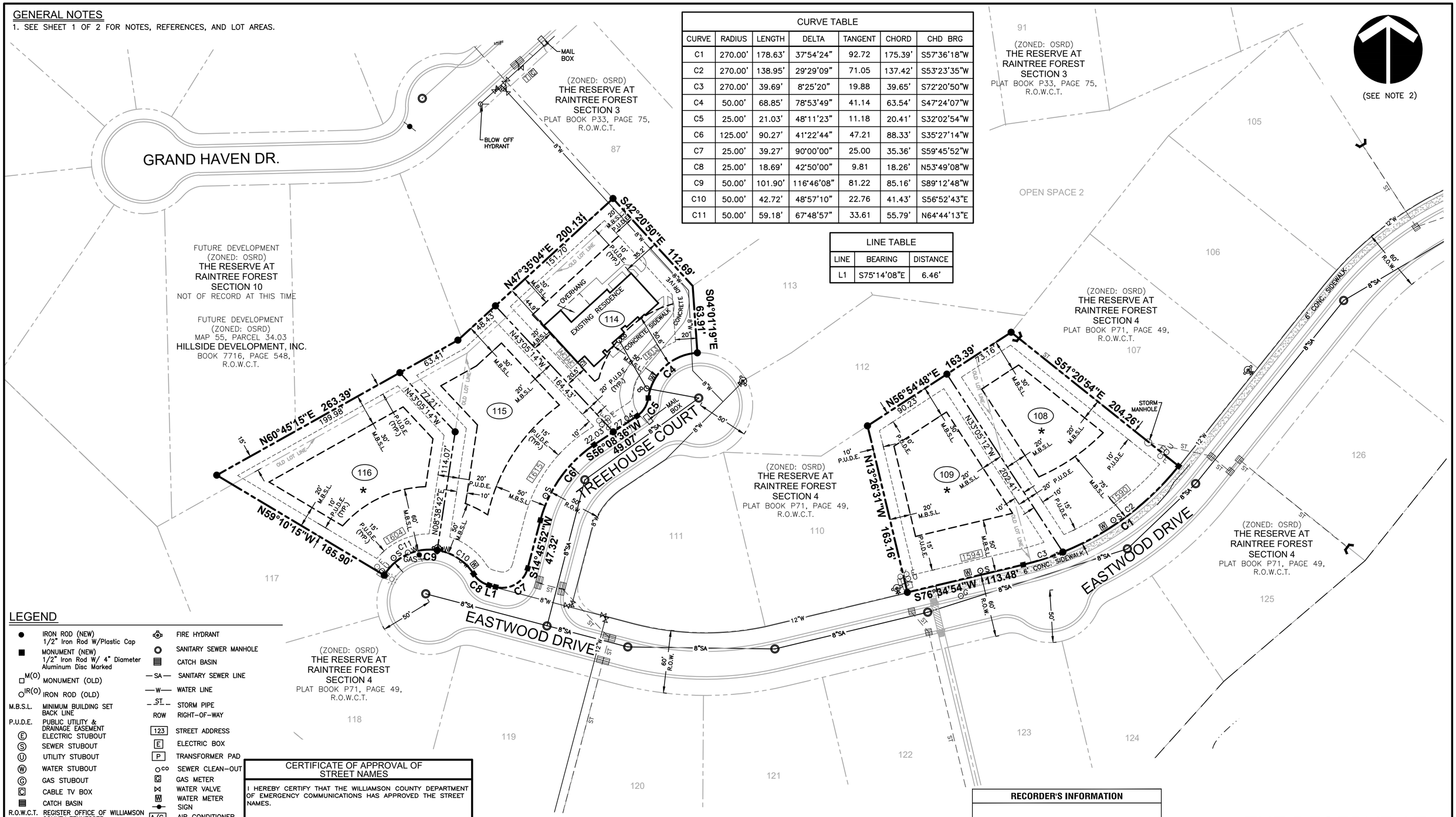
G:\18045-1132\1-SURVEY\PLAT\SECTION 4\REVISION TO LOTS 108-109 AND 114-116\SEC 4 REV TO LOTS 108-109 AND 114-116 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 OF 2 FOR NOTES, REFERENCES, AND LOT AREAS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	270.00'	178.63'	37°54'24"	92.72	175.39'	S57°36'18"W
C2	270.00'	138.95'	29°29'09"	71.05	137.42'	S53°23'35"W
C3	270.00'	39.69'	8°25'20"	19.88	39.65'	S72°20'50"W
C4	50.00'	68.85'	78°53'49"	41.14	63.54'	S47°24'07"W
C5	25.00'	21.03'	48°11'23"	11.18	20.41'	S32°02'54"W
C6	125.00'	90.27'	41°22'44"	47.21	88.33'	S35°27'14"W
C7	25.00'	39.27'	90°00'00"	25.00	35.36'	S59°45'52"W
C8	25.00'	18.69'	42°50'00"	9.81	18.26'	N53°49'08"W
C9	50.00'	101.90'	116°46'08"	81.22	85.16'	S89°12'48"W
C10	50.00'	42.72'	48°57'10"	22.76	41.43'	S56°52'43"E
C11	50.00'	59.18'	67°48'57"	33.61	55.79'	N64°44'13"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°14'08"E	6.46'



LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked
- M(O) MONUMENT (OLD)
- IR(O) IRON ROD (OLD)
- M.B.S.L. MINIMUM BUILDING SET BACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- (E) ELECTRIC STUBOUT
- (S) SEWER STUBOUT
- (U) UTILITY STUBOUT
- (W) WATER STUBOUT
- (G) GAS STUBOUT
- (C) CABLE TV BOX
- CATCH BASIN
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY TENNESSEE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- SA SANITARY SEWER LINE
- W WATER LINE
- ST STORM PIPE
- ROW RIGHT-OF-WAY
- 123 STREET ADDRESS
- E ELECTRIC BOX
- P TRANSFORMER PAD
- CO SEWER CLEAN-OUT
- G GAS METER
- WATER VALVE
- W WATER METER
- SIGN
- A/C AIR CONDITIONER

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: _____ DATE: _____
MATS BJOERKMAN (LOT 114)

OWNER: _____ DATE: _____
CAMILLA MARIA BJOERKMAN (LOT 114)

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

_____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS, IT REP.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

_____ _____
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

_____ _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

RECORDER'S INFORMATION

THE RESERVE AT RAINTREE FOREST

SECTION 4

RESUBDIVISION OF LOTS 108, 109, 114, 115, AND 116

DATE: SEPTEMBER 8, 2020
REVISED: SEPTEMBER 22, 2020

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: HILLSIDE DEVELOPMENT, INC. (LOTS 108, 109, 115, 116)

BY: _____

TITLE: _____ DATE: _____

CERTIFICATE OF ACCURACY

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

NAME: _____

BY: KEVIN L. BIRDWELL, RLS# 1797 DATE: 9/22/20

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTION 4, RESUBDIVISION OF LOTS 108, 109, 114, 115, AND 116" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

SEWER SYSTEM _____ 20___ _____
(CITY OF BRENTWOOD) AUTHORIZED APPROVING AGENT

WATER SYSTEM _____ 20___ _____
(CITY OF BRENTWOOD) AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

_____
DATE

_____
DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____
DATE

_____
SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

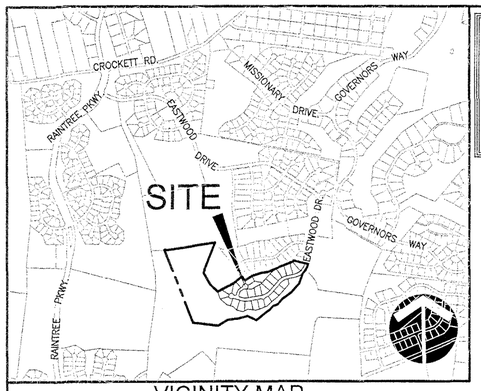
FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 2.70 Acres± TOTAL LOTS: 5
ACRES NEW ROAD: 0± CIVIL DISTRICT: 16th
MILES NEW ROAD: 0± CLOSURE ERROR: 1:15000+

OWNER: HILLSIDE DEVELOPMENT, INC. & ASPEN CONSTRUCTION, LLC
SURVEYOR: RAGAN-SMITH ASSOCIATES
SCALE: 1"=60' 0 30' 60' 120'

G:\18045-1132\1-SURVEY\PLAT\SECTION 4\REVISION TO LOTS 108-109 AND 114-116\SEC 4 REV TO LOTS 108-109 AND 114-116 FINAL PLAT.DWG



VICINITY MAP
(NOT TO SCALE)

OWNER / DEVELOPER:

HILLSIDE DEVELOPMENT, INC.
c/o KEVIN HYNEMAN
177 CRESCENT DR.
COLLIERVILLE, TENNESSEE 38017
(901) 202-1220

SURVEYOR:

KEVIN A. EDMONSON
3084 CULLEOKA HWY.
CULLEOKA, TN 38451
(615) 347-4436
KEDMONSONRLS@CHARTER.NET

DEED REFERENCE

BEING A PORTION OF THE PROPERTY CONVEYED TO HILLSIDE DEVELOPMENT, INC. BY SPECIAL WARRANTY DEED FROM RAINTREE CAPITAL, LLC, OF RECORD IN BOOK 7613, PAGE 337, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 34 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 55.

OPEN SPACE AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	1,215,183	27.90
2	42,909	0.99
TOTAL	1,258,150	28.88

LOT AREA TABLE			
LOT	SQ. FT.±	ACRES±	
101	22,681	0.52	*
102	23,950	0.55	*
103	25,681	0.59	*
104	25,364	0.58	*
105	23,991	0.55	*
106	24,515	0.56	*
107	24,511	0.56	*
108	21,794	0.50	*
109	21,802	0.50	*
110	21,837	0.50	*
111	22,253	0.51	
112	21,873	0.50	
113	16,849	0.39	
114	20,953	0.48	

LOT AREA TABLE			
LOT	SQ. FT.±	ACRES±	
115	23,469	0.54	
116	22,816	0.52	*
117	21,886	0.50	*
118	22,013	0.51	*
119	21,945	0.50	*
120	23,812	0.55	*
121	21,784	0.50	*
122	22,345	0.51	*
123	18,702	0.43	
124	18,003	0.41	
125	19,513	0.45	
126	20,250	0.46	
127	20,576	0.47	
TOTAL	595,168	13.64±	

* TRANSITIONAL LOT NOTE

LOTS DESIGNATED WITH AN ASTERISK (*) 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.

GP GRINDER PUMP NOTE

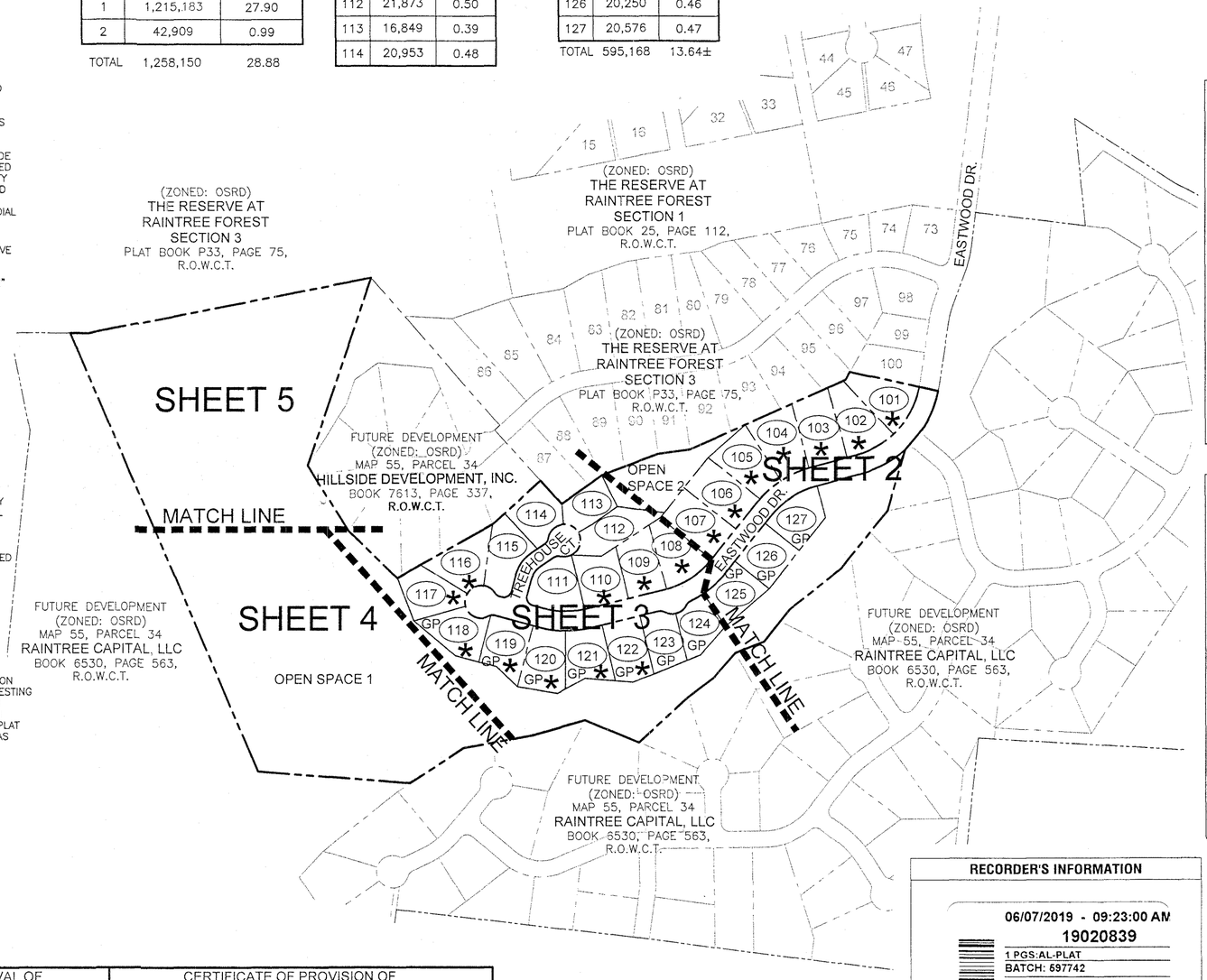
GRINDER PUMPS AND ASSOCIATED SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS APPROVED BY THE BRENTWOOD WATER AND SEWER DEPARTMENT. FORCE MAINS FOR GRINDER PUMPS SHALL NOT BE LOCATED UNDER STRUCTURES, DRIVEWAYS, OR CONCRETE SLABS UNLESS SPECIFICALLY APPROVED BY THE WATER AND SEWER DEPARTMENT. THE DEVELOPER SHALL FURNISH THE CITY, FOR ALL DESIGNATED LOTS WITH PRESSURIZED GRINDER PUMP SEWER, THE CASH EQUIVALENT OF $1,900 PER PUMP FOR EACH LOT SUBJECT TO THE DETERMINATION OF THE WATER/SEWER DIRECTOR. THE CASH EQUIVALENT IS REQUIRED TO MINIMIZE THE CITY'S 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.

(SEE NOTE 2)

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO CREATE 27 SINGLE-FAMILY LOTS AND 2 OPEN SPACE TRACTS AND DEDICATE RIGHT OF WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. 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, DIAL 811.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", 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. 470206, PANEL NO. 230, 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.
5. THIS PROPERTY IS CURRENTLY ZONED OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT).
   MINIMUM BUILDING SETBACKS:
   FRONT - 50' (UNLESS SHOWN OTHERWISE)
   SIDE - 15'/25' OR 20' (UNLESS SHOWN OTHERWISE)
   SIDE ABUTTING A STREET - 30'
   REAR - 30' (UNLESS SHOWN OTHERWISE)
   ABUTTING PROJECT BOUNDARY - 35'
6. OPEN SPACE AREAS 1 AND 2, EXCLUDING SCENIC EASEMENTS, ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS.
7. DEVELOPMENT ON ALL LOTS WITHIN THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT.
8. ALL CORNER LOTS SHALL BE REQUIRED TO SUBMIT AN ACCESS PLAN TO THE PLANNING & CODES DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE ISSUANCE OF ANY PERMITS. ACCESS TO CORNER LOTS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN ARTICLE VII, VEHICLE ACCESS CONTROL, OF THE BRENTWOOD MUNICIPAL CODE.
9. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 15,000+ AS SHOWN HEREON.

   BY: Kevin A. Edmonson DATE: 1-17-19
   KEVIN A. EDMONSON, R.L.S. NO. 1515
10. A PORTION OF COMMON OPEN SPACE AREAS 1 AND 2 ARE SUBJECT TO PERPETUAL SCENIC EASEMENTS AS RECORDED IN BOOK 7645, PAGE 486 AND SHALL REMAIN UNDISTURBED AND IN THEIR NATURAL STATE.
11. 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 6/6/2024, 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.
12. "L.F.E." MEANS LOWEST FLOOR ELEVATION (INCLUDING BASEMENT).
13. WATERWAY NATURAL AREAS RELATE TO WATERCOURSES CLASSIFIED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AS STREAMS OR "WATERS OF THE STATE". THESE STREAMS ARE INTENDED TO REMAIN IN THEIR NATURAL STATE CONDITION AND TO BE BUFFERED IN ACCORDANCE WITH TDEC CRITERIA. NO DISTURBANCE IS TO OCCUR WITHIN THE BUFFER LIMITS EXCEPT AS PERMITTED BY TDEC OR THE U.S. CORPS OF ENGINEERS.
14. THE PROPOSED MULCHED SURFACE TRAIL WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



OSRD TABLE (OVERALL SITE)

Total Site Area	381.65 Ac.
Less R.O.W.	24.20 Ac.
TOTAL	357.45 Ac.
Less Areas in 25% Slopes	94.88 Ac.
Plus 25% of slopes over 25%	23.72 Ac.
Less Areas in Floodway	0.00 Ac.
Plus 25% of Areas in Floodway	0.00 Ac.
Less Areas in Electrical & Natural Gas Easements	4.73 Ac.
Plus 25% of Areas in Electrical & Gas Easements	1.18 Ac.
Total Usable Land Area	282.74 Ac.
Less Area in Lots > 1 Acre	1.42 Ac.
TOTAL LAND AREA AVAILABLE	281.32.
Total Land Area Required @ 1 DUPA (AC) 213	225.00
Total Land Area Required @ 1/3 DUPA (AC) 4 (Hillside Protection Lots)	
Land Area in Lots	128.37 Ac.
Open Space Required	96.63 Ac.
Open Space Provided	229.08 Ac.
EXCESS OPEN SPACE	132.45 Ac.

OSRD TABLE (SECTION 4)

Total Site Area	45.41 Ac.
Less R.O.W.	2.86 Ac.
TOTAL	42.55 Ac.
Less Areas in 25% Slopes	8.19 Ac.
Plus 25% of slopes over 25%	2.05 Ac.
Less Areas in Floodway	0.00 Ac.
Plus 25% of Areas in Floodway	0.00 Ac.
Less Areas in Electrical & Natural Gas Easements	0.00 Ac.
Plus 25% of Areas in Electrical & Gas Easements	0.00 Ac.
Total Usable Land Area	36.41 Ac.
Less Area in Lots > 1 Acre	0.00 Ac.
TOTAL LAND AREA AVAILABLE	36.41 Ac.
Total Land Area Required @ 1 DUPA	27.00 Ac.
Land Area in Lots	13.64 Ac.
Open Space Required	13.36 Ac.
Dedicated Open Space	28.88 Ac.
EXCESS OPEN SPACE FROM SECTION 3	36.38 Ac.
TOTAL	65.26 Ac.
EXCESS OPEN SPACE TO CARRY FORWARD	51.90 Ac.

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

Donna Kelly 1/23/19
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

[signature] 6/6/2019
SECRETARY, PLANNING COMMISSION — DATE

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

Ryan Hamilton 1-23-19
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

LEGEND

R.O.W.C.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY
OS	OPEN SPACE

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: HILLSIDE DEVELOPMENT, INC.
BY: Zachary T Rendold
TITLE: Vice President DATE: 1/25/19

CERTIFICATE OF ACCURACY

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

KEVIN A. EDMONSON — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — TENNESSEE NO. 1515

NAME: Kevin A. Edmonson
BY: KEVIN EDMONSON, R.L.S. NO. 1515 DATE: 1-17-19

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTION 4" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

SEWER SYSTEM 5/3 20.19 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT
WATER SYSTEM 5/3 20.19 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

5-8-19
DATE
Michael E. Harris
DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL FOR RECORDING

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

6/6/2019
DATE
[signature]
SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

RECORDER'S INFORMATION

06/07/2019 - 09:23:00 AM
19020839
1 PGS:AL-PLAT
BATCH: 697742
PLAT BOOK: P71
PAGE: 49

REC FEE	75.00
DP FEE	2.00
TOTAL	77.00

STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON

THE RESERVE AT RAINTREE FOREST

SECTION 4
LOTS 101-127 AND OPEN SPACE 1 AND 2

REVISED: JANUARY 14, 2019
REVISED: OCTOBER 16, 2018
DATE: OCTOBER 1, 2018

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 45.41 Acres± TOTAL LOTS: 27
ACRES NEW ROAD: 2.86± CIVIL DISTRICT: 16th
MILES NEW ROAD: 0.37± CLOSURE ERROR: 1:15000+

OWNER: HILLSIDE DEVELOPMENT, INC.
SURVEYOR: KEVIN A. EDMONSON
SCALE: 1"=300' 0 150' 300' 600'

G:\18045-1132\1-SURVEY\PLAT\SECTION 4\SEC 4 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR NOTES, REFERENCES, OPEN SPACE AND LOT AREAS.

(SEE NOTE 2)

GRAND HAVEN DR.

MATCH LINE SEE SHEET 3

(ZONED: OSRD)
THE RESERVE AT RAINTREE FOREST SECTION 3
PLAT BOOK P33, PAGE 75, R.O.W.C.T.

(ZONED: OSRD)
THE RESERVE AT RAINTREE FOREST SECTION 3
PLAT BOOK P33, PAGE 75, R.O.W.C.T.

OPEN SPACE 2
42,909 SQ.FT.±
0.99 AC.±

OPEN SPACE 1

SCENIC EASEMENT AREA=29,269 S.F.± 0.67 AC.± (SEE NOTE 10)

SCENIC EASEMENT AREA 139,153 S.F.± 3.19 AC.± (SEE NOTE 10)

WATERWAY NATURAL AREA (SEE NOTE 13)

EASTWOOD DRIVE

STREAM

STORM MANHOLE

BLOW OFF HYDRANT

NOT CONSTRUCTED

FUTURE DEVELOPMENT
(ZONED: OSRD)
MAP 55, PARCEL 34
RAINTREE CAPITAL, LLC
BOOK 6530, PAGE 563, R.O.W.C.T.

N29°14'31"E 27.36'

S77°48'03"E 280.03' (TOTAL)

N66°01'43"E 524.45' (TOTAL)

N82°05'53"E 99.99'

N69°08'25"E 185.29'

S42°20'50"E 97.69'

N54°41'46"E 152.29'

S16°09'08"W 197.15'

S39°53'46"W 92.96'

S39°02'58"W 228.19'

S52°07'37"W 198.38'

S38°28'10"W 126.87'

S68°45'33"W 97.26'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	330.00'	118.74'	20°37'00"	60.02	118.10'	S21°29'28"W
C2	270.00'	303.25'	64°21'07"	169.87	287.56'	N43°07'58"E
C3	270.00'	169.05'	35°52'24"	87.40	166.30'	N28°53'36"E
C4	270.00'	134.20'	28°28'44"	68.52	132.83'	N61°04'10"E
C5	330.00'	211.13'	36°39'28"	109.32	207.55'	N56°58'47"E
C6	330.00'	10.54'	1°49'49"	5.27	10.54'	N74°23'37"E
C7	330.00'	94.34'	16°22'44"	47.49	94.01'	N65°17'21"E
C8	330.00'	86.72'	15°03'21"	43.61	86.47'	N49°34'19"E
C9	330.00'	19.54'	3°23'32"	9.77	19.54'	N40°20'52"E
C42	330.00'	145.84'	25°19'16"	74.13	144.66'	S51°18'41"W
C44	330.00'	98.98'	17°11'10"	49.87	98.61'	S47°14'38"W
C45	270.00'	172.75'	36°39'28"	89.45	169.81'	S56°58'47"W
C46	330.00'	157.33'	27°18'57"	80.19	155.84'	N61°39'03"E

LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked RLS #1515
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked RLS #1515
- M(O) MONUMENT (OLD)
- IR(O) IRON ROD (OLD)
- M.B.S.L. MINIMUM BUILDING SET BACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.D.A.E. PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY TENNESSEE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- SA SANITARY SEWER LINE
- W WATER LINE
- ST STORM PIPE
- ROW RIGHT-OF-WAY
- 123 STREET ADDRESS
- GP GRINDER PUMP (SEE NOTE SHEET 1)
- L.F.E. LOWEST FLOOR ELEVATION (SEE NOTE 12)

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

Ron Hagenbuch — 12 3 19

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

Donna Kelley — 1/23/19

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

Edmund J. Tidwell — 6/6/2019

SECRETARY, PLANNING COMMISSION — DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: HILLSIDE DEVELOPMENT, INC.

BY: Zachary T. Randolph

TITLE: Vice President — DATE: 1/25/19

CERTIFICATE OF ACCURACY

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

KEVIN A. EDMONSON — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — NO. 1525

NAME: KEVIN A. EDMONSON — DATE: 1-17-19

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTION 4" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

SEWER SYSTEM 5/3 20 19 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

WATER SYSTEM 5/3 20 19 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

5-8-19 — DATE

Michael E. Harris — DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL FOR RECORDING

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

6/6/2019 — DATE

Edmund J. Tidwell — SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

RECORDER'S INFORMATION

06/07/2019 - 09:23:00 AM
19020839
1 PGS:AL-PLAT
BATCH: 697742
PLAT BOOK: P71
PAGE: 49

REC FEE	75.00
DP FEE	2.00
TOTAL	77.00

STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON

THE RESERVE AT RAINTREE FOREST

SECTION 4
LOTS 101-127 AND OPEN SPACE 1 AND 2

REVISED: JANUARY 14, 2019
REVISED: OCTOBER 16, 2018
DATE: OCTOBER 1, 2018

FINAL SUBDIVISION PLAT
CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 45.41 Acres± TOTAL LOTS: 27
ACRES NEW ROAD: 2.86± CIVIL DISTRICT: 16th
MILES NEW ROAD: 0.37± CLOSURE ERROR: 1:15,000+

OWNER: HILLSIDE DEVELOPMENT, INC.

SURVEYOR: KEVIN A. EDMONSON

SCALE: 1"=60' (0, 30', 60', 120')

G:\18045-1132\1-SURVEY\PLAT\SECTION 4\SEC 4 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR NOTES, REFERENCES, OPEN SPACE AND LOT AREAS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C28	50.00'	59.18'	67°48'57"	33.61	55.79'	N64°44'13"E
C29	50.00'	40.71'	46°38'48"	21.56	39.59'	N07°30'21"E
C30	50.00'	89.23'	102°15'05"	62.02	77.85'	N66°56'36"W
C31	25.00'	18.69'	42°50'00"	9.81	18.26'	S83°20'52"W
C32	25.00'	6.62'	15°10'11"	3.33	6.60'	S69°30'57"W
C33	25.00'	12.07'	27°39'49"	6.16	11.95'	N89°04'03"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C34	335.00'	164.92'	28°12'23"	84.17	163.26'	S89°20'19"E
C35	335.00'	84.20'	14°24'05"	42.32	83.98'	N82°26'10"W
C36	335.00'	80.72'	13°48'18"	40.55	80.52'	S83°27'38"W
C37	25.00'	18.39'	42°09'17"	9.64	17.98'	N82°21'52"W
C38	50.00'	81.40'	93°16'56"	52.95	72.71'	N72°04'18"E
C39	50.00'	36.79'	42°09'17"	19.27	35.96'	N82°21'52"W
C40	50.00'	44.62'	51°07'39"	23.92	43.15'	S50°59'40"W
C41	25.00'	16.82'	38°32'29"	8.74	16.50'	S44°42'05"W
C42	330.00'	145.84'	25°19'16"	74.13	144.66'	S51°18'41"W
C43	330.00'	46.85'	8°08'06"	23.47	46.82'	S59°54'16"W

SEE SHEET 5
MATCH LINE

SCENIC EASEMENT AREA=997,302 S.F.± 22.89 AC.± (SEE NOTE 10)

FUTURE DEVELOPMENT (ZONED: OSRD) MAP 55, PARCEL 34 HILLSIDE DEVELOPMENT, INC. BOOK 7613, PAGE 337, R.O.W.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°14'08"E	34.51'
L2	S14°45'52"W	47.32'
L3	N14°45'52"E	47.32'
L4	S75°14'08"E	6.46'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C10	270.00'	178.63'	37°54'24"	92.72	175.39'	N57°36'18"E
C11	270.00'	170.86'	36°15'30"	88.40	168.03'	N56°46'46"E
C12	270.00'	7.77'	1°38'59"	3.89	7.77'	N75°44'00"E
C13	275.00'	127.84'	26°38'04"	65.09	126.69'	S88°33'10"E
C14	25.00'	39.27'	90°00'00"	25.00	35.36'	S30°14'08"E
C15	75.00'	54.16'	41°22'44"	28.32	53.00'	S35°27'14"W
C16	25.00'	21.03'	48°11'23"	11.18	20.41'	S80°14'17"W
C17	50.00'	241.19'	276°22'46"	44.72	66.67'	S33°51'24"E
C18	50.00'	35.43'	40°35'42"	18.49	34.69'	S84°02'07"W
C19	50.00'	81.70'	93°37'32"	53.27	72.91'	S16°55'30"W
C20	50.00'	55.21'	63°15'43"	30.80	52.44'	S61°31'07"E
C21	50.00'	68.85'	78°53'49"	41.14	63.54'	N47°24'07"E
C22	25.00'	21.03'	48°11'23"	11.18	20.41'	N32°02'54"E
C23	125.00'	90.27'	41°22'44"	47.21	88.33'	N35°27'14"E
C24	25.00'	39.27'	90°00'00"	25.00	35.36'	N59°45'52"E
C25	25.00'	18.69'	42°50'00"	9.81	18.26'	S53°49'08"E
C26	50.00'	231.84'	265°40'01"	53.93	73.33'	N14°45'52"E
C27	50.00'	42.72'	48°57'10"	22.76	41.43'	S56°52'43"E

S42°20'50"E 97.69'
N54°41'46"E 152.29'
N47°35'04"E 201.85' (TOTAL)
N43°05'14"W 149.43'
N60°45'15"E 338.56' (TOTAL)
S46°01'49"E 209.52'
N59°10'15"W 168.59'
S21°21'55"E 140.55'
S74°10'57"W 166.31'
S50°29'28"E 176.70'
N75°14'08"W 129.88' (TOTAL)
N46°32'40"W 90.00'
S80°42'59"E 126.13'
N61°26'21"E 96.18' (TOTAL)
N61°26'21"E 97.06'
S80°42'59"E 139.14'
N75°14'08"W 140.96' (TOTAL)
S76°33'29"W 213.98' (TOTAL)
S13°26'31"E 204.26'
N82°17'07"W 146.21'
S87°45'18"E 93.16'
S56°08'36"W 49.08'
N56°08'36"E 49.08' (TOTAL)
S74°14'38"W 176.77'
N67°47'15"W 186.09'
S74°14'38"W 170.83'
N67°47'15"W 180.73'
S47°45'40"W 190.84'
S47°45'40"W 207.79'
S52°42'41"W 97.56'
S41°18'39"W 100.46'
S52°42'41"W 96.99'
S41°18'39"W 101.90'
N41°56'39"E 120.05'
N67°27'16"E 230.44'
N67°27'16"E 156.74' (TOTAL)
N54°30'21"E 95.16'
S82°17'07"E 123.54'
N26°01'09"W 107.45'
N26°01'09"W 91.15'
N54°10'40"W 63.91'
S60°06'44"W 50.00'
N56°54'48"E 122.48'
N15°05'53"W 204.35'
S13°26'31"E 163.16'
S13°26'31"E 170.55'
S13°26'31"E 175.45'
S13°26'31"E 146.80'
S13°26'31"E 185.82'
N08°38'42"E 190.06'
N03°36'22"W 183.69'
S00°21'47"W 178.66'
S00°21'47"W 193.21'
N14°45'52"E 147.14'
N14°45'52"E 193.21'
S03°36'22"E
S00°21'47"W 69.02'
S85°16'00"E 148.51' (TOTAL)
S85°16'00"E 153.33'
N69°41'46"E 69.65'
N34°09'37"E 127.89'
N41°56'39"E 116.83'
N41°56'39"E 111.40'
N41°56'39"E 45.34' (TOTAL)
252.88' (TOTAL) 6' CONC. SIDEWALK
139.40'
113.48'
216.17' (TOTAL)
122.48'
40.91'
20.42'
59.66'
120.00'
34.31'
178.66'
94.99'
69.02'
27.17'
22.03'
27.04'
82.07'
41.93'
(8.91')
(85.36')
256.48'

SEE SHEET 2
MATCH LINE

MATCH LINE
SEE SHEET 4

STREETHOUSE COURT
EASTWOOD DRIVE

OPEN SPACE 1

STORM MANHOLE
BLOW OFF HYDRANT
PROPOSED WALKWAY 8' WIDE MULCH
STREAM
WATERWAY NATURAL AREA (SEE NOTE 13)
(SEE NOTE 2)

FUTURE DEVELOPMENT (ZONED: OSRD) MAP 55, PARCEL 34 RAINTREE CAPITAL, LLC BOOK 6530, PAGE 563, R.O.W.C.T.

SCENIC EASEMENT AREA 139,153 S.F 3.19 AC.± (SEE NOTE 10)

LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked RLS #1515
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked RLS #1515
- M(O) MONUMENT (OLD)
- IR(O) IRON ROD (OLD)
- M.B.S.L. MINIMUM BUILDING SET BACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY TENNESSEE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- SA SANITARY SEWER LINE
- W WATER LINE
- ST STORM PIPE
- ROW RIGHT-OF-WAY
- 123 STREET ADDRESS
- GP GRINDER PUMP (SEE NOTE SHEET 1)
- L.F.E. LOWEST FLOOR ELEVATION (SEE NOTE 12)

RECORDER'S INFORMATION

06/07/2019 - 09:23:00 AM
19020839
1 PGS:AL-PLAT
BATCH: 697742
PLAT BOOK: P71
PAGE: 49

REC FEE	76.00
DP FEE	2.00
TOTAL	77.00

STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE 1.23.19

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS — DATE 1/23/19

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

SECRETARY, PLANNING COMMISSION — DATE 6/6/2019

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: HILLSIDE DEVELOPMENT, INC.
BY: Zachary T. Randolph
TITLE: Vice President DATE: 1/25/19

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS SURVEYED TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD MUNICIPAL PLANNING COMMISSION.

KEVIN A. EDMONSON — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — SURVEYOR — TENNESSEE NO. 1512

NAME: KEVIN EDMONSON
BY: KEVIN EDMONSON — DATE: 1-17-19

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTION 4" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

SEWER SYSTEM 5/3 2019 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

WATER SYSTEM 5/3 2019 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

5-8-19 DATE
DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL FOR RECORDING

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

6/6/2019 DATE
SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

THE RESERVE AT RAINTREE FOREST

SECTION 4
LOTS 101-127 AND OPEN SPACE 1 AND 2

REVISED: JANUARY 14, 2019
REVISED: OCTOBER 16, 2018
DATE: OCTOBER 1, 2018

FINAL SUBDIVISION PLAT
CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 45.41 Acres± TOTAL LOTS: 27
ACRES NEW ROAD: 2.86± CIVIL DISTRICT: 16th
MILES NEW ROAD: 0.37± CLOSURE ERROR: 1:15,000+

OWNER: HILLSIDE DEVELOPMENT, INC.
SURVEYOR: KEVIN A. EDMONSON
SCALE: 1"=60' (0, 30', 60', 120')

G:\18045-1132\1-SURVEY\PLAT\SECTION 4\SEC 4 FINAL PLAT.DWG

SEE SHEET 5
MATCH LINE

N23°11'41"W 1464.93'

WATERWAY NATURAL AREA
(SEE NOTE 13)

SCENIC EASEMENT
AREA=997,302 S.F.±
22.89 AC.±
(SEE NOTE 10)

S46°01'49"E 209.52'
161.59'

S21°21'55"E 189.29'
47.93'

S21°21'55"E 140.56'

FUTURE DEVELOPMENT
(ZONED: OSRD)
MAP 55, PARCEL 34
HILLSIDE DEVELOPMENT, INC.
BOOK 7613, PAGE 337,
R.O.W.C.T.

N60°45'15"E 338.56' (TOTAL)
256.48'
82.07'

(SEE NOTE 2)

TREEHC

EASTWOOD DRIVE

N75°14'08"W 140.96' (TOTAL)
123.39'
17.57'

N75°14'08"W 129.88' (TOTAL)
73.83'
56.05'

S75°14'08"E 95.02'

S74°10'57"W 166.31'

S50°29'28"E 167.11'

S50°29'28"E 176.70'

N46°32'40"W 90.00'

S46°32'40"E 79.87'

S80°42'59"E 126.13'

S80°42'59"E 139.14'

N61°26'21"E 96.

N63°36'22"W 183.99'

S03°36'22"E 207.69'

S74°14'38"W 176.77'

S79°37'45"W 97.52'

S79°37'45"W 81.06'

S79°37'45"W 215.75'

S74°14'38"W 170.83'

N56°43'42"E 226.64'

S56°43'42"W 196.82'

32.62'

440.18'
N85°27'06"W 472.80'

OPEN SPACE 1
1,215,241 SQ.FT.±
27.90 AC.±

FUTURE DEVELOPMENT
(ZONED: OSRD)
MAP 55, PARCEL 34
RAINTREE CAPITAL, LLC
BOOK 6530, PAGE 563,
R.O.W.C.T.

FUTURE DEVELOPMENT
(ZONED: OSRD)
MAP 55, PARCEL 34
RAINTREE CAPITAL, LLC
BOOK 6530, PAGE 563,
R.O.W.C.T.

SCENIC EASEMENT
AREA=997,302 S.F.±
22.89 AC.±
(SEE NOTE 10)

PROPOSED WALKWAY
8' WIDE MULCH

STREAM

BLOW OFF HYDRANT

PROPOSED WALKWAY
8' WIDE MULCH

STREAM

SEE SHEET 3
MATCH LINE

Lots 115, 116, 117, 118 GP MIN. LFE=743.0, 119 GP MIN. LFE=734.0, 120 GP MIN. LFE=726.0, 111, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR NOTES, REFERENCES, OPEN SPACE AND LOT AREAS.

RECORDER'S INFORMATION

06/07/2019 - 09:23:00 AM
19020839
1 PGS:AL-PLAT
BATCH: 597742
PLAT BOOK: P71
PAGE: 49

REC FEE	75.00
DP FEE	2.00
TOTAL	77.00

STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON

LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked RLS #1515
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked RLS #1515
- M(O) MONUMENT (OLD)
- IR(O) IRON ROD (OLD)
- M.B.S.L. MINIMUM BUILDING SET BACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY TENNESSEE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- —SA— SANITARY SEWER LINE
- —W— WATER LINE
- ST STORM PIPE
- ROW RIGHT-OF-WAY
- 123 STREET ADDRESS
- GP GRINDER PUMP (SEE NOTE SHEET 1)
- L.F.E. LOWEST FLOOR ELEVATION (SEE NOTE 12)

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

SECRETARY, PLANNING COMMISSION — DATE 6/6/2019

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS — DATE 1/23/19

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE 1.23.19

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: HILLSIDE DEVELOPMENT, INC.

BY: Zachary T. Randolph

TITLE: Vice President — DATE: 1/25/19

CERTIFICATE OF ACCURACY

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

KEVIN A. EDMONSON — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE NO. 1515

NAME:

BY: KEVIN EDMONSON — DATE: 1-17-19

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTION 4" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

SEWER SYSTEM 5/3 2019 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

WATER SYSTEM 5/3 2019 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

5-8-19 — DATE

DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL FOR RECORDING

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

6/6/2019 — DATE

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

THE RESERVE AT RAINTREE FOREST

SECTION 4
LOTS 101-127 AND OPEN SPACE 1 AND 2

REVISED: JANUARY 14, 2019
REVISED: OCTOBER 16, 2018
DATE: OCTOBER 1, 2018

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 45.41 Acres± — TOTAL LOTS: 27
ACRES NEW ROAD: 2.86± — CIVIL DISTRICT: 16th
MILES NEW ROAD: 0.37± — CLOSURE ERROR: 1:15,000+

OWNER: HILLSIDE DEVELOPMENT, INC.

SURVEYOR: KEVIN A. EDMONSON

SCALE: 1"=60' (0, 30', 60', 120')

G:\18045-1132\1-SURVEY\PLAT\SECTION 4\SEC 4 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR NOTES, REFERENCES, OPEN SPACE AND LOT AREAS.

OHE

OHE

200'

T.V.A. EASEMENT
BK. 170, PG. 532,
BK. 172, PG. 178
R.O.W.C.T.

(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 3
PLAT BOOK P33, PAGE 75,
R.O.W.C.T.

N79°02'07"E 889.75'

S89°30'18"E
56.05'

(SEE NOTE 2)

SCENIC EASEMENT
AREA=997,302 S.F.±
22.89 AC.±
(SEE NOTE 10)

S18°51'39"W 608.09'

85

86

OPEN SPACE 1

FUTURE DEVELOPMENT
(ZONED: OSRD)
MAP 55, PARCEL 34
RAINTREE CAPITAL, LLC
BOOK 6530, PAGE 563,
R.O.W.C.T.

FUTURE DEVELOPMENT
(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 10
NOT OF RECORD AT THIS TIME

GRAND HAVEN DR.

BLOW OFF HYDRANT

WATERWAY NATURAL AREA (SEE NOTE 15)

FUTURE DEVELOPMENT
(ZONED: OSRD)
MAP 55, PARCEL 34
HILLSIDE DEVELOPMENT, INC.
BOOK 7613, PAGE 337,
R.O.W.C.T.

S31°39'50"E 239.04'

LEGEND

●	IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked RLS #1515	FH	FIRE HYDRANT
■	MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked RLS #1515	S	SANITARY SEWER MANHOLE
□M(O)	MONUMENT (OLD)	CB	CATCH BASIN
○IR(O)	IRON ROD (OLD)	—SA—	SANITARY SEWER LINE
M.B.S.L.	MINIMUM BUILDING SET BACK LINE	—W—	WATER LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	—OHE—	OVERHEAD ELECTRIC
R.O.W.C.T.	REGISTER OFFICE OF WILLIAMSON COUNTY TENNESSEE	ST	STORM PIPE
		ROW	RIGHT-OF-WAY
		123	STREET ADDRESS
		GP	GRINDER PUMP (SEE NOTE SHEET 1)

MATCH LINE
SEE SHEET 4

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

SECRETARY, PLANNING COMMISSION — DATE 6/6/2019

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS — DATE 1/23/19

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE 1-23-19

RECORDER'S INFORMATION

06/07/2019 - 09:23:00 AM
19020839
1 PGS:AL-PLAT
BATCH: 697742

PLAT BOOK: P71
PAGE: 49

REC FEE	76.00
DP FEE	2.00
TOTAL	77.00

STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON

THE RESERVE AT RAINTREE FOREST

SECTION 4
LOTS 101-127 AND OPEN SPACE 1 AND 2

REVISED: JANUARY 14, 2019
REVISED: OCTOBER 16, 2018
DATE: OCTOBER 1, 2018

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER: HILLSIDE DEVELOPMENT, INC.

BY: Zachary T. Randolph

TITLE: Vice President DATE: 1/25/19

CERTIFICATE OF SURVEY ACCURACY

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

KEVIN A. EDMONSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
No. 1515

NAME:

BY: KEVIN EDMONSON, TENNESSEE REG. NO. 1515 DATE: 1-17-19

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST, SECTION 4" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

SEWER SYSTEM 5/3 20 19 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

WATER SYSTEM 5/3 20 19 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

5-8-19
DATE

DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL FOR RECORDING

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

6/6/2019
DATE

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 45.41 Acres± TOTAL LOTS: 27
ACRES NEW ROAD: 2.86± CIVIL DISTRICT: 16th
MILES NEW ROAD: 0.37± CLOSURE ERROR: 1:15,000+

OWNER: HILLSIDE DEVELOPMENT, INC.

SURVEYOR: KEVIN A. EDMONSON

SCALE: 1"=60' 0 30' 60' 120'

G:\18045-1132\1-SURVEY\PLAT\SECTION 4\SEC 4 FINAL PLAT.DWG

GRAND HAVEN DR.

(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 3
PLAT BOOK P33, PAGE 75,
R.O.W.C.T.

88

87

FUTURE DEVELOPMENT
(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 10
NOT OF RECORD AT THIS TIME

FUTURE DEVELOPMENT
(ZONED: OSRD)
MAP 55, PARCEL 34.03
HILLSIDE DEVELOPMENT, INC.
BOOK 7716, PAGE 548
R.O.W.C.T.

205

206

207

114

EXISTING RESIDENCE

115

116

108 *

109 *

TREEHOUSE COURT

EASTWOOD DRIVE

(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 4
PLAT BOOK P71, PAGE 49,
R.O.W.C.T.

111

110

117

118

(ZONED: OSRD)
THE RESERVE AT
RAINTREE FOREST
SECTION 4
PLAT BOOK P71, PAGE 49,
R.O.W.C.T.

107

SECTION 3
PLAT BOOK P33, PAGE 75,
R.O.W.C.T.

OPEN SPACE 2

BUILDING ENVELOPE AREAS

LOT 108 –	5,209 SQ. FT.	(OLD)
	5,949 SQ. FT.	(NEW)
LOT 109 –	8,001 SQ. FT.	(OLD)
	7,640 SQ. FT.	(NEW)
LOT 114 –	6,817 SQ. FT.	(OLD)
	8,485 SQ. FT.	(NEW)
LOT 115 –	6,107 SQ. FT.	(OLD)
	7,787 SQ. FT.	(NEW)
LOT 116 –	6,975 SQ. FT.	(OLD)
	8,806 SQ. FT.	(NEW)
LOT 205 –	10,842 SQ. FT.	(OLD)
	8,663 SQ. FT.	(NEW)
LOT 206 –	13,332 SQ. FT.	(OLD)
	11,384 SQ. FT.	(NEW)
LOT 207 –	15,751 SQ. FT.	(OLD)
	14,393 SQ. FT.	(NEW)

0 30' 60' 120'

SCALE: 1"=60'

THE RESERVE AT RAINTREE FOREST

SECTION 4

RESUBDIVISION OF LOTS 108, 109, 114, 115, AND 116

DATE: OCTOBER 1, 2020

G:\18045-1132\1-Survey\Plat\Section 4\REVISION TO LOTS 108-109 AND 114-116\MBSL Exhibit\SEC 4 REV TO LOTS 108-109 AND 114-116 MBSL Exhibit.dwg

BRENTWOOD PLANNING COMMISSION **3.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-004

PROJECT DESCRIPTION

Revised Final Plat – Brentmeade Subdivision, Lot 226, 9006 Gasserway Circle

Civil & Engineering Consultants requests approval of a revised final plat that adjust the side minimum building setback line along Jones Parkway from 50 feet to the current minimum setback requirement of 30 feet.

The proposal complies with the technical standards of the R-2 district.

The original plat for the subdivision was recorded in May 1986.

ZONING OF PROPERTY

Zoning R-2

APPLICANT NAME/ADDRESS

Mr. J. Cooley, Civil & Engineering Consultants, Inc., 117 Seaboard Lane, Suite E100, Franklin, TN 37067

Attachments

Final Staff Report

Proposed Final Plat

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 3:

REQUEST:	***REVISED FINAL PLAT – BRENTMEADE ESTATES SUBDIVISION, LOT 226, SECTION THREE, 9006 GASSERWAY CIRCLE***
PROJECT NUMBER:	***BPC2009-004***
CURRENT ZONING:	***R-2 -- SUBURBAN RESIDENTIAL***

GENERAL INFORMATION:

Civil & Engineering Consultants requests approval of a revised final plat that adjusts the side setback line along Jones Parkway from 50 feet to the current minimum setback requirement of 30 feet.

The proposal complies with the technical standards of the R-2 district.

The original plat was recorded in May 1986.

PROJECT LOCATION:

The subject property is located at 9006 Gasserway Circle.

APPROVAL HISTORY:

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

CONDITIONS OF APPROVAL:

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

1. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

STANDARD REQUIREMENTS:

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

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

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

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

2. 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.

3. 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.

4. 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.

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

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

7. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 5, 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 vote to approve the proposed revised Final Plat, subject to the requirements of the staff report.

NORTH

SUBJECT PROPERTY INFORMATION:

TAX MAP 029N, GROUP C, PARCEL 17.00
OWNER: SHARLENE DEE WATSON
TOTAL AREA PER SURVEY = ± 1.00 ACRES

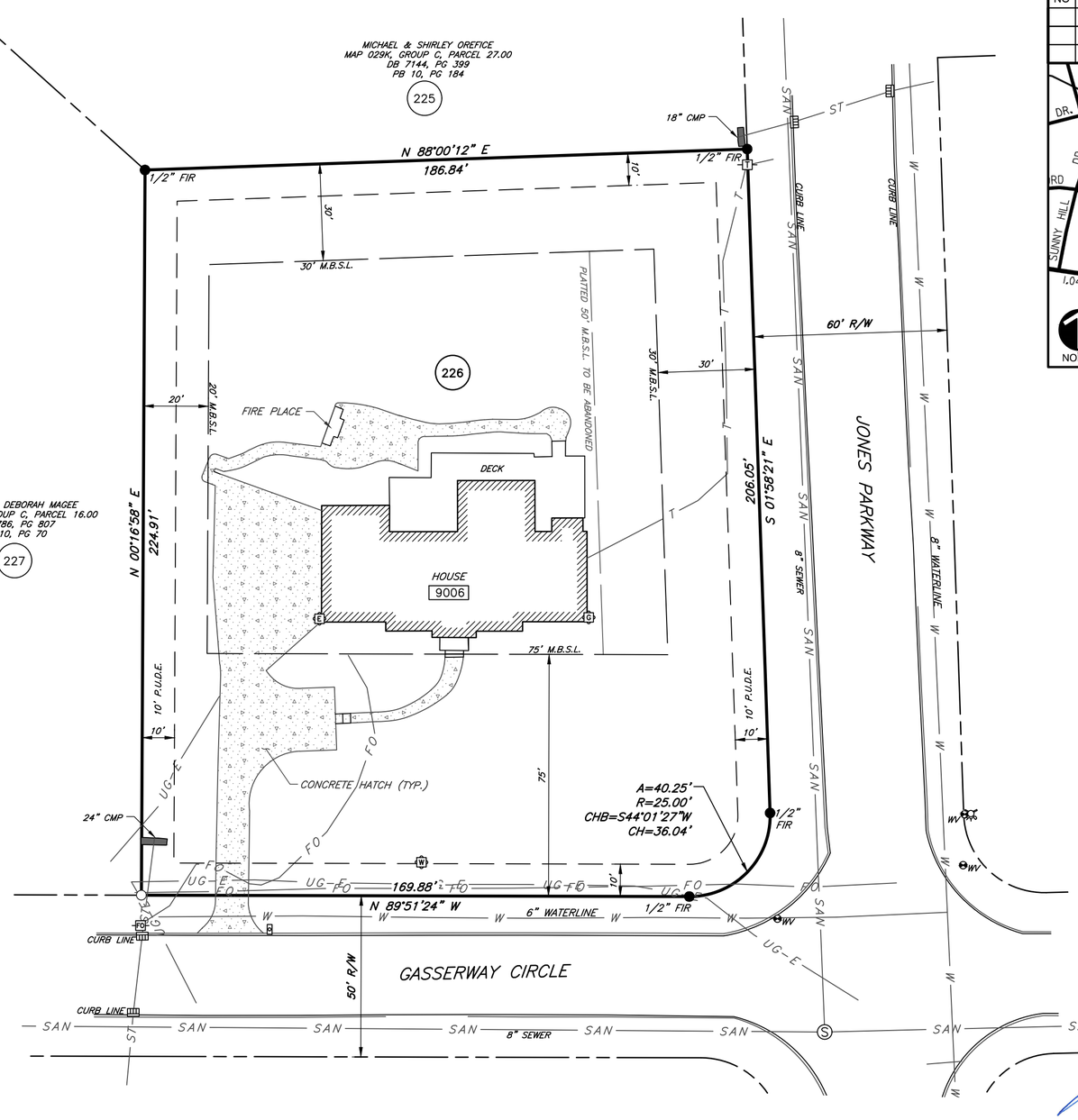
PROPERTY ADDRESS:
9006 GASSERWAY CIRCLE
BRENTWOOD, TN 37027

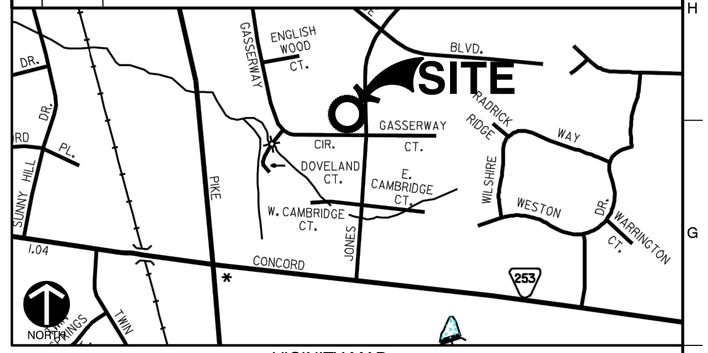
CURRENT PROPERTY RECORDS:
DEED BOOK 8111, PG 22
PLAT BOOK 10, PAGE 70 (LOT 226)

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE MINIMUM BUILDING SETBACK LINE ALONG JONES PARKWAY FROM THE PLATED 50 FOOT SETBACK AS SHOWN ON PLAT BOOK 10, PAGE 70 TO THE CURRENT ZONING SETBACK REQUIREMENT OF 30 FEET.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUS RECORDING OF PLAT BOOK 10, PAGE 70 FOR LOT 226.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)(2011).
4. THIS SURVEY WAS PREPARED USING CURRENT DEEDS AND PLATS OF RECORD.
5. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
6. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
7. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
8. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, UNDERGROUND MARKINGS,PROVIDED BY CALLING 811, AND MAPS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE 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. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811
9. SET PROPERTY CORNERS A MARKED WITH ½" DIAMETER REBAR WITH A "CEC" CAP.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 207 OF 485, MAP NUMBER 47187C0207F. REVISED SEPTEMBER 29, 2006.
11. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTY THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
12. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED "R2".

    CURRENT R2 ZONING MINIMUM SETBACK REQUIREMENTS:
    FRONT YARD = 75 FEET
    REAR YARD = 30 FEET
    SIDE YARD ABUTTING A PUBLIC STREET = 30 FEET
    SIDE YARD NOT ABUTTING A PUBLIC STREET = 20 FEET
13. 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.





VICINITY MAP
N.T.S.

REVISION RECORD

NO	DATE	DESCRIPTION

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- M.B.S.L. — MINIMUM BUILDING SETBACK
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- FO — EXISTING UNDERGROUND FIBER OPTIC LINE
- UG-E — EXISTING UNDERGROUND ELEC. LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- IRON ROD FOUND (IRF)
- IRON REBAR SET W/CAP
- CURB INLET
- WV — WATER BOX (WATER VALVE)
- FIRE HYDRANT
- W — WATER METER
- S — SANITARY MANHOLE
- G — GAS METER
- E — ELECTRIC METER
- T — TELEPHONE PEDESTAL
- FO — FIBER OPTIC PEDESTAL
- MAILBOX
- 225 — LOT NUMBER
- 9006 — 911 ADDRESS NUMBER

GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF SURVEY: SEPTEMBER 2020
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9550, DJ9552, & DK7594
(F) GEOID MODEL: GEOID 18
(G) COMBINED GRID FACTOR: 0.99992143

SCALE IN FEET
0 30 60

JAMES R. COOLEY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2612
9/18/2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. HAVING A RATIO OF PRECISION GREATER THAN 1:10,000.

*HAND SIGNATURE ON FILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ OWNER SIGNATURE (SHARLENE DEE WATSON) _____

CERTIFICATE OF APPROVAL OF STREET NAMES

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

_____ DATE:_____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

_____ DATE:_____
SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF STREETS

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

_____ DATE:_____
DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL OF WATER SYSTEM AND SEWER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "MINOR REVISION PLAT BRENTMEADE ESTATES SUBDIVISION LOT 226" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM:_____ DATE:_____
NAME, TITLE AND AGENCY OF APPROVING AGENT

SEWER SYSTEM:_____ DATE:_____
NAME, TITLE AND AGENCY OF APPROVING AGENT

CERTIFICATE OF ACCURACY

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

NAME:_____

BY: _____ DATE: _____

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLISTS AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR THE ELECTRICAL PROVIDER BELOW. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

_____ DATE:_____
ELECTRIC PROVIDER

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ DATE:_____
SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

MINOR REVISION PLAT
BRENTMEADE ESTATES SUBDIVISON
LOT 226
15TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

DRAWN BY:	JRC	CHECKED BY:	SVH	APPROVED BY:	*JRC
DATE:	SEPTEMBER 18, 2020	DWG SCALE:	1"=30'	PROJECT NO:	304-931

PREPARED FOR:
SHARLENE WATSON
9006 GASSERWAY CIRCLE
BRENTWOOD, TENNESSEE 37027

DRAWING NO.: SV-01
SHEET 1 OF 1

P:\300-000\304-931\Survey\Dwg\304931-SV01-SUB.dwg(SUB) LS:(09/18/2020 - jcooley) - LP: 9/18/2020 11:07 AM

BRENTWOOD PLANNING COMMISSION **4.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-005

PROJECT DESCRIPTION

Revised Site Plan – Holy Family Catholic Church, 9100 Crockett Road

Tuck-Hinton Architecture & Design requests approval to add a covering to the walkway connecting the southeastern entrance to the vehicular drop-off circle. The covering will be approximately 10 ft. wide by 50 ft. long. The structure will be prefabricated powder coated steel with brick columns and a standing seam metal roof to match the building.

ZONING OF PROPERTY

Zoning SI-1

APPLICANT NAME/ADDRESS

Mr. Hughes, Tuck-Hinton Architecture & Design, 508 Houston Street, Nashville, TN 37203

Attachments

Final Staff Report

Site Plan

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 4:

REQUEST:	***MINOR REVISIONS TO PREVIOUSLY APPROVED SITE PLAN – HOLY FAMILY CATHOLIC CHURCH, 9100 CROCKETT ROAD***
PROJECT NUMBER:	***BPC2009-005***
CURRENT ZONING:	***SI-1 -- SERVICE INSTITUTION -- (RELIGIOUS)***

GENERAL INFORMATION:

Tuck-Hinton Architecture & Design requests approval to add a covering to the walkway connecting the southeastern entrance to the vehicular drop-off circle. The covering will be approximately 10 ft. wide by 50 ft. long. The structure will be prefabricated powder coated steel with brick columns and a green standing seam metal roof to match the building.

PROJECT LOCATION:

The subject property is located at 9100 Crockett Road.

APPROVAL HISTORY:

At its August 5, 2019 regular meeting, the Brentwood Planning Commission voted to approve a revised site plan that proposes the construction of a prayer garden and columbarium along the Volunteer Parkway Frontage.

The columbarium will be constructed in three phases each including 528 niches for a total of 1,584 niches.

CONDITIONS OF APPROVAL

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

1. The previously approved columbarium must be finaled before a building permit will be issued for the covered walkway.

2. The appropriate permits shall be obtained before the start of construction.

3. Approval of a site plan by the Planning Commission shall remain valid for a period of three years for the original date of 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 **August 5, 2022**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

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

6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may

also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

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

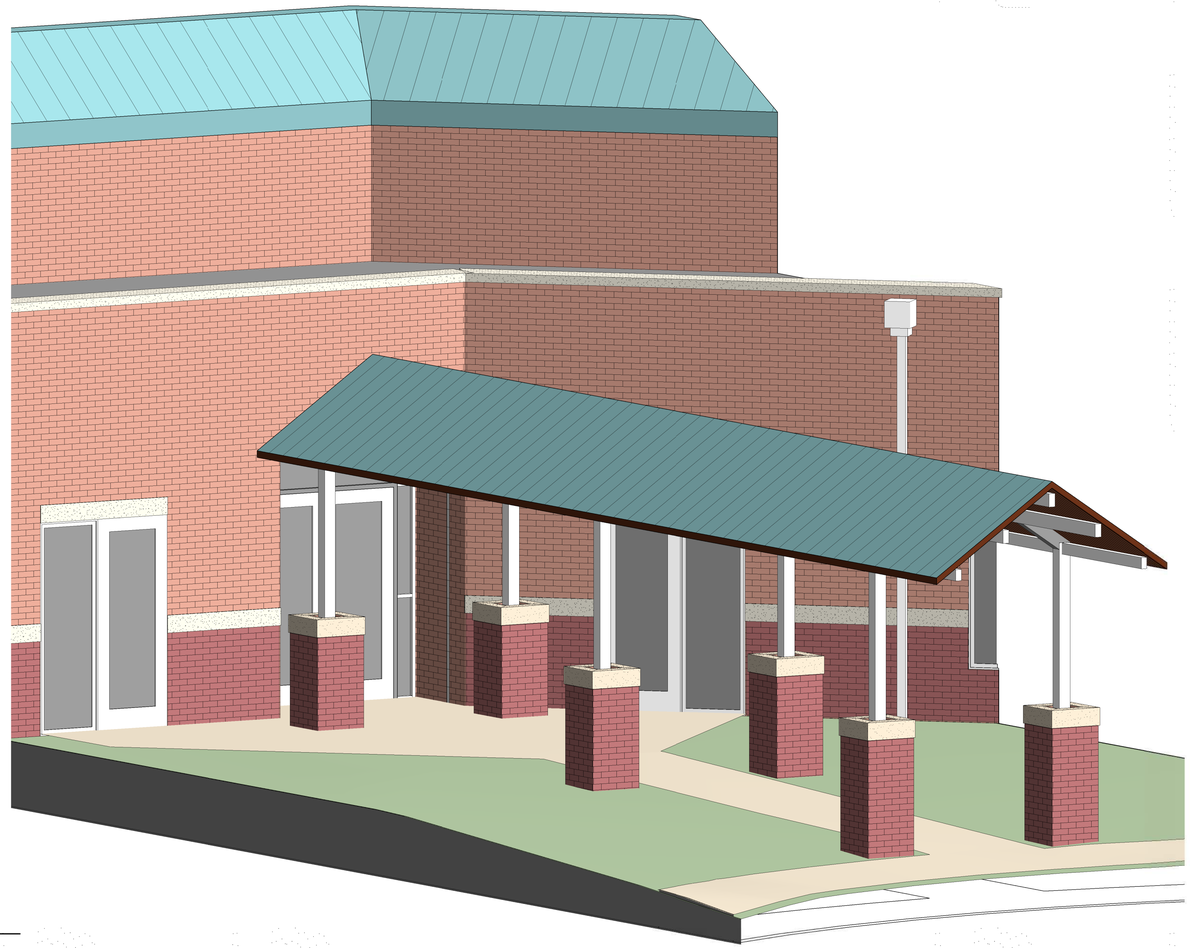
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 5, 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 vote to approve the proposed Revised Site Plan, subject to the requirements of the staff report.

HFCC COVERED WALKWAY



BID DOCUMENTS

28 AUGUST 2020

NORTH ARROW

COLUMN CENTERLINE — 0.0

FLOOR ELEVATION IN SECTIONS — FINISH FLOOR X'-X"

SECTION CALLOUT
DIRECTION OF VIEW
DETAIL NUMBER — 1 SIM
SHEET NUMBER — A000

REVISION SYMBOL
NUMBER OF REVISION ON SHEET — 1

REVISION CLOUD

DETAIL CALLOUT
EXTENT OF DETAIL
DETAIL NUMBER — 1 SIM
SHEET NUMBER — A000

CMU

BRICK

CONCRETE

MORTAR / GROUT

STONE

EARTH

GRAVEL

STEEL

GLASS

ACOUSTIC TILE

PLASTER / STUCCO

EIFS

EXPANSION MATERIAL

RIGID INSULATION

ROUGH WOOD

MEMBRANE / FLEXIBLE FLASHING

FINISH WOOD

PLYWOOD

GWB

BATT INSULATION

GRAPHIC SYMBOLS

A/C	AIR CONDITIONING
ACT	ACOUSTICAL TILE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
AL	ALUMINUM
ARCH	ARCHITECT
AUTO	AUTOMATIC
A/V	AUDIO/VISUAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK
BO	BOTTOM OF
BOM	BOTTOM OF MASONRY
BOT	BOTTOM
CAB	CABINET
CEM	CEMENT
CLG	CEILING
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATED
CP	CARPET(ED)
CT	CERAMIC TILE
CTR	CENTER
D	DEPTH, DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWN SPOUT
DWG	DRAWING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATOR
ELEC	ELECTRIC(AL)
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH(ED)
FLG	FLASHING
FLR	FLOOR(ING), FLOOR
FLUOR	FLUORESCENT
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FTG	FOOTING
GA	GAGE, GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
H	HIGH, HEIGHT
HC	HANDICAP
HM	HOLLOW METAL
HOR	HORIZONTAL
HVAC	HEATING/VENTILATING & AIR CONDITIONING
INSUL	INSULATE(D)(ION)
INT	INTERIOR
JT	JOINT
L	LONG/LENGTH
LAM	LAMINATE(D)
LAV	LAVATORY
LH	LEFT HAND
LL	LIVE LOAD
LT	LIGHT
LVR	LOUVER
MAS	MASONRY
MAX	MAXIMUM
MATL	MATERIAL(S)
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNT(ED)(ING)
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
PL	PLASTIC LAMINATE
PLAS	PLASTIC
PLUMB	PLUMBING
PLYWD	PLYWOOD
PTWD	PRESSURE TREATED WOOD
POLY	POLYETHYLENE
PT	PAINT(ED)
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
R	RISER, RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFERENCE
REFG	REFRIGERATOR
REQ	REQUIRED
REV	REVISION(S), REVISED
RH	RIGHT HAND
RO	ROUGH OPENING
RT	RUBBER TILE
RTU	ROOF TOP UNIT
SC	SEALED CONCRETE
SCHD	SCHEDULE
SECT	SECTION
SFRM	SPRAYED FIRE RESISTIVE MATERIAL
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
SSG	STRUCTURAL SILICONE GLAZED
SS	STAINLESS STEEL
STL	STEEL
STD	STANDARD
STNC	STAINED CONCRETE
STRUC	STRUCTURAL
SV	SHEET VINYL
SYS	SYSTEM
T	TREAD
TELE	TELEPHONE
THA	TUCK HINTON ARCHITECTS
TO	TOP OF
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TOC	TOP OF CONCRETE
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
VTR	VENT RISER
W	WIDTH, WIDE
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT

ABBREVIATIONS

OWNER
HOLY FAMILY CATHOLIC CHURCH
9100 CROCKETT ROAD
BRENTWOOD, TN 37027
T. 615.373.4696
CONTACT: BILL PLANTZ
BILL.PLANTZ@HOLYFAMILYCC.COM

ARCHITECTURAL
TUCK-HINTON ARCHITECTURE & DESIGN
508 HOUSTON STREET
NASHVILLE, TENNESSEE 37203
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CONTACT: JOSH HUGHES
JHUGHES@TUCKHINTON.COM

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STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
T. 615.255.5537
CONTACT: KRIS BOMAR
KRISB@SDG-STRUCTURE.COM

ELECTRICAL
I.C. THOMASSON ASSOCIATES
2950 KRAFT DRIVE
NASHVILLE, TN 37204
T. 615.346.3544
CONTACT: AARON BURZYNSKI
AARONBURZYNSKI@ICTHOMASSON.COM

PROJECT TEAM

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS.

DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/MINUS TOLERANCE.

DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED:

COLUMNS - FROM CENTERLINE TO CENTERLINE

METAL STUD PARTITIONS - FROM FACE OF FINISH TO FACE OF FINISH.

WOOD STUD PARTITIONS - FROM FACE OF FINISH TO FACE OF FINISH.

CONCRETE - FROM FACE OF CONCRETE TO FACE OF CONCRETE

MASONRY - FROM FACE OF MASONRY TO FACE OF MASONRY

EXTERIOR WALL - FROM EXTERIOR FACE OF WALL TO INTERIOR FACE OF STUD

INTERIOR ELEVATION - FROM FINISHED FLOOR TO FINISHED CEILING

DOORS SHALL BE LOCATED 6" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED.

ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM FINISH FLOOR.

THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK,
USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.

THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF BUILDING SYSTEMS AND EQUIPMENT AND VERIFY THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT AND ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, TELEPHONE AND SPRINKLER EQUIPMENT.

THE CONTRACTOR SHALL COORDINATE WITH ALL BUILDING TRADES INVOLVED IN THE PROJECT FOR PREPARATION OF COMPOSITE SHOP DRAWINGS FOR EACH FLOOR TO INSURE PROPER CLEARANCES FOR FIXTURES, DUCTS, CEILING, ETC., TO MAINTAIN THE SPECIFIED CEILING HEIGHT NOTED ON THE DRAWINGS. CLARIFY ANY CONFLICTS WITH THE ARCHITECT.

FIRE EXTINGUISHER, ELECTRICAL PANELS, TELEPHONE EQUIPMENT BOARDS, ETC., SHALL BE LOCATED IN ACCORDANCE WITH REQUIREMENTS SET BY THE GOVERNING AGENCIES. ANY LOCATIONS NOT SHOWN SHALL BE VERIFIED WITH ARCHITECT PRIOR TO ROUGH-OUT AND INSTALLATION. UNLESS OTHERWISE NOTED, THE ABOVE PANELS AND/OR EQUIPMENT SHALL BE FULLY RECESSED AND MAINTAIN INTEGRITY OF WALL FIRE RATING REQUIREMENTS.

UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK.

IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE THAT IS REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER IN WRITING.

GENERAL NOTES

TH_DRAWING INDEX

G001 GENERAL REFERENCE
G002 VICINITY MAP

A001 SITE PLAN
A101 FLOOR PLAN AND ROOF PLAN
A201 ELEVATIONS
A401 SECTIONS
A402 DETAILS

S001 STRUCTURAL NOTES AND QUALITY ASSURANCE
S101 FLOOR PLAN

E101 LIGHTING

INDEX OF DRAWINGS

HFCC COVERED WALKWAY

9100 CROCKETT ROAD, BRENTWOOD, TN 37027

BID DOCUMENTS
28 AUGUST 2020

20016

CHARLES H. MILLER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
28 AUG 20
No. 101076
STATE OF TENNESSEE

GENERAL REFERENCE

G001

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VICINITY MAP 1

HFCC COVERED WALKWAY

9100 CROCKETT ROAD, BRENTWOOD, TN 37027

BID DOCUMENTS
28 AUGUST 2020

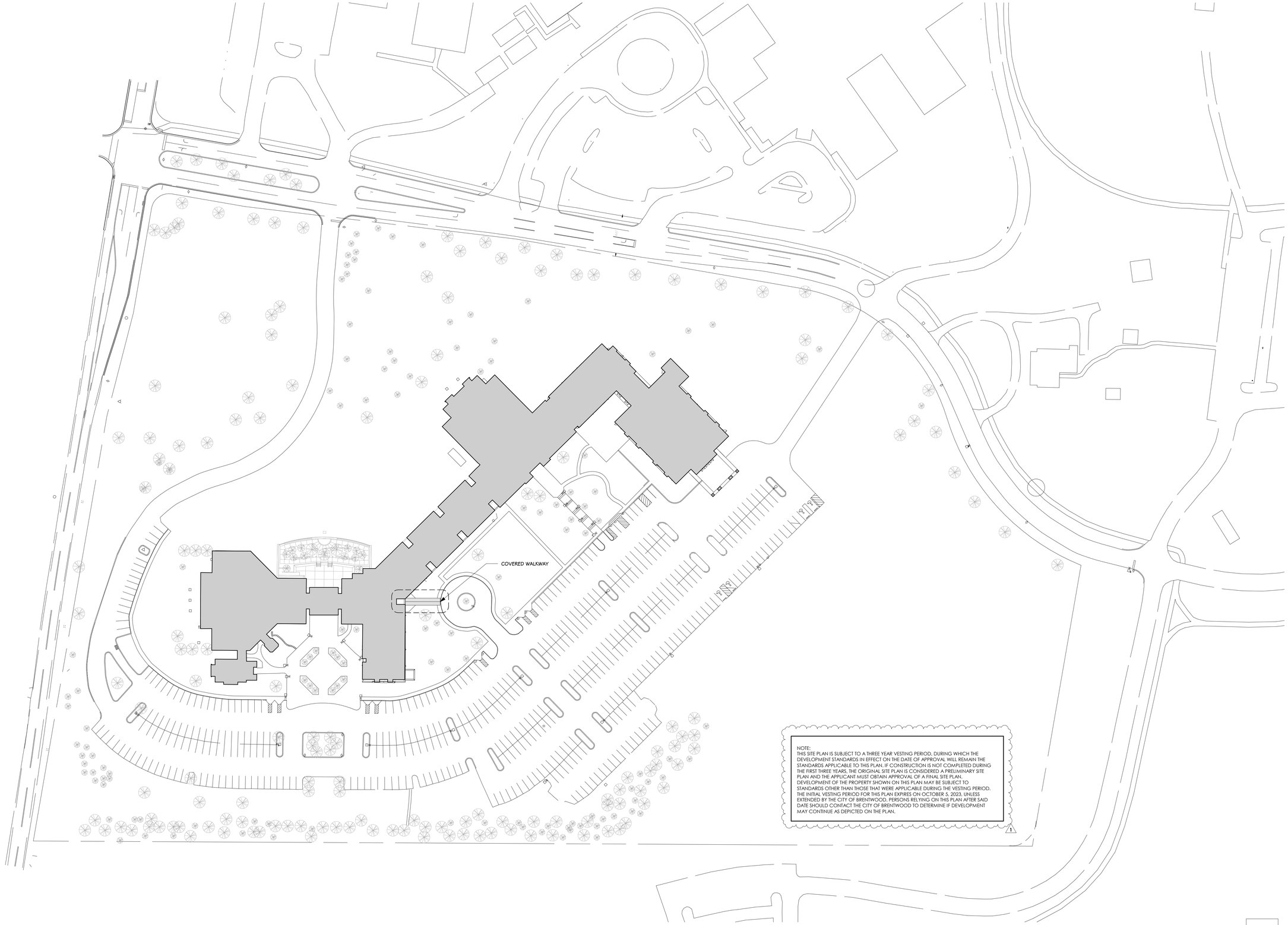
20016

CHARLES H. MILLER
REGISTERED
ARCHITECTURE
ENGINEERING
No. 101075
STATE OF TENNESSEE
28 Aug 20

VICINITY MAP

G002

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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 OCTOBER 5, 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.

1

SITE PLAN 1

4' 2' 0 4'

HFCC COVERED WALKWAY

9100 CROCKETT ROAD, BRENTWOOD, TN 37027

1 PC RESUBMITTAL 22 SEPT 20

BID DOCUMENTS
28 AUGUST 2020

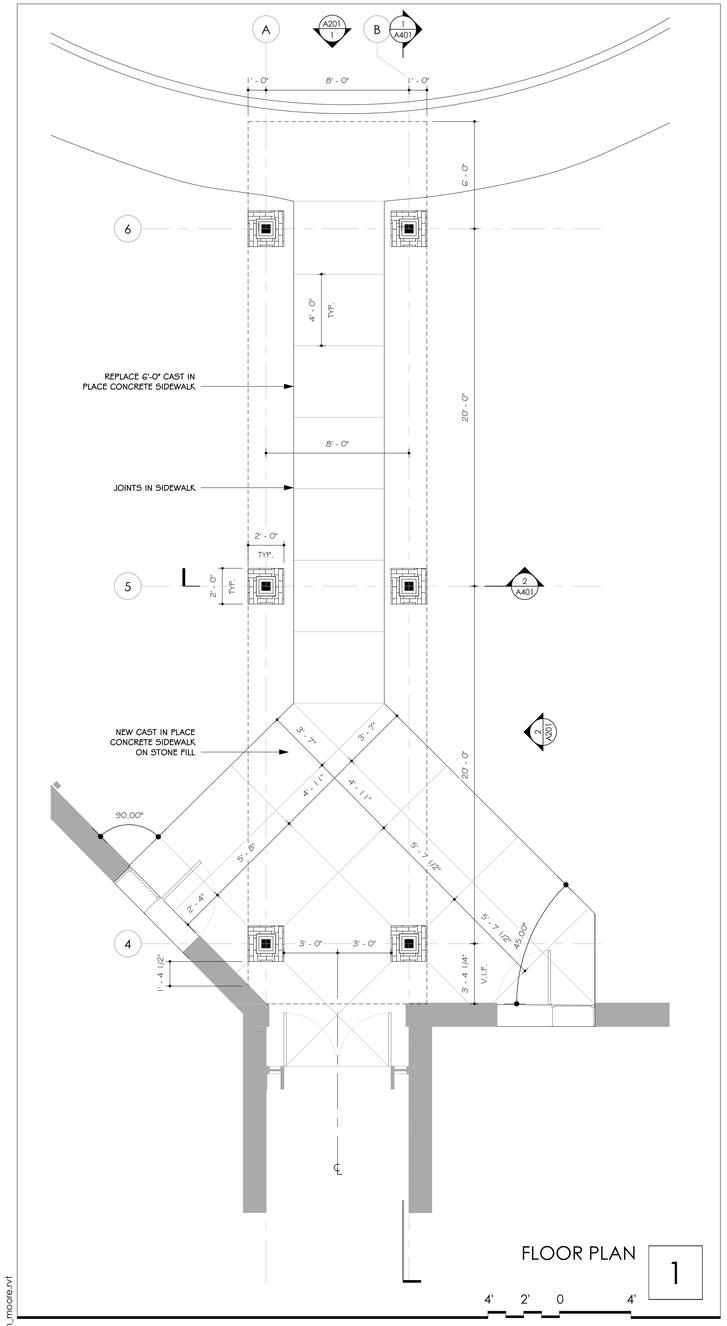
20016

CHARLES H. MILLER
REGISTERED ARCHITECT
ARCHITECTURE
AGRICULTURE
28 Aug 20
No. 101078
STATE OF TENNESSEE

SITE PLAN

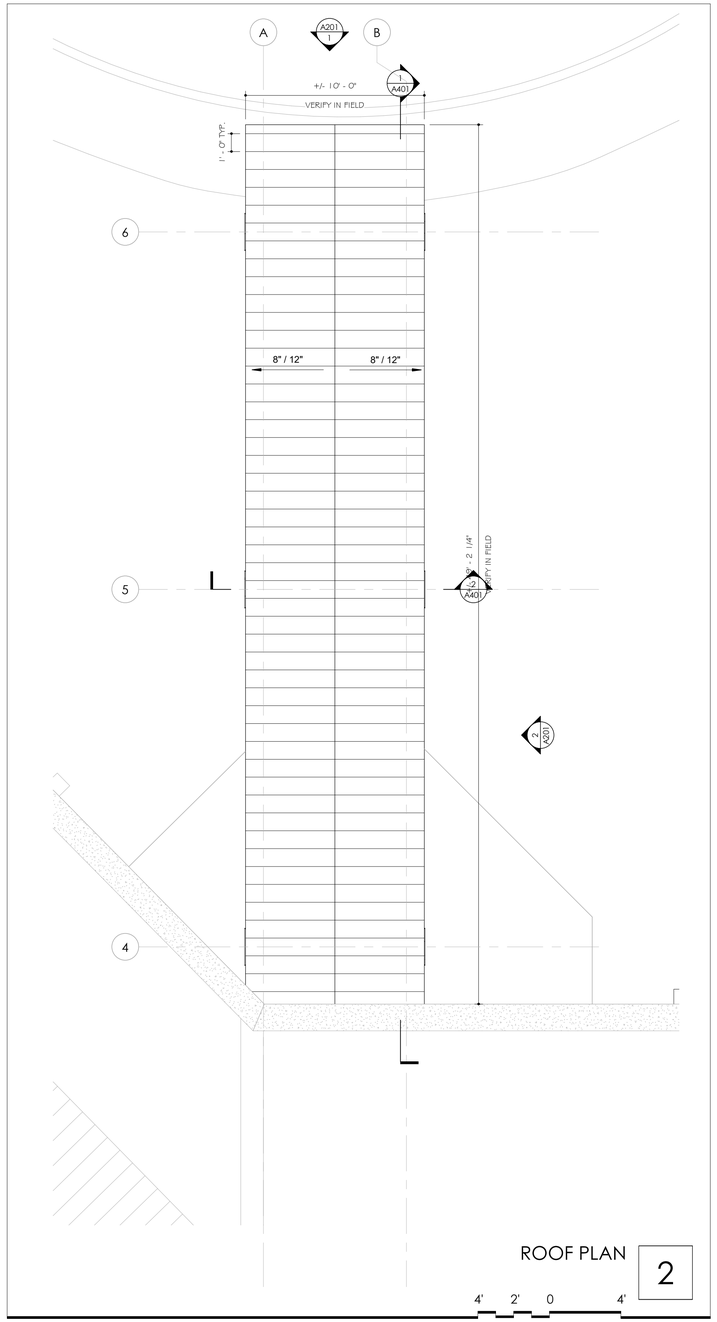
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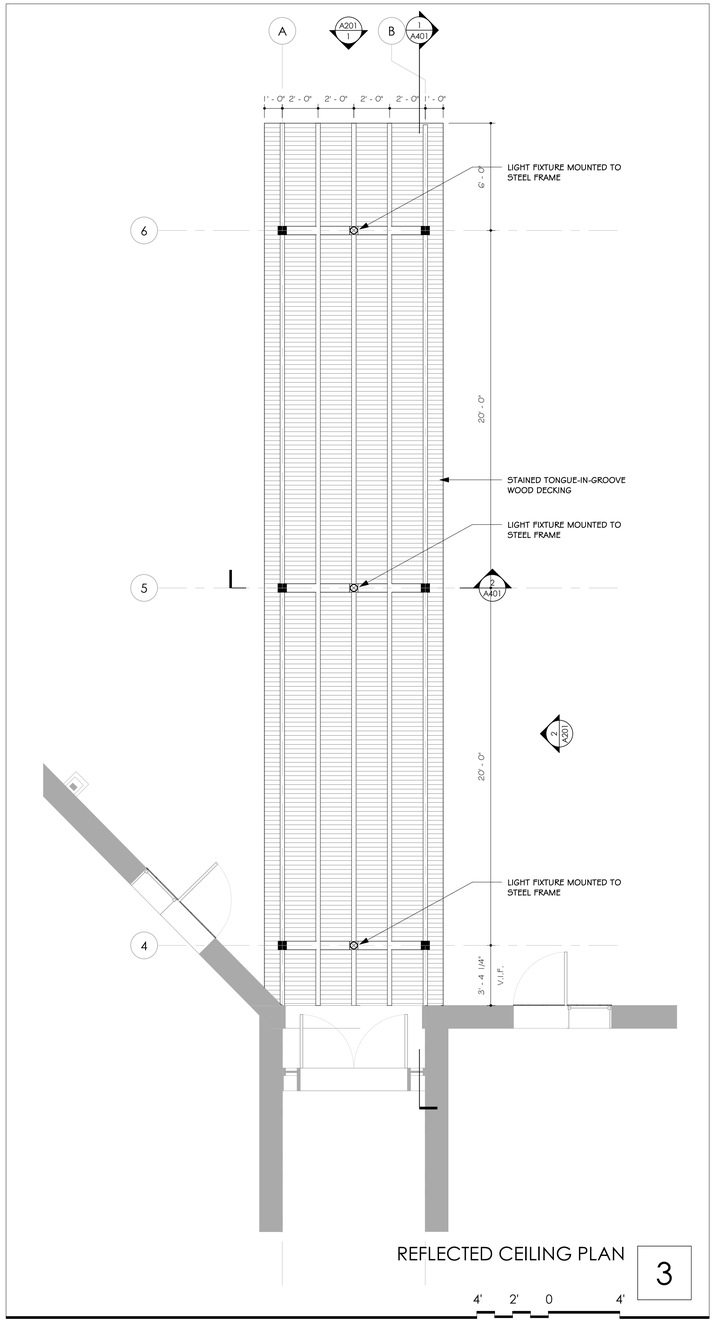
FLOOR PLAN 1

4' 2' 0 4'



ROOF PLAN 2

4' 2' 0 4'



REFLECTED CEILING PLAN 3

4' 2' 0 4'

GRAPHIC SYMBOLS

KEYNOTE SYMBOL: REFER TO NOTE ON SPECIFIC SHEET — ?

WALL TYPE REFERENCE: REFER TO SHEET A001 FOR ADDITIONAL INFORMATION — X.0

DOOR MARK — 101.A

DOOR SYMBOL

ROOM NUMBER

METAL FRAMED PARTITIONS

MASONRY WALL

ONE HOUR RATED PARTITIONS

TWO HOUR RATED PARTITIONS

NOTES

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DOOR SHALL BE LOCATED 6" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED.

ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM FINISH FLOOR.

ARCHITECTURAL REFLECTED CEILING PLANS SHALL GOVERN DIMENSIONS AND LOCATIONS OF CEILING MOUNTED DEVICES (LIGHT FIXTURES, DIFFUSERS, ETC.). COORDINATE WITH ENGINEERING DRAWINGS FOR TYPE AND QUALITY OF DEVICES.

SPRINKLER HEAD LOCATIONS ARE SHOWN IN REFLECTED CEILING PLANS FOR COORDINATION AND LAYOUT PURPOSES. REFER TO THE PROTECTION DRAWINGS FOR LAYOUT AND COVERAGE FINAL LAYOUT SHALL BE COORDINATED WITH REFLECTED CEILING PLAN DESIGN INTENT.

ALL FIXTURES AND DEVICES SHALL BE CENTERED IN THE CEILING TILE UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED TO INSURE CLEARANCES FOR FIXTURES, DUCTS, CEILING, ETC. NECESSARY TO MAINTAIN THE SPECIFIED FINISHED CEILING HEIGHT ABOVE THE FINISHED FLOOR SLAB AS NOTED ON THE DRAWINGS. NOTIFY THE ARCHITECT OF ANY POTENTIAL DISCREPANCIES.

SPRINKLER HEAD LOCATIONS ARE SHOWN IN AREAS WITH FINISH CEILINGS FOR COORDINATION PURPOSES ONLY. THE CONTRACTOR SHALL INCLUDE SUFFICIENT HEADS IN ALL SPACES TO PROVIDE A COMPLETE AUTOMATIC SPRINKLER SYSTEM WITH 100% COVERAGE AS DEFINED IN NFPA STANDARD 13. SPRINKLER HEADS SHALL BE ALIGNED AS SHOWN AND LOCATED IN THE CENTER OF THE CEILING TILES UNLESS NOTED OTHERWISE.

THE CEILING GRID SHALL BE LEVEL WITHIN A TOLERANCE OF 1/8".

THE CEILING GRID SHALL BE LEVEL WITHIN A TOLERANCE OF 1/8".

PERIMETER CEILING ANGLES SHALL BE INSTALLED TIGHT TO PARTITION
SURFACE. FREE FORM CURVES, BREAKS AND OTHER IRREGULARITIES WITHOUT EXPOSED FASTENERS.

THE CONTRACTOR SHALL VERIFY THAT INSTALLATIONS OF NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS, AND MAINTAIN FLOOR HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

REFER TO A700 SERIES DRAWINGS FOR FINISH LEGEND.

DIMENSION & NOTE REFERENCE

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HFCC COVERED WALKWAY

9100 CROCKETT ROAD, BRENTWOOD, TN 37027

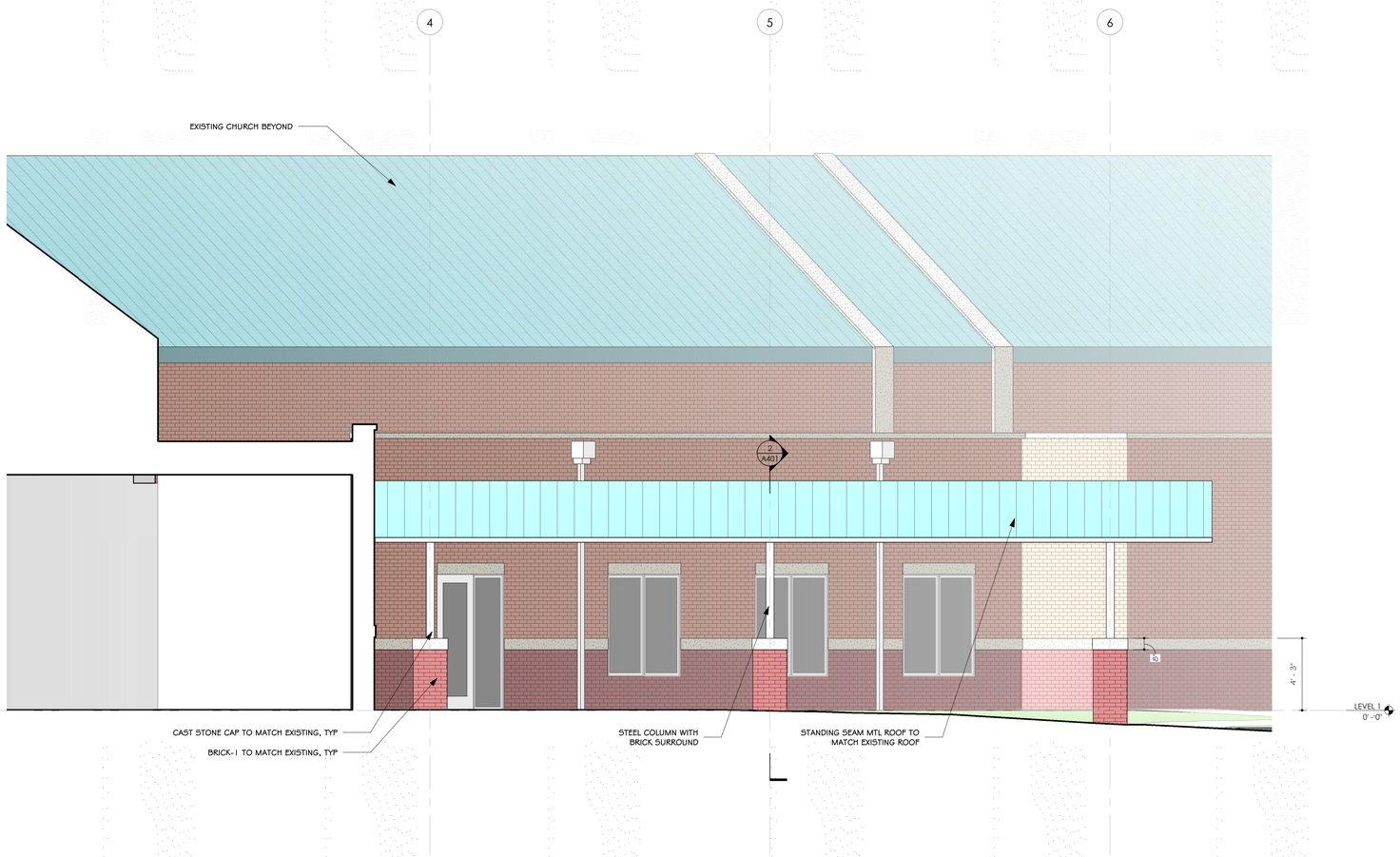
BID DOCUMENTS
28 AUGUST 2020

20016

CHARLES H. MILLER
REGISTERED ARCHITECT
AGRICULTURE
28 Aug 20
No. 101076
STATE OF TENNESSEE

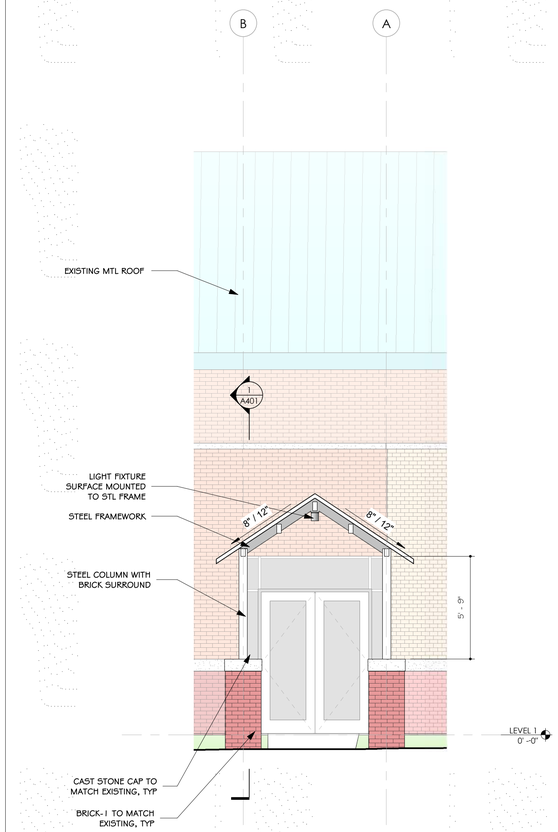
FLOOR PLAN AND ROOF PLAN

A101



SIDE ELEVATION 2

4' 2' 0 4'



FRONT ELEVATION 1

4' 2' 0 4'

GRAPHIC SYMBOLS

- WOOD SOFFIT
- CAST STONE (TO MATCH EXISTING)
- BRICK-1 (EXISTING BASE BRICK)
- BRICK-2 (EXISTING BODY BRICK)
- METAL ROOF (EXISTING)
- STANDING SEAM METAL ROOF
- STEEL FRAME

NOTES

KEYNOTES

ELEVATION REFERENCE

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HFCC COVERED WALKWAY

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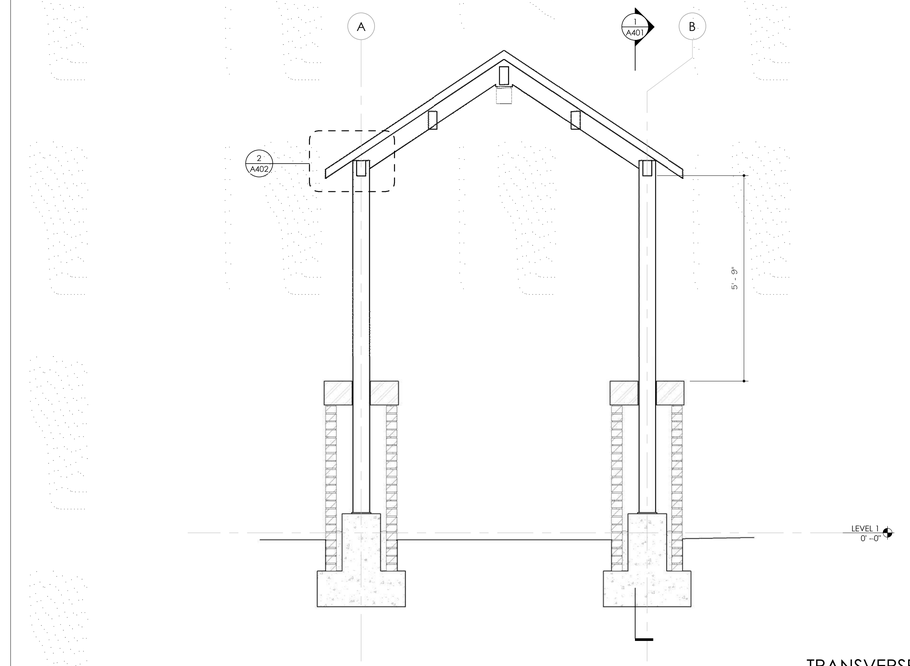
BID DOCUMENTS
28 AUGUST 2020

20016

CHARLES H. MILLER
REGISTERED ARCHITECT
28 AUG 20
AGRICULTURE
No. 101078
STATE OF TENNESSEE

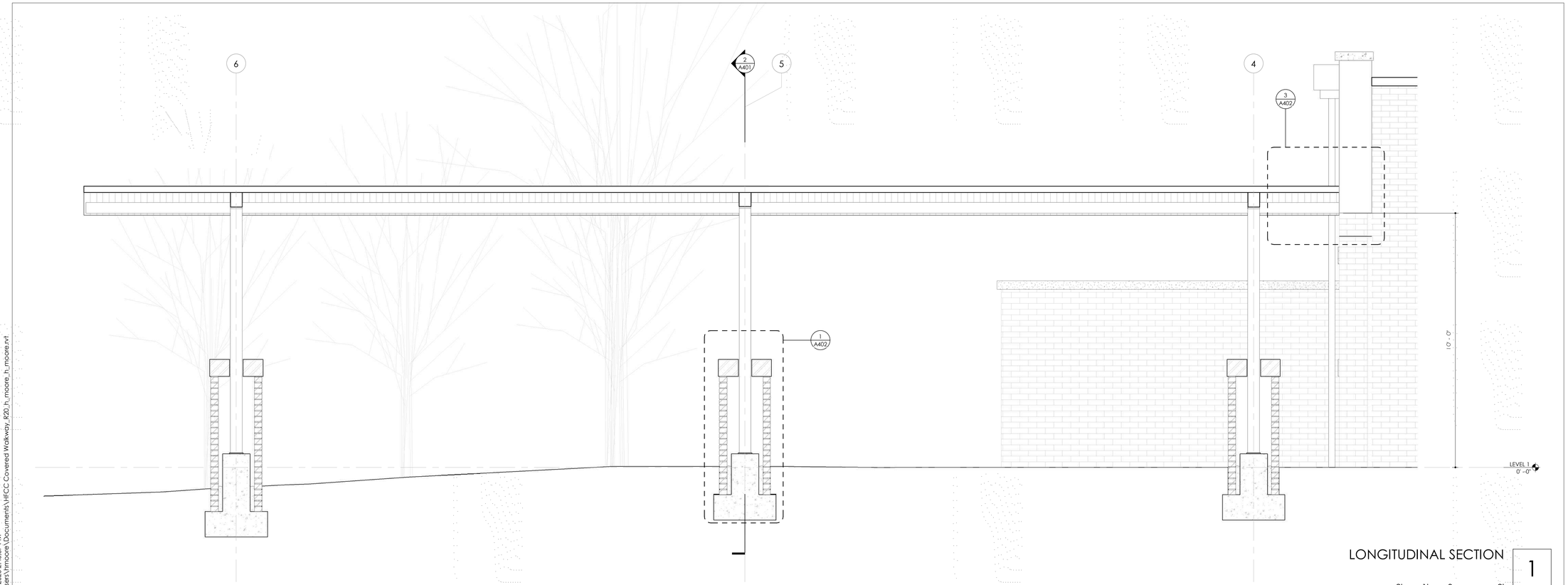
ELEVATIONS

A201



TRANSVERSE SECTION 2

2' 1' 0 2'



LONGITUDINAL SECTION 1

2' 1' 0 2'

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HFCC COVERED WALKWAY

9100 CROCKETT ROAD, BRENTWOOD, TN 37027

BID DOCUMENTS
28 AUGUST 2020

20016

CHARLES H. MILLER
REGISTERED
ARCHITECT
AGRICULTURE, TN
28 AUG 20
CIVIL
LANDSCAPE
PROJECT
NO. 101076
STATE OF TENNESSEE

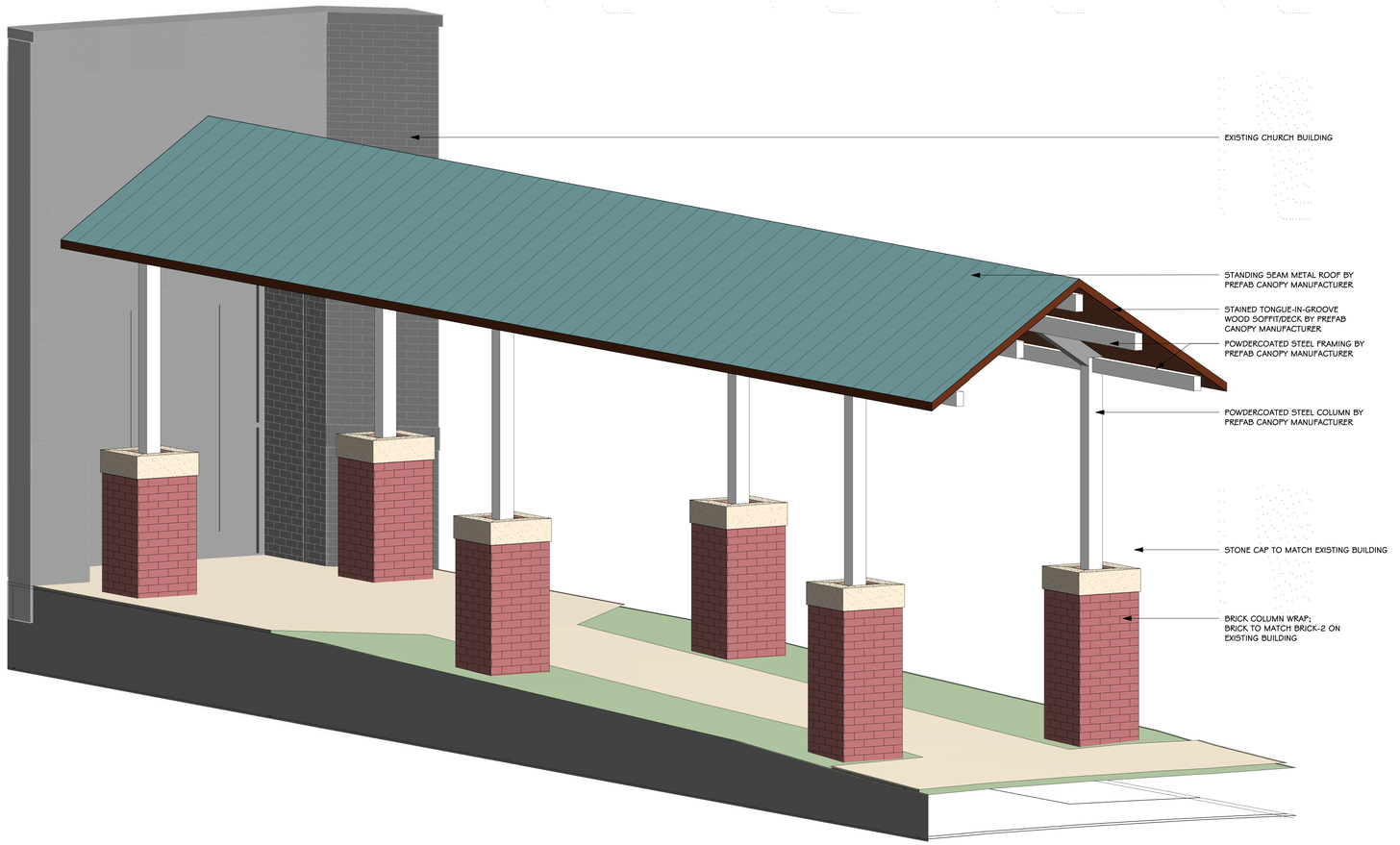
SECTIONS

A401

GENERAL NOTE:
BASIS OF DESIGN FOR PREFABRICATED CANOPY IS GABLE ROOF - REK BY POLIGON, SIZE IS CUSTOM.

FRAME IS TO BE POWDERCOATED WHITE TO MATCH EXISTING STOREFRONT. STANDING SEAM ROOF IS TO MATCH EXISTING BUILDING. DECKING TO BE TONGUE IN GROOVE STAINED WOOD. CONCEALED PATH FOR ELECTRICAL TO BE ACCOMMODATED WITHING THE STRUCTURE.

APPROVED MANUFACTURERS ARE POLIGON, AVADECK, AND PEACHTREE PROTECTIVE COVERS. OTHER SUBSTITUTES WILL REQUIRE APPROVAL BY ARCHITECT.

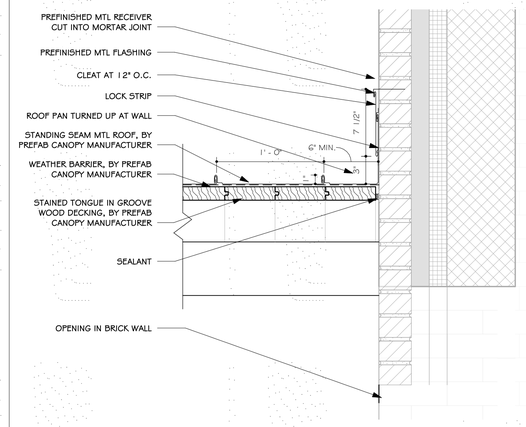


3D VIEW - COVERED WALKWAY 4

GRAPHIC SYMBOLS

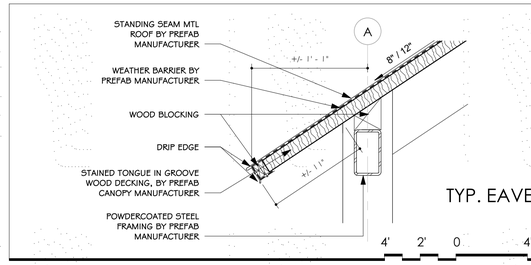
- WOOD SOFFIT
- CAST STONE (TO MATCH EXISTING)
- BRICK-1 (EXISTING BODY BRICK)
- BRICK-2 (EXISTING BASE BRICK)
- METAL ROOF TO MATCH EXISTING
- POWDER COATED STEEL FRAME

3D VIEW REFERENCE



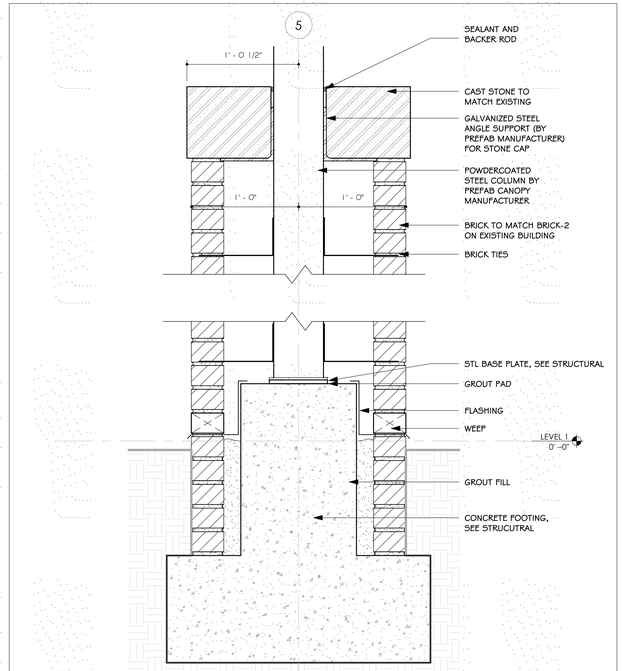
SECTION DETAIL - COVERED WALKWAY TO BUILDING 3

4' 2' 0 4'



TYP. EAVE 2

4' 2' 0 4'



SECTION DETAIL - BRICK COLUMN SURROUND 1

4' 2' 0 4'

HFCC COVERED WALKWAY

9100 CROCKETT ROAD, BRENTWOOD, TN 37027

BID DOCUMENTS
28 AUGUST 2020

20016

CHARLES H. MILLER
REGISTERED ARCHITECT
AGRICULTURE
28 AUG 20
NO. 101078
STATE OF TENNESSEE

DETAILS

A402

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STRUCTURAL NOTES

THE STRUCTURAL NOTES DEFINE GENERAL DESIGN AND MATERIAL REQUIREMENTS AND ARE INTENDED TO SUPPLEMENT, BUT NOT REPLACE, THE PROJECT SPECIFICATIONS

DESIGN CRITERIA

1. Building Code: 2012 International Building Code and ASCE 7-10
   (except Chapter 14 and Appendix 11A)

   1.1 Building Risk Category: II

2. Design Loads

   2.1 Roof Loads

   2.3.1 Uniform Roof Live Load 20 psf (reduced per Bldg. Code)
   Concentrated Roof Live Load 300 lbs

   2.3.2 Snow Loads: Ground Snow = 10 psf (with drift loads per Code)

   2.2 Wind Loads
   Basic Wind Speed V(ult)= 115 mph; V(asd)= 90 mph
   Wind Importance Factor = 1.00
   Wind Exposure B

   2.3 Earthquake Loads
   Seismic Use Group: II
   Seismic Importance Factor, I = 1.00
   Mapped Spectral Response Accelerations, Ss and S1 = 0.292 and 0.142
   Site Class: C
   Spectral Response Coefficients, Sds and Sd1 = 0.234 and 0.157
   Seismic Design Category: C

GENERAL

1. Reference to standards or specifications of technical societies, organizations, or associations means the standard or specification referenced by the governing Building Code shown on the Drawings, unless specifically noted otherwise.

2. Material, workmanship, and design shall conform to the referenced Building Code.

3. For dimensions not shown in the Structural Drawings, see the Architectural Drawings.

4. Contractor responsibilities include, but are not limited to, the following:

   4.1 Coordinate the Structural Documents with the Architectural, Mechanical, Electrical, Plumbing, and Civil Documents. Architect/Structural Engineer shall be notified of any discrepancy or omission.

   4.2 Refer to Architectural and MPE Documents for additional miscellaneous structural elements that may not appear in the Structural Documents.

   4.3 Contractor has sole responsibility for jobsite safety and complying with all health and safety precautions as required by any regulatory agency. In performing construction observation visits to the jobsite, the Structural Engineer will have no control over, nor responsibility for, the Contractor's means, methods, sequences, techniques, or Procedures in performing the work.

   4.4 Contractor is responsible for locating concrete reinforcement prior to installation of post-installed anchors, through bolts, or other post-installed items in concrete.

5. Contractor shall field verify all existing conditions, elevations, and site conditions prior to construction and fabrication. Contractor shall immediately notify Structural Engineer of any existing conditions that are in conflict with the Structural Documents.

SUBMITTALS

1. Shop Drawings and Submittals

   1.1 Reproduction of Structural Drawings for shop drawings is not permitted.

   1.2 Electronic drawing files will not be provided to the Contractor without a signed release form agreeing to indemnify, defend, and hold harmless SDG against all claims, liabilities, costs, and expenses out of any use, misuse, reuse, misrepresentation, or modification of the files.

   1.3 Review of shop drawings will be for conformance with the Construction Documents regarding arrangement and sizes of members and the Contractor's interpretation of the design loads, if applicable, and Construction Document details. Such review shall not relieve the Contractor of the full responsibility to comply with the Construction Documents.

2. Submittals

   2.1 The Structural Quality Assurance Plan and Specifications identify the required submittals. Prior to (or with) the first submittal, Contractor shall submit a list of all required submittals for Engineer's review.

3. Deferred Submittals

   3.1 Deferred Submittals include those portions of the project that are furnished by the Contractor and designed by someone other than the Engineer of Record and are submitted at the time of the application. Deferred Submittals shall be submitted to the Building official prior to fabrication and installation.

   3.2 Submittal documents for Deferred Submittals:

   3.2.1 Shall be included in the Contractor's scope of services and shall be sealed by an Engineer licensed in the project state. Design of Deferred Submittals shall be in accordance with the governing Building Code indicated above.

   3.3 The following shall be considered Deferred Submittals:

   Cold-Formed Exterior Steel Stud Framing
   Prefabricated Canopy System

FOUNDATION

1. Geotechnical Report: prepared by Beaver Engineering, Inc.
   Report No. 08-5792, Dated October 9, 2008

2. Building Pad Preparation

   2.1 Strip vegetation and topsoil.

   2.2 Proofroll building areas with a minimum of two complete coverages of a loaded dump-truck or scraper in each of two perpendicular directions. Replace soft areas with compacted structural fill.

   2.3 Proofrolling operations may reveal areas of soft, unstable soils, or existing fill materials at the footing locations. Existing fill materials and soft soils shall be removed and replaced with compacted structural fill.

3. Soil Bearing Capacity: Isolated Footings 3000 psf

   3.1 Footings shall not bear on rock. Remove rock, if any, for a depth of 2 feet below footing bearing elevation.

REINFORCEMENT

1. Reinforcing Bars: ASTM A615, Grade 60

   1.1 Reinforcing bars are not to be welded.

2. Reinforcement Placement (UNO)

   2.1 Concrete Reinforcement Cover

Below Grade:	Unformed	3"	clear
	Formed	2"	clear
Columns (Ties)		1 1/2"	clear

3. Reinforcement Splices

   3.1 Reinforcement marked "Continuous" can be spliced at locations determined by Contractor. All other reinforcement shall be spliced only at locations shown or noted, unless approved in writing by Structural Engineer.

   3.2 Splice Lengths (UNO)
   Concrete Reinforcement: Class B Tension Lap

CAST-IN-PLACE CONCRETE

1. Concrete Properties

   1.1 Normal Weight Structural Concrete

	28-Day, f'c (min)	w/cm Ratio (max.)	Entrained Air
Footings (Isolated/Continuous)	3,000 psi	----	None Required
Encasements	4,000 psi	----	None Required
All Other Concrete	5,000 psi	0.40	5.0 +/- 1.5%

NON-SHRINK GROUTING

1. Non-shrink grout under steel base plates shall be non-metallic with minimum compressive strength of 5000 psi at 28 days.

2. Non-shrink grout used for patching, repair, and other specific applications shall be submitted for review and approval by engineer.

STRUCTURAL QUALITY ASSURANCE PLAN

GENERAL

This Structural Quality Assurance Plan includes:
1. The Statement of Special Inspections which defines the scope of testing and inspection that is required for this project.
2. The responsibilities of the Contractor.

Refer to other portions of the Construction Documents for Special Inspections required of architectural, mechanical, electrical, or other building components.

Special Inspector will be hired by the Owner.

Special Inspector shall maintain records of inspections in accordance with Chapter 17 of the Building Code and shall distribute these records to the Building Official, Architect, and Structural Engineer on a weekly basis, unless noted otherwise below. Reports shall indicate that work inspected/tested was done in conformance to the Construction Documents. Discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, they shall be brought to the attention of the Building Official, Architect, and Structural Engineer prior to completion of that phase of the work.

At the conclusion of the project, the Special Inspector shall submit a final report documenting required special inspections and correction of any discrepancies noted in the inspections.

STATEMENT OF SPECIAL INSPECTIONS

Special Inspector shall perform the following tests and inspections of all structural elements included within this Statement of Special Inspections.
1. The following tables contain material, components and work that require special inspection or testing:
   a. Inspection Frequency, C – Continuous special inspection. Special inspection by the special inspector who is present when and where the work to be inspected is being performed.
   b. Inspection Frequency, P – Periodic special inspection. Special inspection by the special inspector who is intermittently present where the work to be inspected has been or is being performed. For structural steel, observe the items on a random basis.

SOILS	INSPECTION FREQUENCY	REFERENCED STANDARD
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	P	
2. Verify excavations are extended to proper depth and have reached proper material.	P	Inspection is required after excavation is complete and prior to placement of structural fills.
3. Perform classification and testing of compacted fill materials.	P	Perform laboratory tests of field samples provided by contractor for verification of in place densities.
4. Verify use of proper materials, densities, and lift thickness during placement and compaction of compacted fill. a. As a minimum, perform one test per lift for every 2500 square feet of fill placed.	C	Refer to specification for lift thicknesses and compaction.
5. Prior to placement of compacted fill, inspect subgrade and verify that the site has been prepared properly (e.g. proofrolling, etc.).	P	

CONCRETE CONSTRUCTION	INSPECTION FREQUENCY	REFERENCED STANDARD
1. Inspection of reinforcing steel placement and installation. Grade, size, quantity, quality, location, spacing, clearances.	P	ACI 318: 3.5, 7.1 – 7.7 / IBC 1910.4
2. Inspection of anchors cast in concrete. Verify compliance of the following: diameter, grade, type, length, number, placement, and embedment depth.	C	ACI 318: 1.3.2, 8.1.3, 21.1.8 / IBC 1908.5, 1909.1, AISC 360-10 N5.7
3. Inspection of post-installed mechanical anchors installed in hardened concrete members: verify anchor type, anchor dimensions, hole diameter and cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torque.	C	ACI 318: 3.86, 8.1.3,21.1.8/IBC 1909.1 Use of post installed anchors must be approved by Structural Engineer
4. Inspection of post-installed adhesive anchors and reinforcing steel installed in hardened concrete members: Verify adhesive type, anchor rod dimensions, hole diameter and cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torque.	C	ACI App. D9.2.4 Use of post installed anchors must be approved by Structural Engineer
5. Verify use of required design mix.	P	ACI 318: Ch. 4, 5.2-5.4, IBC 1904.2,1910.2, 1910.3
6. Sampling fresh concrete from concrete discharge. Mold one set of specimens for compressive strength testing for each 150 cubic yards or each 5,000 square feet of slab or wall surface area for each mix design placed in any one day. No fewer than five tests for a given class of concrete for the entire project. a. Mold (5) 4x8-inch compressive strength cylinders, break and report (1) at 7-days, (3) at 28-days, or mold (4) 6x12-inch compressive strength cylinders, break and report (1) at 7-days, (2) at 28-days. b. Remaining specimens(s) shall be broken as directed by the Structural Engineer if compressive strengths do not appear adequate. c. For each set molded, record: i. Slump ii. Air Content iii. Unit Weight iv. Temperature, ambient and concrete v. Batch and discharge times vi. Location and placement vii. Any pertinent information, such as addition of water, addition of admixtures, etc. d. Report in writing on the same day as tests are performed. Reports of compressive strength tests shall contain the project identification name and number, date of concrete placement, name of concrete testing agency, concrete design compressive strength, location of concrete placement in structure, concrete mix proportions and materials, compressive breaking strength and type of break. e. Verify compliance with construction documents.	C	ACI 318: 5.6.1 ASTM C172, ASTM C31
7. Inspection of concrete conveying and placement for proper application techniques.	C	ACI 318: 5.9, 5.10
8. Inspection for maintenance of specified curing temperature and techniques.	P	ACI 318: 5.11-5.13
9. Inspection of formwork for shape, location, and dimensions of the concrete member being formed.	P	ACI 318: 6.1.1

NON-SHRINK GROUTING	INSPECTION FREQUENCY	REFERENCED STANDARD
1. Compressive strength tests per ASTM C109.	C	
a. Number of Tests; One test for each ten bags of grout used or minimum of one test of each day of grouting. b. Cube Size: 2-inch x 2-inch c. Test Schedule: (1) cube at 30days, (2) cubes at 7-days, (3) cubes at 28-days.		
2. Perform one performance evaluation test prior placing grout under baseplates. Test shall be performed as outlined in ACI 351.1R-99	P	One test shall be performed at the beginning of the job prior to placement of grout under base plates.

CONTRACTOR RESPONSIBILITIES
1. Contractor shall submit to the Building Official, Owner, and the Architect a written statement of responsibility that contains the following:
   a. Acknowledgment of awareness of the special requirements contained in the Statement of Special Inspections for the main wind- or seismic force-resisting system or a wind- or seismic-resisting component listed in the Statement of Special Inspections.
2. Contractor shall pay for any additional structural testing/inspection required for work or materials not complying with the Construction Documents due to negligence or nonconformance and shall pay for any additional structural testing/inspection required for his convenience.
3. Contractor is responsible to ensure that the Special Inspector is on site as required to perform all tasks required by Statement of Special Inspection. Any work that requires special inspection and is performed without the Special Inspector being present is subject to being demolished and reconstructed.
4. Contractor has the following responsibilities to the Special Inspector:
   a. Provide copy of Construction Documents to Special Inspector and latest addenda (include change orders and field orders prior to inspection of work contained therein).
   b. Notify Special Inspector sufficiently in advance of operations to allow assignment of personnel and scheduling of tests.
   c. Cooperate with Special Inspector and provide access to work.
   d. Provide samples of materials to be tested in required quantities.
   e. Provide storage space for Special Inspector's exclusive use, such as for storing and curing concrete testing samples.
   f. Provide labor to assist Special Inspector in performing tests/inspections.
5. Contractor shall perform the following:
   a. SOILS
      i. Identify soils to be used as structural fill.
   b. CAST-IN-PLACE CONCRETE
      i. Submit manufacturer's certification that reinforcing materials comply with Construction Documents.
         1. For SFR Systems, submit mill test reports for each shipment of reinforcement.
      ii. Establish concrete mix design proportions in accordance with the specifications and ACI 318, Chapter 5.
      iii. Submit manufacturer's certification that concrete materials meet the requirements of the Construction Documents.
      iv. Submit manufacturer's data for tension and compression splicers.
   c. NON-SHRINK GROUTING
      i. Submit product data sheets for non-shrink grout that shows compliance with the Construction Documents and with ASTM C1107 for fluid or flowable grouts, prior to placement of grout.

STRUCTURAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ARCH.	ARCHITECT/ARCHITECTURE
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
BRG	BEARING
B or BOT.	BOTTOM
B/xxx	BOTTOM OF SOMETHING
CJ	CONTRACTION/CONSTRUCTION JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS/CONTINUED
COORD.	COORDINATE
DBL	DOUBLE
DIA.	DIAMETER
DL	DEAD LOAD
DP	DRILLED PIER
DWG, DWGS	DRAWING(S)
EA.	EACH
EE	EACH END
EF	EACH FACE
EW	EACH WAY
EJ	EXPANSION JOINT
EL.	ELEVATION
EQ.	EQUAL
ELEV.	ELEVATOR
EMBED.	EMBEDMENT/EMBEDDED
EOS	EDGE OF SLAB
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F/xxx	FACE OF SOMETHING
FD	FIELD DETERMINED
FDN	FOUNDATION
FIN.	FINISHED
FLG	FLANGE
FLR	FLOOR
FS	FAR SIDE
FT	FEET
FTG	FOOTING
FV	FIELD VERIFY
GA.	GAGE
GALV.	GALVANIZED
HDD	HEADED
HORIZ.	HORIZONTAL
INFO.	INFORMATION
INT.	INTERIOR
JT	JOINT
JST	JOIST
K	KIPS
KSI	KIPS PER SQUARE INCH
KSF	KIPS PER SQUARE FOOT
LBS or #	POUNDS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLO	LONG LEG OUT
LLV	LONG LEG VERTICAL
MPE	MECHANICAL, PLUMBING AND ELECTRICAL
MFR	MANUFACTURER
MATL	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
No. or #	NUMBER
NS	NEAR SIDE
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OPP.	OPPOSITE
PART.	PARTIAL, OR PARTITION
PL	PLATE
PH	PENTHOUSE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
R	REACTION
RAD.	RADIUS
RD	ROOF DRAIN
REINF.	REINFORCING/REINFORCEMENT
REQD	REQUIRED
REV.	REVISION/REVISED
RTU	ROOF TOP UNIT
SDS	SELF-DRILLING SCREWS
SECT.	SECTION
SIM.	SIMILAR
SPECS	SPECIFICATIONS
SQ.	SQUARE
STD	STANDARD
STIFF.	STIFFENER
STL	STEEL
SYM.	SYMMETRICAL
T	TOP
T/xxx	TOP OF SOMETHING
THK	THICK
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
w/	WITH
w/o	WITHOUT
WP	WORK POINT
WT	WEIGHT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL INDEX

S001	STRUCTURAL NOTES & QUALITY ASSURANCE
S101	FLOOR PLAN

TUCK-HINTON
ARCHITECTURE & DESIGN

HFCC COVERED WALKWAY
9100 CROCKETT ROAD, BRENTWOOD, TN 37027

Structural Design Group
220 Great Circle Road, Suite 106
Nashville, Tennessee 37228
p. 615.255.5537
f. 615.255.1484

SDG Project # 2020-198.00

BID DOCUMENTS
28 AUGUST 2020

20016

CHRISTOFER BOMER
REGISTERED PROFESSIONAL ENGINEER
No. 110783
STATE OF TENNESSEE
08.28.20

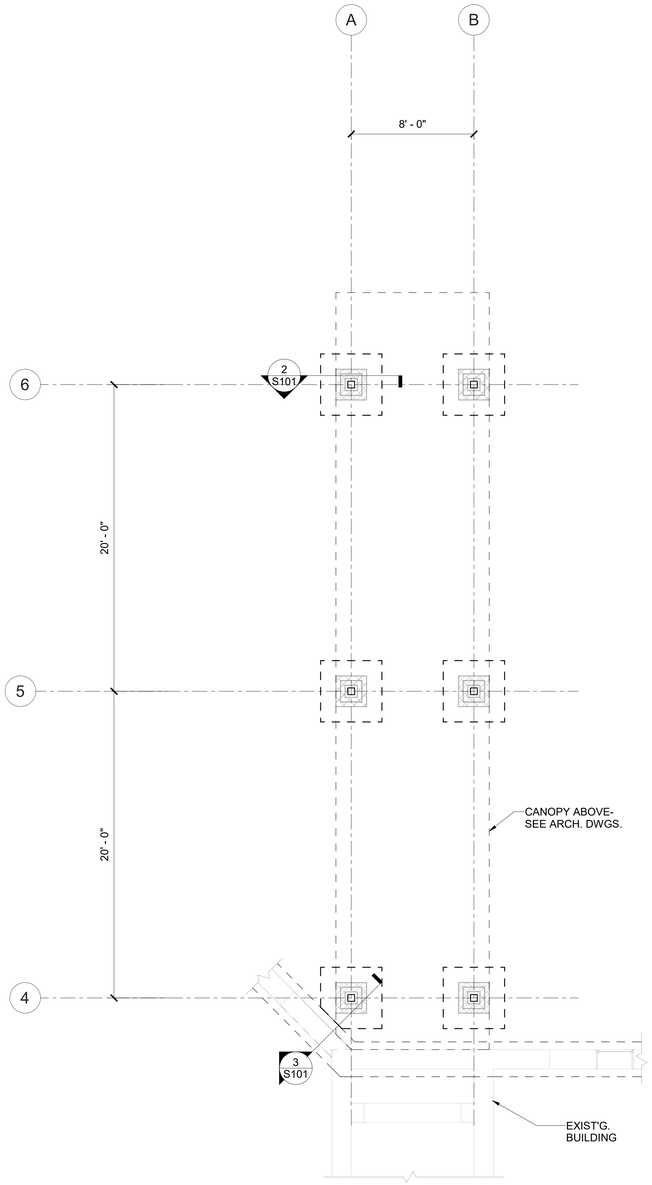
STRUCTURAL NOTES & QUALITY ASSURANCE

S001

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Foundation Notes

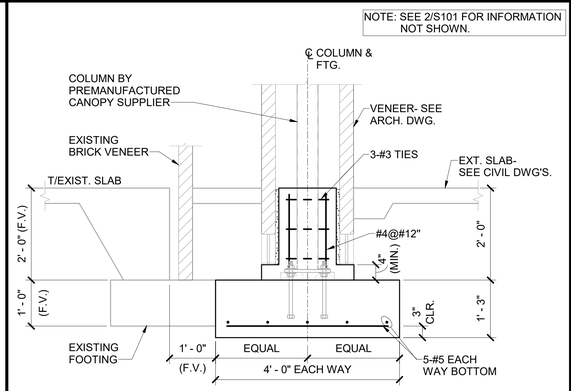
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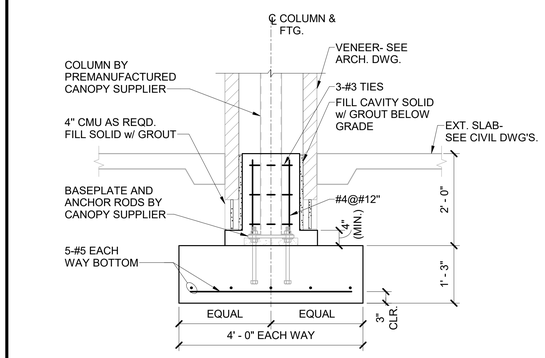
FOUNDATION PLAN

NORTH 1/4" = 1'-0"

NOTE: SEE 2/S101 FOR INFORMATION NOT SHOWN.



3 SECTION



2 SECTION

TUCK-HINTON
ARCHITECTURE & DESIGN

HFCC COVERED WALKWAY

9100 CROCKETT ROAD, BRENTWOOD, TN 37027

Structural Design Group
220 Great Circle Road, Suite 106
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p. 615.255.5537
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SDG Project # 2020-198.00

BID DOCUMENTS
28 AUGUST 2020

20016

KRISTOFER B. MAY
REGISTERED ARCHITECT
No. 110769
STATE OF TENNESSEE
08.28.20

FLOOR PLAN

S101

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DIVISION - 16 ELECTRICAL

SECTION 16010

GENERAL PROVISIONS PART 1 - GENERAL

1.1 Provide all labor, materials, tools, and service for a complete installation of equipment and systems specified herein and indicated on the drawings.

1.2 CODES AND STANDARDS: Electrical installation to be in accordance with the latest editions, including amendments or revisions to the following Codes:
A. International Building Code, 2015.
B. National Fire Protection Association Codes, specifically NFPA-70-National Electrical Code, NFPA-101 Life Safety Code.

PART 2 - PRODUCTS

2.1 All materials and equipment used in carrying out these specifications to be new and bear the UL labels when such labels are available.

PART 3 - EXECUTION

3.1 Visit site and be informed of conditions under which work must be performed.

3.2 Examine other sections of these specifications and drawings to be familiar with work to be furnished by other tradesmen.

3.3 Upon completion of work, installation to be tested including all systems and equipment.

3.4 Electrical Contractor to provide materials necessary for temporary lights and power as directed by the General Contractor.

3.5 Power consumption will be paid for by the Owner.

PART 4 - DEMOLITION
A. Contractor shall visit the site before submitting a bid to acquaint himself with existing conditions.

B. Work in existing buildings shall be scheduled well in advance with the Owner. Work shall be performed at such times and under such conditions as suit the convenience of the Owner. Plan the work to minimize

C. In renovated areas, remove wiring devices, fixtures, components, electrical equipment, conductors, boxes, and conduits not required to remain in service when this project is complete.

D. Remove existing conduit and wire from areas to be remodeled, back to panelboard, cabinet or junction box.

E. Where a circuit is interrupted by removal of a device or fixture from that circuit, the contractor shall install wire, conduit, etc., as required to restore service to the remaining devices and fixtures on that circuit.

F. Lighting fixtures, wiring devices, panelboards, and conductors removed shall be offered to the Owner. If he chooses to retain these items or a part of these items, turn those chosen over to him. Items rejected by the Owner shall be removed from the project site by the contractor.

SECTION 16121
CONDUCTORS PART 1 - GENERAL

1.1 Provide a complete system of conductors for lighting, power, fire alarm systems, and communication systems throughout the project.

PART 2 - PRODUCTS

2.1 All conductors to be 98 percent conductivity copper with 600-volt minimum insulation.

2.2 All conductors No. 10 and smaller to have type THHN/THWN insulation.

2.3 All conductors No. 8 and larger to have type THWN/THHN insulation and to be stranded.

PART 3 - EXECUTION

3.1 Install pull boxes in circuits or feeders over 100' long.

3.2 Make all splices or connections only at outlet or junction boxes.

SECTION 16450

GROUNDING PART 1 - GENERAL

1.1 The entire installation shall be grounded in conformance with the National Electrical Code, Article 250.

1.2 All current consuming devices to have a green ground wire installed in the same conduit as the phase conductors from the panel to the device. This applies to receptacles, motors, etc.

PART 2 - PRODUCTS

2.1 All ground wire to be copper with a green insulation or if a green insulation is not available, then green identifying tape will be installed at both termination points.

PART 3 - EXECUTION

3.1 Provide ground wires throughout distribution system and to all utilization equipment, such as receptacles, motors, and other equipment.

SECTION 16190

SUPPORTING DEVICES AND HANGERS PART 1 - GENERAL

1.1 Provide all hangers and supports required for all work.

PART 2 - PRODUCTS

2.1 Supports as manufactured by Caddy, Erico, and Steel City or approved equal.

PART 3 - EXECUTION

3.1 Secure conduits to within 3' of each outlet box at intervals not to exceed 5'.

3.2 Use of chains, perforated iron, baling wire, or tie wire for supporting conduit runs will not be permitted.

SECTION 16111

RACEWAYS - ELECTRIC METALLIC TUBING PART 1 - GENERAL
1.1 Provide a complete conduit system with associated couplings, connectors, and fittings.

1.2 Electric metallic tubing may be installed concealed overhead and on exposed branch circuits above 6'.

PART 2 - PRODUCTS

2.1 Conduit to be 1/2" minimum size.

2.2 Provide steel set screw couplings, connectors, and fittings with case-hardened locknuts.

2.3 In damp or wet locations, flexible conduit will be the Sealtite type.

PART 3 - EXECUTION

3.1 Run concealed conduits in as direct line as possible between outlets.

3.2 Maintain integrity of fire partitions and floor slabs where conduits pass through sleeves from one area to another with UL listed 3-hour fire and smoke-stop fittings.

3.3 Complete all conduit systems before installing conductors.

3.4 Install a copper ground wire inside of the flexible conduit to achieve continuity of ground. This applies to both lighting fixtures and utilization equipment.

3.5 Allow sufficient slack conduit to reduce the effect of vibration.

SECTION 16130

OUTLET BOXES PART 1 - GENERAL

1.1 Provide each fixture, switch receptacle, and other device with a galvanized outlet box of appropriate size and depth for its particular location and use.

PART 2 - PRODUCTS

2.1 Ceiling outlet boxes to be 4" octagon and wall boxes to be 4" square with raised plaster rings or device rings.

PART 3 - EXECUTION

3.1 Use boxes of sufficient cubic capacity to accommodate the number of conductors to be installed in accordance with the National Electrical Code.

3.2 Install boxes so that covers will be accessible at all times.

SECTION 16530

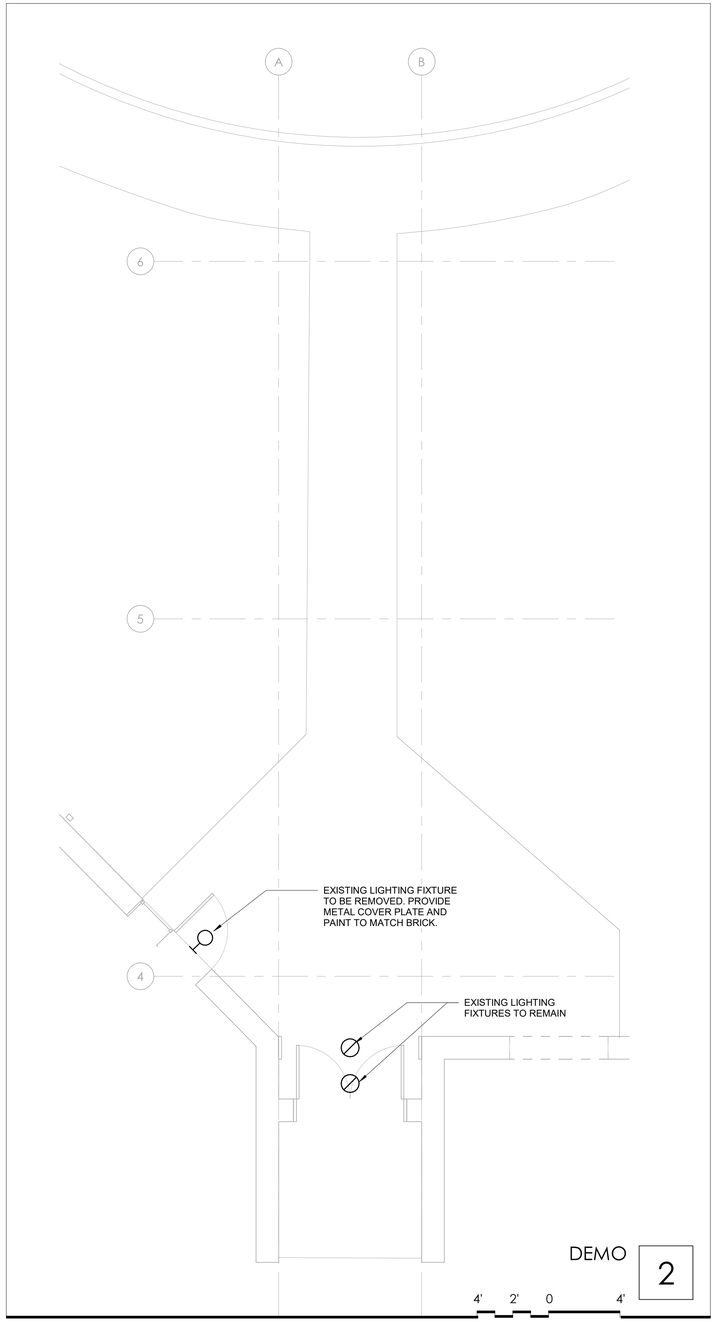
EXTERIOR LIGHTING AND LAMPS PART 1 - GENERAL

1.1 Provide labor and materials, equipment, and services necessary to provide all exterior lighting fixtures, lamps, poles, pole bases, etc.

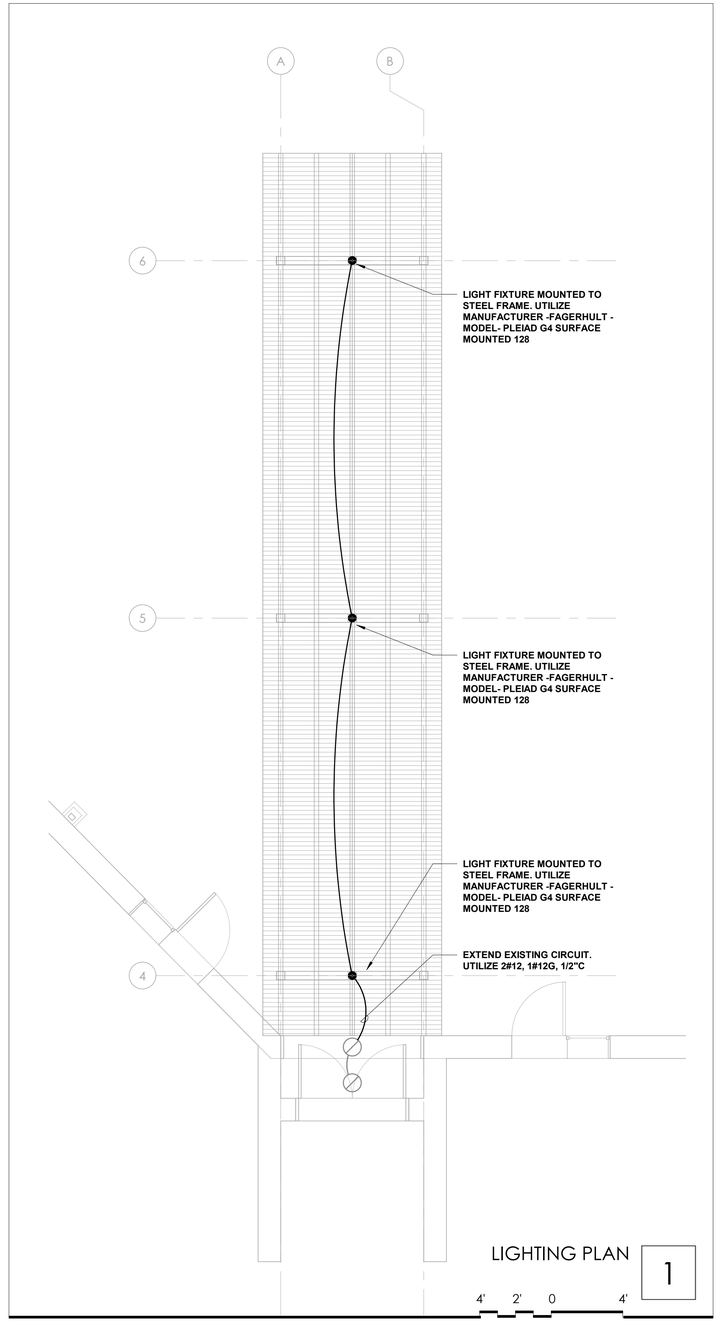
1.2 Fixtures, poles, and appurtenances shall be suitable for exterior use, shall be UL listed, and shall be of standard design for intended application.

PART 2 - PRODUCTS

2.1 Provide lighting fixtures as indicated on drawings.



DEMO 2



LIGHTING PLAN 1

HFCC COVERED WALKWAY

9100 CROCKETT ROAD, BRENTWOOD, TN 37027

BID DOCUMENTS
28 AUGUST 2020

20016

AARON BURZYNSKI
REGISTERED ENGINEER
AGRICULTURE
No. 117268
STATE OF TENNESSEE
9/1/2020

LIGHTING

E101

8/31/2020 4:14:54 PM
C:\Revit Projects\CT_200413_E20_Central_gpansns\GEQZX.rvt

BRENTWOOD PLANNING COMMISSION **5.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-006

PROJECT DESCRIPTION

Hillside Overlay Site Plan Review – Windstone Subdivision, Lot 29, 866 Windstone Boulevard

Mr. & Mrs. Craig Margolius requests approval of a Hillside Protection Overlay Site plan for Lot 29 of the Windstone Subdivision.

WINDSTONE SUBDIVISION, LOT 29	
Lot Area (sf)	*337,036 sf*
Total Area of Home (sf)	*7,211 sf*
Heated Area (sf)	*5,050 sf*
Impervious Area (sf)	*20,503 sf*
Green Space Provided (%)	*93.92%*
Green Space Required (%)	*40%*

The exterior elevations include board & batten siding, dark shingle roof, and metal roof accents.

ZONING OF PROPERTY

Zoning R-2

APPLICANT NAME/ADDRESS

Mr. & Mrs. Margolius, 1012 Falling Leaf Circle, Brentwood, TN 37027

Attachments

Final Staff Report
Plans
Landscaping Plans
Narrative -- Views
Other Views

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 5:

REQUEST: ***HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – WINDSTONE SUBDIVISION, LOT 29, 866 WINDSTONE BOULEVARD***

PROJECT NUMBER: ***BPC2009-006***

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

GENERAL INFORMATION:

Mr. & Mrs. Craig Margolius requests approval of a Hillside Protection Overlay Site plan for Lot 29 of the Windstone Subdivision.

WINDSTONE SUBDIVISION, LOT 29	
Lot Area (sf)	*337,036 sf*
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Green Space Provided (%)	*93.92%*
Green Space Required (%)	*40%*

The exterior elevations include board & batten siding, dark shingle roof, and metal roof accents.

PROJECT LOCATION:

The subject property is located at 866 Windstone Boulevard.

APPROVAL HISTORY:

At their May 20, 2019 regular meeting the Board of Zoning Appeals denied a request for a variance from Section 78-22(b)(6) of the Brentwood Municipal Code. This section requires that all detached structures constructed on lots 5 acres or larger be placed only in the side or rear yards. The lot includes an area of 7.74 acres and is zoned R-2 (Suburban Residential). The applicant is requesting approval to place two detached accessory structures in the front yard of the subject property. The first structure, a garage, includes an area of 2,662 square feet; the second is designed to serve as sleeping quarters, and has an area of 1,228 square feet. The applicant cites as justification of the request: the unique configuration of the lot, practical difficulties, and no detriment to the public good. The accessory structures are planned to be carefully screened from view and will not be visible from any adjacent public street. Additionally,

the applicant has stated that the proposed configuration will result in the least amount of grading and tree removal possible on the site. These details are included in the letter of justification from the applicant. Please note that the subject property is designated as a Hillside Protection lot, which means that the lot lies above 850 feet in elevation. The request was denied, as it would set a precedent for placement of accessory structures in front yards.

At its November 7, 2016 regular meeting, the Brentwood Planning Commission approved a Hillside Protection Site Plan for Lot 29, located at 866 Windstone Boulevard within Section Two of the Windstone Subdivision. The lot is one of the large hilltop lots, which is accessed by the driveway located at the end of Windstone Boulevard. *The Planning Commission also approved several exceptions to the technical and design standards detailed as part of the Section 78-344 of the Municipal Code. However, the Planning Commission did not waive the residential sprinkler system requirement. The building plans submitted for staff review and issuance of a permit shall include details of the required residential sprinkler system.* The site calculations for the lot are shown in the following table.

866 WINDSTONE BOULEVARD -- WINDSTONE	
Lot Area	7.74 ac.
Total Area of Home	10,844 sf
Heated Area	7,927 sf
Impervious Area	16,270 sf
Green Space Provided	95.17 %
Green Space Required	40 %

The proposed exterior materials include stone, wood accents and trim and architectural shingles in a light brown color.

CONDITIONS OF APPROVAL:

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

1. A Hillside Protection 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 **15** 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 **October 5, 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. Add the following note to the plan “Any retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the natural terrain.” Verify that this is the case.

3. Add the following note stating that a residential fire protection sprinkler is required. “All structures designed for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.

4. Per Brentwood code section 78-343, (7), submit a geotechnical study completed for the lot’s specific site plan.

5. Per Brentwood code section 78-343, (5), add the following note to the plan “the concrete drive should be constructed of materials and colors that blend into the natural terrain”.

6. Note that pending HP approval by Planning Commission, a Grading Permit and Building Permit will be required prior to construction. An NOI and SWPPP will be required prior to these permit approvals.

7. From TDEC Guidelines regarding who needs an NPDES Stormwater Construction Permit: “Operators of construction sites involving clearing, grading or excavation that result in an area of disturbance of one or more acres, and activities that result in the disturbance of less than one acre if it is part of a larger common plan of development or sale. …”

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

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. 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 ***October 5, 2020*****.** Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

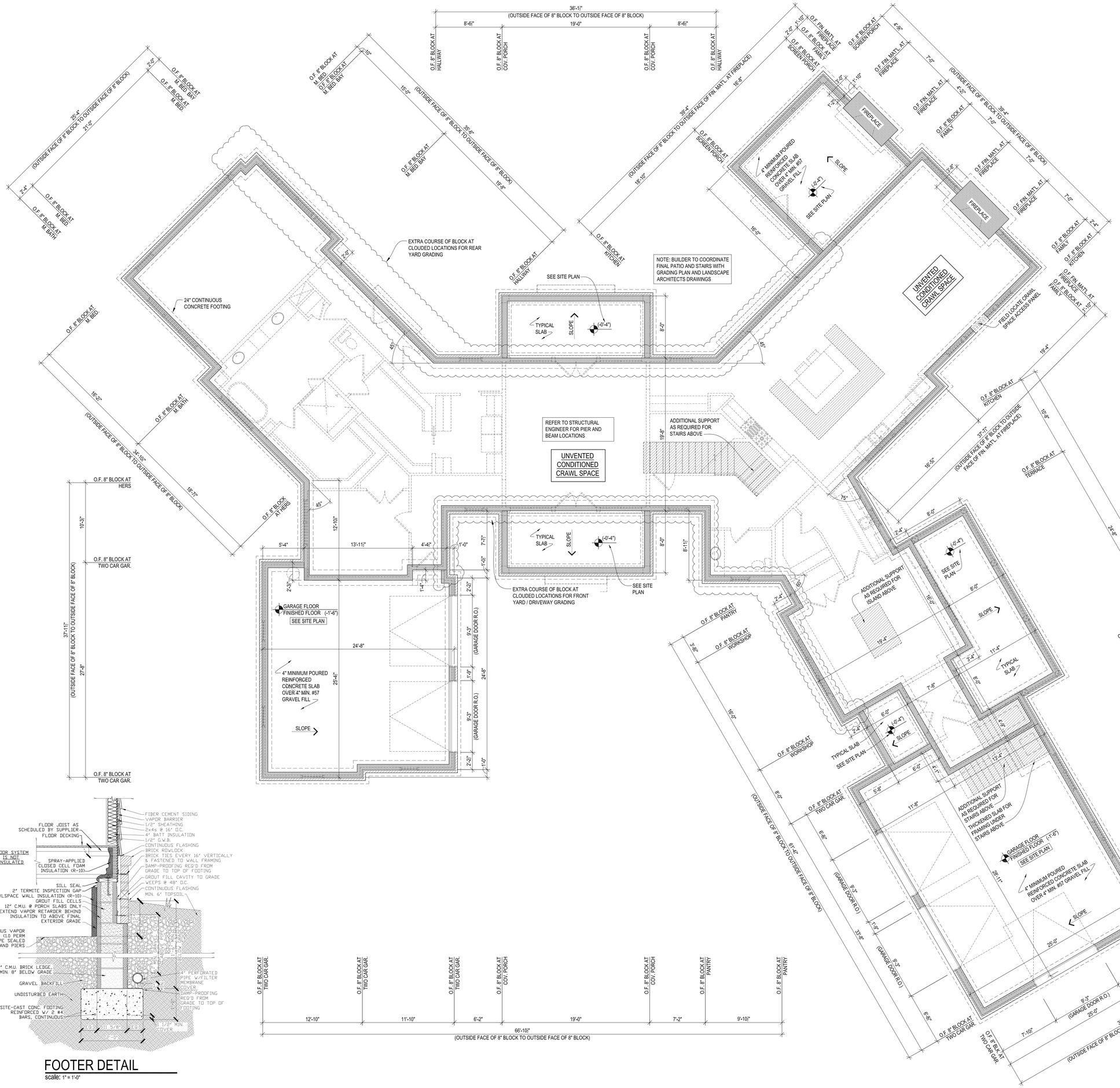
Staff requests that the Planning Commission vote to approve the proposed Revised Hillside Protection Overlay Site Plan, subject to the requirements of the staff report.

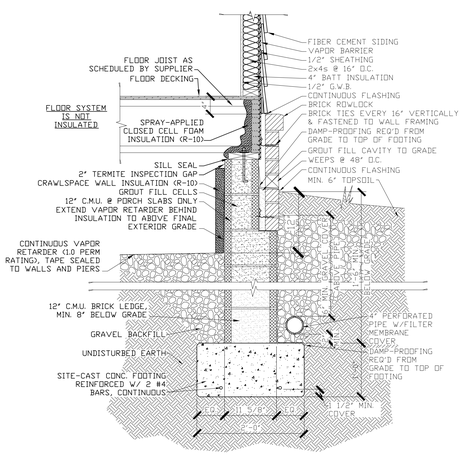
FOUNDATION PLAN

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

notes:

- BUILDER TO SIZE ALL BEAMS AND FRAMING MEMBERS PRIOR TO CONSTRUCTION
- BUILDER TO PROVIDE TERMITE TREATMENTS THAT COMPLY WITH LOCAL BUILDING CODES
- ALL FINISH FLOORS SHALL BE FLUSH TO ADJACENT FLOORS UNLESS NOTED
- BUILDER TO ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES
- BUILDER TO GLUE AND SCREW PLYWOOD DECKING TO JOISTS TO PROVIDE A QUIET FLOOR SYSTEM
- IF BLOCK COURSES EXCEED 6 BLOCKS IN HEIGHT, BUILDER TO VERIFY ADDITIONAL REINFORCING WITH STRUCTURAL ENGINEER
- BUILDER TO PROVIDE POSITIVE DRAINAGE WITHIN THE CRAWL SPACE AND AROUND THE PERIMETER OF THE HOUSE - AND TO PROVIDE THE APPROPRIATE VAPOR BARRIER WITHIN THE CRAWL SPACE




FIBER CEMENT SIDING
VAPOR BARRIER
1/2" SHEATHING
2x4s @ 16" O.C.
4" BATT INSULATION
1/2" G.W.B.
FLOOR JOIST AS SCHEDULED BY SUPPLIER
FLOOR DECKING
FLOOR SYSTEM IS NOT INSULATED
SPRAY-APPLIED CLOSED CELL FOAM INSULATION (R-10)
CONTINUOUS FLASHING
BRICK ROWLOCK
BRICK TIES EVERY 16" VERTICALLY & FASTENED TO WALL FRAMING
DAMP-PROOFING REQ'D FROM GRADE TO TOP OF FOOTING
GROUT FILL CAVITY TO GRADE
WEEPS @ 48" O.C.
CONTINUOUS FLASHING
MIN. 6" TOPSOIL
SILL SEAL
2" TERMITE INSPECTION GAP
CRAWLSPACE WALL INSULATION (R-10)
GROUT FILL CELLS
12" C.M.U. @ PORCH SLABS ONLY
EXTEND VAPOR RETARDER BEHIND INSULATION TO ABOVE FINAL EXTERIOR GRADE
CONTINUOUS VAPOR RETARDER (10 PERM RATING), TAPE SEALED TO WALLS AND PIERS
12" C.M.U. BRICK LEDGE, MIN. 8" BELOW GRADE
GRAVEL BACKFILL
UNDISTURBED EARTH
SITE-CAST CONC. FOOTING REINFORCED W/ 2 #4 BARS, CONTINUOUS
4" PERFORATED PIPE W/FILTER MEMBRANE COVER
DAMP-PROOFING REQ'D FROM GRADE TO TOP OF FOOTING
8" MIN.
12" MIN.
1'-6"
1'-0"
1'-6"
1'-0"
1'-6"
1'-0"

FIRST FLOOR PLAN

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

11'-7" CEILING HEIGHT UNLESS NOTED
8'-1" WINDOW HEAD HEIGHT UNLESS NOTED

notes:

- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED
- ALL EXTERIOR FRAMING WALLS ARE 2x6 STUDS UNLESS NOTED
- ALL INTERIOR FRAMING WALLS ARE 2x4 STUDS UNLESS NOTED
- ALL ANGLES ARE 45° UNLESS NOTED
- ALL CASED OPENING STRUCTURAL HEADERS TO BE SIZED BY STRUCTURAL ENGINEER
- BUILDER TO TEMPER WINDOWS AS REQUIRED

square footage:

outside face of finished material

• FIRST FLOOR HEATED:	3550 sq.ft.
• SECOND FLOOR HEATED:	1500 sq.ft.
• TOTAL HEATED:	5050 sq.ft.
• COVERED PORCHES:	662 sq.ft.
• GARAGES:	1499 sq.ft.
• TOTAL UNDER ROOF:	7211 sq.ft.

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THE MARGOLIUS RESIDENCE

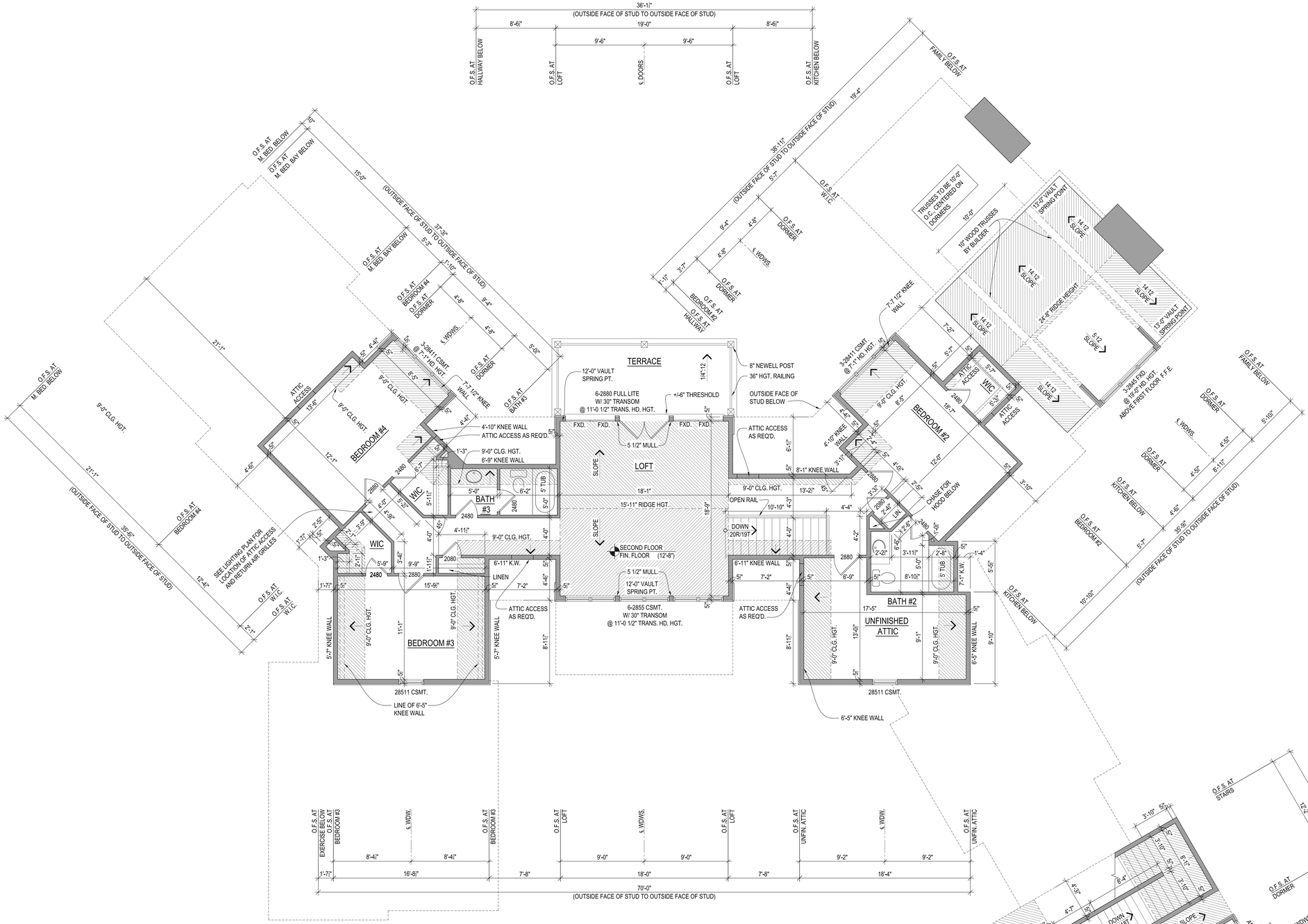
WINDSTONE LOT 29 - BRENTWOOD, TN

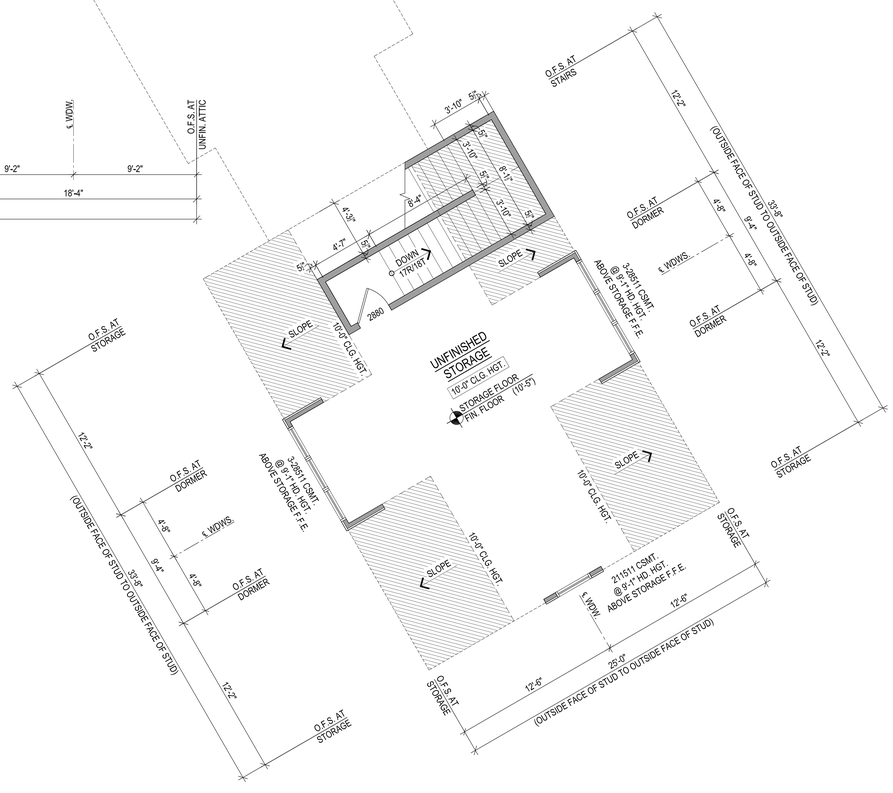
Because every home should be beautifully and carefully designed

NOTES:

A101

FIRST FLOOR PLAN
08.17.20





SECOND FLOOR PLAN

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

9'-0" CEILING HEIGHT UNLESS NOTED

8'-1" WINDOW HEAD HEIGHT UNLESS NOTED

notes:

- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED
- ALL EXTERIOR FRAMING WALLS ARE 2x6 STUDS UNLESS NOTED
- ALL INTERIOR FRAMING WALLS ARE 2x4 STUDS UNLESS NOTED
- ALL ANGLES ARE 45° UNLESS NOTED
- ALL CASED OPENING STRUCTURAL HEADERS TO BE SIZED BY STRUCTURAL ENGINEER

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THE MARGOLIUS RESIDENCE

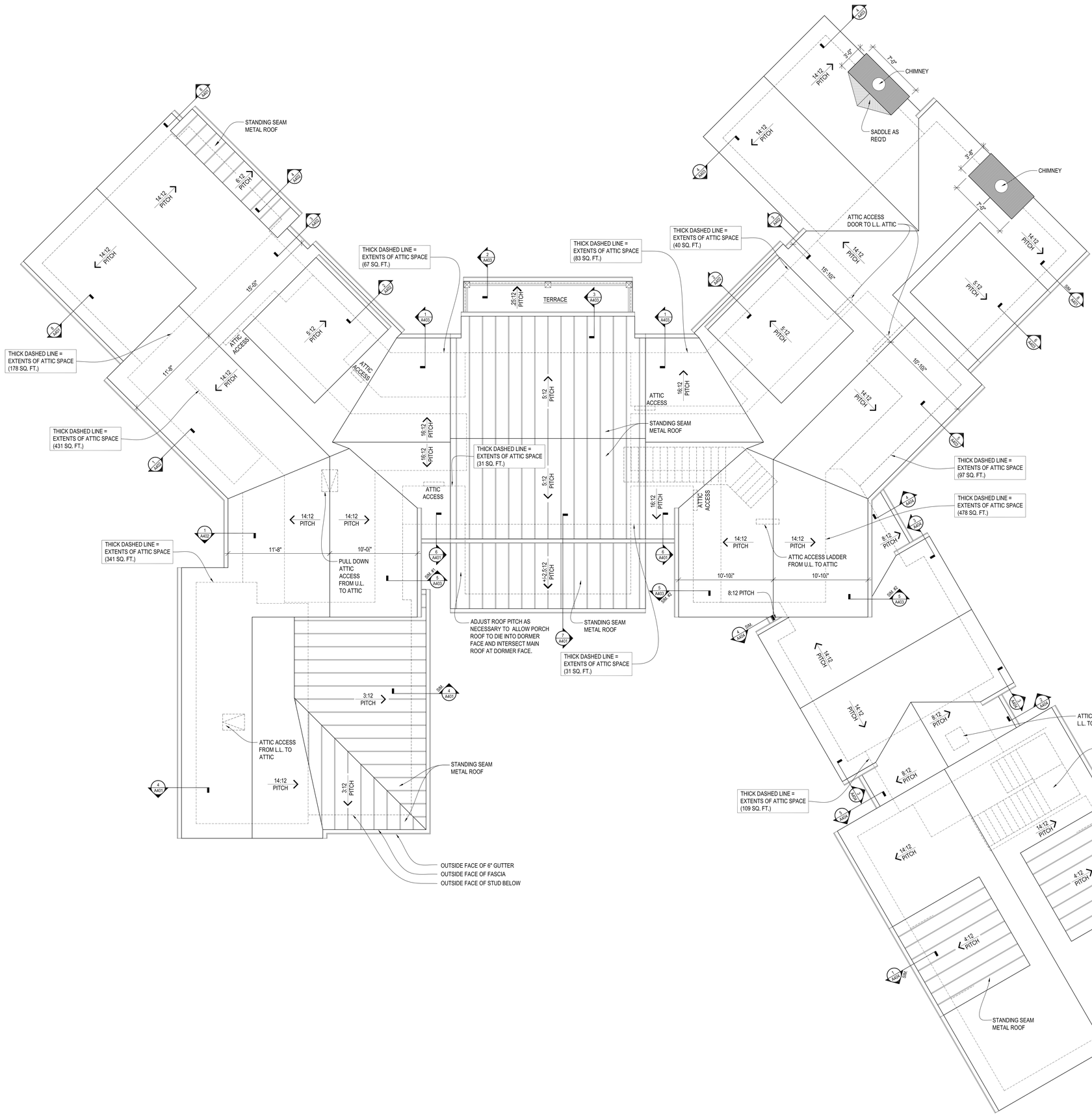
WINDSTONE LOT 29 - BRENTWOOD, TN

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NOTES:

A102

SECOND FLOOR PLAN
08.17.20



ROOF PLAN

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

notes:

- ALL ROOFS ARE COMPOSITION SHINGLES UNLESS NOTED
- ALL 3:12 PITCH COMPOSITION SHINGLE ROOFS TO BE INSTALLED OVER ICE AND WATER SHIELD

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THE MARGOLIUS RESIDENCE

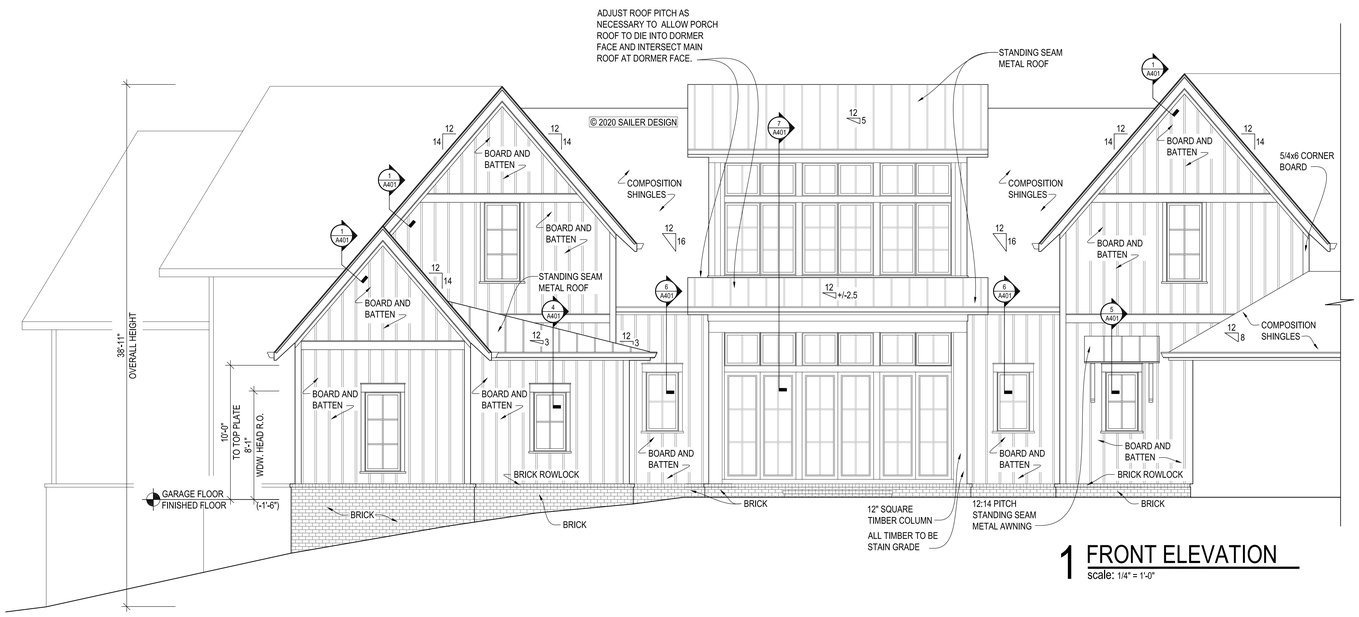
WINDSTONE LOT 29 - BRENTWOOD, TN

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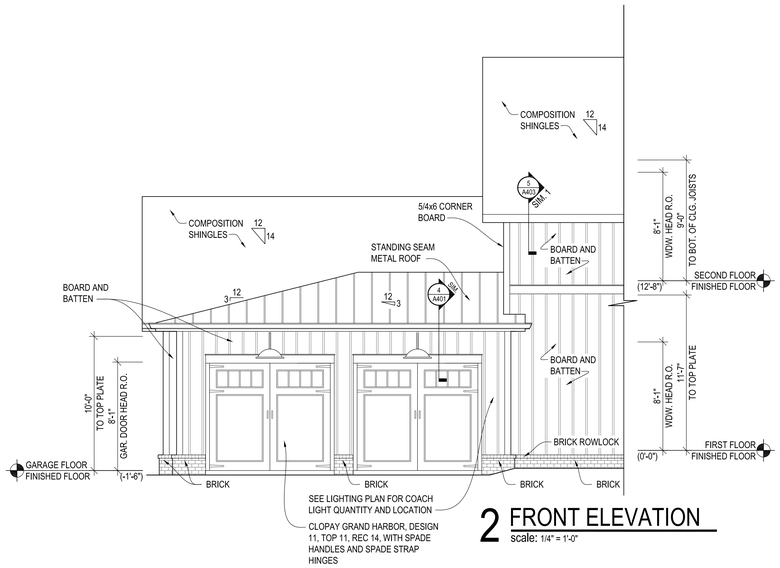
NOTES:

A103

ROOF PLAN
08.17.20



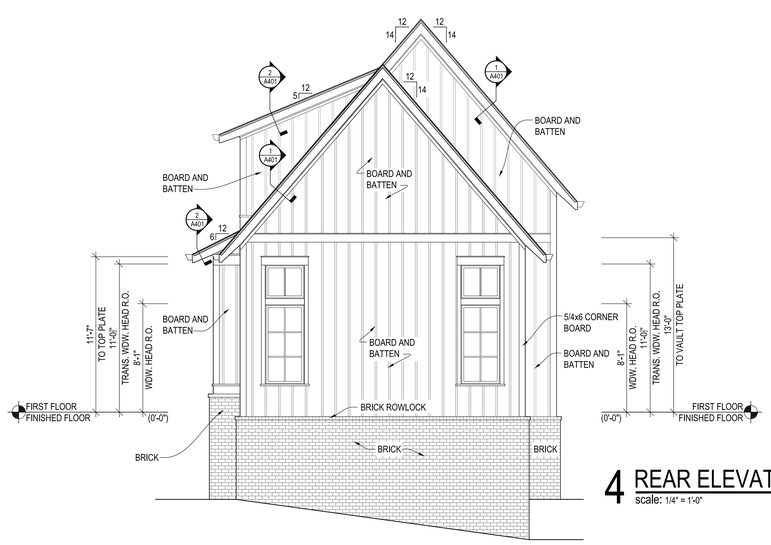
1 FRONT ELEVATION
scale: 1/4" = 1'-0"



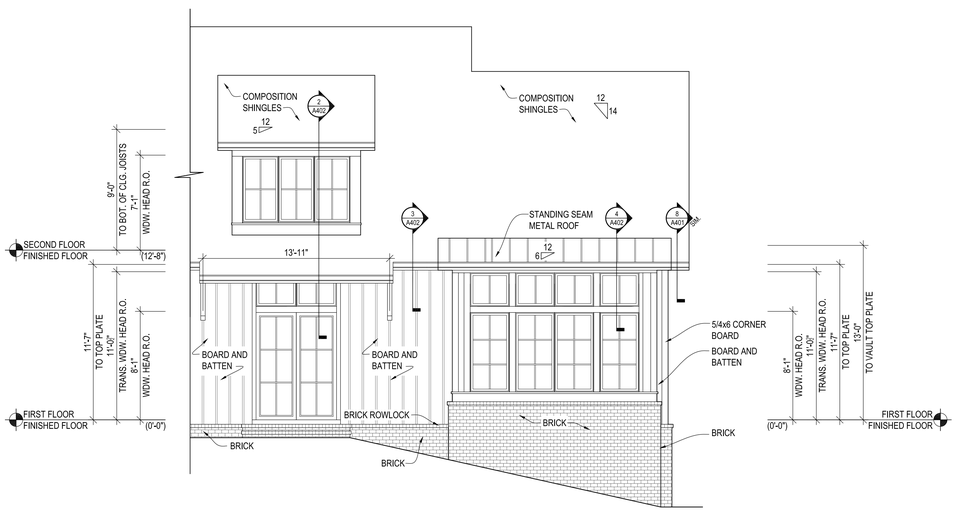
2 FRONT ELEVATION
scale: 1/4" = 1'-0"



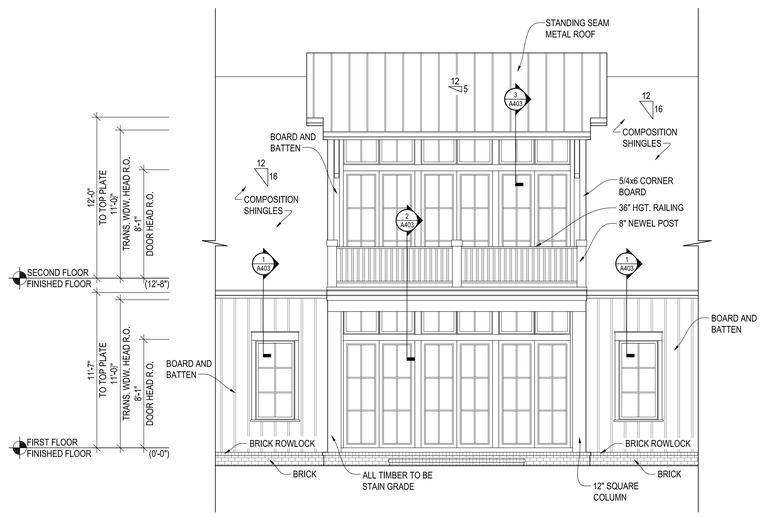
3 LEFT ELEVATION
scale: 1/4" = 1'-0"



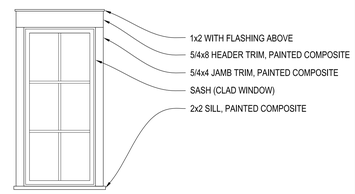
4 REAR ELEVATION
scale: 1/4" = 1'-0"



5 REAR ELEVATION
scale: 1/4" = 1'-0"



6 REAR ELEVATION
scale: 1/4" = 1'-0"



7 WINDOW TRIM
scale: 1/2" = 1'-0"

board and batten

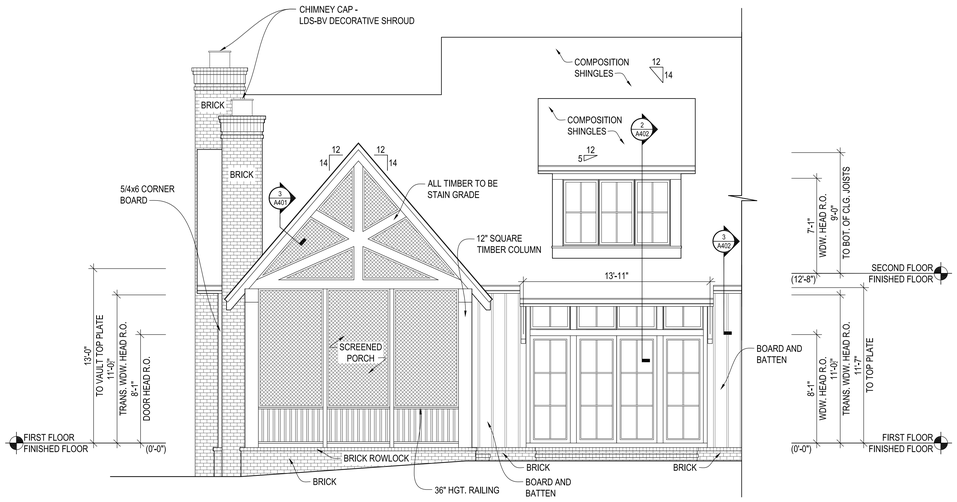
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THE MARGOLIUS RESIDENCE
WINDSTONE LOT 29 - BRENTWOOD, TN

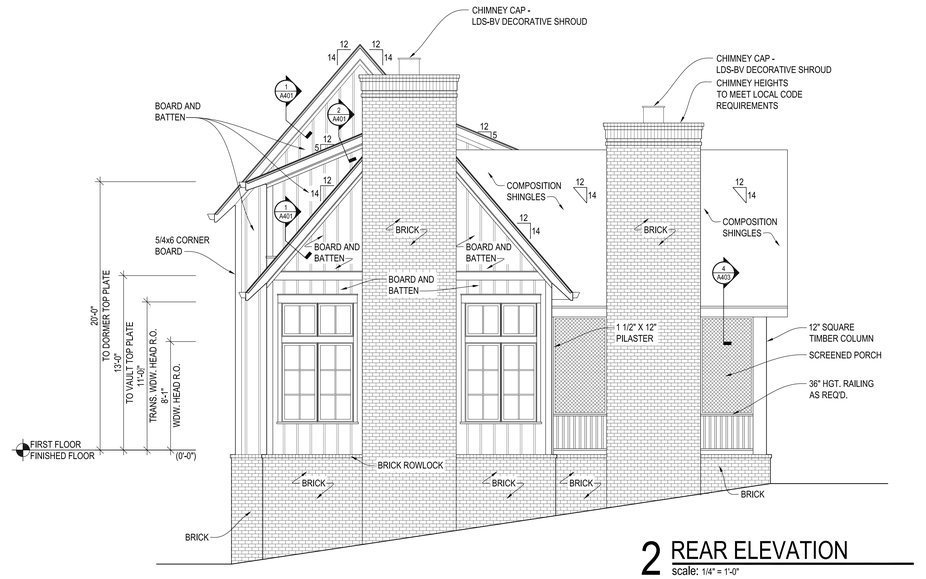
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NOTES:

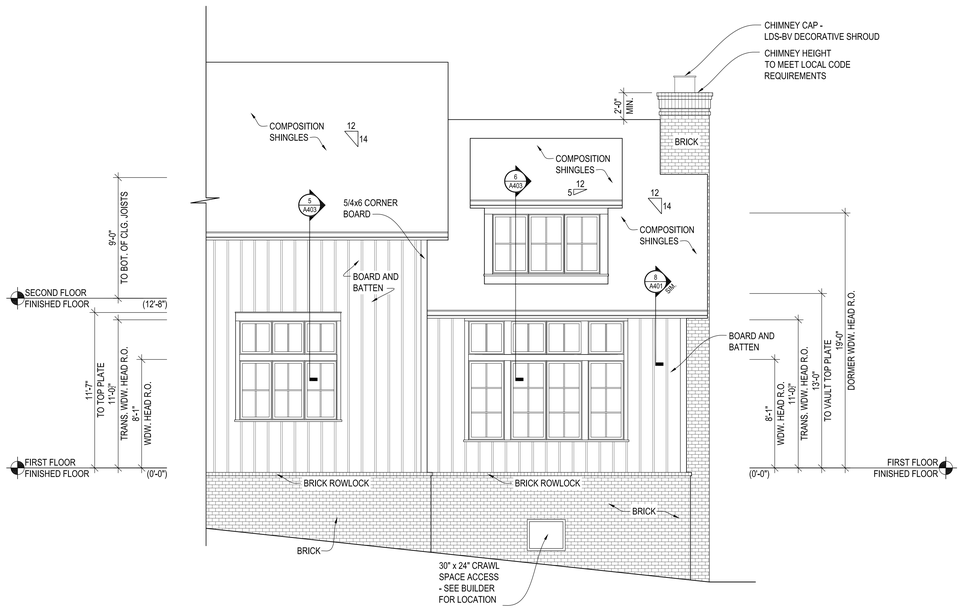
A301
ELEVATIONS
08.17.20



1 REAR ELEVATION
scale: 1/4" = 1'-0"



2 REAR ELEVATION
scale: 1/4" = 1'-0"



3 RIGHT ELEVATION
scale: 1/4" = 1'-0"

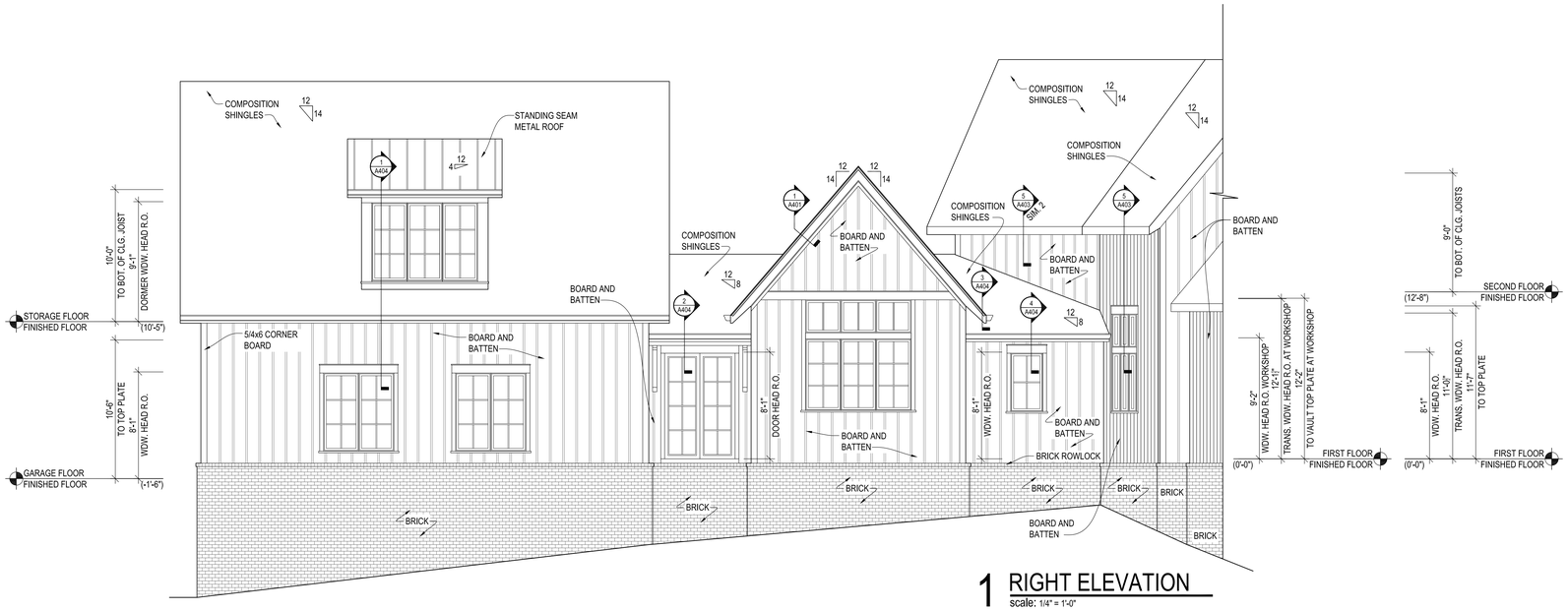
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THE MARGOLIUS RESIDENCE
WINDSTONE LOT 29 - BRENTWOOD, TN

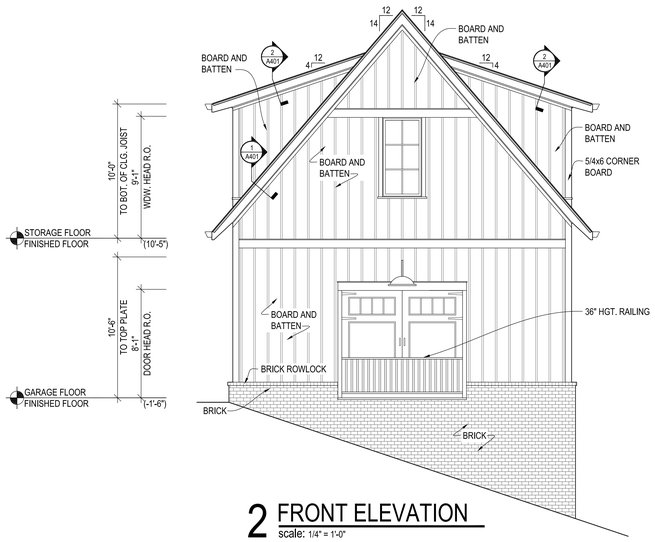
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NOTES:

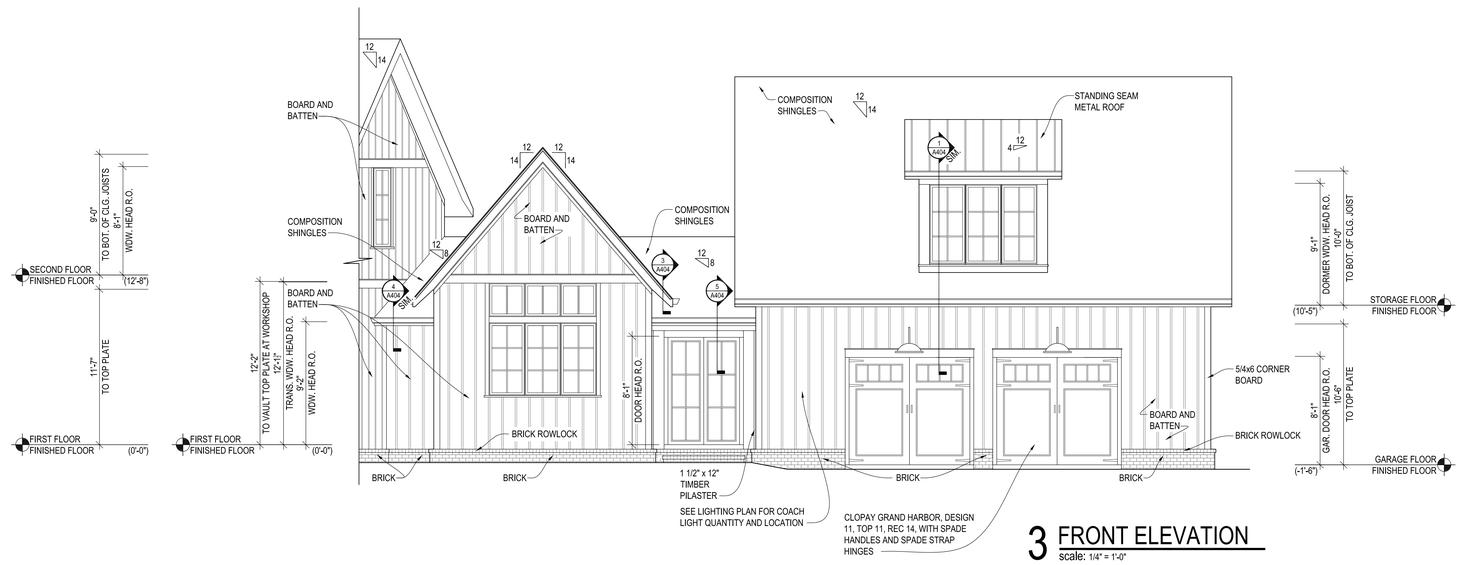
A302
ELEVATIONS
08.17.20



1 RIGHT ELEVATION
scale: 1/4" = 1'-0"



2 FRONT ELEVATION
scale: 1/4" = 1'-0"



3 FRONT ELEVATION
scale: 1/4" = 1'-0"

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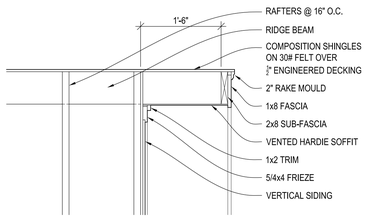
THE MARGOLIUS RESIDENCE
WINDSTONE LOT 29 - BRENTWOOD, TN

Because every home should be beautifully and carefully designed

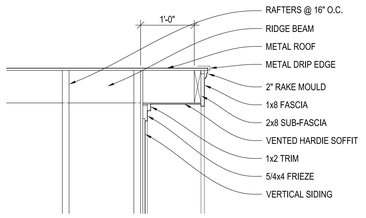
NOTES:

A303

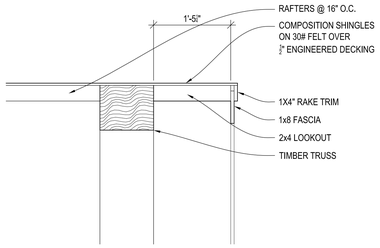
ELEVATIONS
08.17.20



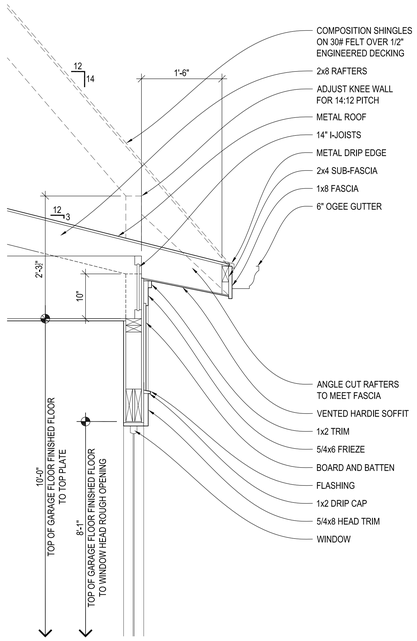
1 RAKE DETAIL
scale: 1" = 1'-0" — vertical siding



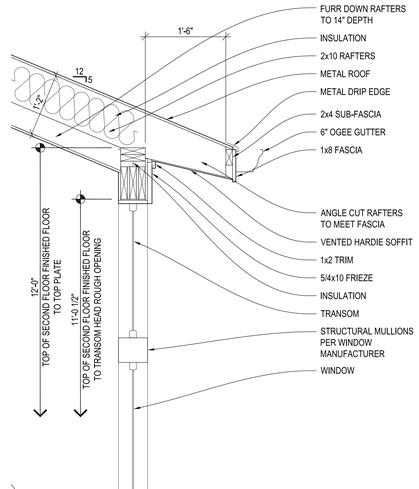
2 RAKE DETAIL
scale: 1" = 1'-0" — bay and dormers

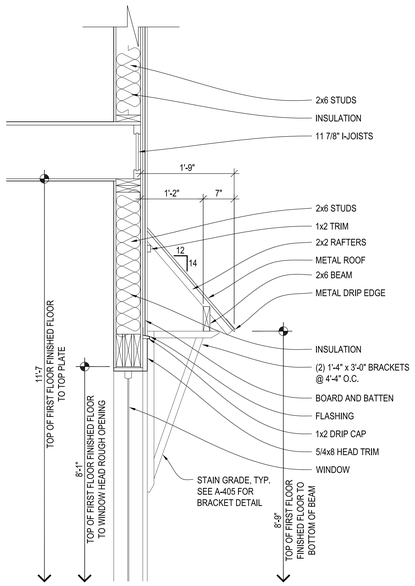


3 RAKE DETAIL
scale: 1" = 1'-0" — screened porch

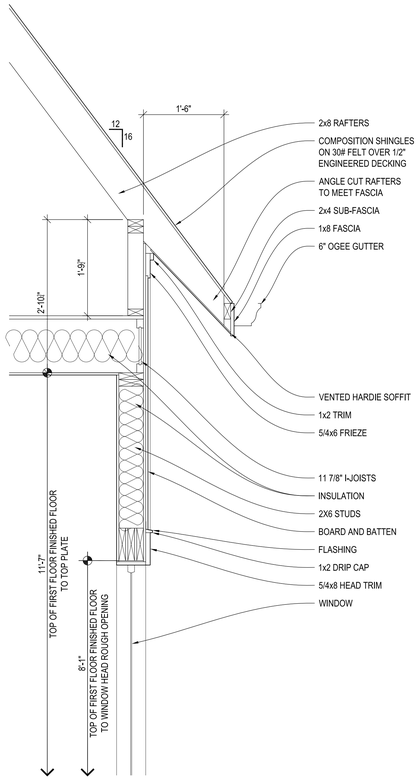


4 CORNICE DETAIL
scale: 1" = 1'-0" — two car garage

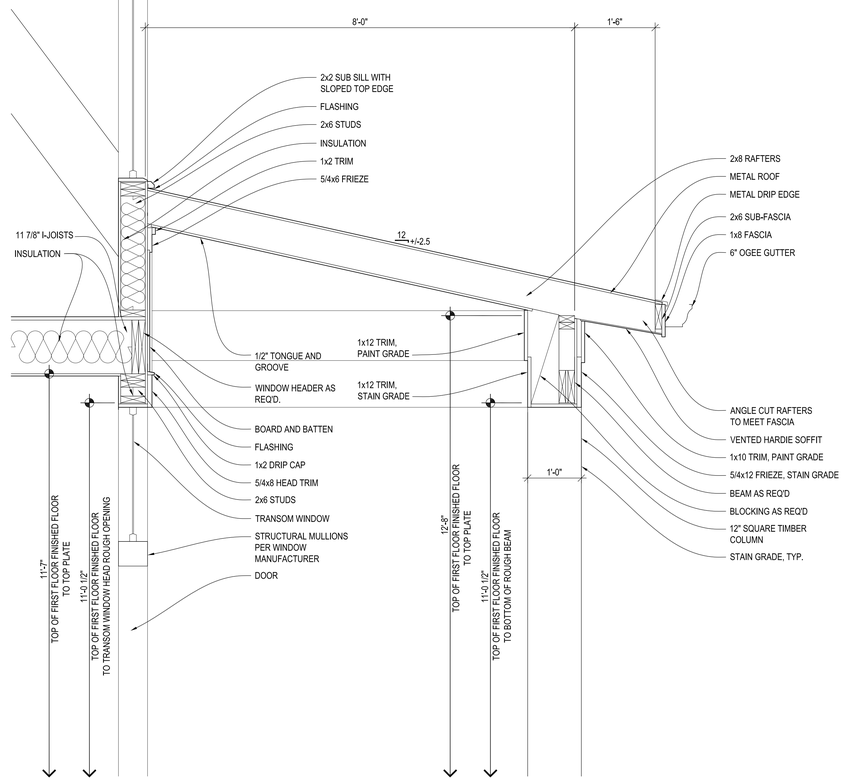




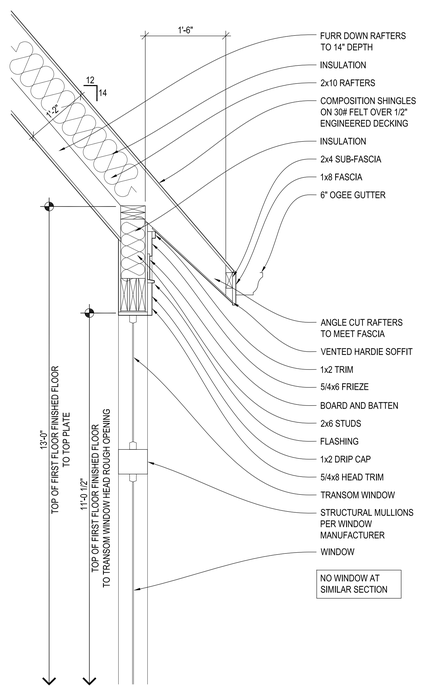
5 CORNICE DETAIL
scale: 1" = 1'-0" — pantry



6 CORNICE DETAIL
scale: 1" = 1'-0" — front hallways



7 CORNICE DETAIL
scale: 1" = 1'-0" — loft / front porch



8 CORNICE DETAIL
scale: 1" = 1'-0" — master bed. / family room

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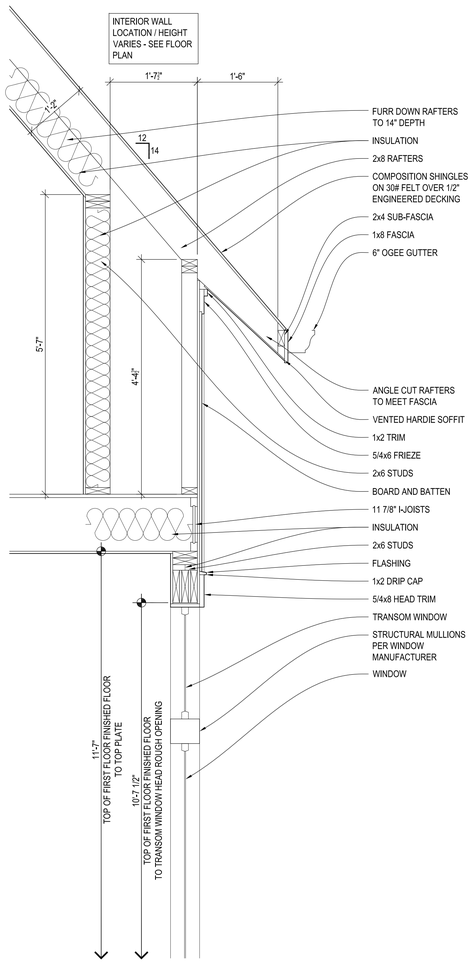
THE MARGOLIUS RESIDENCE
WINDSTONE LOT 29 - BRENTWOOD, TN

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NOTES:

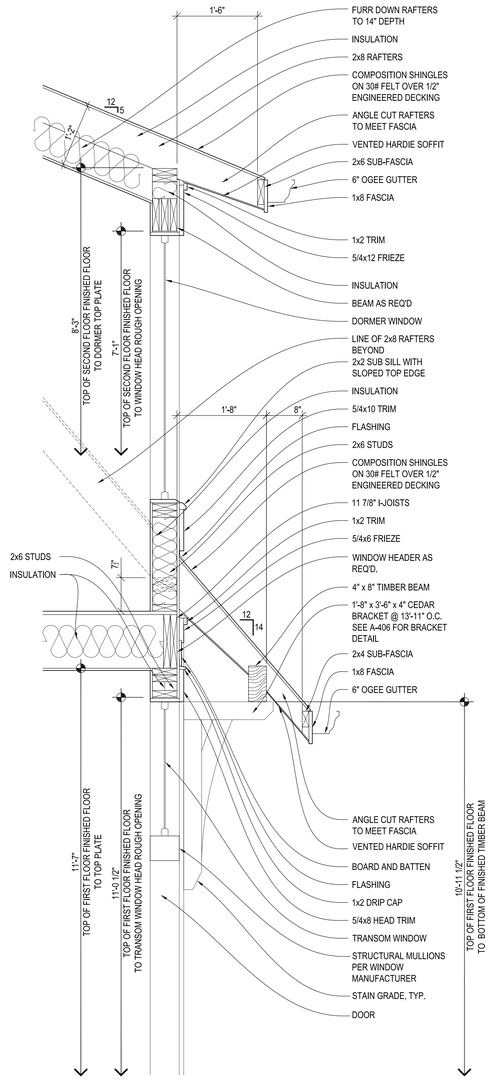
A401

DETAILS
08.17.20



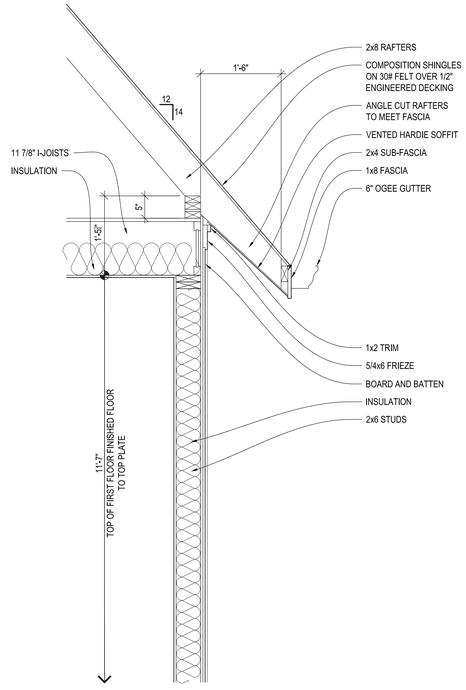
1 CORNICE DETAIL

scale: 1" = 1'-0" exercise / master bath



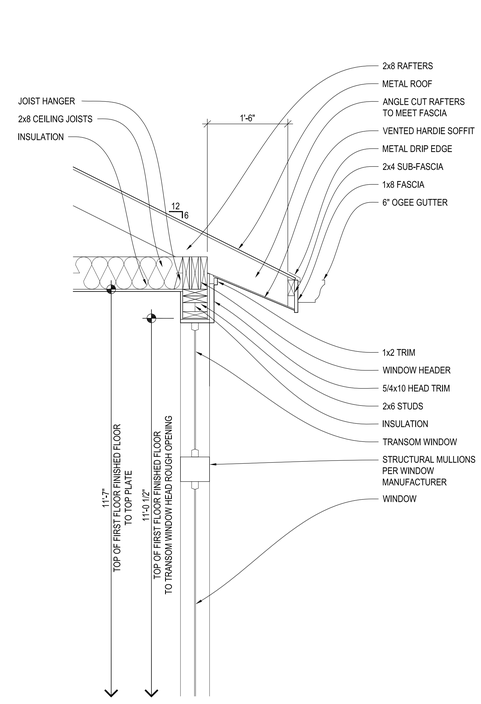
2 DORMER DETAIL

scale: 1" = 1'-0" bedroom #2 and #4



3 CORNICE DETAIL

scale: 1" = 1'-0" master hallway



4 CORNICE DETAIL

scale: 1" = 1'-0" master bed bay

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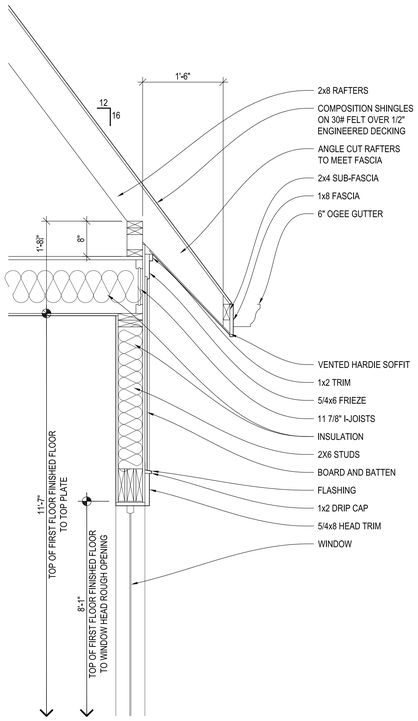
WINDSTONE LOT 29 - BRENTWOOD, TN

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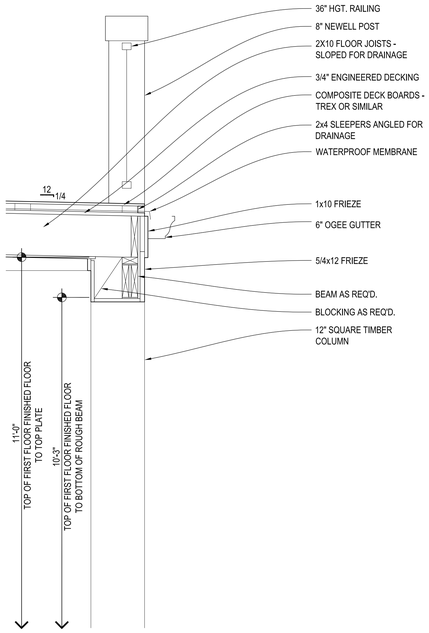
NOTES:

A402

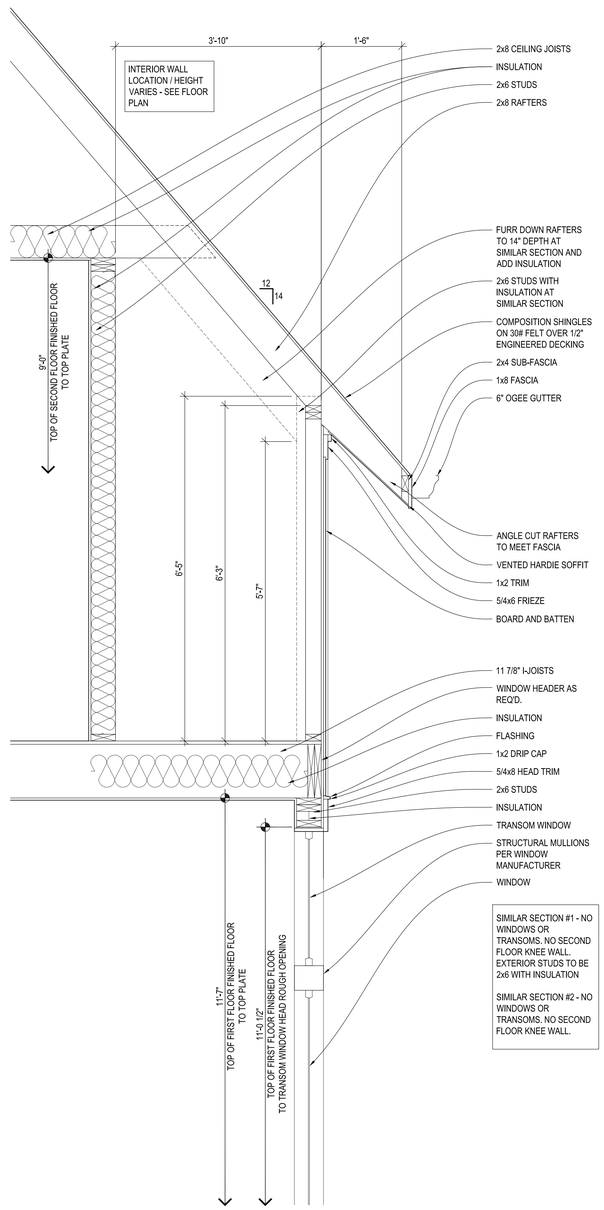
DETAILS
08.17.20



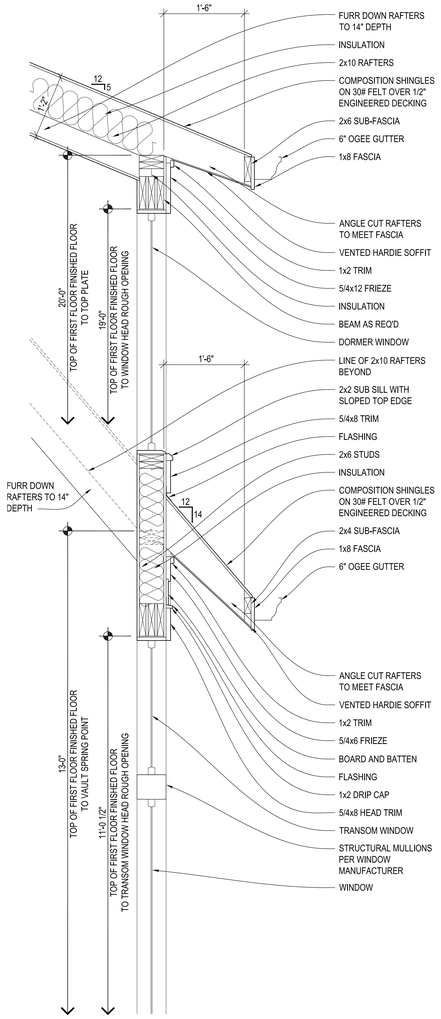
1 CORNICE DETAIL
scale: 1" = 1'-0" rear hallway



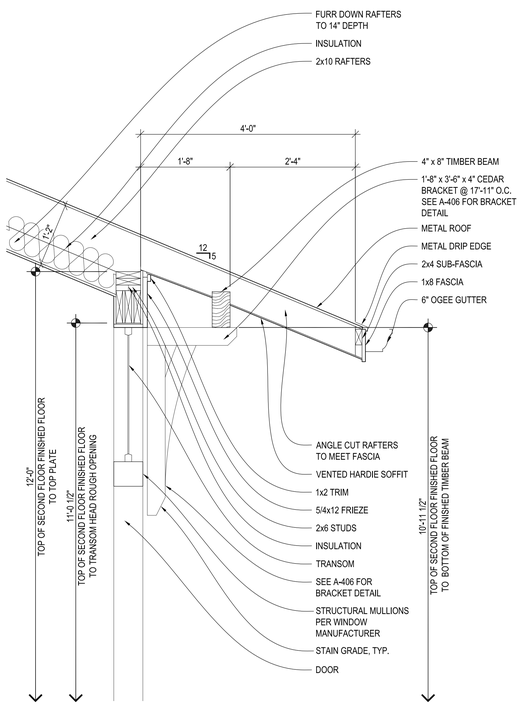
2 CORNICE DETAIL
scale: 1" = 1'-0" rear porch



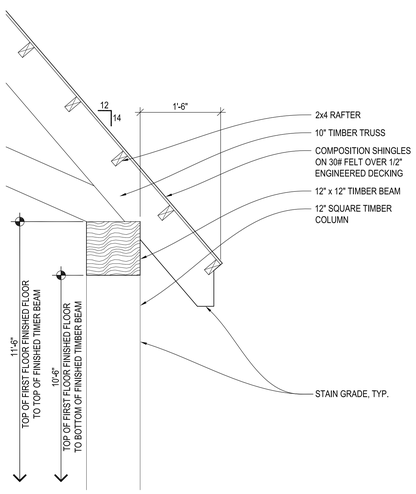
5 CORNICE DETAIL
scale: 1" = 1'-0" kitchen / bedroom #2



6 CORNICE DETAIL
scale: 1" = 1'-0" family dormer



3 CORNICE DETAIL
scale: 1" = 1'-0" rear loft



4 CORNICE DETAIL
scale: 1" = 1'-0" screened porch

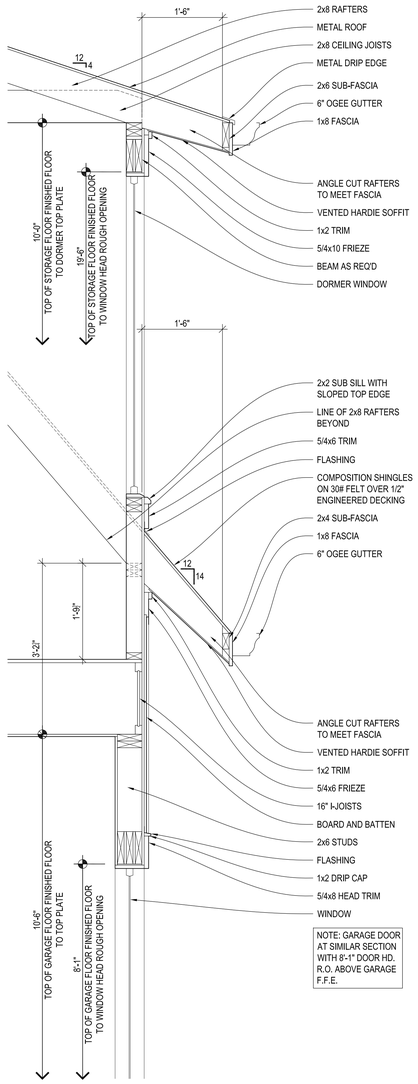
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WINDSTONE LOT 29 - BRENTWOOD, TN

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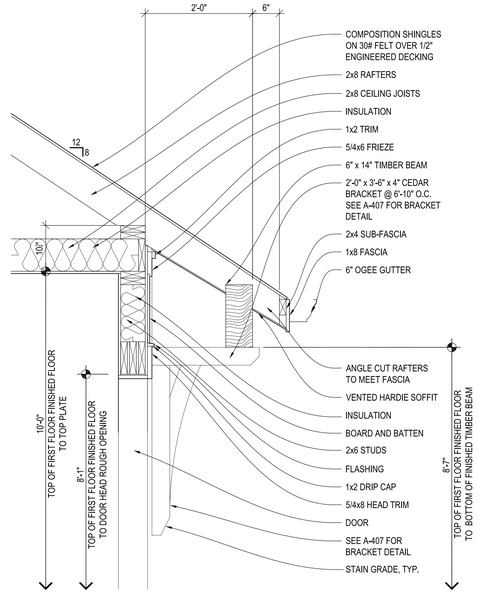
NOTES:

A403
DETAILS
08.17.20



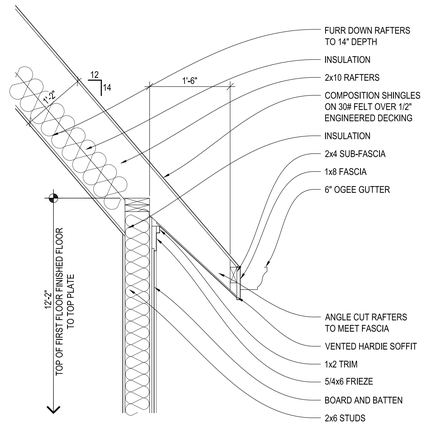
1 CORNICE DETAIL

scale: 1" = 1'-0" — three car garage



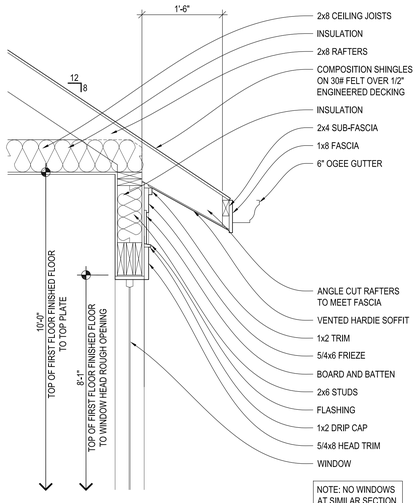
2 CORNICE DETAIL

scale: 1" = 1'-0" — workshop terrace



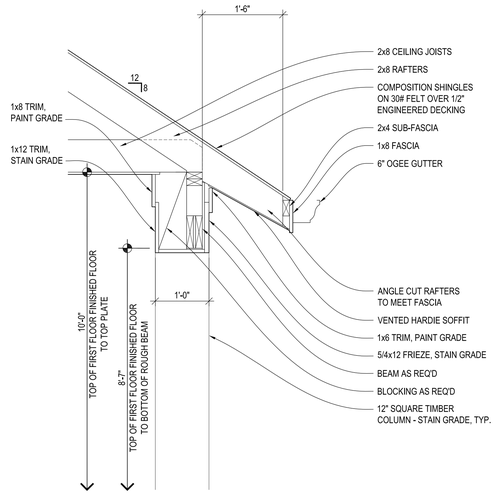
3 CORNICE DETAIL

scale: 1" = 1'-0" — workshop



4 CORNICE DETAIL

scale: 1" = 1'-0" — coffee bar / w.i.c.



5 CORNICE DETAIL

scale: 1" = 1'-0" — friend's entry

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THE MARGOLIUS RESIDENCE

WINDSTONE LOT 29 - BRENTWOOD, TN

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NOTES:

A404

DETAILS
08.17.20



1 BRACKET DETAIL
scale: 1-0" = 1-0"
16" x 36" bracket

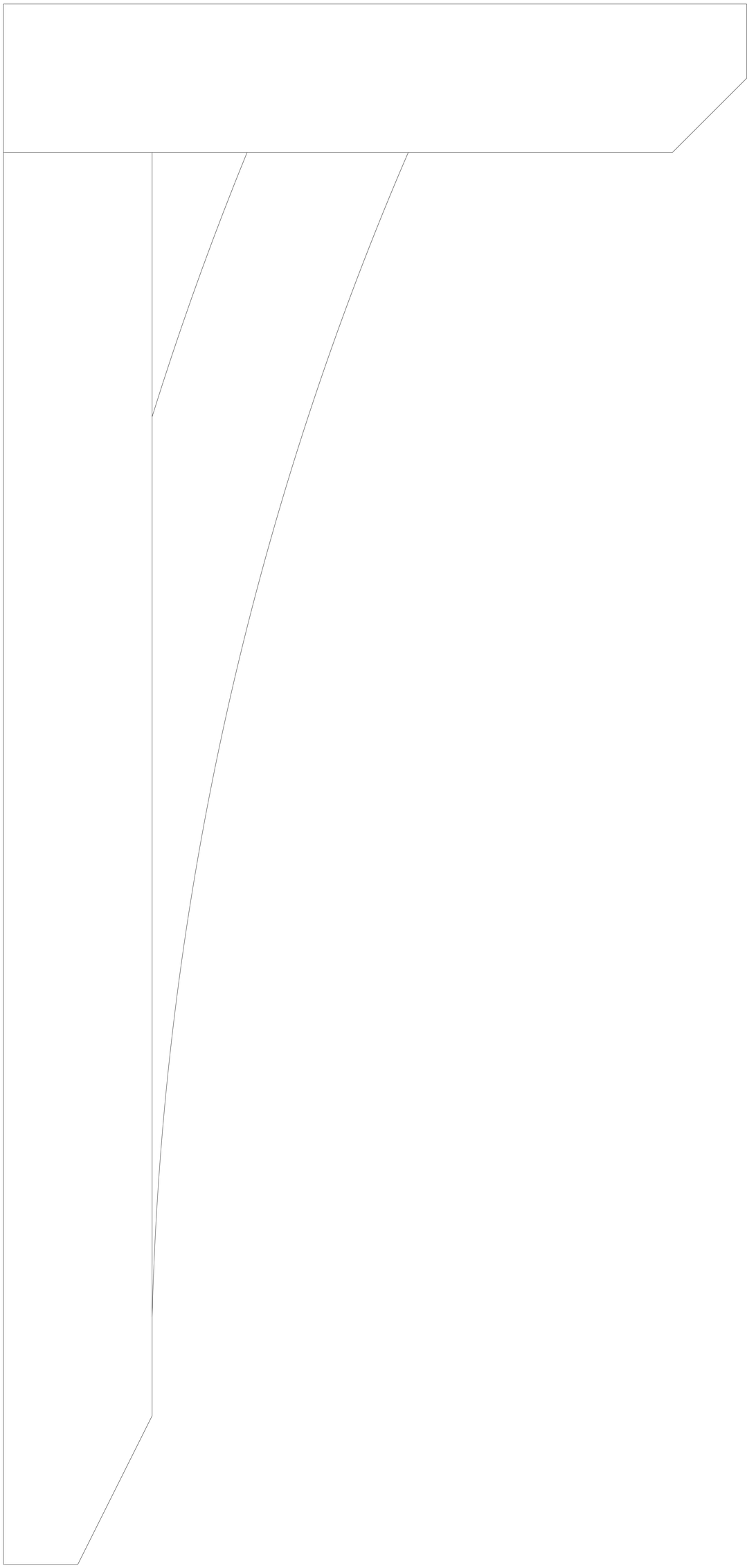
NOTES:

A405
DETAILS
06.17.20

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WINDSTONE LOT 29 - BRENTWOOD, TN

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1 BRACKET DETAIL
scale: 1-0" = 1-0"
16" x 36" bracket

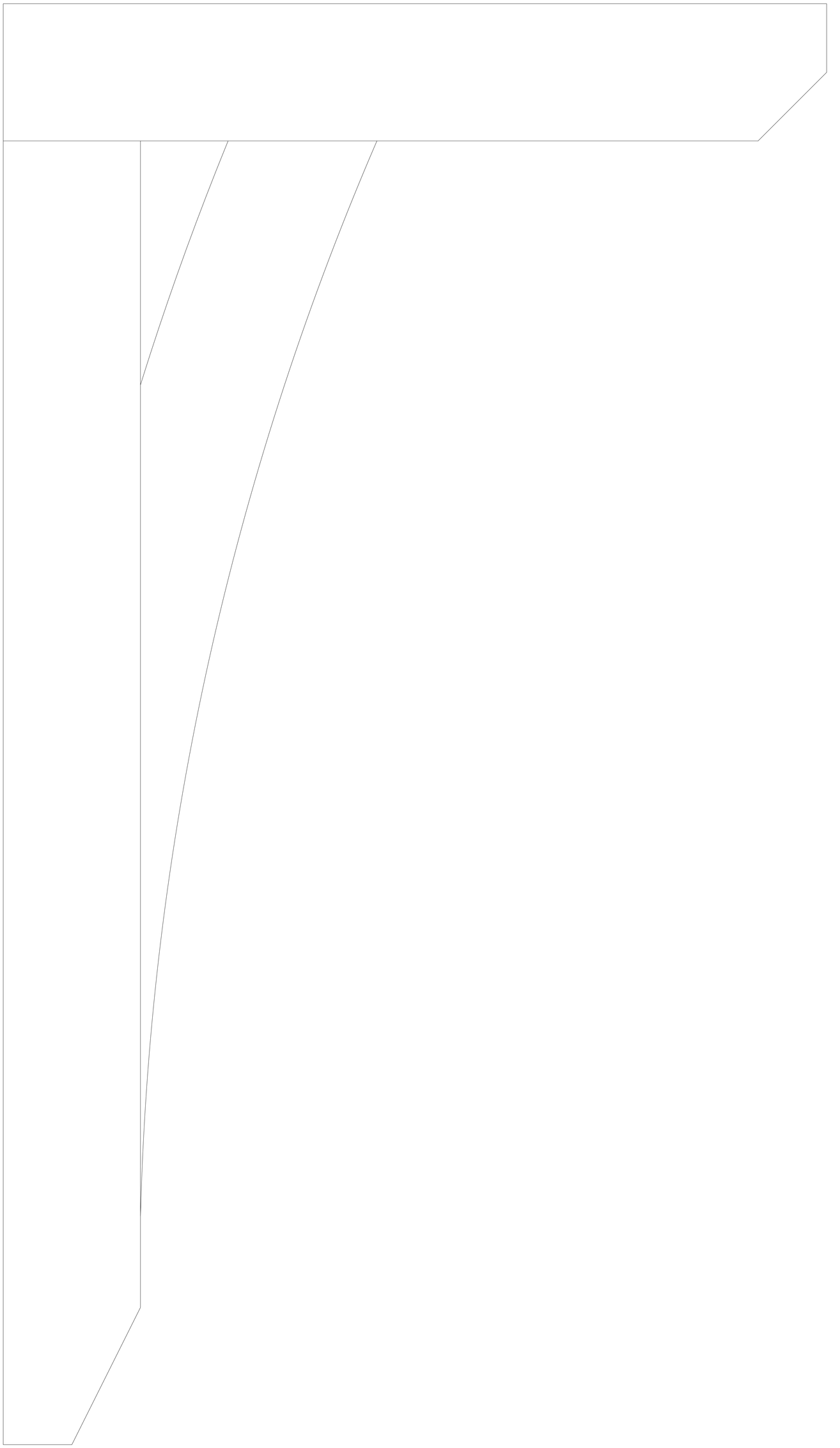
NOTES:

A406
DETAILS
06.17.20

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WINDSTONE LOT 29 - BRENTWOOD, TN

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1 BRACKET DETAIL
scale: 1'0" = 1'0"
24" x 42" bracket

NOTES:

A407
DETAILS
06.17.20

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WINDSTONE LOT 29 - BRENTWOOD, TN

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LIGHTING PLAN - FIRST FLOOR PLAN

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

electrical legend:

	CEILING FAN		EXHAUST FAN WITH LIGHT FIXTURE
	CEILING FAN W/ LIGHT KIT		EXHAUST FAN WITHOUT LIGHT FIXTURE
	EXTERIOR, LANTERN TYPE, ORNAMENTAL, WALL MOUNTED LIGHT FIXTURE		CONVIENENCE OUTLET
	EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE	2	SWITCHED POWER OUTLET
	RECESSED FIXTURE		FLOOR POWER OUTLET (COORDINATE EXACT LOCATION W/ OWNER AND PROPOSED FURNITURE LAYOUT)
	RECESSED WALL FLOOD FIXTURE		220 VOLT OUTLET
	SURFACE MOUNTED 4 FT. FLUORESCENT FIXTURE		CABLE / TV OUTLET
	SURFACE MOUNTED 2 FT. FLUORESCENT FIXTURE		TELEPHONE OUTLET
	FEATURE/CHANDELIER TYPE LIGHT FIXTURE	$	SINGLE POLE SWITCH
	CEILING MOUNTED LIGHT FIXTURE	$3	THREE WAY SWITCH
	WALL MOUNTED INTERIOR LIGHT FIXTURE	$4	FOUR WAY SWITCH
	EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE	A.C.	ABOVE COUNTER
	KEYLESS LIGHT FIXTURE	G.F.I.	GROUND FAULT PROTECTED CONVIENENCE OUTLET
	WALL MOUNTED INTERIOR KEYLESS LIGHT FIXTURE		LOW VOLTAGE TREAD LIGHT
SD	SMOKE DETECTOR		UNDER CABINET LOW VOLTAGE FIXTURE
CO	CARBON MONOXIDE DETECTOR		

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THE MARGOLIUS RESIDENCE

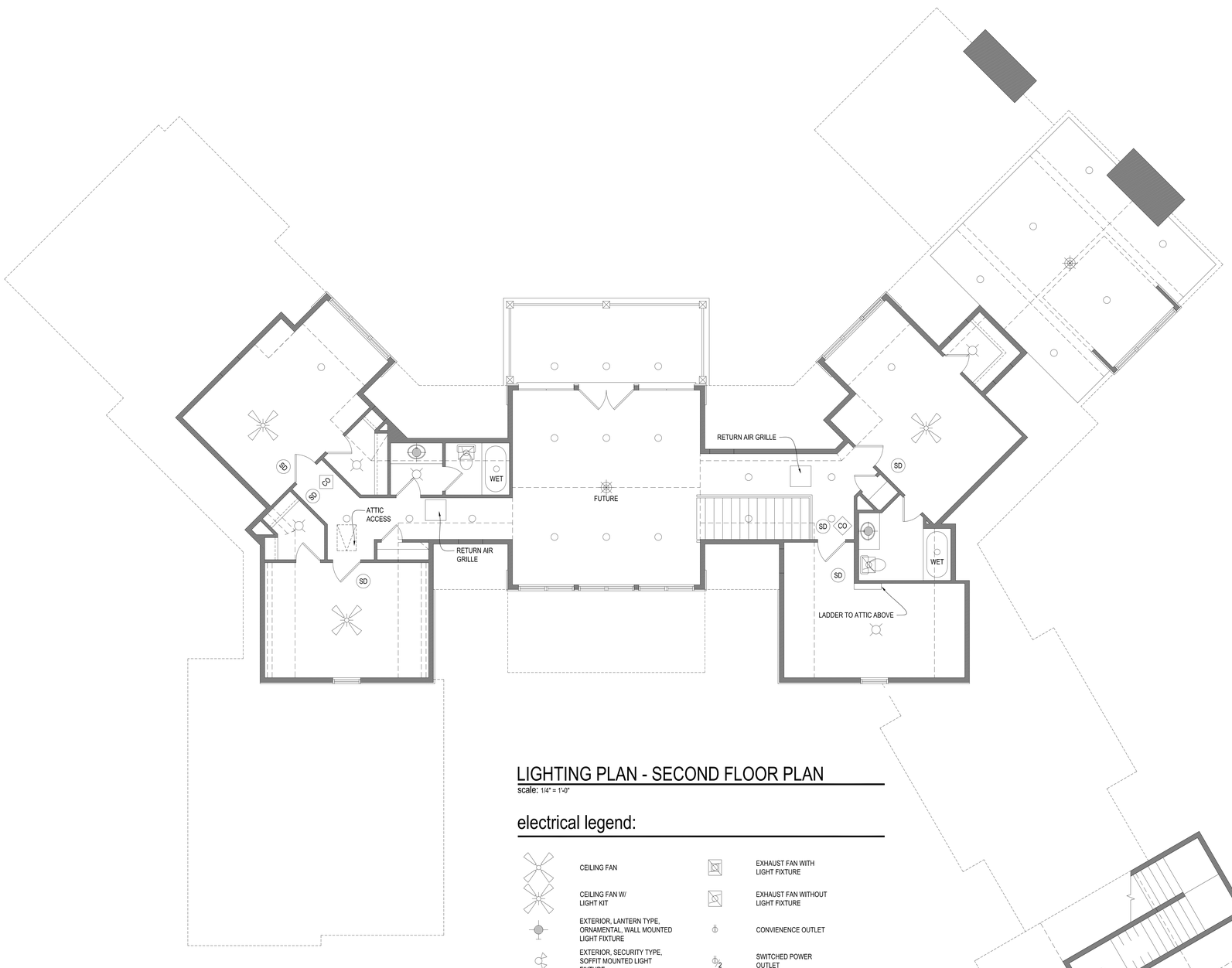
WINDSTONE LOT 29 - BRENTWOOD, TN

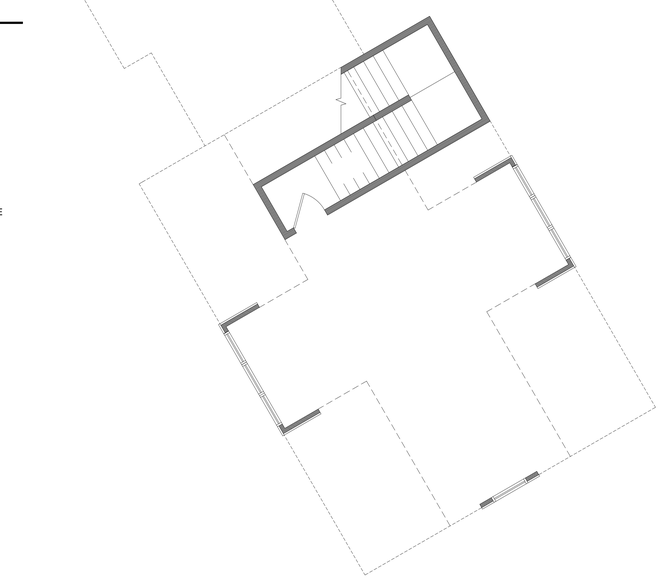
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NOTES:

A801

FIRST FLOOR
ELECTRICAL PLAN
08.17.20





LIGHTING PLAN - SECOND FLOOR PLAN

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

electrical legend:

CEILING FAN	EXHAUST FAN WITH LIGHT FIXTURE
CEILING FAN W/ LIGHT KIT	EXHAUST FAN WITHOUT LIGHT FIXTURE
EXTERIOR, LANTERN TYPE, ORNAMENTAL, WALL MOUNTED LIGHT FIXTURE	CONVIENENCE OUTLET
EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE	SWITCHED POWER OUTLET
RECESSED FIXTURE	FLOOR POWER OUTLET (COORDINATE EXACT LOCATION W/ OWNER AND PROPOSED FURNITURE LAYOUT)
RECESSED WALL FLOOD FIXTURE	220 VOLT OUTLET
SURFACE MOUNTED 4 FT. FLUORESCENT FIXTURE	CABLE / TV OUTLET
SURFACE MOUNTED 2 FT. FLUORESCENT FIXTURE	TELEPHONE OUTLET
FEATURE/CHANDELIER TYPE LIGHT FIXTURE	$ SINGLE POLE SWITCH
CEILING MOUNTED LIGHT FIXTURE	$3 THREE WAY SWITCH
WALL MOUNTED INTERIOR LIGHT FIXTURE	$4 FOUR WAY SWITCH
EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE	A.C. ABOVE COUNTER
KEYLESS LIGHT FIXTURE	G.F.I. GROUND FAULT PROTECTED CONVIENENCE OUTLET
WALL MOUNTED INTERIOR KEYLESS LIGHT FIXTURE	LOW VOLTAGE TREAD LIGHT
SD SMOKE DETECTOR	UNDER CABINET LOW VOLTAGE FIXTURE
CO CARBON MONOXIDE DETECTOR	

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THE MARGOLIUS RESIDENCE

WINDSTONE LOT 29 - BRENTWOOD, TN

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NOTES:

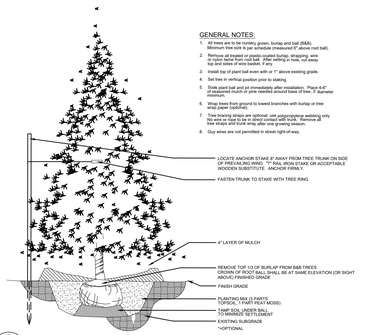
A802

SECOND FLOOR ELECTRICAL PLAN
08.17.20

LANDSCAPE NOTES:

1. DETERMINE LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING TENNESSEE ONE CALL SERVICE (1.800.351.1111) A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION.
2. ALL PLANT MATERIAL MUST COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENT OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK."
3. ALL PLANTING BEDS MUST BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL TO A DEPTH OF 8" to 10" PRIOR TO PLANTING.
4. LANDSCAPE CONTRACTOR MUST APPLY PRE-EMERGENT HERBICIDE TO
5. PLANT QUANTITIES SHOWN ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES.
6. ALL SOD AND SEED MUST BE FESCUE.

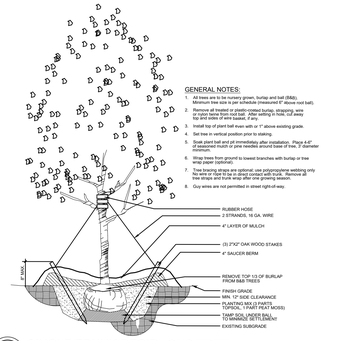
   FROM DATE OF ACCEPTANCE
8. FOR ANY DISCREPENCIES/SUBSTITUTIONS PLEASE CONTACT THE OFFICE OF DOUGLAS N. ARNOLD, ASLA (615.661.5855).



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size in per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.
6. Wrap trees from ground to lowest branches with burlap or tree wrap paper (optional).
7. Tree bracing straps are optional; use polypropylene webbing only No wire or rope to be in direct contact with trunk. Remove all tree straps and trunk wrap after one growing season.
8. Guy wires are not permitted in street right-of-way.

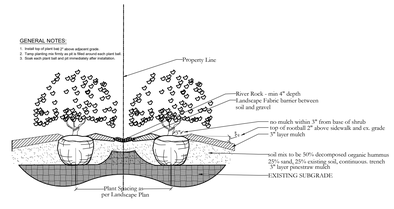
1 L-1/1 EVERGREEN TREE — SECTION — DETAIL # NTS



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size in per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.
6. Wrap trees from ground to lowest branches with burlap or tree wrap paper (optional).
7. Tree bracing straps are optional; use polypropylene webbing only No wire or rope to be in direct contact with trunk. Remove all tree straps and trunk wrap after one growing season.
8. Guy wires are not permitted in street right-of-way.

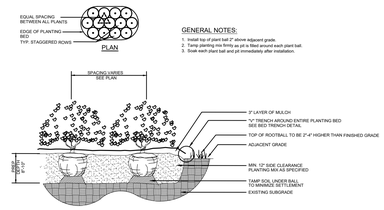
2 L-1/1 SINGLE TRUNK DECIDUOUS TREE — SECTION — DETAIL # NTS



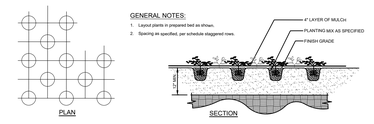
GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Temp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.

3 L-1/1 HEDGE PLANTING DETAIL @ PROPERTY LINE — SECTION — NTS



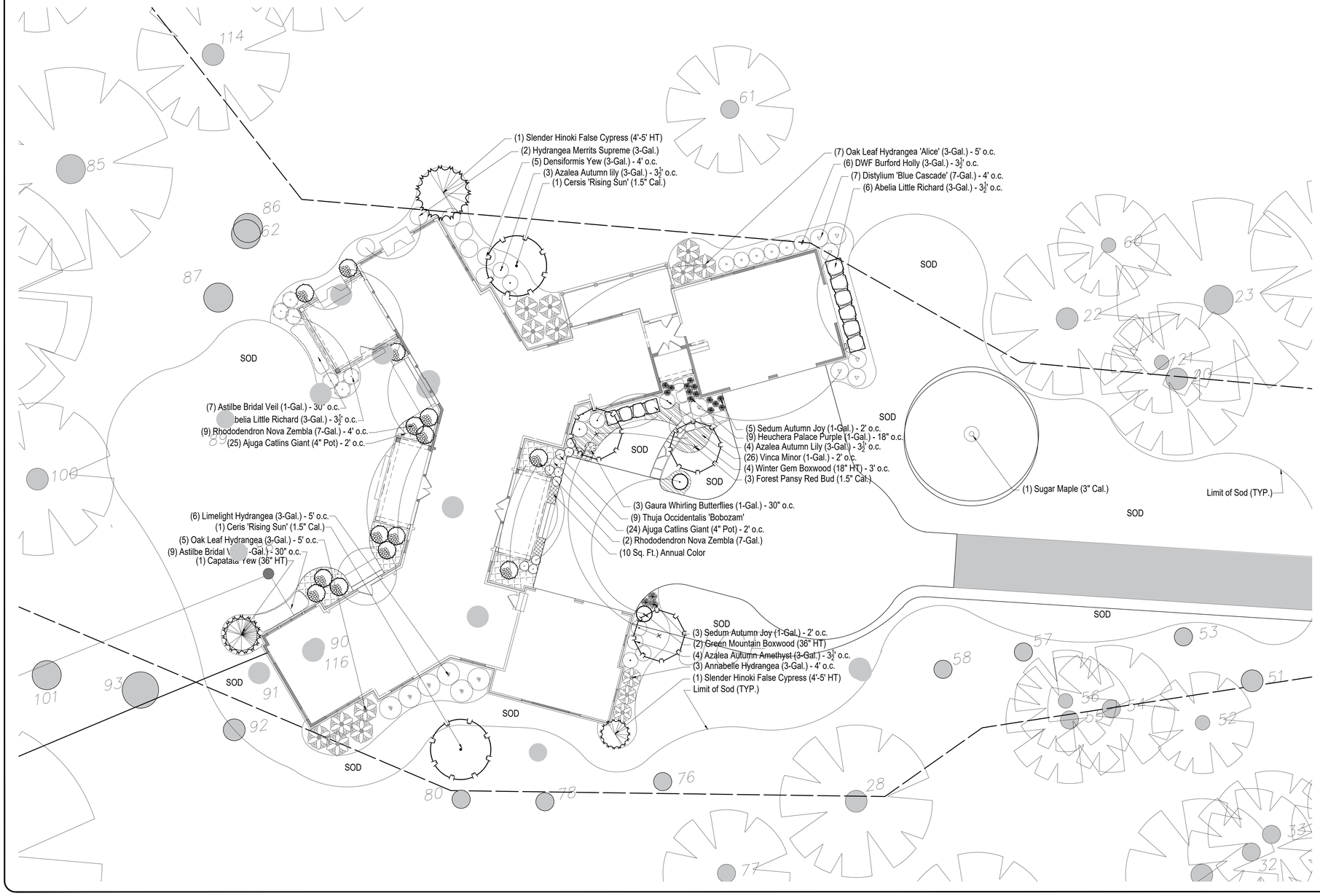
4 L-1/1 SHRUB PLANTING — PLAN/ SECTION — NTS



GENERAL NOTES:

1. Layout plants in prepared bed as shown.
2. Spacing as specified, per schedule staggered rows.

5 L-1/1 GROUND COVER PLANTING — PLAN/ SECTION — DETAIL # NTS



DATE | REVISIONS

DOUGLAS N. ARNOLD — REGISTERED — TENNESSEE NO. 1823 — LANDSCAPE ARCHITECT — 9/23/2020

Transitional Lot Landscape Plan
Lot 29 Windstone O.S.R.D. HP
Plat Book 65 Page 37
Brentwood, TN

Douglas N. Arnold, R.L.A.
Land Planning Landscape Architecture
618 Watson Branch Drive
Franklin, TN 37064
(615) 218-9310
dnadesigns@bellsouth.net

0 20 — Scale: 1"=20' — NORTH

NOTES:
This Drawing And or CADD File From Which it was gernerated is a Document of Service and Shall Remain the Property of Douglas N. Arnold A.S.L.A. Any use of These Documents For purposes Other Than Those Associated with This project is Prohibited. This Drawing shall not be Reproduced, Published or used in any way without the express written consent of Douglas N. Arnold A.S.L.A.

It is the responsibility of the purchaser of this plan to perform the following prior to implementation. 1.) Review with the builder or contractor all applicable codes, ordinances, Federal and State laws, and All Notes Provided on These plans proir to construction. 2.)Confirm that contractor or builder has verified all grades and dimensions shown prior to commencement of construction.

Note: Modification of this plan Must Only be performed by a qualified Architect, Engineer, or Landscape Architect.

JOB NO. WS29

S-3 of 3

DATE: 09.21.2020

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LEGEND:

- 695 — EXISTING CONTOUR
- 701 — PROPOSED CONTOUR LINE
- +702.23 — SPOT ELEVATION
- 812.5 — FIELD RUN ELEVATION
- TW 703.65 — TOP OF WALL ELEVATION
- TC 698.35 — TOP OF CURB ELEVATION
- SF — SILT FENCE
- T — TREE PROTECTION FENCE
- S — SEWER
- W — WATER
- UGE — UNDERGROUND ELECTRIC
- FIRE HYDRANT
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- GP — GRINDER PUMP SERVICE
- S — SPRINKLER REQUIRED
- ★ — CRITICAL LOT

PLAT BOOK P68, PAGE 56, R.O.W.C

Windstone OSRD-IP-R2, Lot 29		
	area	%
Lot Area	337,036 sf/7.74 ac	
Total Heated Area Of Home	5,050 sf	1.5%
Total Footprint Of Home	7,211 sf	2.1%
Maximum Allowable Home Footprint Area	84,259 sf	25%
Impervious Area (Total sf)	20,503 sf	6.08%
Green Space Provided		93.92%
Min. Green Space Required		40%

Maximum Bldg. Ht. from lowest grade(Low Pt.Elev.1059) =39.75Ht.

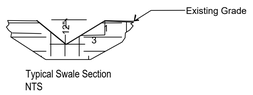
HILLSIDE PROTECTION STANDARDS

Lot Area: 337,036 SF or 7.74 AC

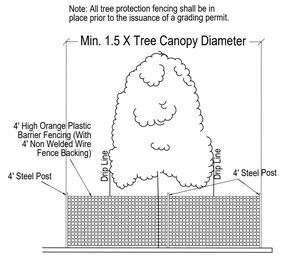
Allowable Disturbed Area: 84,854.88 sf or 1.94 AC (1+.2*4.74)

Proposed Total Area of Lot Disturbance: 63,394.09 sf or 1.455 AC

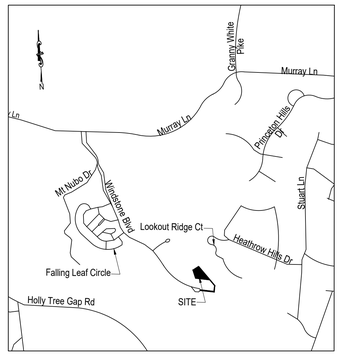
Note: The maximum area of disturbed soil shall not exceed 1acre at any given point in time.

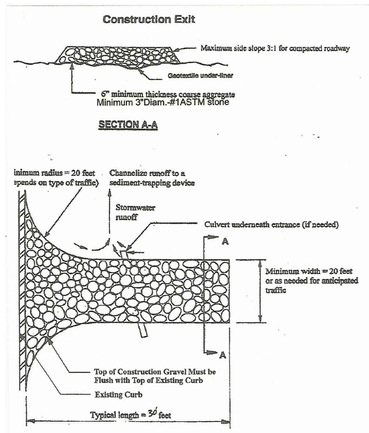


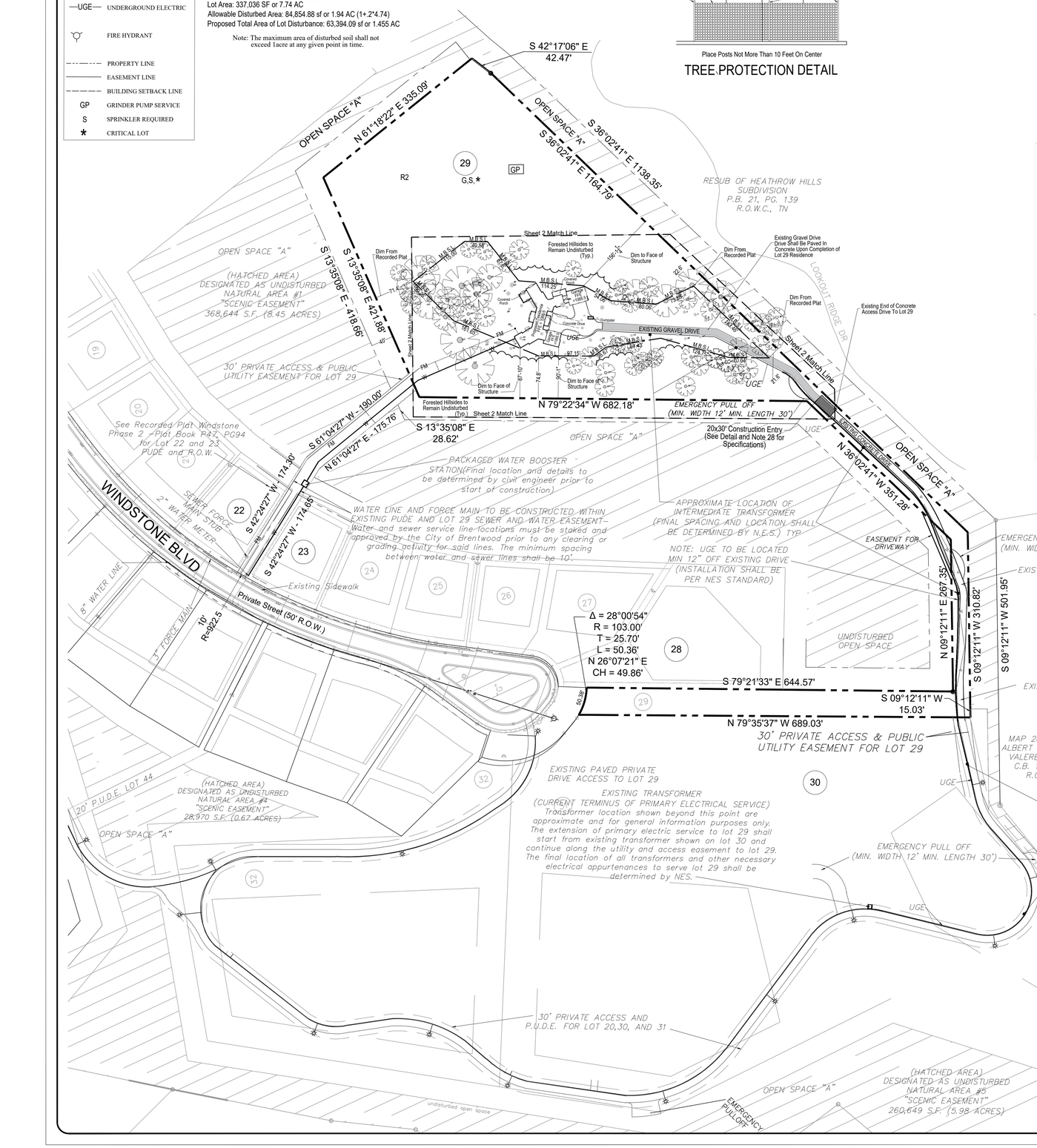
Typical Swale Section
NTS

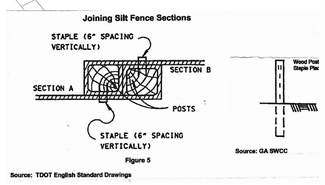


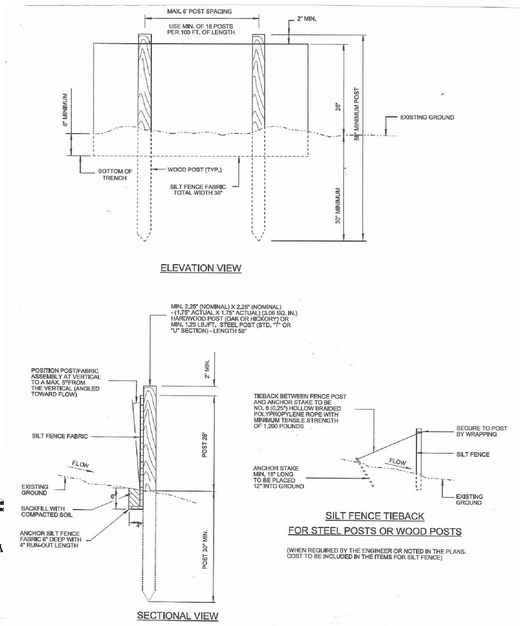
TREE PROTECTION DETAIL











General Notes:

1- Architecture provided by Sailer Design, Ph(615)260-8407. **It's the owner's responsibility to confirm the accuracy of the architecture. Do not scale architecture from this plan.**

2- Boundary and topography information provided by Brackman Land Surveying, Ph(615)476-8107. Douglas N. Arnold makes no guarantee as to accuracy of survey information. It is the owner's responsibility to confirm all information prior to construction. (Survey Date:Feb. 2016)

3- Owner/Applicant: Melissa and Craig Margolius 1012 Falling Leaf Circle Brentwood, TN 36027 melissa.margolius@centurylink.com craig@sypcoffee.com

4- Owner is responsible for compliance with all applicable codes and ordinances.

5- All items shown on these plans must be field located by a licensed land surveyor prior to grading and construction.

6- All structures designated for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the Brentwood Fire Chief or his designee.

7- Utilities shown are approximate in location. A minimum of 72 hours prior to beginning any work, each individual contractor scheduled to perform excavation must notify TN One Call service (1-800-351-1111).

8- Building and waste materials, and non-storm water discharges, such as concrete or paint wastewater, must be managed to prevent them from entering the storm water waste system or nearby waterbody.

9- Topsoil should be stripped from all cut and fill areas, stockpiled and redistributed over graded areas to a minimum depth of 6 inches. A sediment barrier must be installed around the base of the stockpile to prevent erosion.

10- Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading. (Stabilization practices may include: temporary seeding, permanent seeding, mulching, matting, and sod stabilization.)

11- Inspections of all control measures and disturbed areas must be performed at least once every seven (7) days. Inspections must be documented and include the date of the inspection and major observances.

12- Based on the results of inspections, any inadequate control measures or control measures in disrepair must be replaced or modified, or repaired as necessary, within seven (7) days after the need is identified.

13- Sediment must be removed from sediment barriers and other sediment controls when design capacity has been reduced by 50%.

14- Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.

15- All damage to existing pavement, drainage structures and curbs resulting from new construction must be repaired or replaced by like materials at the owner's expense.

16- Drainage plans for the crawl space and foundation are not a part of this drawing. Owner is responsible for proper slope and drainage of crawl space and proper drainage of foundation.

17- Owner to call the Brentwood Engineering Department (615) 371-0080 for initial erosion control inspection prior to issuance of a permit.

18- All retaining walls greater than 4' Ht must be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a certificate of occupancy.

19- All retaining walls in excess of 30" Ht require a guardrail. All retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the natural terrain.

20- A temporary certificate of occupancy will not be given for grading and drainage related issues.

21- Per Brentwood code section 78-343,(5), The concrete drive and aprons must be constructed of materials and colors that blend into the natural terrain.

22- Any discrepancies between this drawing and actual field conditions or architecture must be reported to Douglas N. Arnold, R.L.A. If discrepancies are found, continuation of construction in the affected area will be at the builders risk until necessary modifications are made to this drawing.

23- **Owner is responsible for confirmation of all topographic information provided.**

24- **Owner is responsible for confirmation of all property lines and building setbacks lines prior to start of construction activities.**

25- **All residence offset dimensions are from outside face of finished material to property line.**

26- **Required soil stabilization measures and locations must be specified by a civil or geotechnical engineer prior to construction. It's the builder responsibility to implement all recommendations of the engineer.**

27- **Soil bearing capacity and stability must be reviewed by a geotechnical engineer prior to construction. It's the builder responsibility to implement all recommendations of the engineer.**

28- **Maximum driveway slope is 10% longitudinal and 5% across.**

29- **This Hillside Protection 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 5, 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.**

30- **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.**

31- **If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, the 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.**

32- **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.**

33- **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.**

34- **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.**

35- **Pending HP approval by the Brentwood Planing Commission, a Grading Permit and Building Permit will be required prior to construction. An NOI and SWPP will be required prior to these permit approvals.**

36- **By signing this set of plans the builder agrees to all conditions set forth in the above notes.**

CITY OF BRENTWOOD PUBLIC WORKS DEPARTMENT

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

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

I _____ HAVE READ AND REVIEWED SITE PLAN.
OWNER

DATE: _____

DATE	REVISIONS

DOUGLAS N. ARNOLD — TENNESSEE NO. 325 — LANDSCAPE ARCHITECT — 9/12/2020

Transitional Lot Site and Grading Plan
Lot 29 Windstone O.S.R.D. HP
Plat Book 65 Page 37
db 7285, p 375
Brentwood, TN

Douglas N. Arnold, R.L.A.
Land Planning Landscape Architecture
618 Watson Branch Drive
Franklin, TN 37064
(615) 218-9310
dnadesign@bellsouth.net

0 40 80 — Scale: 1"=80' — NORTH

NOTES:
This Drawing And or CADD File From Which it was gernerated is a Document of Service and Shall Remain the Property of Douglas N. Arnold A.S.L.A. Any use of These Documents For purposes Other Than Those Associated with This project is Prohibited. This Drawing shall not be Reproduced, Published or used in any way without the express written consent of Douglas N. Arnold A.S.L.A.

It is the responsibility of the purchaser of this plan to perform the following prior to implementation.
1.) Review with the builder or contractor all applicable codes, ordinances, Federal and State laws, and All Notes Provided on These plans proir to construction.
2.)Confirm that contractor or builder has verified all grades and dimensions shown prior to commencement of construction.

Note: Modification of this plan Must Only be performed by a qualified Architect, Engineer, or Landscape Architect.

JOB NO. WS29

S-1 of 3

DATE: 09.21.2020

COPYRIGHT © 2020 DOUGLAS N. ARNOLD. ALL RIGHTS RESERVED.

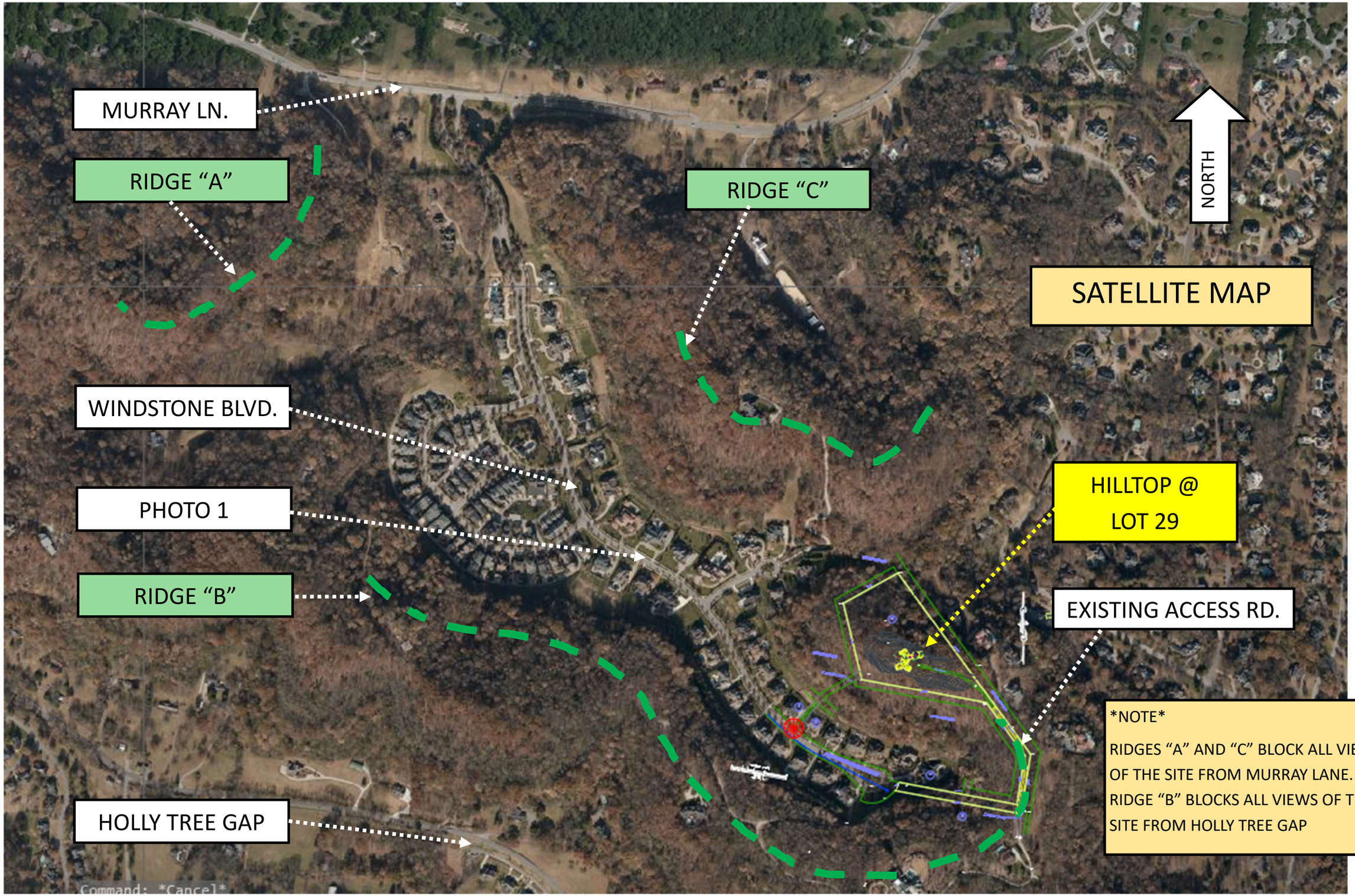
NARRATIVE REGARDING VIEWS (SEE FOLLOWING PAGES FOR SUPPORTING IMAGES):

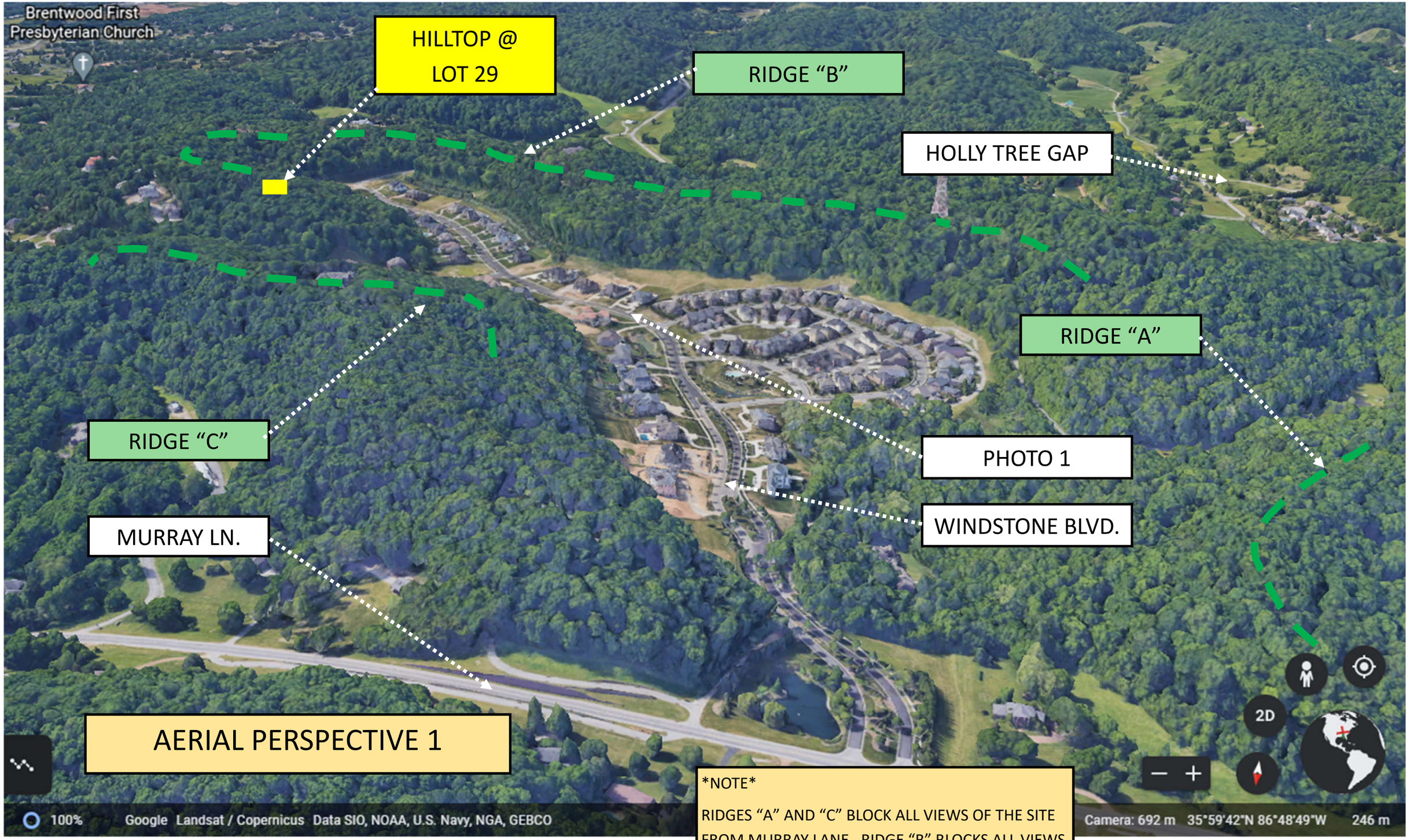
The Windstone development is situated mostly in a valley between ridges A, B, and C as shown on the following pages. It also includes several lots that are dotted along ridges B and C. Lot 29 is at one end of Ridge B. These ridge lots (including lot 29) are each tree-covered and are surrounded by preserved, tree-covered open space. Along with Windstone's internal boulevard (Windstone Blvd.) the nearest external roads are Murray Lane to the north, and Holly Tree Gap to the south.

The development on Lot 29 will preserve all trees that are not directly impacted by the building footprint or utility trenches. The driveway to the building site is existing and so no trees will need to be removed to add vehicular access (see photos following). The roof line of the house will remain below the preserved tree line, and the house will be painted a dark color to blend into the surrounding natural features. As such, all views of the house from the surrounding roadways are obscured. Other houses built along Windstone's ridges have been successfully obscured in this manner. Furthermore:

From Windsone Blvd., the crest of Ridge B along with the preserved tree line and undisturbed open space blocks the approach views of lot 29 (see "Photo 1")

Ridges A and C block all views of lot 29 from Murray Lane (see aerial and satellite views)

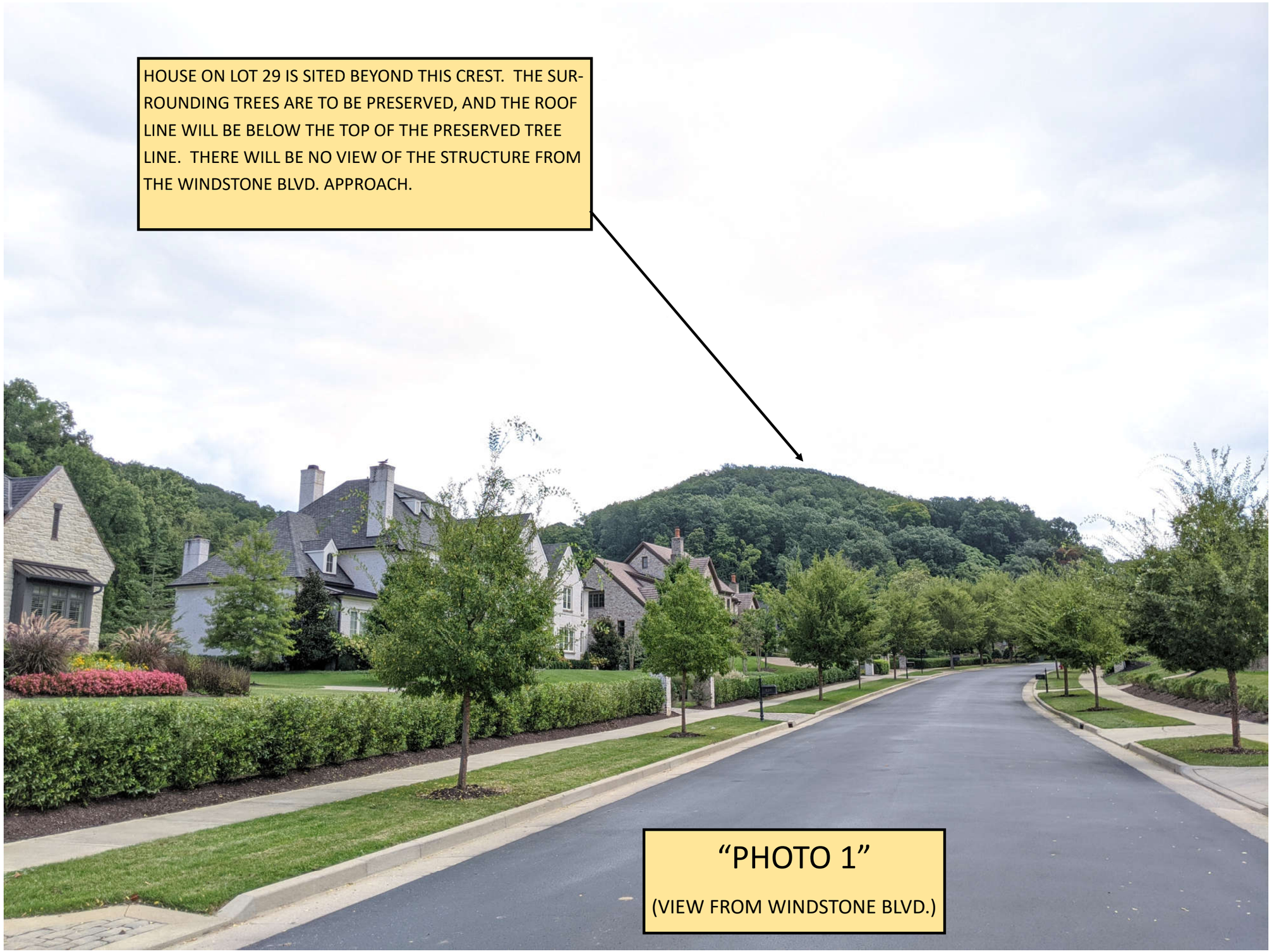

MURRAY LN.
RIDGE “A”
RIDGE “C”
NORTH
SATELLITE MAP
WINDSTONE BLVD.
PHOTO 1
HILLTOP @
LOT 29
RIDGE “B”
EXISTING ACCESS RD.
HOLLY TREE GAP
NOTE
RIDGES “A” AND “C” BLOCK ALL VIEWS OF THE SITE FROM MURRAY LANE. RIDGE “B” BLOCKS ALL VIEWS OF THE SITE FROM HOLLY TREE GAP



AERIAL PERSPECTIVE 1

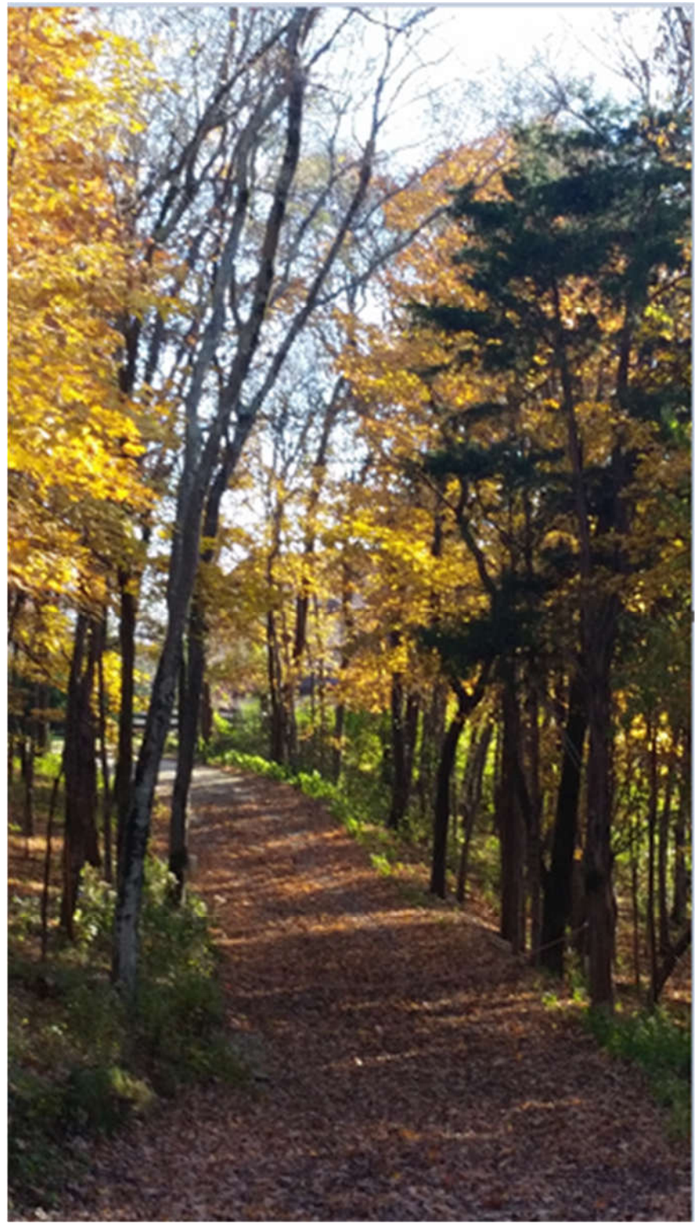
NOTE

RIDGES "A" AND "C" BLOCK ALL VIEWS OF THE SITE FROM MURRAY LANE. RIDGE "B" BLOCKS ALL VIEWS OF THE SITE FROM HOLLY TREE GAP


HOUSE ON LOT 29 IS SITED BEYOND THIS CREST. THE SUR-ROUNDING TREES ARE TO BE PRESERVED, AND THE ROOF LINE WILL BE BELOW THE TOP OF THE PRESERVED TREE LINE. THERE WILL BE NO VIEW OF THE STRUCTURE FROM THE WINDSTONE BLVD. APPROACH.
“PHOTO 1”
(VIEW FROM WINDSTONE BLVD.)



Private driveway, driving toward building site,
facing Murray Lane



Private driveway, driving away from building site,
facing private access road



View from building site, facing north toward Murray Lane

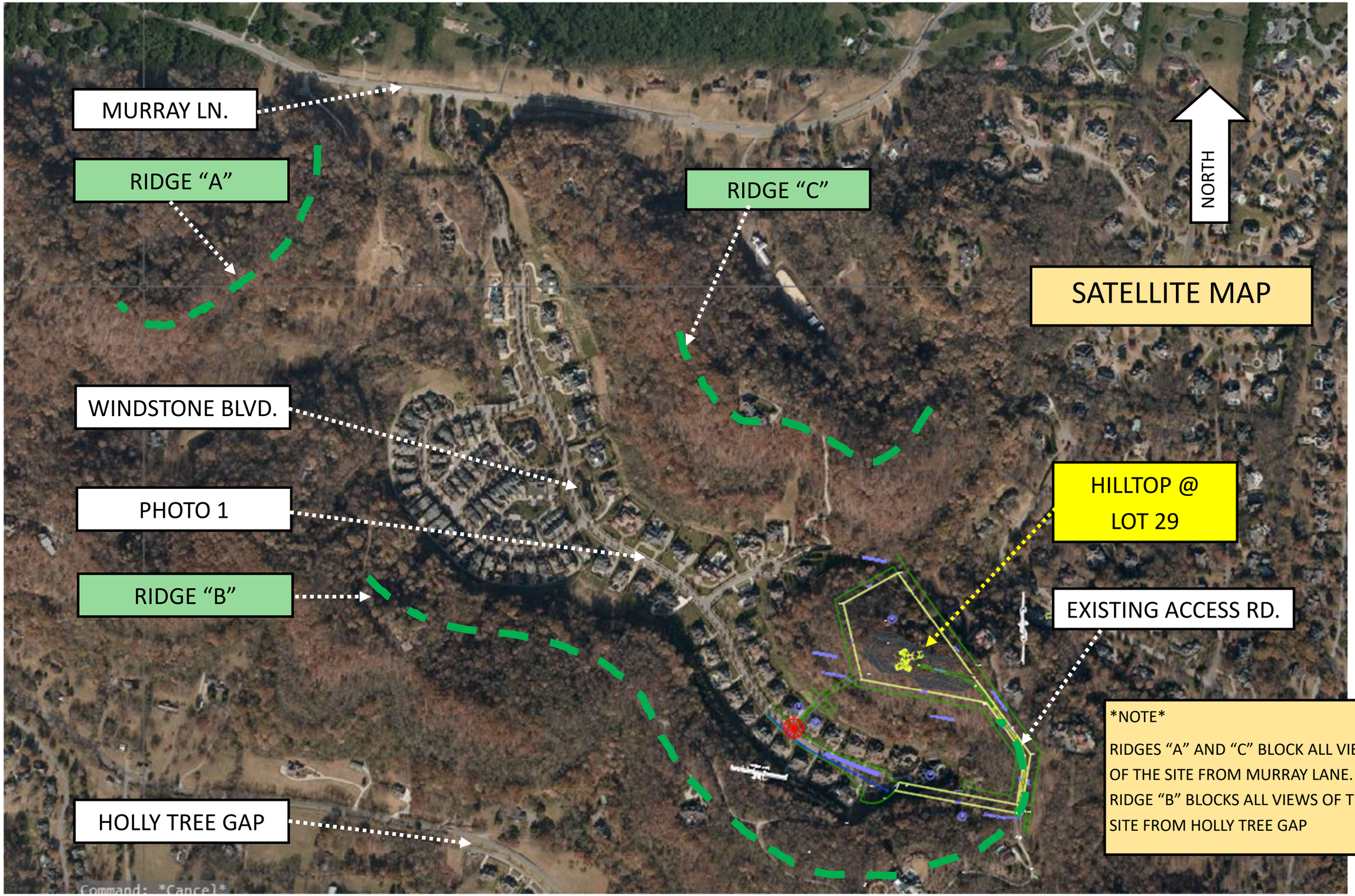
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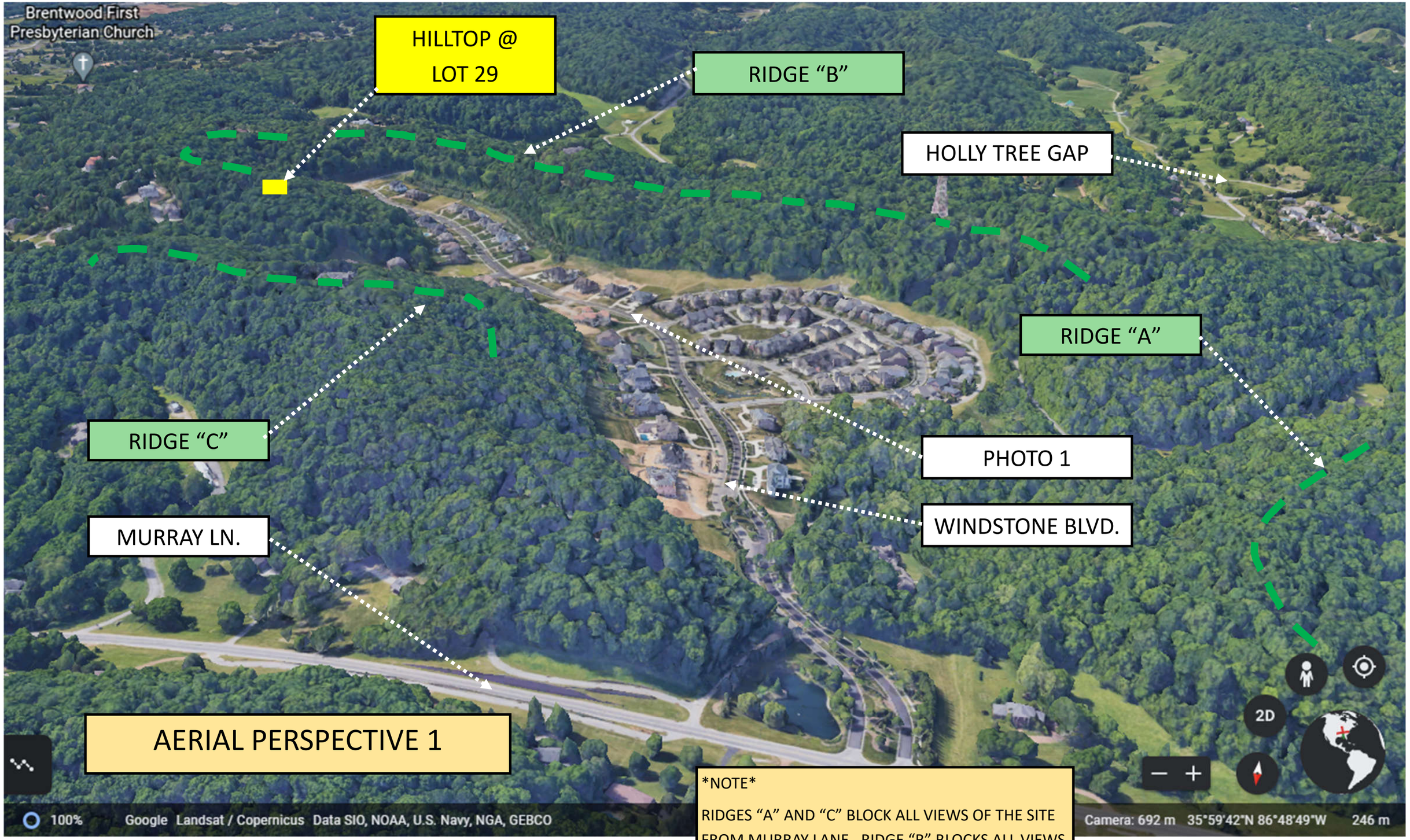
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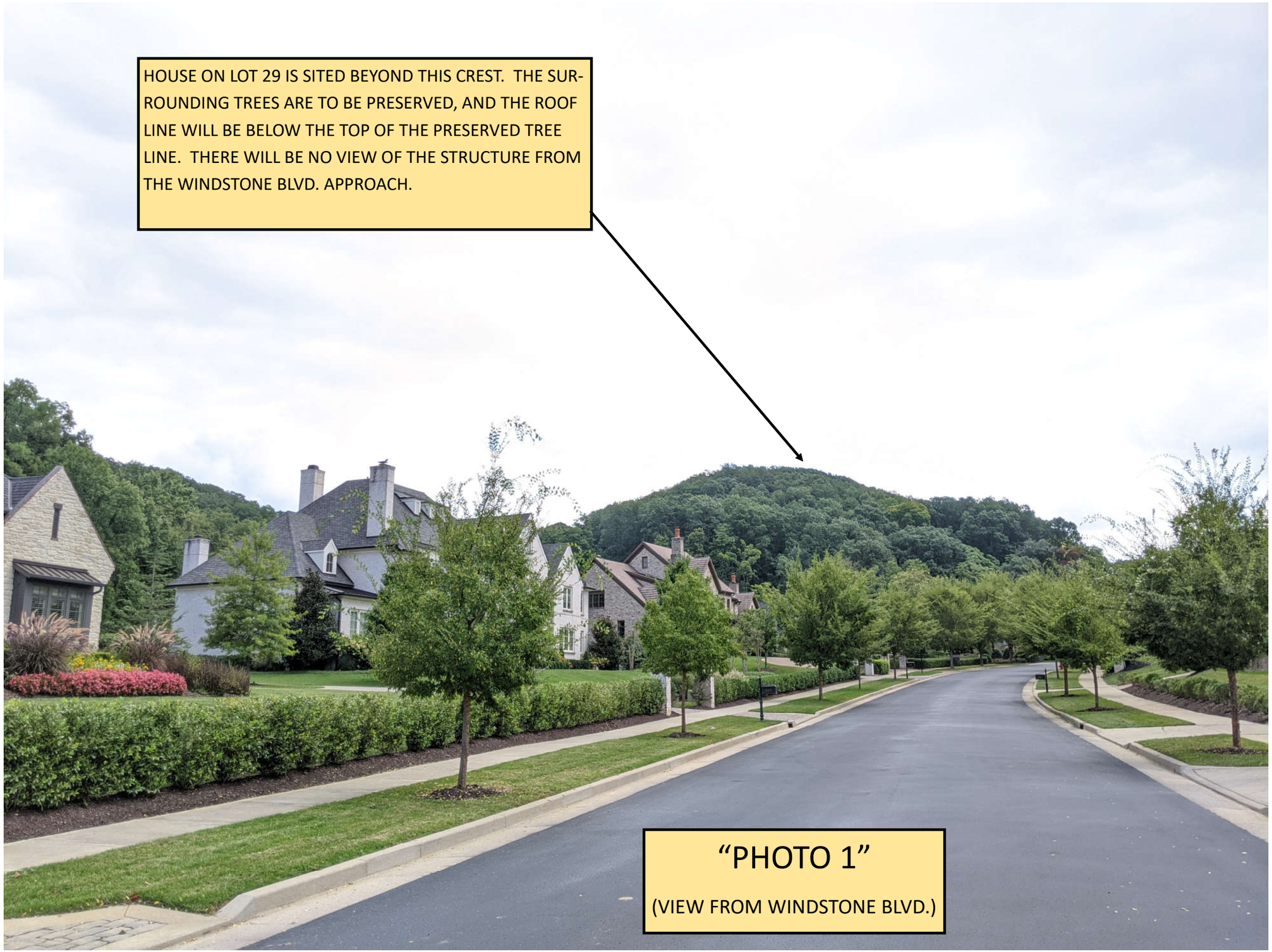

MURRAY LN.
RIDGE “A”
RIDGE “C”
NORTH
SATELLITE MAP
WINDSTONE BLVD.
PHOTO 1
HILLTOP @
LOT 29
RIDGE “B”
EXISTING ACCESS RD.
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NOTE
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AERIAL PERSPECTIVE 1

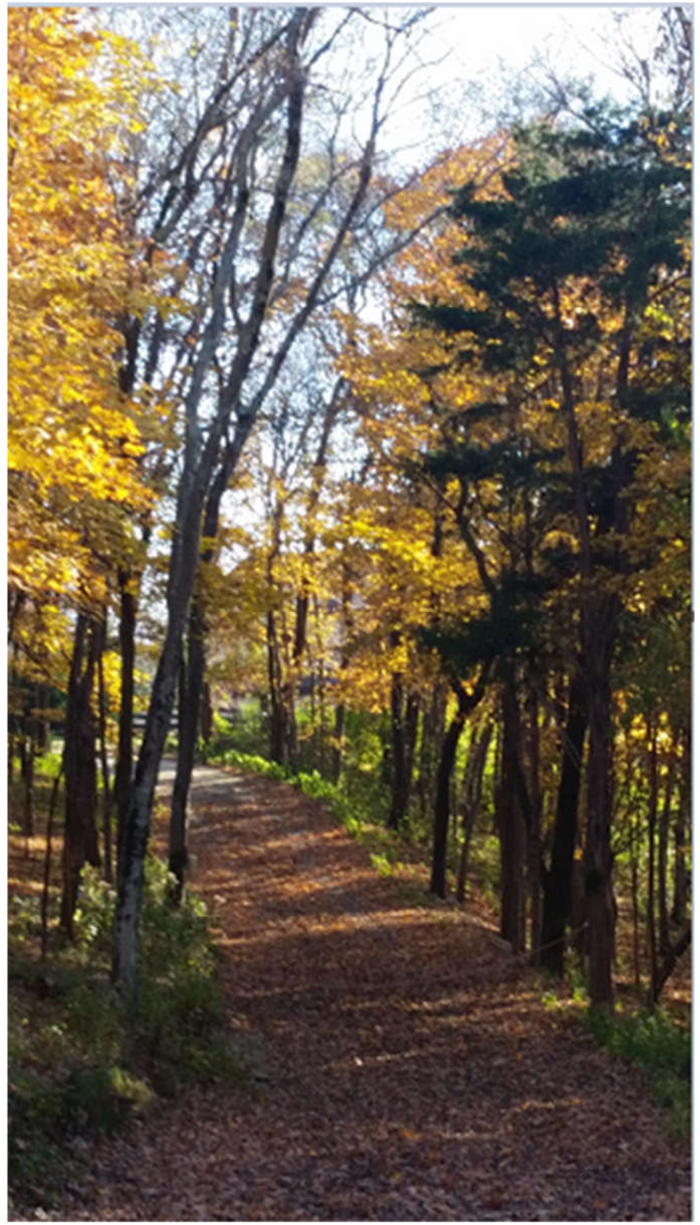
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(VIEW FROM WINDSTONE BLVD.)



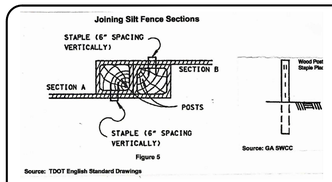
Private driveway, driving toward building site,
facing Murray Lane



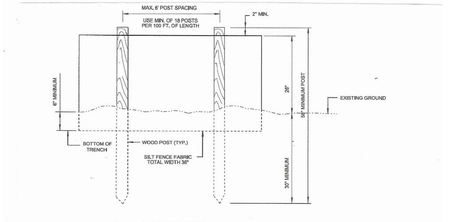
Private driveway, driving away from building site,
facing private access road



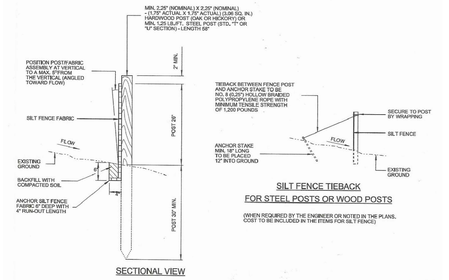
View from building site, facing north toward Murray Lane



Source: TDOT English Standard Drawings



ELEVATION VIEW

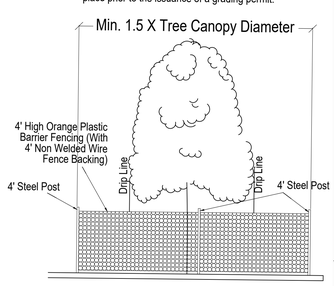


SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

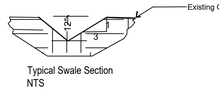
SECTIONAL VIEW

Note: All tree protection fencing shall be in place prior to the issuance of a grading permit.

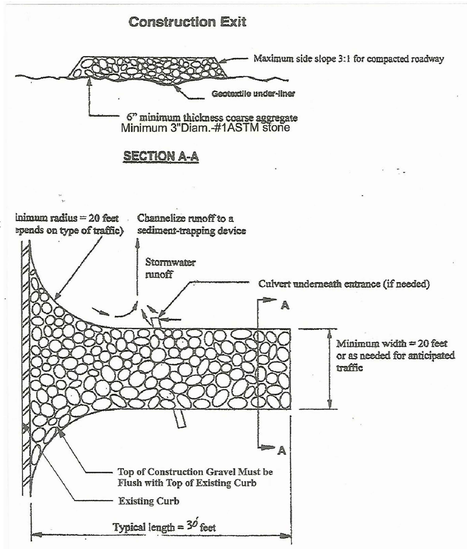


Place Posts Not More Than 10 Feet On Center

TREE PROTECTION DETAIL



Typical Swale Section
NTS



LEGEND:

695	EXISTING CONTOUR
70	PROPOSED CONTOUR LINE
+702.23	SPOT ELEVATION
812.5	FIELD RUN ELEVATION
TW 703.65	TOP OF WALL ELEVATION
TC 698.35	TOP OF CURB ELEVATION
SF	SILT FENCE
T	TREE PROTECTION FENCE
S	SEWER
W	WATER
UGE	UNDERGROUND ELECTRIC
	FIRE HYDRANT
	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
GP	GRINDER PUMP SERVICE
S	SPRINKLER REQUIRED
★	CRITICAL LOT

TREE TABLE
(Trees From Building Site Only)

NO.	DIA	TYPE	NO.	DIA	TYPE
X 1	18"	OAK	59	15"	OAK
X 2	18"	OAK	60	12"	OAK
X 3	18"	OAK	61	15"	HICKORY
X 4	18"	OAK	X 62	24"	OAK
X 5	18"	OAK	63	24"	OAK
6	18"	OAK	64	18"	OAK
7	18"	OAK	65	18"	OAK
8	18"	OAK	66	18"	OAK
9	18"	OAK	67	18"	OAK
10	18"	OAK	68	18"	OAK
11	18"	OAK	69	18"	OAK
X 12	18"	OAK	70	18"	OAK
13	18"	OAK	71	12"	OAK
14	18"	OAK	72	12"	OAK
15	30"	OAK	73	18"	OAK
16	30"	OAK	74	15"	OAK
17	30"	OAK	75	15"	OAK
18	18"	OAK	76	15"	OAK
19	18"	OAK	77	15"	OAK
20	18"	OAK	X 78	15"	OAK
21	12"	OAK	79	15"	OAK
22	18"	OAK	X 80	15"	OAK
23	24"	HICKORY	81	18"	OAK
24	24"	OAK	82	18"	OAK (TWIN)
25	18"	OAK	83	30"	OAK
26	18"	OAK	84	18"	HICKORY
27	18"	OAK	85	24"	OAK
28	18"	OAK	X 86	24"	OAK
29	18"	OAK	X 87	24"	OAK
30	18"	OAK	X 88	15"	OAK
31	18"	OAK	X 89	15"	OAK (TWIN)
32	15"	OAK	X 90	15"	OAK
33	15"	OAK	X 91	18"	OAK
34	15"	OAK	X 92	18"	OAK
35	15"	OAK	X 93	30"	OAK
36	18"	OAK	94	30"	OAK
37	18"	OAK	X 95	48"	OAK
38	18"	OAK	96	36"	OAK
39	18"	OAK	97	24"	OAK
40	18"	OAK	98	24"	OAK
41	18"	OAK	99	18"	OAK
42	18"	OAK	100	18"	OAK
43	18"	OAK	X 101	24"	OAK
44	18"	OAK	102	36"	OAK
X 45	18"	OAK	103	36"	OAK
46	18"	OAK	104	24"	OAK
X 47	15"	OAK	105	36"	OAK
X 48	15"	OAK	106	36"	OAK
X 49	15"	OAK	107	36"	OAK
X 50	24"	OAK	108	18"	OAK (TRIPLE)
X 51	18"	OAK	109	18"	OAK
52	12"	OAK	110	15"	OAK
X 53	15"	OAK	111	15"	OAK
54	15"	OAK	112	15"	OAK
55	15"	OAK	113	15"	OAK
56	12"	OAK	114	18"	OAK
X 57	15"	OAK	115	18"	OAK
X 58	15"	OAK	X 116	18"	OAK

Note: X Indicates Tree To Be Removed
Total Caliper Inches of Located Trees
Total Caliper Inches Trees To Be Removed

General Notes:

1- Architecture provided by Sailer Design, Ph(615)260-8407. **It's the owner's responsibility to confirm the accuracy of the architecture. Do not scale architecture from this plan.**

2- Boundary and topography information provided by Brackman Land Surveying, Ph(615)476-8107. Douglas N. Arnold makes no guarantee as to accuracy of survey information. It is the owner's responsibility to confirm all information prior to construction. (Survey Date:Feb. 2016)

3- Owner/Applicant: Melissa and Craig Margolius 1012 Falling Leaf Circle Brentwood, TN 36027 melissa.margolius@centurylink.com craig@sypcoffee.com

4- Owner is responsible for compliance with all applicable codes and ordinances.

5- All items shown on these plans must be field located by a licensed land surveyor prior to grading and construction.

6- All structures designated for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the Brentwood Fire Chief or his designee.

7- Utilities shown are approximate in location. A minimum of 72 hours prior to beginning any work, each individual contractor scheduled to perform excavation must notify TN One Call service (1-800-351-1111).

8- Building and waste materials, and non-storm water discharges, such as concrete or paint wastewater, must be managed to prevent them from entering the storm water waste system or nearby waterbody.

9- Topsoil should be stripped from all cut and fill areas, stockpiled and redistributed over graded areas to a minimum depth of 6 inches. A sediment barrier must be installed around the base of the stockpile to prevent erosion.

10- Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading. (Stabilization practices may include: temporary seeding, permanent seeding, mulching, matting, and sod stabilization.)

11- Inspections of all control measures and disturbed areas must be performed at least once every seven (7) days. Inspections must be documented and include the date of the inspection and major observances.

12- Based on the results of inspections, any inadequate control measures or control measures in disrepair must be replaced or modified, or repaired as necessary, within seven (7) days after the need is identified.

13- Sediment must be removed from sediment barriers and other sediment controls when design capacity has been reduced by 50%.

14- Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.

15- All damage to existing pavement, drainage structures and curbs resulting from new construction must be repaired or replaced by like materials at the owner's expense.

16- Drainage plans for the crawl space and foundation are not a part of this drawing. Owner is responsible for proper slope and drainage of crawl space and proper drainage of foundation.

17- Owner to call the Brentwood Engineering Department (615) 371-0080 for initial erosion control inspection prior to issuance of a permit.

18- All retaining walls greater than 4' Ht must be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a certificate of occupancy.

19- All retaining walls in excess of 30" Ht require a guardrail. All retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the natural terrain.

20- A temporary certificate of occupancy will not be given for grading and drainage related issues.

21- Per Brentwood code section 78-343,(5), The concrete drive and aprons must be constructed of materials and colors that blend into the natural terrain.

22- Any discrepancies between this drawing and actual field conditions or architecture must be reported to Douglas N. Arnold, R.L.A. If discrepancies are found, continuation of construction in the affected area will be at the builders risk until necessary modifications are made to this drawing.

23- Owner is responsible for confirmation of all topographic information provided.

24- Owner is responsible for confirmation of all property lines and building setbacks lines prior to start of construction activities.

25- All residence offset dimensions are from outside face of finished material to property line.

26- Required soil stabilization measures and locations must be specified by a civil or geotechnical engineer prior to construction. It's the builder responsibility to implement all recommendations of the engineer.

27- Soil bearing capacity and stability must be reviewed by a geotechnical engineer prior to construction. It's the builder responsibility to implement all recommendations of the engineer.

28- Maximum driveway slope is 10% longitudinal and 5% across.

29- This Hillside Protection 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 5, 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.

30- 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 a 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.

31- If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, the 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.

32- 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.

33- 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.

34- 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.

35- Pending HP approval by the Brentwood Planing Commission, a Grading Permit and Building Permit will be required prior to construction. An NOI and SWPP will be required prior to these permit approvals.

36- By signing this set of plans the builder agrees to all conditions set forth in the above notes.

CITY OF BRENTWOOD PUBLIC WORKS DEPARTMENT

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

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

I _____ HAVE READ AND REVIEWED SITE PLAN.
OWNER

DATE: _____

PLAT BOOK P68, PAGE 56, R.O.W.C

Windstone OSRD-II-R2, Lot 29		
	area	%
Lot Area	337,036 sf/7.74 ac	
Total Heated Area Of Home	5,050 sf	1.5%
Total Footprint Of Home	7,211 sf	2.1%
Maximum Allowable Home Footprint Area	84,259 sf	25%
Impervious Area (Total sf)	20,503 sf	6.08%
Green Space Provided	316,533 sf	93.92%
Min. Green Space Required		40%
Maximum Bldg. Ht. from lowest grade(Low Pt.Elev.1059) =39.75Ht.		

HILLSIDE PROTECTION STANDARDS
Lot Area: 337,036 SF or 7.74 AC
Allowable Disturbed Area: 84,854.88 sf or 1.94 AC (1+.2*4.74)
Proposed Total Area of Lot Disturbance: 63,394.09 sf or 1.455 AC

Note: The maximum area of disturbed soil shall not exceed 1acre at any given point in time.

NOTES:
This Drawing And or CADD File From Which it was gernerated is a Document of Service and Shall Remain the Property of Douglas N. Arnold A.S.L.A. Any use of These Documents For purposes Other Than Those Associated with This project is Prohibited. This Drawing shall not be Reproduced, Published or used in any way without the express written consent of Douglas N. Arnold A.S.L.A.

It is the responsibility of the purchaser of this plan to perform the following prior to implementation.
1.) Review with the builder or contractor all applicable codes, ordinances, Federal and State laws, and All Notes Provided on These plans prior to construction.
2.)Confirm that contractor or builder has verified all grades and dimensions shown prior to commencement of construction.

Note: Modification of this plan Must Only be performed by a qualified Architect, Engineer, or Landscape Architect.

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DATE	REVISIONS

DOUGLAS N. ARNOLD
REGISTERED
TENNESSEE NO. 362
LANDSCAPE ARCHITECT
9/21/2020

Transitional Lot Site and Grading Plan
Lot 29 Windstone O.S.R.D. HP
Plat Book 65 Page 37
db 7285, p 375
Brentwood, TN

Douglas N. Arnold, R.L.A.
Land Planning Landscape Architecture
618 Watson Branch Drive
Franklin, TN 37064
(615) 218-9310
dnadesigns@bellsouth.net

0 10 20
Scale: 1"=20'
NORTH

JOB NO. WS29

S-2 of 3

DATE: 09.21.2020

BRENTWOOD PLANNING COMMISSION **6.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-011

PROJECT DESCRIPTION

Minor Revisions to Previously Approved Building Elevations – BMW / MINI of Nashville, 1568 Mallory Lane

Praxis 3 requests approval of a revised plan that proposes to paint exterior of the existing BMW automotive dealership to which MINI Cooper will be relocating. The proposal includes additional new signage. The proposed changes include:
Add an exterior black accent wall located on the south façade to create a visual separation between BMW and MINI.

1. *Add an exterior black accent wall located on the south façade to create a visual separation between BMW and MINI.*
2. *Add new signage for MINI to mirror the existing BMW sign.*
3. *Remove two existing BMW signs from the building.*
4. *Update the current monument sign to add the MINI logo.*

The proposed signage meets the requirements of the Code.

ZONING OF PROPERTY

Zoning C-3

APPLICANT NAME/ADDRESS

Ms. Kristin Frailey, Praxis3, 100 Peachtree Street NW Suite 1450, Atlanta, GA 30303

Attachments

Final Staff Report
Vicinity Map
Exterior Elevations
Signage Plan

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 6:

REQUEST:	***MINOR ALTERATIONS TO PREVIOUSLY APPROVED BUILDING ELEVATIONS – BMW / MINI OF NASHVILLE, 1568 MALLORY LANE***
PROJECT NUMBER:	***BPC2009-011***
CURRENT ZONING:	***C-3 -- COMMERCIAL SERVICE - WAREHOUSING***

GENERAL INFORMATION:

Praxis 3 requests approval of a revised plan that proposes to paint the exterior of the existing BMW dealership, where MINI Cooper is relocating. The proposal includes additional new signage. The proposed changes include:

1. *Add an exterior black accent wall located on the south façade to create a visual separation between BMW and MINI.*
2. *Add new signage for MINI to mirror the existing BMW sign.*
3. *Remove two existing BMW signs from the building.*
4. *Update the current monument sign to add the MINI logo.*

The proposed signage meets the requirements of the Code.

PROJECT LOCATION:

The subject property is located at 1568 Mallory Lane.

APPROVAL HISTORY:

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

At its November 7, 2016 regular meeting the Planning Commission approved a revised site plan for the BMW of Nashville location on Mallory Lane. The previous approval included the development of a portion of the 13.22-acre site. The proposed plan includes development of the entire site. The northern portion will include parking spaces for inventory and display of vehicles parking spaces. The proposed changes to the plan include:

1. *The area of the building increased from 55,884 to 55,969 sf;*
2. *The footprint is shown as 46,768 sf;*

3. *An addition of four detail bays on east elevation and a covered area at the Southeast corner of the shop;*
4. *The addition of 19 outdoor display spaces, from 46 to 65;*
5. *The total number of parking spaces provided increased 357 or from 412 to 769;*
6. *The previously approved detached car wash building, having an area of 1,075 sf, has been eliminated from the site*

The exterior of the building is composed of EIFS, CMU and glass storefront, as previously approved.

CONDITIONS OF APPROVAL

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

1. The unapproved detailing area on the north end of the parking lot must be removed before a building permit will be issued for the exterior modifications to the building. All future site improvements must be reviewed and approved by the City.

2. The appropriate permits shall be obtained before the start of construction.

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

STANDARD REQUIREMENTS:

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

1. Add the following note to the site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **October 5, 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. 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 & Codes Department for review. Submit a signage package for review and approval. Banners and off site signage are not allowed per the sign ordinance.

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.

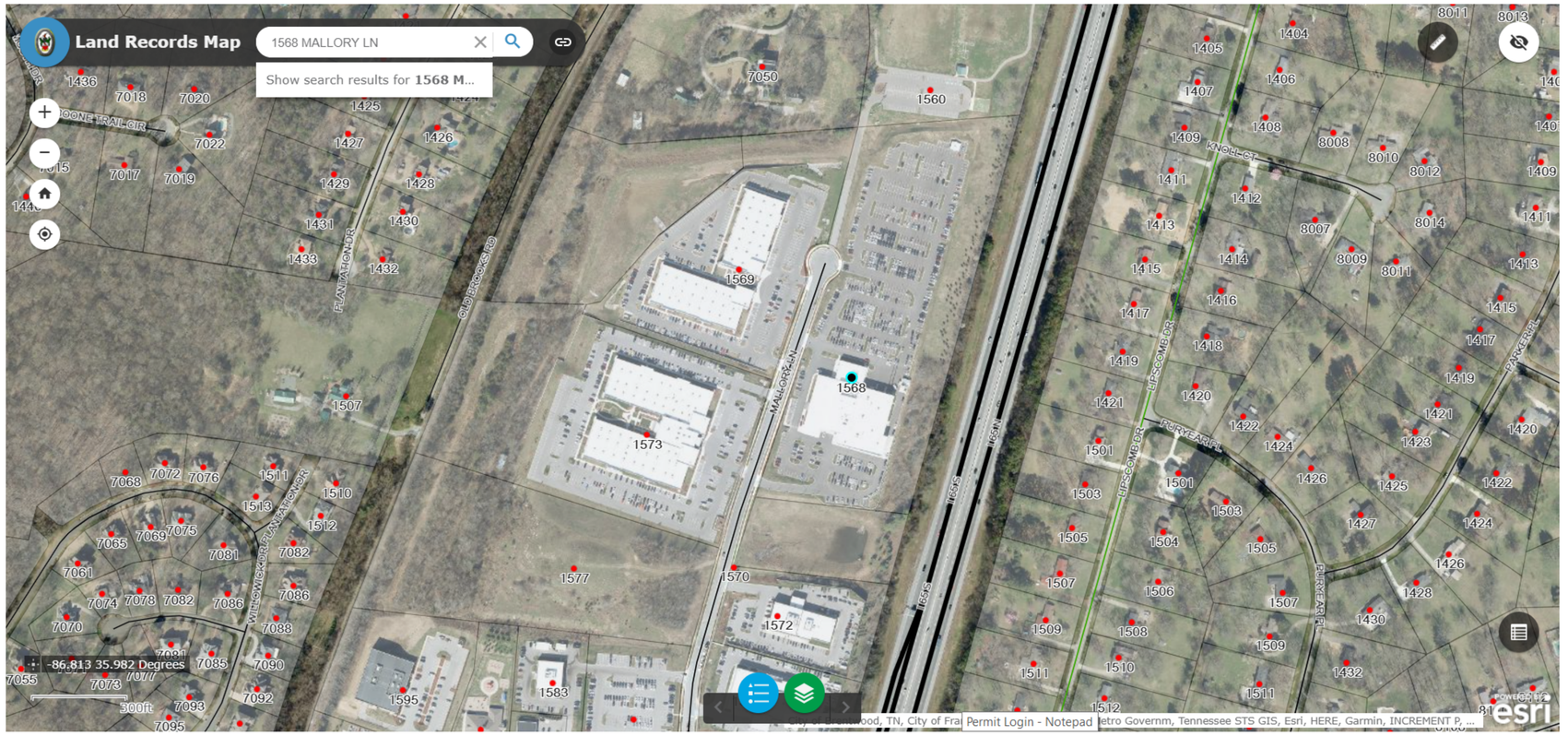
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

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 **October 5, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

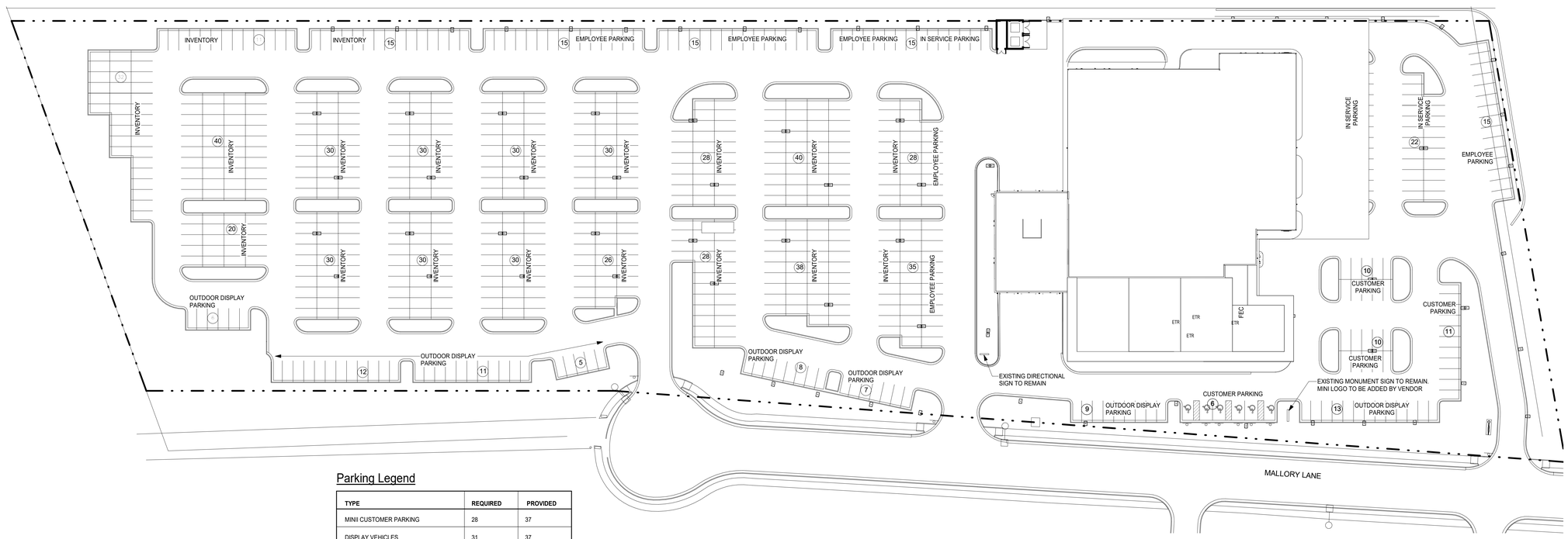
RECOMMENDATION:

Staff requests that the Planning Commission vote to approve the proposed minor site plan revisions, subject to the requirements of the staff report.



TRUE NORTH

2 G002 Vicinity Map
NTS



Parking Legend

TYPE	REQUIRED	PROVIDED
MINI CUSTOMER PARKING	28	37
DISPLAY VEHICLES	31	37
EMPLOYEE PARKING	61	72

PROJECT NORTH TRUE NORTH

1 G002 Site Plan
1" = 40'-0"
EXISTING LAYOUT SHOWN FOR REFERENCE ONLY

8/12/2020 9:50:32 AM

PRAXIS3

100 Peachtree St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 tel
404-876-8884 fax
www.praxis3.com

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Rev	Date	Comments
	08.12.20	Permit Set

Client:

Sonic Automotive, Inc.

4401 Colwick Road, Charlotte, NC 28211

Project Number: 20058
Project Name:

MINI Nashville

1568 Mallory LN, Brentwood, TN 37027

Sheet Title:

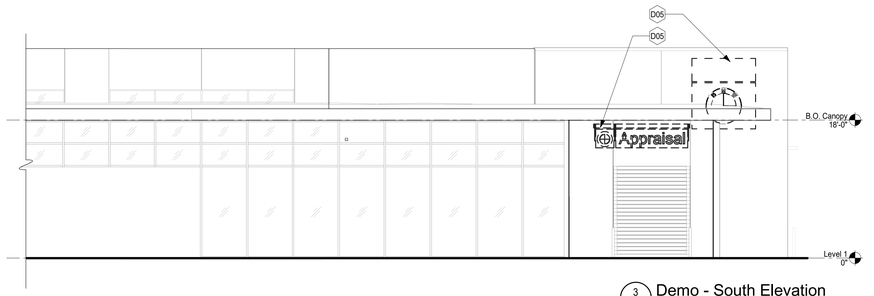
Site Plan - Architectural

Sheet Number:

G002

RELEASED FOR CONSTRUCTION AND PERMIT

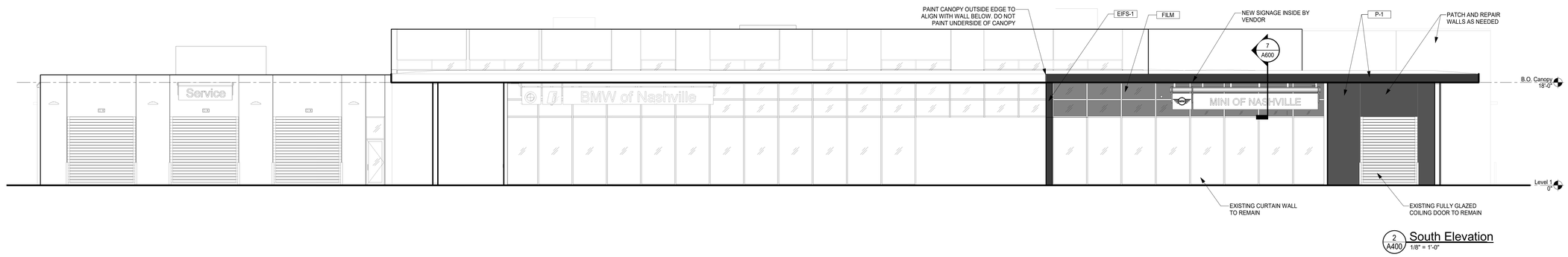
Demolition Keynotes	
D01	REMOVE FLOOR FINISH AND WALL BASE.
D02	REMOVE WALL OR PORTION OF WALL.
D03	REMOVE DOOR. REMOVE HINGES, HARDWARE, TRIM.
D04	REMOVE CEILING, LIGHT FIXTURES, DIFFUSERS, GRID, WIRES, WALL TRACK, SUPPORTS, ETC.
D05	REMOVE EXISTING SIGNAGE.
D07	FIXTURE TO BE REMOVED.



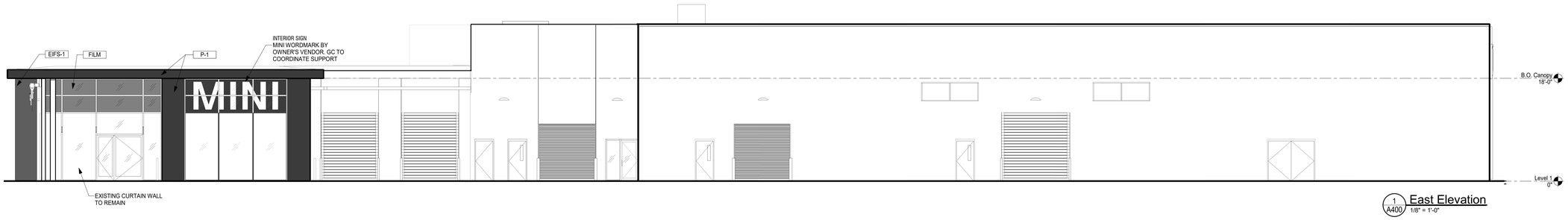
3 AD207 Demo - South Elevation
1/8" = 1'-0"

Exterior Finish Schedule

	CODE	MATERIAL	MANUFACTURER	PATTERN/COLOR	SIZE/DESCRIPTION	REMARKS
EXTERIOR PAINT	EP-1	EXTERIOR PAINT	BENJAMIN MOORE	BLACK TO MATCH RAL 9005	FLAT	-
	EP-2	EXTERIOR PAINT	BENJAMIN MOORE	PURE WHITE TO MATCH RAL 9010	FLAT	USE FOR PATCH AND REPAIR ON BMW AREAS
MISC	FILM	WINDOW FILM	3M	3M FASARA GLASS FINISH, DOT VISTA - BLACK	TRANSLUCENT FILM ON INSIDE FACE OF EXISTING GLAZING	CONTACT: NGS, JAMIE HAMILTON, JAMIE@FILMSANDGRAPHICS.COM, 866-925-2083x812
	EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM	SEE SPEC	PAINT EP-1	SEE SPEC	-
	EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM	SEE SPEC	PAINT EP-2	SEE SPEC	USE FOR PATCH AND REPAIR ON BMW AREAS



2 A400 South Elevation
1/8" = 1'-0"



1 A400 East Elevation
1/8" = 1'-0"

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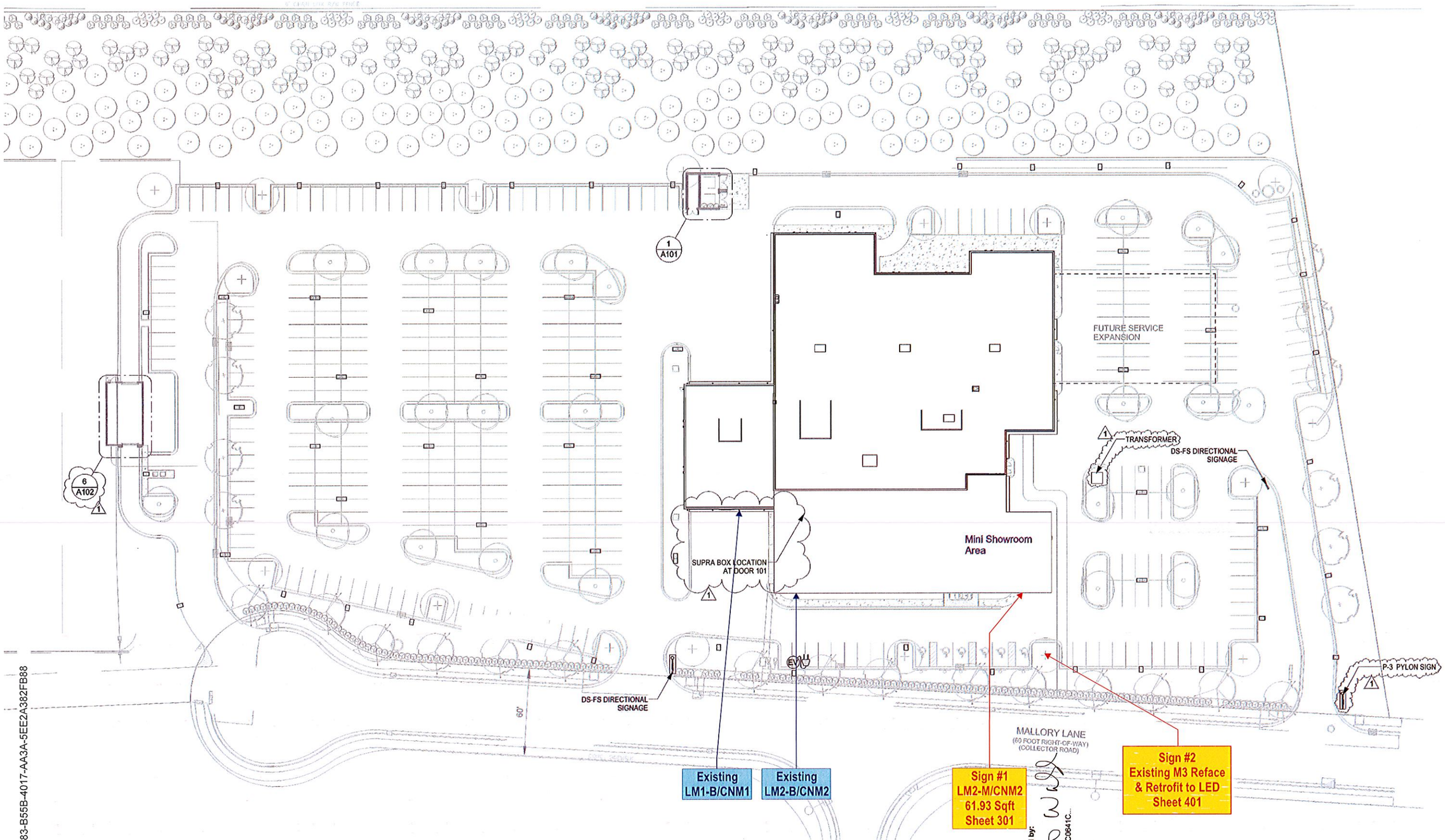
1568 Mallory LN, Brentwood, TN 37027

Sheet Title:
Exterior Elevations

Sheet Number:
A400

8/12/2020 9:50:16 AM

RELEASED FOR CONSTRUCTION AND PERMIT



N

Site Plan

Scale: 1/64"=1'-0" @ 11x17

DocuSigned by:
B989CCF28C0641C...
9/2/2020

SIGN HERE

07.31.20

CLIENT:	MINI-BMW (MINI of Nashville, TN) #13719
LOCATION:	1572 Mallory Ln - Brentwood, TN 37027
DATE:	06/05/20
STORE #	X
DRAWING #	MINI-Brentwood, TN-101
DRAWN BY:	WAC
SHEET SIZE	11 x 17

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY
#2	Removed Sign #2, #3 and EX BMW LDM8-Renumbered	07.31.20	WAC
#1	Revised to new signs	06.10.20	CTT

C SP US

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:

SIGNATURE

DATE:

APPROVAL RECEIVED BY UVB

DATE:

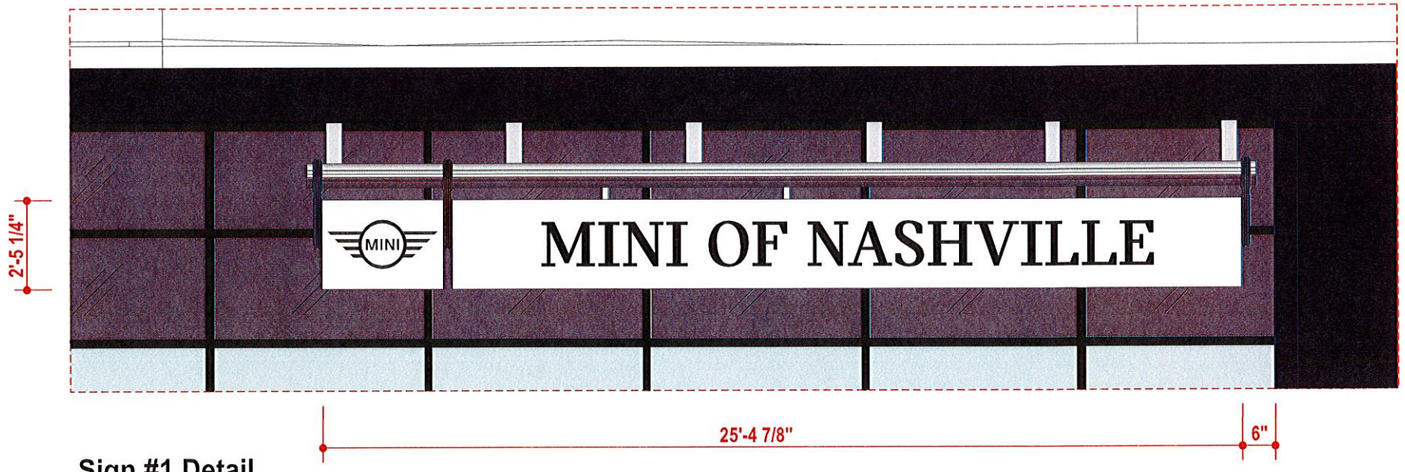
IMPORTANT:

PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN.
IF IT IS **NOT** AVAILABLE IT MUST BE **PROVIDED BY THE CUSTOMER** BEFORE INSTALLATION.

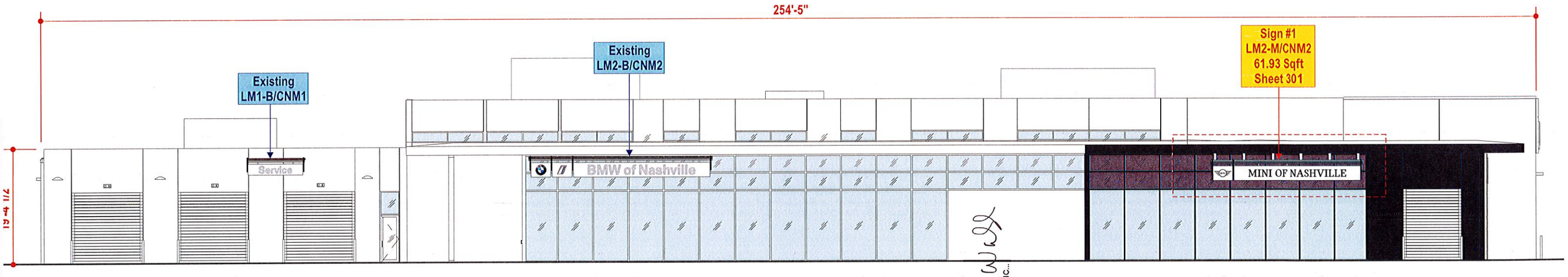
UVB
united visual branding

206 Tower Drive
Oldsmar, Florida 34677
www.uvbrand.com
813-855-3300

DocuSign Envelope ID: EAD8DF83-B55B-4017-AA3A-5EE2A382FB88



Sign #1 Detail
Scale: 1/4"=1'-0" @ 11x17



West Elevation
Scale: 1/16"=1'-0" @ 11x17

DocuSign Envelope ID: EAD8DF83-B55B-4017-AA3A-5EE2A382FB88

DocuSigned by: B889CCF28C0641C... 9/2/2020

SIGN HERE

07.31.20

CLIENT:	MINI-BMW (MINI of Nashville, TN) #13719
LOCATION:	1572 Mallory Ln - Brentwood, TN 37027
DATE:	06.10.20
STORE #	X
DRAWING #	MINI-Brentwood, TN-201
DRAWN BY:	CTT
SHEET SIZE	11 x 17

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY
#1	Remove Sign #3 from Scope	07.31.20	WAC

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:

SIGNATURE

DATE:

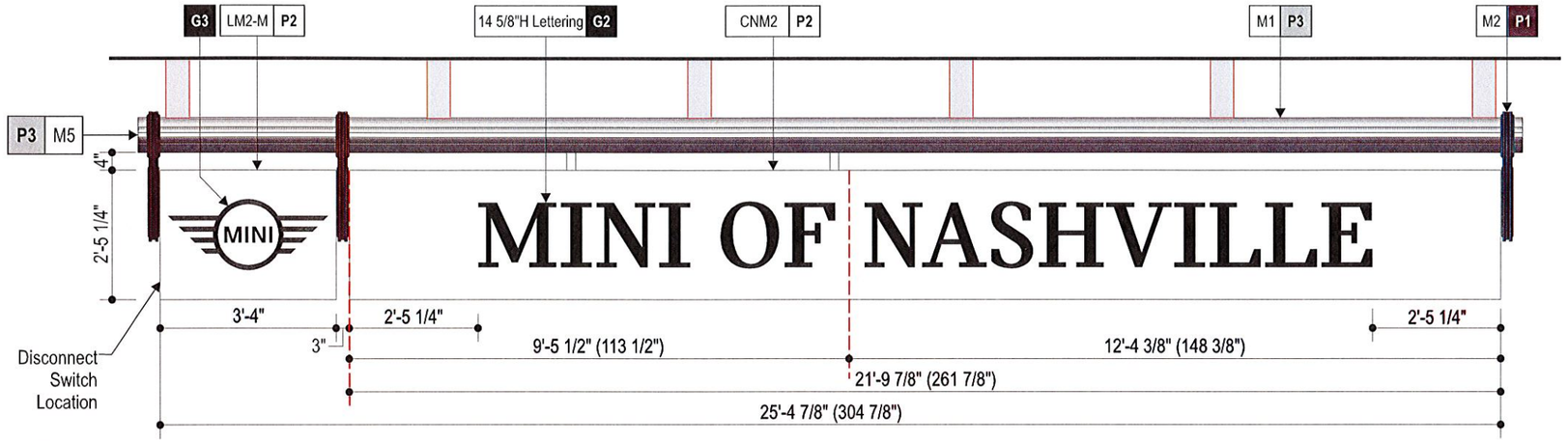
APPROVAL RECEIVED BY UVB

DATE:

IMPORTANT:

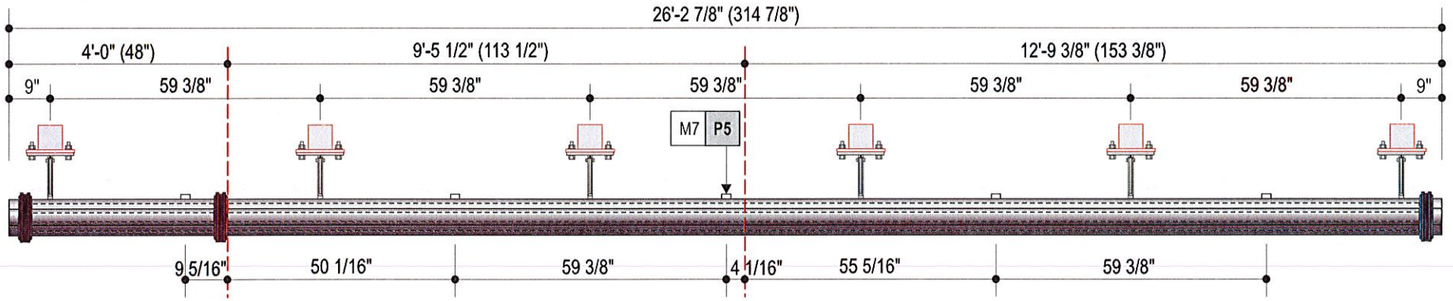
PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN.
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UVB united visual branding
206 Tower Drive
Oldsmar, Florida 34677
www.uvbrand.com
813-855-3300



Elevation

Scale: 3/8" = 1'-0" @ 11"x17"

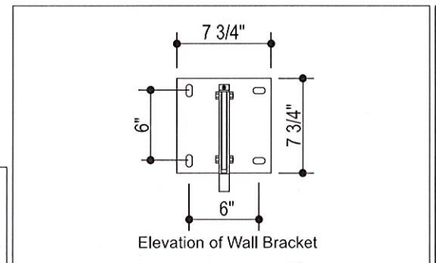


Plan View

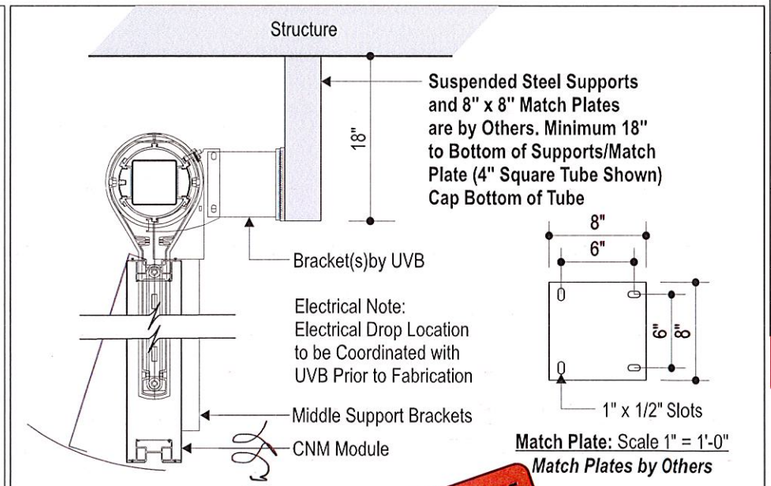
Scale: 3/8" = 1'-0" @ 11"x17"

Specifications:
Sign modules are fabricated from .090 aluminum faces painted P2.
Internally illuminated routed faces.
Logo modules are identical to pylon modules, mounted with stainless steel hardware.

Material	Description
M1	200mm pole - bearing structure. Length as required (2" past outside cantilevers, typ.)
M2	Cantilever supports at each end of facade module (30") w/ ½" S.S. mounting hardware
M3	LED insert strip on front of bearing structure (typ)
M4	Blank insert strip on building side of bearing structure (typ)
M5	End Cap (typ)
M6	Wall Brackets: Spaced no further than 6'-0" as required for overall length. Minimum three required per bearing structure.
M7	Middle Support Brackets: on modules longer than 10 feet. Brackets add stability to sign structure. Spaced 6'-0" on center (CNM1-3) and 3'-0" on center for a CNM4



Wall Bracket: Scale 1" = 1'-0"



Detail: Scale 3/4" = 1'-0"

Match Plate: Scale 1" = 1'-0"
Match Plates by Others

SIGN HERE

07.31.20

CNM2 Sign #1

2'-5 1/4" x 25'-4 7/8" = 61.93 SqFt

Sign Weight

Approx. 1175 lbs

Color Specifications

P1 MINI F1 Charcoal
P2 MINI White (Gloss)
P3 Clear Anodized Aluminum
P5 RAL 9006 Silver
P6 929 Black

G2
3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays **P6**-929 Black.

G3 Logo Only
3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays **P6**-929 Black. Center of logo finished-**P1**

Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies 12v/60w
Qty Req'd: **3** @ 1.2 Amps Ea

White LEDs

Bearing Structure Power Supplies:
Qty Req'd: 1 @ 1.2 Amps Ea

Max. Amps Req'd: **3.6**

Voltage Req'd: **120-277v**

Primary Electrical and Final Electrical Connection by Others

CLIENT:	MINI-BMW (MINI of Nashville, TN) #13719		
LOCATION:	1572 Mallory Ln - Brentwood, TN 37027		
DATE:	06.11.20	STORE #	X
DRAWING #	MINI-Brentwood, TN-301		
DRAWN BY:	CTT	SHEET SIZE	11 x 17

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY

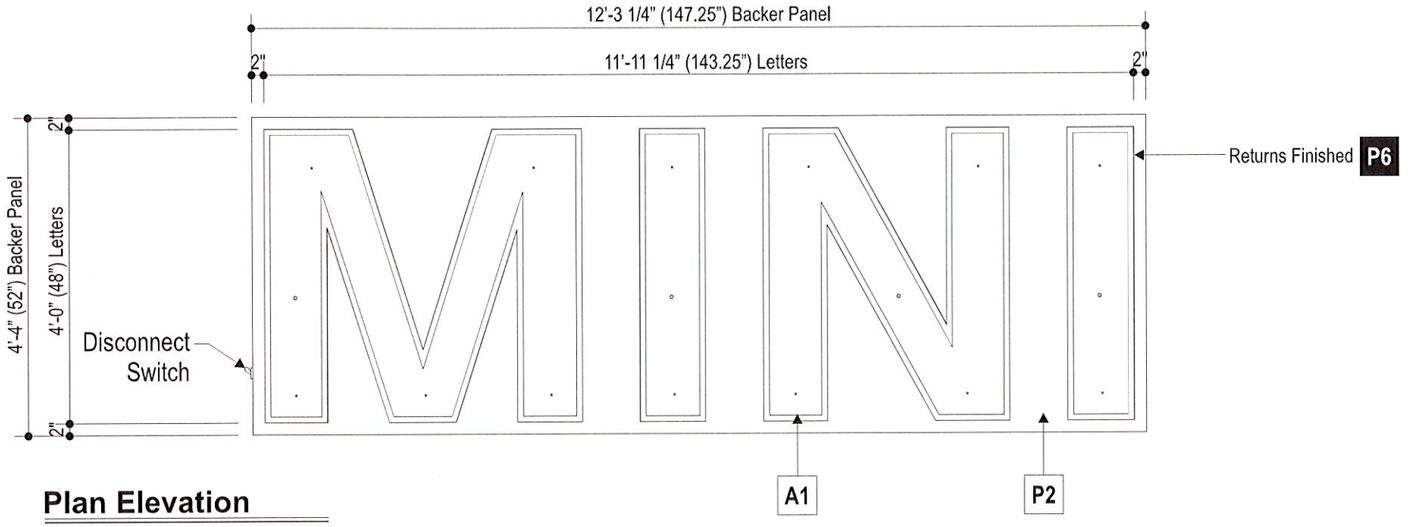
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:
SIGNATURE:
DATE:
APPROVAL RECEIVED BY UVB
DATE: 9/2/2020

IMPORTANT:
PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN.
IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.

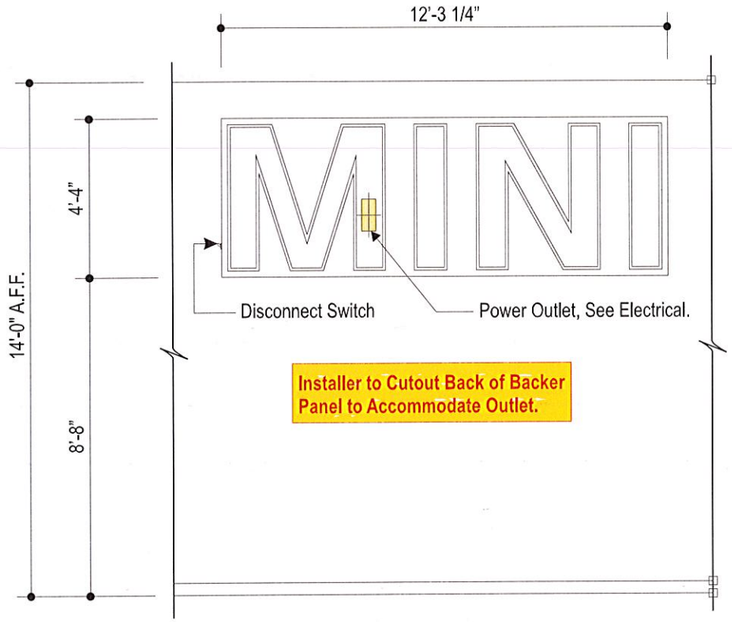
UVB united visual branding
206 Tower Drive
Oldsmar, Florida 34677
www.uvbrand.com
813-855-3300

DocuSign Envelope ID: EAD8DF83-B55B-4017-AA3A-5EE2A382FB88



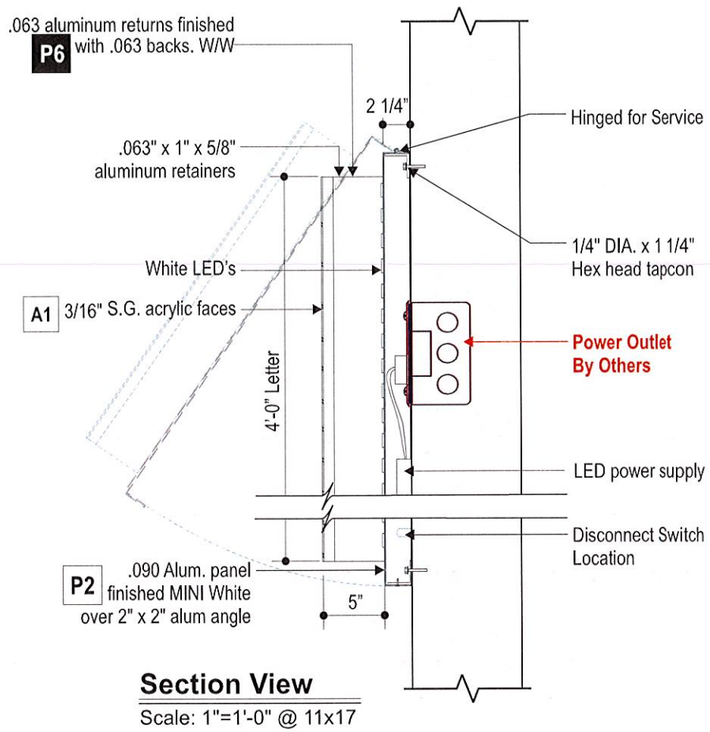
Plan Elevation

Scale: 1/2" = 1'-0" @ 11 x 17



Example Elevation

Scale: 1/4"=1'-0" @ 11x17



Section View

Scale: 1"=1'-0" @ 11x17

CUSTOM WML-48 with Backer Panel
4'-4" x 12'-3 1/4" = 53.17 SqFt

Color Specifications

P2	P6
MINI White (Gloss)	929 Black

Acrylic Specifications

A1 — 7328 White

Electrical Specifications

Dedicated electric circuit required. Power to sign to be installed and supplied by others.

Power Supply: Qty Req'd: 4 @ 1.2 Amps Ea

White LEDs

Max Amps Req'd: **4.8**

Voltage Req'd: **120-277V**

Note: Primary Electrical and Final Electrical Connection by Others

INTERIOR SIGN

EXACT ELECTRICAL FEED LOCATION IS TO BE DETERMINED.
120V. / 20 A. CIRCUIT WILL BE PROVIDED TO SIGN AREA BY OTHERS.
ALL ELECTRICAL COMPONENTS ALL ELECTRICAL COMPONENTS

CLIENT:	MINI of Nashville #13719
LOCATION:	1572 Mallory Ln, Brentwood, TN 37072
DATE:	08/13/20
STORE #	X
DRAWING #	MIN-Brentwood, TN -501
DRAWN BY:	WAC
SHEET SIZE	11 x 17

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY

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CUSTOMER APPROVAL:

DocuSigned by: [signature] 9/2/2020

SIGNATURE

DATE:

APPROVAL RECEIVED BY UVB

DATE:

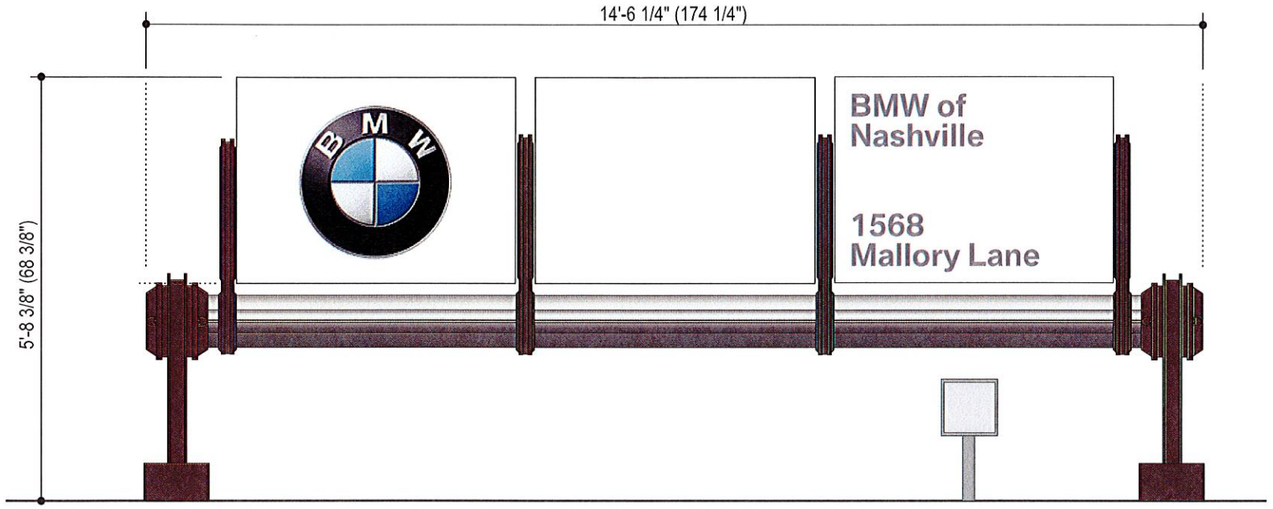
SIGN HERE

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813-855-3300

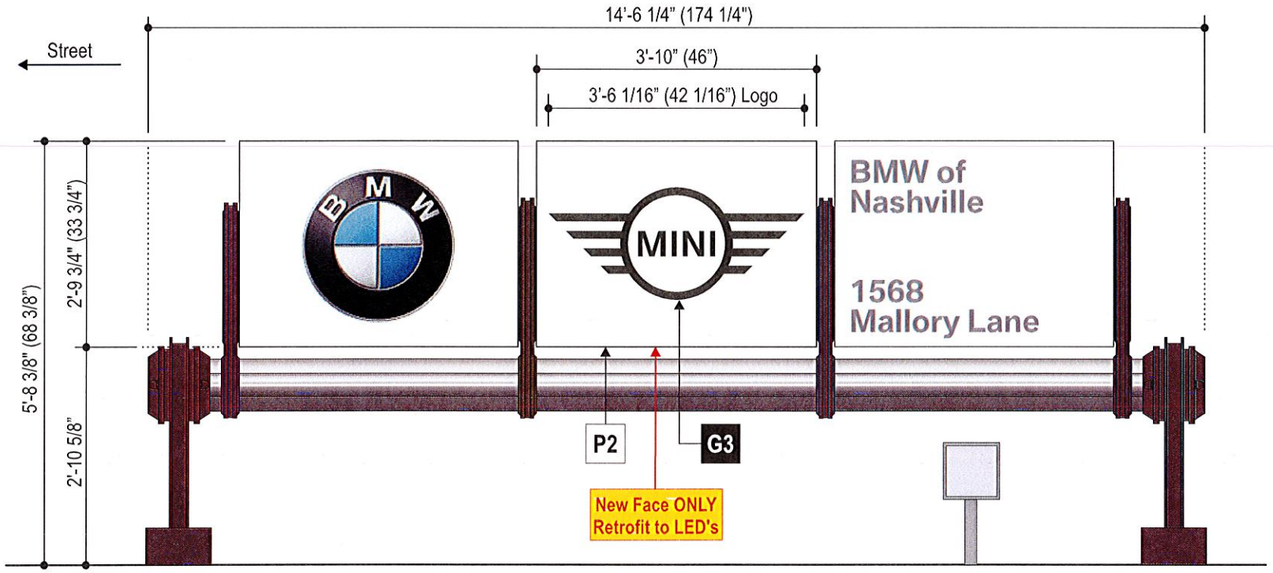
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Reface and Retrofit M3 - Sign #2



Existing M3 Monument

Scale: 1/2"=1'-0" @ 11x17



Proposed M3 Monument

Scale: 1/2"=1'-0" @ 11x17

Scope of Work

Existing M3 Monument:
Reface Blank Panels with
(2) MINI Logo Panels Refaced
and Retrofit to LEDs

Color Specifications

P2	P6
BMW White	929 Black

Logo Only

G3

3/4" clear acrylic backed
with 3635-30 white diffuser
and aluminum overlays
P6-929 Black. Center of
logo finished-**P2**

Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies
12v/60w
Qty Req'd: 1 @ 1.2 Amps Ea
White LED modules

Max. Amps Req'd: **1.2 TBV**

Voltage Req'd: **120-277v**

All other sign components are Existing and to remian. New Panels May Not Match Existing Panels in Color or Finish

All work to be performed in the field by qualified sign electrical personnel

- After safely disconnecting power, remove all interior fluoresent lamps and ballasts and replace with LEDs and power supplies.

- Reconnect and test

07.31.20

CLIENT:	MINI-BMW (MINI of Nashville, TN) #13719
LOCATION:	1572 Mallory Ln - Brentwood, TN 37027
DATE:	06/05/20
STORE #	X
DRAWING #	MINI-Brentwood, TN-401
DRAWN BY:	WAC
SHEET SIZE	11 x 17

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY

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CUSTOMER APPROVAL:

SIGNATURE: DocuSigned by: [signature] 9/2/2020

DATE:

APPROVAL RECEIVED BY UVB

DATE:

SIGN HERE

IMPORTANT:

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UVB united visual branding
206 Tower Drive
Oldsmar, Florida 34677
www.uvbrand.com
813-855-3300

DocuSign Envelope ID: EAD8DF83-B55B-4017-AA3A-5EE2A382FB88

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

This letter serves as authorization for UNITED VISUAL BRANDING or it's agents to obtain any permits or variances required to erect signage on the following property:

BUSINESS LOCATION NAME AND ADDRESS:

BMW of Nashville

1568 Mallory Ln, Brentwood, TN 37027

OWNER NAME AND ADDRESS:

Sonic Automotive, Inc.

4401 Colwick Road, Charlotte, NC 28211

[signature]

Owner Signature

980-308-1963

Telephone Number

State of: North Carolina

County of: Mecklenburg

Before me appeared Julie Michel this 27th day of August, 2020 being personally known of having produced _____ as identification and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

[signature]

Notary Public

My commission expires: 1/1/2023

LORI A. FRANZ NOTARY PUBLIC UNION COUNTY, N. C.

DocuSign Envelope ID: BE38F001-53EB-435A-8E64-F560C9387291

Date:	9-9-20	City, State:	Brentwood, TN	SHEET: 1 OF 1
Client:	**United Visual Branding**	Overall Height:	20'-0" Max.	Sean M. McFarland, PE
Sign:	MINI-BMW	Wind Speed	115 mph	McFarland Engineering

Project Description 1572 Mallory Ln

ME Job: 49640 CNM2

ULTIMATE LOADS

Overall Size: 42" x 25'-5"

Mounting Height: 20'-0" Max.

Mounting Style: Cabinet w/ Vertical Stringers & Knife Plates, Various Attachments

Table of Contents

Content:	Page
Design Loads.	1
Connection Design.	1

Structural Variables and Code Loading Specifications

Cabinet Type: Cabinet with Clips

Sign Weight Per Square Foot: 5

Code: 2012 IBC w/ Amends

Wind Speed: 115

Wind Exposure: C

Seismic Zone: 1 ASCE 7-10

Seismic Loads negligible

Snow Load negligible

Connection Design

Using ASCE 7-10 (Method 2)

Topography:	Homogeneous	I =	1.15	(Table 6-1, Category III)
Exposure:	C	Zone =	5	(End-Wall)
Enclosure:	Fully Enclosed	Zone =	4	(Mid-Wall)
Structure:	Components and Cladding	Effective Wind Are	<20	(Max Tributary per connector)
Building:	Category II	GCPi =	+/- 0.18	(Figure 6-5)
GCp	(From Figure 6-17)			
Pressure =	P = q(GCp) - qi(GCPi)			

qz=.00256*Kz*Kzt*Kd*V^2*I	39.38	Kd =	0.85	(Table 6-4)
qh=.00256*Kh*Kzt*Kd*V^2*I	39.38	Kzt =	1.00	(Homogenous)
qi=qh		Kh =	1.19	(Table 6-3)
		Kz =	1.19	(Table 6-3)

Channel Letters (Zone 5) GCp= -1.80

Windward (Parallel Loading)

P = 39.38 * (-1.8) = -70.89 psf

Area Cabinet 97.44 FT^2

Sign Weight Cabinet 225 LBS

Total Suction Cabinet -6908 LBS

Knife Plate Bolts

Connectors - (6) Knife Plates.	(24) A325 - 1/2" Bolts (Stainless Steel)	
Quantity -	24	Each
Capacity Per Connector -	-350	LBS
Total Capacity -	-8400	LBS
Required Capacity -	-1727	LBS

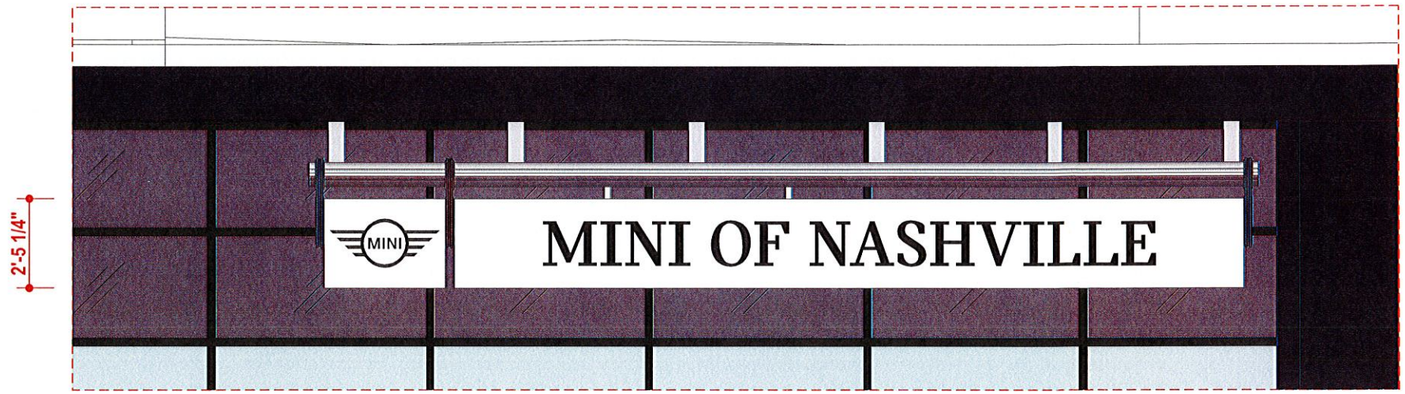
SEAN M. McFARLAND REGISTERED ENGINEER XVI AGRICULTURE COMMERCE NO. 109697 STATE OF TENNESSEE

DocuSigned by: Sean McFarland 1BDD4701DC...

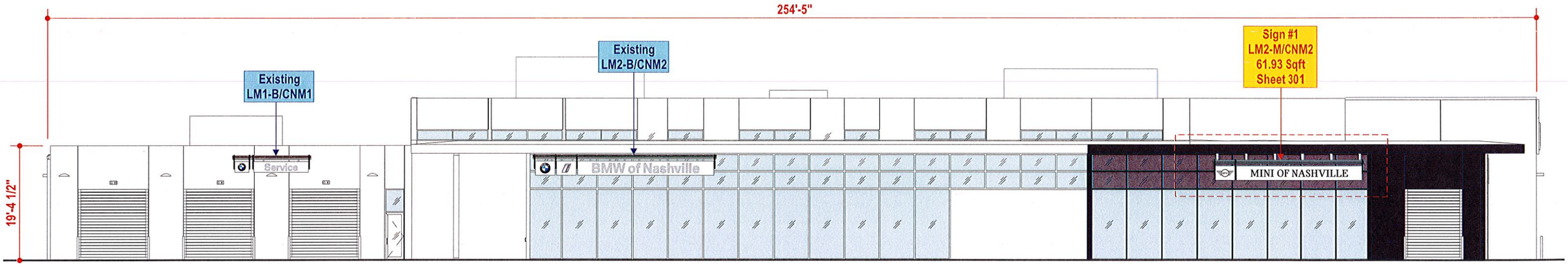
USE: (24) 1/2" Dia. Stainless Steel Bolts for Total (6) Knife Plates.
1/2" Thick Knife Plates.
Use Total (6) 3"x3"x1/2" Steel Square Vertical Stringers
for Cabinet. Each Vertical Stringer Requires Min. (1) Knife Plate
Through Bolted with (4) 1/2" Thru Bolts.

DocuSign Envelope ID: BE38F001-53EB-435A-8E64-F560C9387291

ME #: 49640



Sign #1 Detail
Scale: 1/4"=1'-0" @ 11x17



West Elevation
Scale: 1/16"=1'-0" @ 11x17

McFarland Engineering
464 N. Hiddenbrook Dr,
Advance, NC 27006
Structural Sign Design & Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

MINI-BMW

Address: 1572 MALLORY LN
City/State: BRENTWOOD, TN

Client: UNITED VISUAL BRANDING

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (49640) DS

SEAN M. McFARLAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 109697
STATE OF TENNESSEE

DocuSigned by:
Sean McFarland
1BDD470D0E5405...

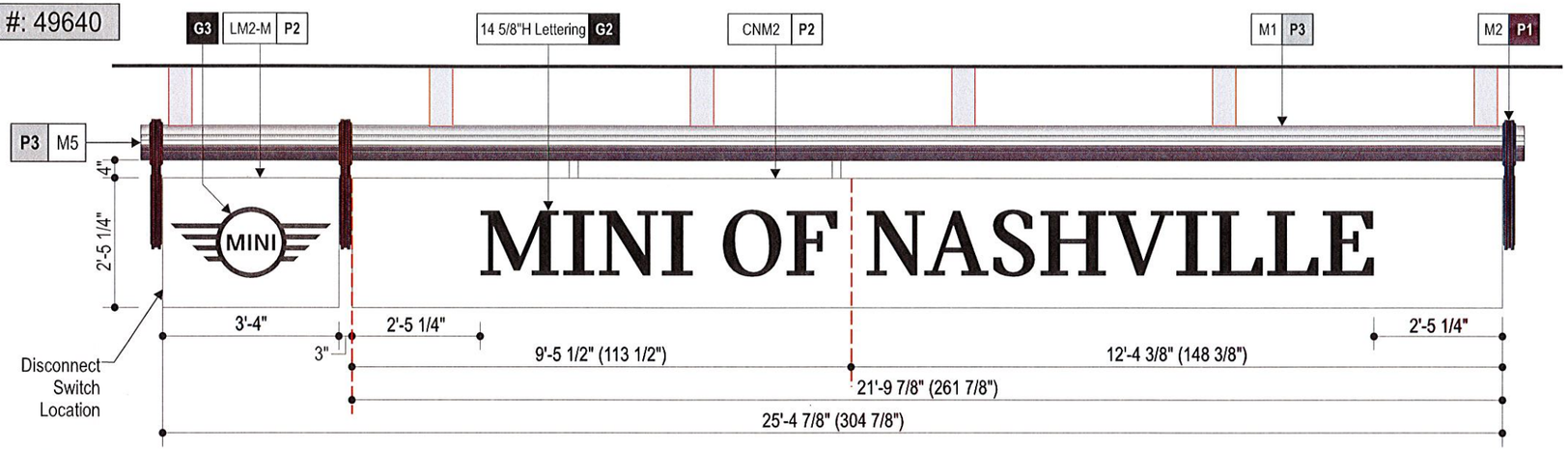
The electronic seal appearing on this document was authorized by Sean M. McFarland, PE on September 9, 2020.

Date: 9-9-2020
Sheet #: 1 OF 2

NC Firm Registration: F-1136
Tennessee License Number: 109697
Tennessee Expiration Date: 10/31/2020

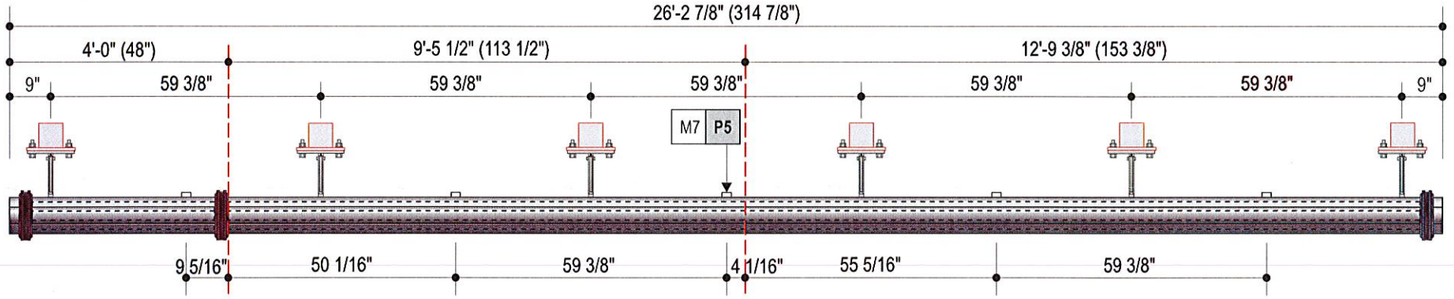
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ME #: 49640



Elevation

Scale: 3/8" = 1'-0" @ 11"x17"



Plan View

Scale: 3/8" = 1'-0" @ 11"x17"

Specifications:
Sign modules are fabricated from .090 aluminum faces painted P2.
Internally illuminated routed faces.
Logo modules are identical to pylon modules, mounted with stainless steel hardware.

Material	Description
M1	200mm pole - bearing structure. Length as required (2" past outside cantilevers, typ.)
M2	Cantilever supports at each end of facade module (30") w/ ½" S.S. mounting hardware
M3	LED insert strip on front of bearing structure (typ)
M4	Blank insert strip on building side of bearing structure (typ)
M5	End Cap (typ)
M6	Wall Brackets: Spaced no further than 6'-0" as required for overall length. Minimum three required per bearing structure.
M7	Middle Support Brackets: on modules longer than 10 feet. Brackets add stability to sign structure. Spaced 6'-0" on center (CNM1-3) and 3'-0" on center for a CNM4

Connection Specifications
USE: (24) 1/2" Dia. Stainless Steel Bolts for Total (6) Knife Plates. 1/2" Thick Knife Plates. Use Total (6) 3"x3"x1/2" Steel Square Vertical Stringers for Cabinet. Each Vertical Stringer Requires Min. (1) Knife Plate Through Bolted with (4) 1/2" Thru Bolts.

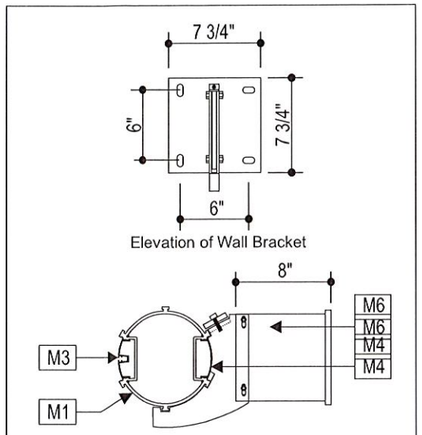
CNM2 Sign #1
2'-5 1/4" x 25'-4 7/8" = 61.93 SqFt
Sign Weight
Approx. 1175 lbs
Color Specifications

P1 M.NI F1 Charcoal; P2 MINI White (Gloss); P3 Clear Anodized Aluminum; P5 RAL 9006 Silver; P6 929 Black

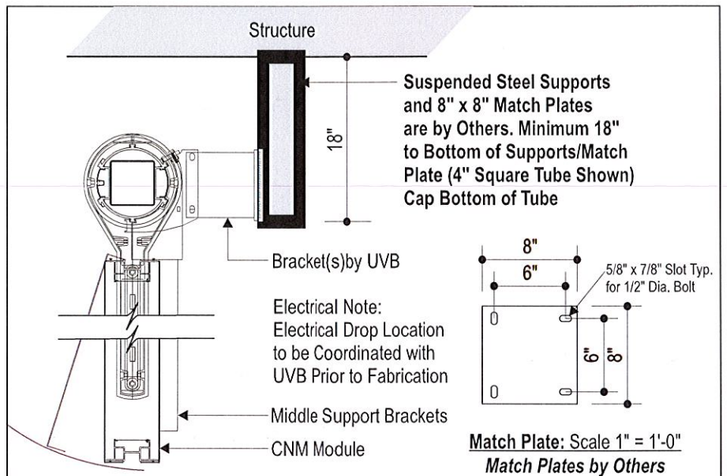
G2 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black.

G3 Logo Only
3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black. Center of logo finished-P1

Electrical Specifications
Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.
CABINET Power Supplies 12v/60w
Qty Req'd: 3 @ 1.2 Amps Ea
White LEDs
Bearing Structure Power Supplies: Qty Req'd: 1 @ 1.2 Amps Ea
Max. Amps Req'd: **3.6**
Voltage Req'd: **120-277v**
Primary Electrical and Final Electrical Connection by Others



Wall Bracket: Scale 1" = 1'-0"



Match Plate: Scale 1" = 1'-0"
Match Plates by Others

Detail: Scale 3/4" = 1'-0"

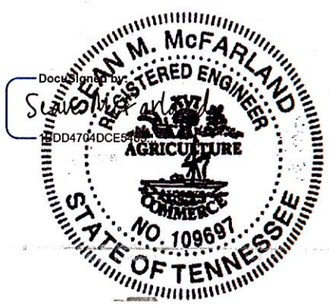
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Address: 1572 MALLORY LN
City/State: BRENTWOOD, TN
Client: UNITED VISUAL BRANDING

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (49640) DS



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Date: 9-9-2020
Sheet #: 2 OF 2

NC Firm Registration: F-1136
Tennessee License Number: 109697
Tennessee Expiration Date: 10/31/2020

BRENTWOOD PLANNING COMMISSION **7.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-013

PROJECT DESCRIPTION

Minor Revisions to Previously Approved Site Plan, FirstBank, fka Franklin Synergy Bank, 134 Pewitt Drive

InSite Group requests approval of a revised site plan for the existing Franklin Synergy Bank. The bank will be renamed FirstBank, which requires changes to the signage.

ZONING OF PROPERTY

Zoning C-4

APPLICANT NAME/ADDRESS

Mr. Guy Dearmon IV, Boom Sign and Lighting, 184 Sharp Springs Road, Smyrna, TN 37167

Attachments

Final Staff Report

Signage Plan

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 7:

REQUEST:	***MINOR REVISIONS TO PREVIOUSLY APPROVED SITE PLAN, FIRSTBANK, FKA FRANKLIN SYNERGY BANK, 134 PEWITT DRIVE***
PROJECT NUMBER:	***BPC2009-013***
CURRENT ZONING:	***C-4 -- TOWN CENTER***

GENERAL INFORMATION:

InSite Group requests approval of a revised site plan for the existing Franklin Synergy Bank. The bank will be renamed FirstBank, which requires changes to the signage.

PROJECT LOCATION:

The subject property is located at 137 Pewitt Drive.

APPROVAL HISTORY:

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

CONDITIONS OF APPROVAL

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

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

STANDARD REQUIREMENTS:

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

1. Add the following note to the site plan;

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other

than those that were applicable during the vesting period. The Initial vesting period for this plan expires on ***October 5, 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. 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 & Codes Department for review. Submit a signage package for review and approval. Banners and off site signage are not allowed per the sign ordinance.

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 **October 5, 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 vote to approve the proposed minor site plan revisions, subject to the requirements of the staff report.

Letter of Authorization

Business Owner/Agent Information:

Company Name: FirstBank

Mailing Address: 615 Memorial Blvd

City: Murfreesboro State: TN Zip: 37129

Contact: Robert Sebastian Phone: 615.425.6205

Fax: _____ Email: rsebastian@firstbankonline.com

Site Address Information:

Company Name: FirstBank

Street Address: 134 Pewitt Drive
Suite 100
Brentwood, TN 37027

I, Robert Sebastian, business owner/agent of FirstBank, give The InSite Group and their authorized vendor, Boom Sign Co., authorization to install signage at the above mentioned property. This letter shall also serve to authorize The InSite Group and their authorized vendor, Boom Sign Co., to act as our agent when applying for necessary municipal approvals and permits.

Signature of Business Owner/Agent: _____

Printed Name: Robert Sebastian **Date:** 09/21/2020

FirstBank

Brentwood
FBK90082
134 Pewitt Drive
Brentwood, TN 37027

SITE RECOMMENDATION BOOK



SIGN NUMBER	EXISITNG SIGN TYPE	RECOMMENDATION
E01	Remote Letterset	FBK-IL30BLS-RM
E02	Parking Sign - QTY 30	New Sign Heads
E03	ATM	Re-brand
E04	Door Vinyl	Hours Vinyl
E05	Door Vinyl	Door Vinyl
E06	Non-illuminated Letterset	FBK-NI10BLS-FCO
E07	Non-illuminated Letterset	FBK-NI10BLS-FCO
E08	Door Vinyl	Door Vinyl
E09	Custom	Reface

Notes:

- Field verification required for sign mounting method and electrical.
- Structural engineering may be required.
- Electrical for new signs to be brought to within 5' of sign by others, per electrical code.

Caveats:

- Reuse the existing footing and column(s) if City code allows. If the column(s) or structure is in disrepair or needs additional
- work to accommodate the new image signage, it may result in additional costs.
- Reuse the existing electrical. If the electrical is in disrepair or needs additional work, it may result in additional cost.
- Any landscaping or repairs to landscaping after installation is by client.


B & C Hardware
Hardware store
31
Town Center Way
Pinnacle
Financial Partners
Juice Bar - Brentwood
Takeout
Pewitt Dr
Town Center Way
134 Pewitt Drive #100
Town Center Way
D Ameritrade
The Christmas Shop
Inside-Out (Inside-Out
Christmas sto
Ron Reeves - State
Farm Insurance Agent
Pewitt Dr
Alterations by Kay

Municipality: City of Brentwood
Address: 5211 Maryland Way
Phone: 615-371-2204
Classification: Community Town Center C-4
Contact:
City/State: Brentwood TN
Website: www.brentwoodtn.gov
Codes Date: 2020-07-08
Title: Planning
Zip: 37027
EMail:
Max. Sign Allowed:
Code Comments: The city does not issue sign permits. They issue sign approval letters.

Permitting Info:

Process: 30 days
Board Fee:
Copies Required: 1
Review:
Permit Fee: see comments
Permit Expiration:
Other Fee:

Permits Require For:

Pole Signs: 1
Wall Signs: 1
Directionals: 1
Sign Relocations: 1
ATM:
Face Replacement: 1

Documents Required:

Plot Plan: 1
Installation Drawing: 1
Building Elevations: 1
Sealed Eng. Drawing:
Graphic Drawing:
Photo of Existing:
Legal Description:
Stress Analysis:

Pylon Info:

SQ Footage: not allowed
Max. Height:
Max. Allowed:
Comments:
SQ Footage Notes:
Max. Height Notes:

Pylon Setback Requirements:
Front Property Line:
Side Poperty Line:
Street Curb:
Right of Way:
Sidewalk:

Projection Limits:
Over Public Property:
Over Sidewalk:

Wall Information:

SQ Footage:
Max. Height: roofline
Max. Allowed: 1
Comments:
SQ Footage Notes: Allowed 1 sf/lf of tenant front facade or 60 sf, whichever is less
Max. Height Notes:

Roof Information:

SQ Footage:
Max. Height:
SQ Footage Notes:
Max. Height Notes:

Directional Information:

SQ Footage: not allowed
SQ Footage Notes:
Max. Height:
Max. Height Notes:
Logo Allowed:
Max. Allowed:
Comments:

Variance Information:

Variance / Board Hearing Required For:
Architectural: 0 Historical: Zoning: Planning: Appeal: 1 Adustments:
Probablity
Next Scheduled Board Meeting: meets as needed
How many days prior to meeting must application be made: 30
Fees:
Variance Fee: $200

Signage Grandfather Issues:

Height: Area: Number: Face Replace:
Comments:

Temporary Signage:

Banners Allowed:
Wall or Ground:
Max. Size:
Max. Height:
Duration:
Cost of Permit:
Restrictions on number of banners:
Comments: Banners not allowed.
Window graphics - allowed 25% of window. No permit required

EXISTING EXTERIOR SIGN

Remote Letterset



RECOMMENDATION

FBK-IL30BLS-RM



Remove existing remote letterset from wall and dispose.

Waterproof all holes with caulking. Clean any built up debris from wall as best as possible.

Installation of new letterset.

Connect sign to power and ensure illumination.

FBK-IL30BLS-RM

ILLUMINATED
30″
BLUE LETTERS
STACKED
REMOTE

Logo = 7.73sqft
Letters = 32.59sqft
Overall = 32.59sqft



THE InSite Group
your brand management experts

7675 Oak Ridge Highway • Knoxville, Tennessee 37931
(865) 342-8200 Office • (865) 539-6311 Fax
www.theinsitegroup.com

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File Name:	FBK_Cutsheets
Drawing No.:	FBK-IL30BLS-RE
Scale:	1:30
Date:	3AUG17

Parking Sign - QTY 30



New Sign Heads

Remove existing parking sign heads and dispose.

Installation of new sign heads on existing columns.

CUSTOM PARKING SIGN



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File Name:	FBK90082
Drawing No.:	FBK90082_SA_PG1R
Scale:	1:3
Date:	04AUG20

ATM



Re-brand



Re-branding existing ATM unit.

ATM BRANDING







*Side graphics applied on both sides of ATM

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www.theinsitegroup.com

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File Name:	FBK90070
Drawing No.:	FBK90070_SA_PG1R
Scale:	NTS
Date:	17AUG20

Door Vinyl

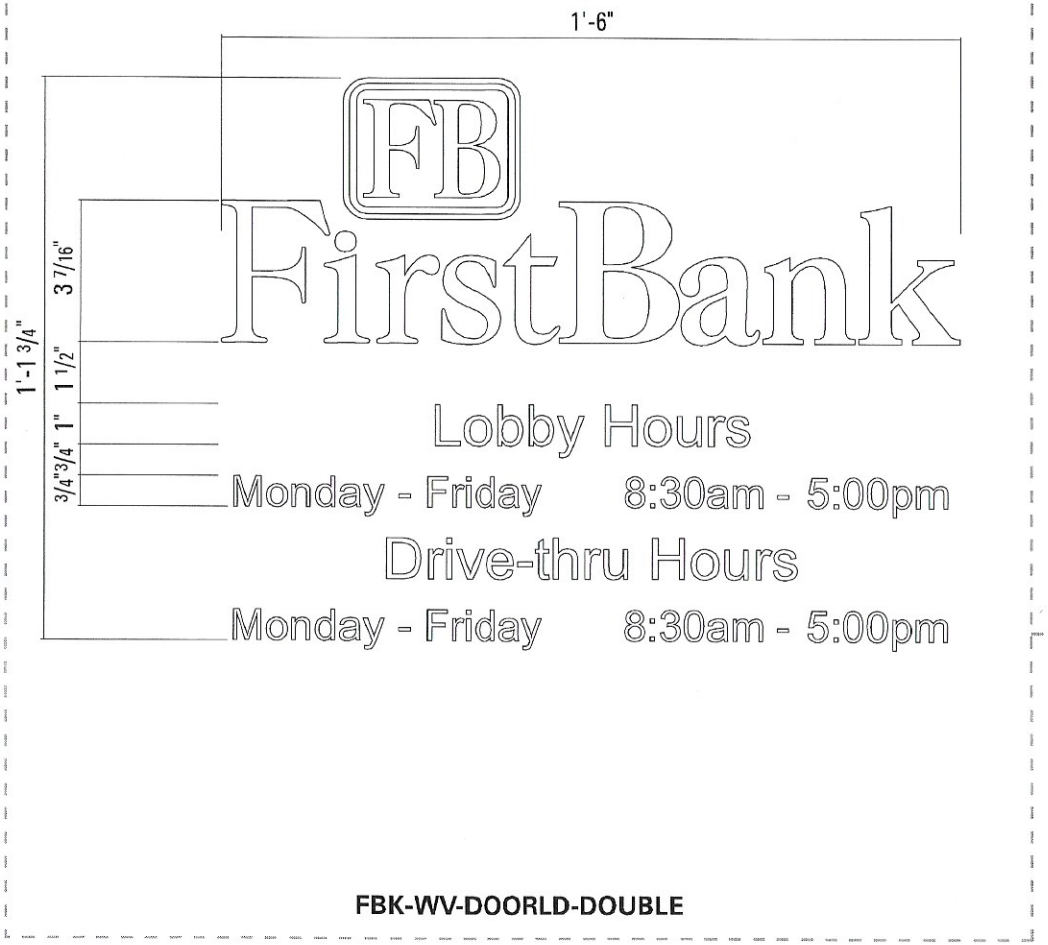


Hours Vinyl

Remove existing vinyl from glass and dispose.

Clean glass.

Installation of hours vinyl on right hand door only.

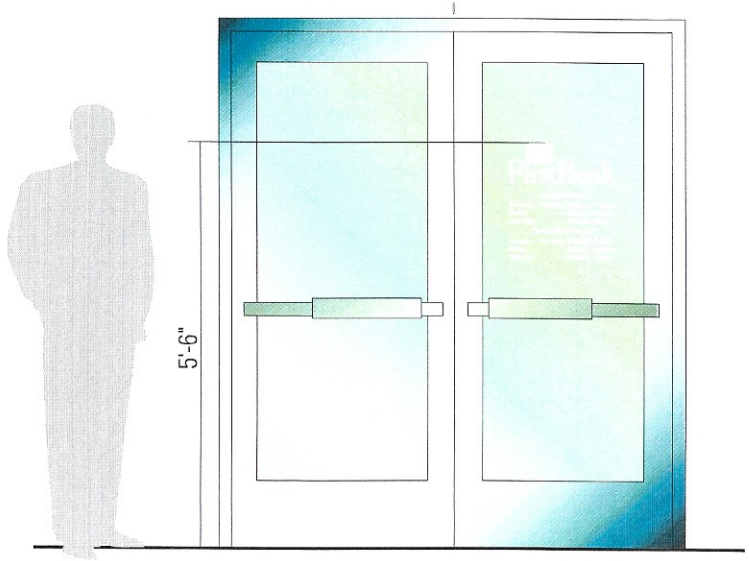


FBK-WV-DOORLD-DOUBLE

USE COPY ABOVE FOR PRODUCTION

COPY BELOW
FOR EXAMPLE ONLY

IF DOUBLE DOOR APPLICATION, INSTALL ON RIGHT DOOR



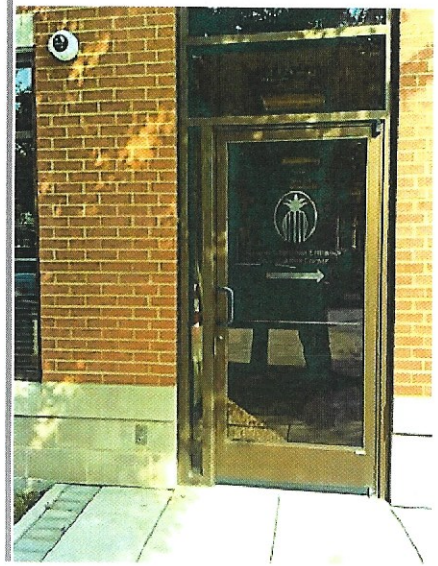
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www.theinsitegroup.com

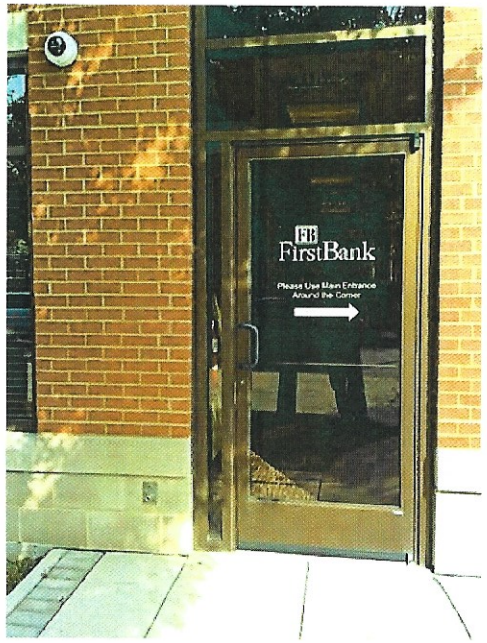
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File Name:	FBK90082
Drawing No.:	FBK90082_SA_PG5
Scale:	1:4.5
Date:	17AUG20

Door Vinyl



Door Vinyl

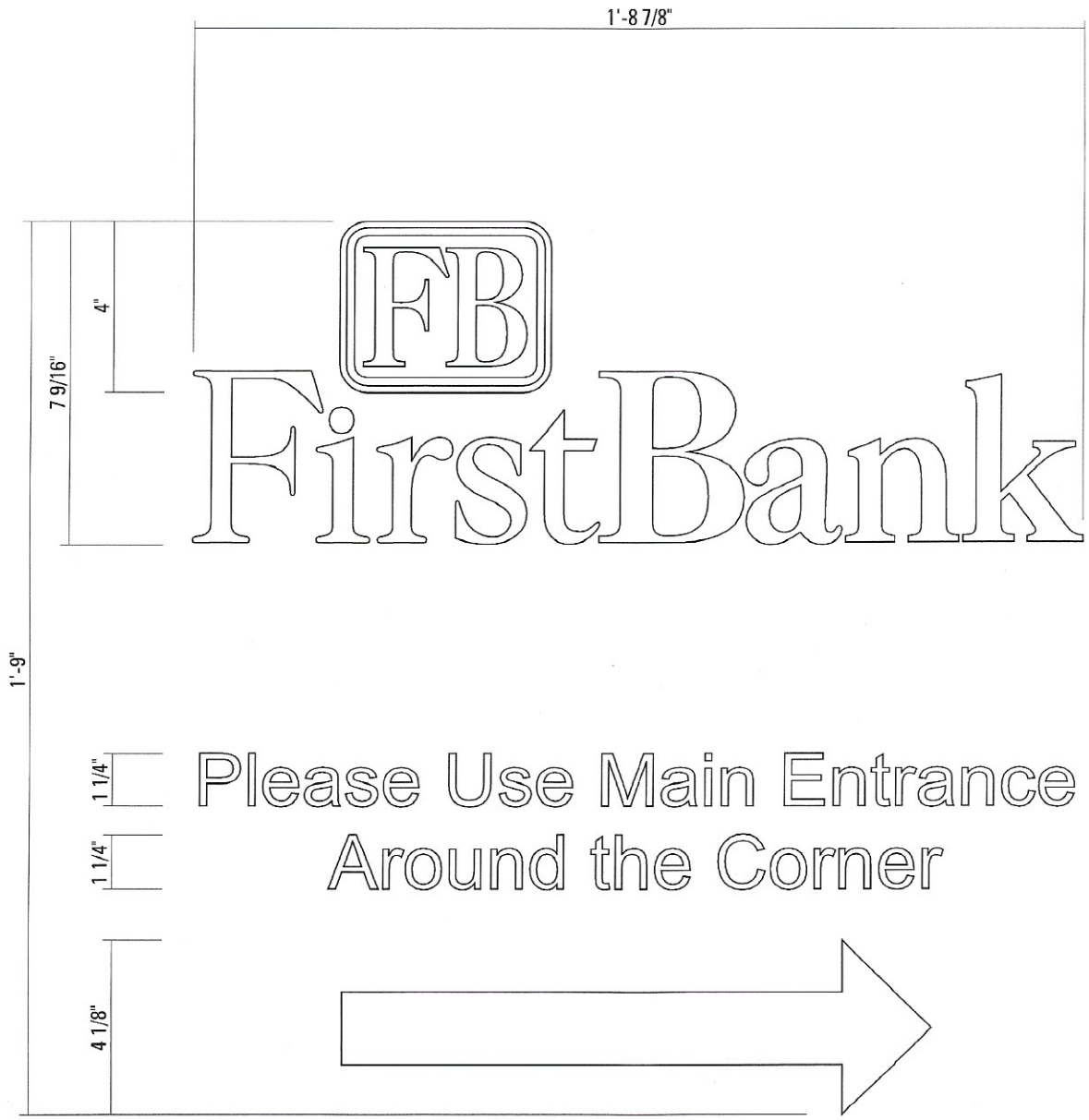


Remove existing vinyl from glass and dispose.

Clean glass.

Installation of new vinyl with arrow on glass.

VINYL GRAPHICS
1ST SURFACE WHITE VINYL



THE InSite Group
your brand management experts

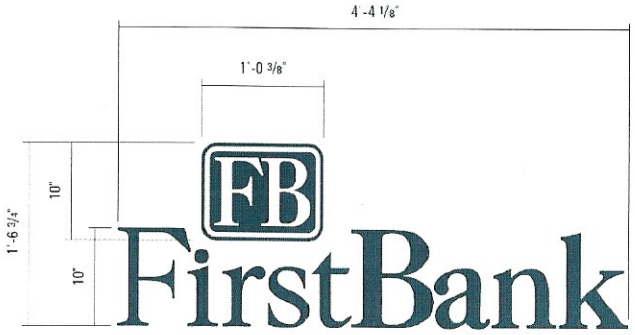
7675 Oak Ridge Highway • Knoxville, Tennessee 37931
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www.theinsitegroup.com

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File Name:	FBK90082
Drawing No.:	FBK90082_SA_PG2
Scale:	1:4
Date:	04AUG20

Non-illuminated Letterset





FBK-NI10BLS-FCO



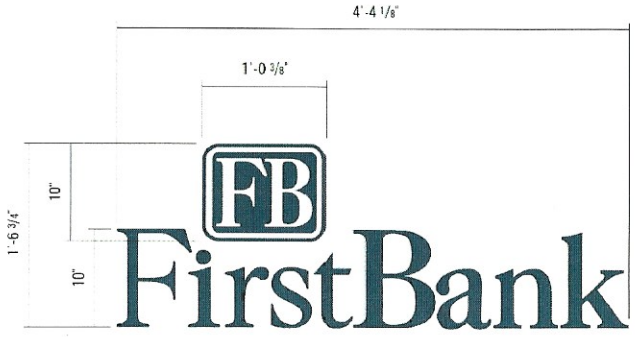
Remove existing non-illuminated letterset and dispose.

Complete appropriate wall restoration.

Installation of new non-illuminated letterset.

Non-illuminated Letterset





FBK-NI10BLS-FCO



Remove existing non-illuminated letterset and dispose.

Complete appropriate wall restoration.

Installation of new non-illuminated letterset.

Door Vinyl



Door Vinyl

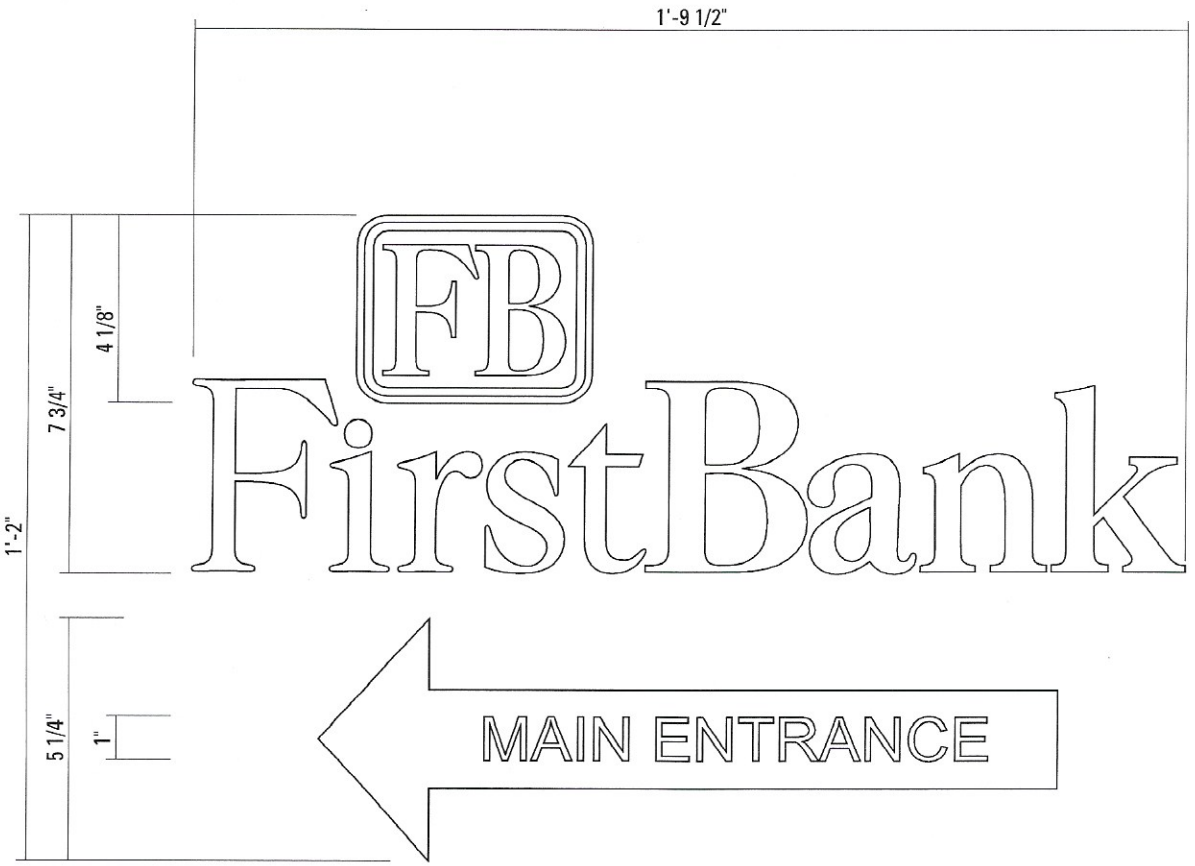


Remove existing vinyl from glass and dispose.

Clean glass.

Installation of new vinyl with arrow on glass.

VINYL GRAPHICS
1ST SURFACE WHITE VINYL



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File Name:	FBK90082
Drawing No.:	FBK90082_SA_PG4
Scale:	1:4
Date:	04AUG20

Custom



Reface



Reface existing A Frame sign.

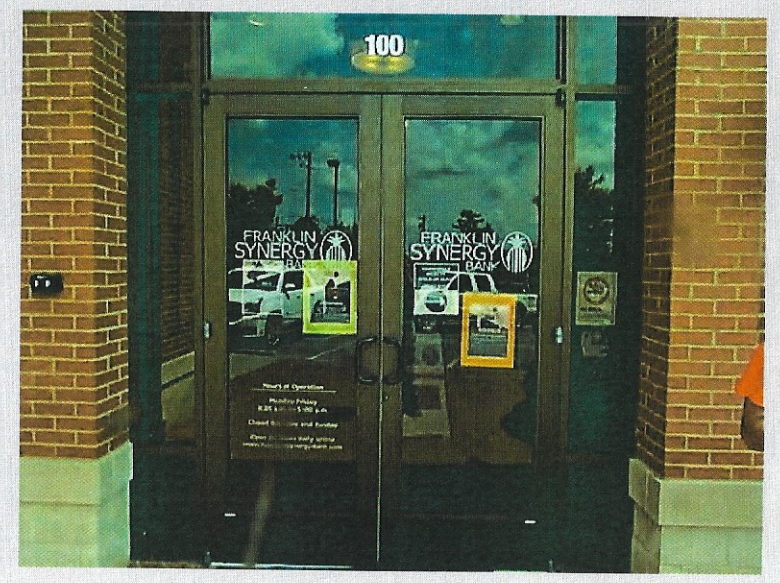

FRANKLIN
SYNERGY
BANK
34


FRANKLIN
SYNERGY
BANK
ATM


FRANKLIN
SYNERGY
BANK
ATM


RESERVED
PARKING
FRANKLIN
SYNERGY
BANK
AND
WALK-IN
CLINIC
ONLY
ALL OTHERS WILL BE TOWED AT OWNERS EXPENSE!


FRANKLIN
SYNERGY
BANK
Health
Walk-
Clinic


100
FRANKLIN
SYNERGY
BANK


FRANKLIN
SYNERGY
BANK


FRANKLIN
SYNERGY
BANK

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

Resolution 2020-98

PROJECT DESCRIPTION

Agreement with the City of Franklin to Adjust the Common Municipal Limits, South of General George Patton Drive to Incorporate Map 053F, Group A, Parcel 00200 Being Lot 2, Section Two of the Patton Business Park, Subdivision into the City of Brentwood

ZONING OF PROPERTY

N/A

APPLICANT NAME/ADDRESS

Ciy of Brentwood, P.O. Box 788, Brentwood, TN 37024-0788

Attachments

Final Staff Report

Resolution 2020-98

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 1:

RESOLUTION 2020-98 -- AN AGREEMENT WITH THE CITY OF FRANKLIN TO ADJUST THE COMMON MUNICIPAL LIMITS, SOUTH OF GENERAL GEORGE PATTON DRIVE TO INCORPORATE MAP 053F, GROUP A, PARCEL 00200, BEING LOT 2, SECTION TWO OF THE PATTON BUSINESS PARK, SUBDIVISION INTO THE CITY OF BRENTWOOD

Resolution 2020-98 requests approval of an agreement to adjust the contiguous municipal boundaries between the Cities of Brentwood and Franklin in the area south of General George Patton Drive. The proposal affects a portion of the Service Center property by relocating the current municipal boundary to the southerly boundary of Map 053F A 00200, which is owned by the City of Brentwood and includes buildings and other improvements to support Service Center operations.

The subject property is located in Franklin, immediately south of the Service Center and includes an area of 5.42 acres. Also, a segment of General George Patton Drive fronting the property, having a length of approximately 341 linear feet is included as part of the proposal. The area of the right-of-way for this segment of the road adds approximately 0.45 acres to the area of the proposal for a total of approximately 5.87 acres (5.42 + 0.45). The City will assume maintenance responsibilities of this segment of the roads, if the boundary adjustment is approved.

The City of Franklin Board of Mayor and Alderman (BOMA) will review the proposed boundary adjustment agreement at their regular meeting of October 13, 2020.

If the Board of Commissioners approves the boundary adjustment agreement, the City of Brentwood will begin the process to rezone the property to SI-3 (Service Institution -- Cultural, Recreational and Governmental).

The proposed agreement is authorized by state statute (T.C.A. § 6-51-302), which allows municipalities to adjust their adjoining boundaries by agreement in order to conform the boundaries to existing or proposed public right-of-way.

RECOMMENDATION:

Staff requests that the Planning Commission forward a recommendation of approval of Resolution 2020-98 to the Board of Commissioners.

RESOLUTION 2020-98

A RESOLUTION OF THE CITY OF BRENTWOOD, TENNESSEE TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF BRENTWOOD AND THE CITY OF FRANKLIN, TENNESSEE TO ADJUST A CONTIGUOUS BOUNDARY SEPARATING THE TWO CITIES IN THE AREA SOUTH OF GENERAL GEORGE PATTON DRIVE

WHEREAS, *Tennessee Code Annotated*, Section 6-51-302 allows municipalities to adjust their contiguous boundaries by agreement in certain circumstances; and

WHEREAS, the Cities of Brentwood and Franklin desire to adjust their boundaries southward so that the contiguous boundary will lie along the southern boundary of Map 053F Group A, Parcel 002.00 and approximately 341 linear feet of the right-of-way of General George Patton Drive.

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

SECTION 1. That the Mayor be and he is hereby authorized to execute an agreement by and between the City of Brentwood and the City of Franklin, Tennessee to adjust a contiguous boundary separating the two cities in the area south of General George Patton Drive, as shown in Exhibit A and a copy of said Boundary Adjustment Agreement both being attached hereto by reference.

SECTION 2. That this resolution 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

_____

MAYOR Rhea E. Little III

ADOPTED: _____

Approved as to form:

_____ _____

RECORDER Holly Earls

CITY ATTORNEY Kristen L. Corn

Exhibit A
Boundary Adjustment Map 53F Parcel 2



AGREEMENT CONCERNING ADJUSTMENT OF BOUNDARY
OF FRANKLIN AND BRENTWOOD AT 1750 GENERAL GEORGE PATTON DRIVE
COB Contract No. 2020-132
COF Contract No. 2020-0226

This Agreement is entered into by and between the City of Franklin ("Franklin") and the City of Brentwood ("Brentwood") pursuant to T.C.A. § 6-51-302, for the purpose of adjusting a contiguous boundary.

WHEREAS, the corporate limits of Franklin currently include certain property ("Property") adjacent to the southwest to 1750 General George Patton Drive, which is identified as Map 53F, Parcel 2 by the Register of Williamson County, Tennessee; and is depicted on Exhibit A, which is attached hereto; and

WHEREAS, this lot has been owned by Brentwood since 1995; and

WHEREAS, given the lot layout and its use, it would be more logically located within the corporate limits of Brentwood; and

WHEREAS, the parties agree that the contiguous boundary between Franklin and Brentwood should be adjusted in recognition of this ownership and to conform the boundary of the lot line.

NOW THEREFORE, in light of the foregoing recitals, which are incorporated herein by reference, Franklin and Brentwood agree as follows:

1. Upon execution of this Agreement, the northern boundary line of Franklin and the southern boundary line of Brentwood shall be adjusted so that the lot known as Map 53F, Parcel 2 by the Register of Williamson County, Tennessee, and the adjacent right-of-way (General George Patton Drive), shall be contained entirely within the corporate limits of Brentwood as depicted on Exhibit A, which is attached and made a part of this Agreement by reference.

Law Dept. approved 09.15.20

2. Brentwood will maintain the entire right-of-way (including both lanes of travel of General George Patton Drive) up to such point parallel with the corporate boundary line as depicted on Exhibit A, which is attached and made a part of this Agreement by reference.

This Agreement shall become binding upon the parties hereto only upon approval by each party's governing body.

CITY OF FRANKLIN

By: _____ Attest: _____
Ken Moore, Mayor Eric S. Stuckey, City Administrator

Date: _____

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

CITY OF BRENTWOOD

By: _____ Attest: _____
Rhea E. Little, III, Mayor Holly Earls, City Recorder

Date: _____

Approved as to Form:

_____
Kristen L. Corn, City Attorney

Law Dept. approved 09.15.20

RESOLUTION 2020-98

A RESOLUTION OF THE CITY OF BRENTWOOD, TENNESSEE TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF BRENTWOOD AND THE CITY OF FRANKLIN, TENNESSEE TO ADJUST A CONTIGUOUS BOUNDARY SEPARATING THE TWO CITIES IN THE AREA SOUTH OF GENERAL GEORGE PATTON DRIVE

WHEREAS, *Tennessee Code Annotated*, Section 6-51-302 allows municipalities to adjust their contiguous boundaries by agreement in certain circumstances; and

WHEREAS, the Cities of Brentwood and Franklin desire to adjust their boundaries southward so that the contiguous boundary will lie along the southern boundary of Map 053F Group A, Parcel 002.00 and approximately 341 linear feet of the right-of-way of General George Patton Drive.

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

SECTION 1. That the Mayor be and he is hereby authorized to execute an agreement by and between the City of Brentwood and the City of Franklin, Tennessee to adjust a contiguous boundary separating the two cities in the area south of General George Patton Drive, as shown in Exhibit A and a copy of said Boundary Adjustment Agreement both being attached hereto by reference.

SECTION 2. That this resolution 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

_____

MAYOR Rhea E. Little III

ADOPTED: _____

Approved as to form:

_____ _____

RECORDER Holly Earls CITY ATTORNEY Kristen L. Corn

Exhibit A
Boundary Adjustment Map 53F Parcel 2



AGREEMENT CONCERNING ADJUSTMENT OF BOUNDARY
OF FRANKLIN AND BRENTWOOD AT 1750 GENERAL GEORGE PATTON DRIVE
COB Contract No. 2020-132
COF Contract No. 2020-0226

This Agreement is entered into by and between the City of Franklin ("Franklin") and the City of Brentwood ("Brentwood") pursuant to T.C.A. § 6-51-302, for the purpose of adjusting a contiguous boundary.

WHEREAS, the corporate limits of Franklin currently include certain property ("Property") adjacent to the southwest to 1750 General George Patton Drive, which is identified as Map 53F, Parcel 2 by the Register of Williamson County, Tennessee; and is depicted on Exhibit A, which is attached hereto; and

WHEREAS, this lot has been owned by Brentwood since 1995; and

WHEREAS, given the lot layout and its use, it would be more logically located within the corporate limits of Brentwood; and

WHEREAS, the parties agree that the contiguous boundary between Franklin and Brentwood should be adjusted in recognition of this ownership and to conform the boundary of the lot line.

NOW THEREFORE, in light of the foregoing recitals, which are incorporated herein by reference, Franklin and Brentwood agree as follows:

1. Upon execution of this Agreement, the northern boundary line of Franklin and the southern boundary line of Brentwood shall be adjusted so that the lot known as Map 53F, Parcel 2 by the Register of Williamson County, Tennessee, and the adjacent right-of-way (General George Patton Drive), shall be contained entirely within the corporate limits of Brentwood as depicted on Exhibit A, which is attached and made a part of this Agreement by reference.

2. Brentwood will maintain the entire right-of-way (including both lanes of travel of General George Patton Drive) up to such point parallel with the corporate boundary line as depicted on Exhibit A, which is attached and made a part of this Agreement by reference.

This Agreement shall become binding upon the parties hereto only upon approval by each party's governing body.

CITY OF FRANKLIN

By: _____ Attest: _____
Ken Moore, Mayor Eric S. Stuckey, City Administrator

Date: _____

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

CITY OF BRENTWOOD

By: _____ Attest: _____
Rhea E. Little, III, Mayor Holly Earls, City Recorder

Date: _____

Approved as to Form:

_____
Kristen L. Corn, City Attorney

BRENTWOOD PLANNING COMMISSION **2.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-007

PROJECT DESCRIPTION

Revised Site Plan – Brentwood Baptist Church, 7777 Concord Road

Barge Cauthen & Associates requests approval to construct a 17,392 sq. ft. Special Needs Building located at the southern end of the existing building adjacent to the Connection Center. The exterior materials used on the addition will match those on the existing building and include:

1. *Pre-finished Cornice;*
2. *Aluminum Storefront Window System;*
3. *Red Face Brick, and*
4. *Ground face Concrete Masonry Unit (CMU) Banding and Base.*

The site provides a total of 1,082 parking space.An additional 300 parking spaces are provided through a long term agreement with the City. The provisions for shared parking are included in Section 78-459 of the Municipal Code.

ZONING OF PROPERTY

Zoning SI-1

APPLICANT NAME/ADDRESS

Mr. Matt Ellenberger, Barge Cauthen & Associates, 6606 Charlotte Pike, Suite 210, Nashville, TN 37209

Attachments

Final Staff Report
Site Notes
Existing Conditions
Demo Plans
Site Plan
Grading & Drainage
Utility Plan

Existing Conditions -- Building
Landscaping Plans
Rendering
Elevations
Exterior Building Materials

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 2:

REQUEST:	***REVISED SITE PLAN – BRENTWOOD BAPTIST CHURCH, 7777 CONCORD ROAD***
PROJECT NUMBER:	***BPC2009-007***
CURRENT ZONING:	***SI-1 -- SERVICE INSTITUTION -- (RELIGIOUS)***

GENERAL INFORMATION:

Barge Cauthen & Associates requests approval to construct a 17,392 sq. ft. Special Needs Building located at the southern end of the existing building adjacent to the Connection Center. The exterior materials used on the addition will match those on the existing building and include:

1. *Pre-finished Cornice;*
2. *Aluminum Storefront Window System;*
3. *Red Face Brick, and*
4. *Ground face Concrete Masonry Unit (CMU) Banding and Base.*

The site provides a total of 1,082 parking space. An additional 300 parking spaces are provided through a long term agreement with the City. The provisions for shared parking are included in Section 78-459 of the Municipal Code.

PROJECT LOCATION:

The subject property is located at 7777 Concord Road.

APPROVAL HISTORY:

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

CONDITIONS OF APPROVAL

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

1. The rendering shows a stamped or paver crosswalk. If included, show the improvement on site plan with the appropriate details.

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 **17** 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 **October 5, 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.

3. The appropriate permits shall be obtained before the start of construction.

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. Before a building permit can be issued, acceptable security shall be required to cover the cost of landscaping. The security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of the landscaping improvements. Upon the issuance of the Certificate of Occupancy the amount may be reduced to ten percent (10%) and converted to a maintenance bond for a period of one year to ensure that the vegetation remains as a living and viable screen.

7. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Municipal Code.

8. Ground and roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from public view per the requirements of Section 78-246 (l) of the zoning ordinance.

9. Unenclosed guarded service equipment on the exterior of building in commercial and service institution districts shall be limited to mandatory disconnects and metering equipment. All other service equipment shall be placed in an enclosed area of a structure.

10. Add the following note to the plans that are to be submitted for building permit review: "This document certifies that the building materials specified in the Planning Commission approval of this project (BPC2009-007) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.

11. 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 & Codes Department for review. Submit a signage package for review and approval. Banners and off site signage are not allowed per the sign ordinance.

12. 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.

13. Coordinate the following requirements with the Fire Marshal:

    - A supra lock box with a master key is required at the entrance of the building.
    - Landscaping or other site improvements shall not obstruct any fire protection equipment.
    - The Fire Department connection shall be no more than 100 feet from any fire hydrant.
    - The building shall have approved address numbers in a location that is plainly visible and legible from the streets on which the building fronts. The numbers shall contrast with the background of the building.
    - Fire lanes shall be established around the fire hydrant and fire department connection and marked with free standing signs with the words "FIRE LANE - NO PARKING OR STANDING."
    - The post indicator valve must be located a minimum of 40 feet from the building;
    - The pavement directly adjacent to the building should be capable of supporting the imposed load of fire apparatus (approximately 60,000 lbs.).

14. 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.

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

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

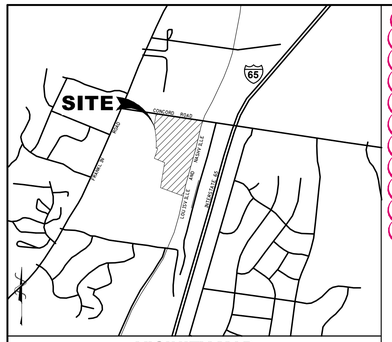
17. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 5, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

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

Sec. 78-459. Provisions for shared parking.

The planning commission may reduce the total parking spaces for a commercial or service institution development based on recommendations from the planning department if the peak parking demand times for the various tenants or users do not conflict or overlap. The planning commission may require the entity applying for shared parking consideration to furnish a copy of a written agreement, guaranteeing long-term use of the subject parking area. In no case shall the reduction exceed 20 percent of the total parking requirement for commercial tenants or users or 30 percent of the total parking requirement for service institution tenants or users.



VICINITY MAP
NOT TO SCALE

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: http://www.ada.gov/ U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

SITE DATA
MAP 29, PARCEL 7

ZONING DATA

EXISTING ZONING: SI-1

PROPOSED USE: SERVICE INSTITUTION - RELIGIOUS

GENERAL NOTES

GROUND SIGNS AND BUILDING SIGNS WILL BE SUBMITTED TO PLANNING STAFF FOR APPROVAL.

GENERAL CONTRACTOR SHALL COORDINATE WITH THE CITY PLANNING STAFF FOR THE EXACT LOCATION OF THE CONSTRUCTION ENTRANCE AND TRAILER.

PROPOSED CONSTRUCTION START DATE: OCTOBER 2020
PROPOSED COMPLETION DATE: OCTOBER 2021

ALL CONSTRUCTION TRAFFIC WILL ACCESS SITE BY WAY OF NOTED TEMPORARY CONSTRUCTION ACCESS DRIVE.

LEGEND

INDICATES PROPOSED HEAVY DUTY PAVEMENT

INDICATES PROPOSED CONCRETE

(#) INDICATES NUMBER OF PARKING SPACES PER BAY

SITE DATA

TOTAL LAND AREA	2,508,812 S.F.	57.59 ACRES	= 100 %
REQUIRED LANDSCAPE AREA	752,664 S.F.	17.28 ACRES	= 30 %
PROPOSED LANDSCAPE AREA	1,321,164 S.F.	30.32 ACRES	= 53 %
MAXIMUM BUILDING COVERAGE	878,084 S.F.	20.16 ACRES	= 35 %
PROPOSED BUILDING COVERAGE	342,676 S.F.	7.87 ACRES	= 13 %
PAVED AREA	844,975 S.F.	19.40 ACRES	= 34 %
TOTAL COVERAGE	1,187,651 S.F.	27.26 ACRES	= 47 %

BUILDING AREAS & PARKING

REQUIRED SPACES
1 SPACE / 4 SEATS IN WORSHIP AREAS
1 SPACE / 250 Sq. Ft.
HANDICAPPED : 20 PLUS 1 FOR EACH 100 OVER 1000 SPACES (11' x 18' W/ 5' AISLE)

SEATING	
EXISTING SANCTUARY SEATING AT 18"/SEATING IN PEWS	2,347
EXISTING CHOIR LOFT	158
EXISTING ORCHESTRA	45
EXISTING DEAF AUDITORIUM	261
EXISTING CHAPEL	305
SUBTOTAL	3116
SPACES 3116/4 = 779	779
AREA	
TOTAL MASTER PLAN (INCLUDING MECHANICAL RM.)	307,041
LESS SANCTUARY AREA (EXISTING)	28,790
LESS DEAF AUDITORIUM (EXISTING)	8,500
LESS CHAPEL (EXISTING)	6,382
LESS MECHANICAL ROOM (EXISTING)	10,356
ADD SPECIAL NEEDS BUILDING (PROPOSED)	17,392
SUBTOTAL :	270,405
SPACES 270,405/250 = 1082	1082
TOTAL SPACE REQUIRED (779 + 1082)	1864
TOTAL H.C. SPACES REQUIRED	29

PROVIDED PARKING SUMMARY

PROVIDED : 1770 SPACES (53 H.C.)
RENTED: 300 SPACES (FROM THE CITY OF BRENTWOOD)

TOTAL: 2,070 SPACES

BUILDING SETBACKS

FRONT (STREET)	FIFTY (125') FEET
REAR	TWENTY (75') FEET
SIDE	TWENTY (75') FEET

BRENTWOOD PLANNING COMMISSION SUBMITTAL DRAWING INDEX

C0.01 - CIVIL NOTES
C0.02 - EXISTING CONDITIONS
C0.03 - SITE DEMOLITION PLAN
C1.01 - SITE PLAN
C2.01 - GRADING & DRAINAGE PLAN
C3.01 - SITE UTILITY PLAN
C4.01 - CIVIL DETAILS
L1.0 - EXISTING CONDITION SHEET
L2.0 - LANDSCAPE PLAN SHEET
L3.0 - LANDSCAPE NOTES AND DETAIL SHEET

RENDERINGS
ELEVATIONS
EXTERIOR FINISHES

1

GENERAL DEMOLITION NOTES:

1. DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
2. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
3. THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
4. IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REROUTE AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
7. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
9. ALL BUILDINGS OUTSIDE OF THE DEMOLITION AREA SHALL BE PROTECTED.

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: X
FEMA MAP PANEL NUMBER: 47187C0206F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = VARIES
DATUM = NAVD 1988.

EXISTING CONDITIONS:
THE EXISTING CONDITIONS SHOWN HERE WITHIN ARE BASED ON THE SURVEY PREPARED BY CHERRY LAND SURVEYING, INC. (PROJ. 2011) DATED 08/21/2020. SEE SAID DOCUMENT FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

NOTE :
ALL WATER AND SANITARY SEWER SERVICES ARE NOT TO BE CONSTRUCTED WITHOUT FULL APPROVAL OF THE BRENTWOOD WATER AND SEWER DEPARTMENT.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE CERTIFICATION:

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR:
THE TOTAL DISTURBED AREA : ____ ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO THE CUMBERLAND RIVER IDENTIFIED BY TDEC AS:

[ ] IMPAIRED FOR SILTATION [ ] IMPAIRED FOR HABITAT ALTERATION
[ ] EXCEPTIONAL _____

SIGNATURE _____ DATE _____

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 OCTOBER 5, 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.

ADA NOTES:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

GENERAL NOTE : UTILITY CONFLICT
SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.

WHERE SEWER LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.

IN INSTANCES OF POTENTIAL CONFLICT BETWEEN PRESSURIZED UTILITY SERVICES (GAS AND WATER DISTRIBUTION SYSTEMS) AND GRAVITY UTILITY SERVICES (SANITARY AND STORM SEWER SYSTEMS) REQUIRED SEPARATION DISTANCES AS NOTED ABOVE MUST BE MAINTAINED. IN CASES OF CONFLICT IN ELEVATION, THE PRESSURIZED UTILITY SERVICE WILL YIELD IN ELEVATION TO THE GRAVITY SYSTEM, AND THE PRESSURIZED SYSTEM WILL BE RAISED OR LOWERED TO ALLEVIATE THE CONFLICT. AT NO TIME SHALL THE MINIMUM DEPTH OF COVER REQUIRED FOR THE PRESSURIZED UTILITIES BE REDUCED TO AVOID CONFLICT.

UTILITY NOTES:

1. WHERE UTILITY LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWER.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 4' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES AND WATER LINES.
8. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS AND GAS CONNECTIONS. UTILITY CONTRACTOR TO INSTALL PROPOSED UTILITIES TO WITHIN 5 FT. OF BUILDING LINE.
9. ALL SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE LOCAL UTILITY COMPANY.
10. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE LOCAL UTILITY COMPANY THE COST OF INSPECTION.
11. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED AND APPROVED.
12. INSPECTION CLEANOUTS TO BE INSTALLED ACCORDING TO THE LOCAL UTILITY COMPANY SPECIFICATIONS.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SEWER CUT SHEETS AS REQUIRED BY THE LOCAL UTILITY COMPANY.
14. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
15. COORDINATE MAIN LINE SEWER TAPS WITH THE LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
16. COORDINATE MAIN LINE WATER TAPS WITH THE LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
17. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY COMPANIES' DESIGN SPECIFICATIONS, LOCAL UTILITY COMPANIES' REQUIREMENTS TO SUPERSEDE ANY SPECIFICATIONS PROVIDED. CONTRACTOR SHALL BE KNOWLEDGEABLE OF LOCAL UTILITY REQUIREMENTS PRIOR TO BIDDING.
18. CONTRACTOR TO PROVIDE CONCRETE ANCHORS ON WATER AND SEWER MAINS IN ACCORDANCE WITH THE LOCAL UTILITY COMPANIES.

GRADING AND DRAINAGE NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL WITHIN SEVEN (7) DAY AFTER GRADING IS COMPLETE.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
    - 17.1. CONTOURS ON 1' INTERVALS
    - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN BIORETENTION AREAS
    - 17.3. SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
    - 17.4. DELINEATION OF PERVIOUS PAVEMENT AREAS
    - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
    - 17.6. LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.
20. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICAL, LITTER AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMIT.

GENERAL CONSTRUCTION NOTES :

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

EROSION CONTROL (EPSC) NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FROM CONTAMINATING ANY SITE DISCHARGE WATER.
11. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
12. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT/ MUD/ DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER/ WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
15. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH T.D.E.C. UPON FINAL STABILIZATION OF SITE.

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MATTHEW L. ELLENBURG
REGISTERED
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No. 109270
STATE OF TENNESSEE
09/22/2020

CIVIL NOTES
BRENTWOOD BAPTIST CHURCH
SPECIAL NEEDS BUILDING
7777 CONCORD ROAD
BRENTWOOD, TN 37027

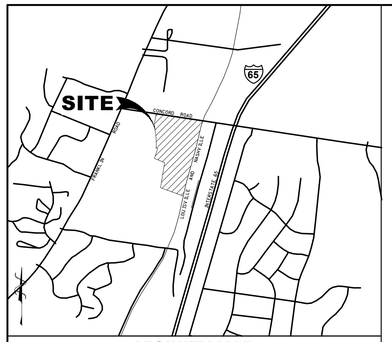
DATE	DESCRIPTION
09/08/2020	BRENTWOOD PLANNING COMMISSION
09/22/2020	BPC RESUBMITTAL

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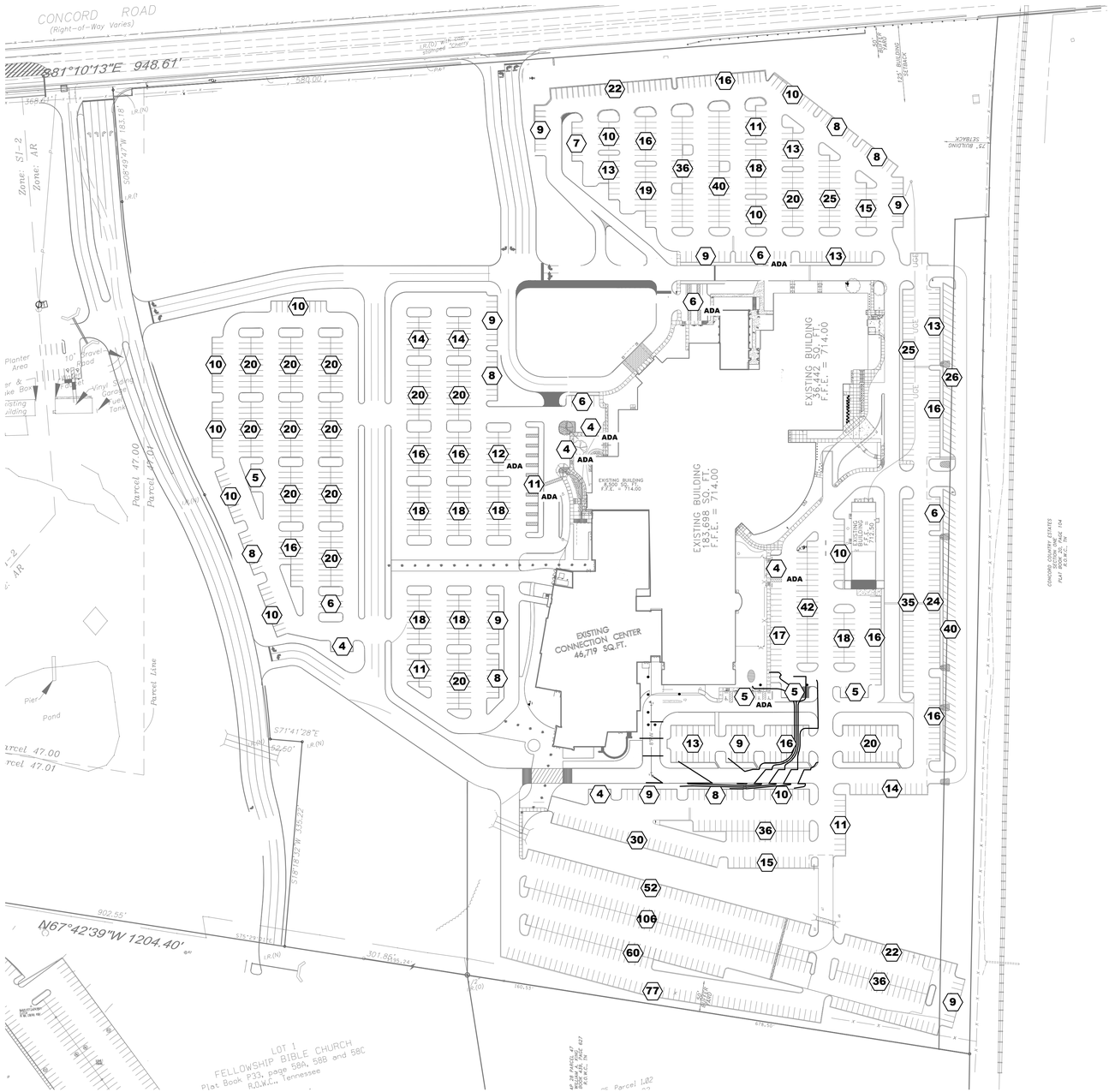
BCA JOB NO. 2566-02

P:\2566 BBC\2566-02\Dwg\DS-2566002-NOTES.dwg/C0.01 CIVIL NOTES



VICINITY MAP

NOT TO SCALE



STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

100' 0' 100' 200'

SCALE: 1" = 100'

(#) - INDICATES THE NUMBER OF PARKING SPACES PER BAY.

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REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 108270
STATE OF TENNESSEE

EXISTING CONDITIONS

BRENTWOOD BAPTIST CHURCH SPECIAL NEEDS BUILDING

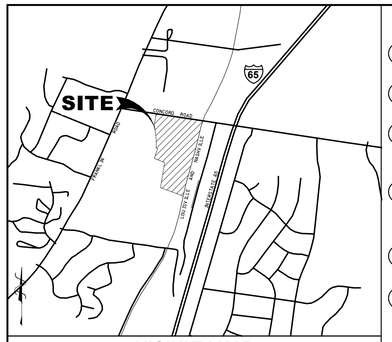
7777 CONCORD ROAD
BRENTWOOD, TN 37027

DESCRIPTION	DATE
BRENTWOOD PLANNING COMMISSION	09/08/2020

C0.02

BCA JOB NO. 2566-02

P:\2566 BBC\2566-02\Dwg\C0-256602-NOTES.dwg/C0.02 EXISTING CONDITIONS



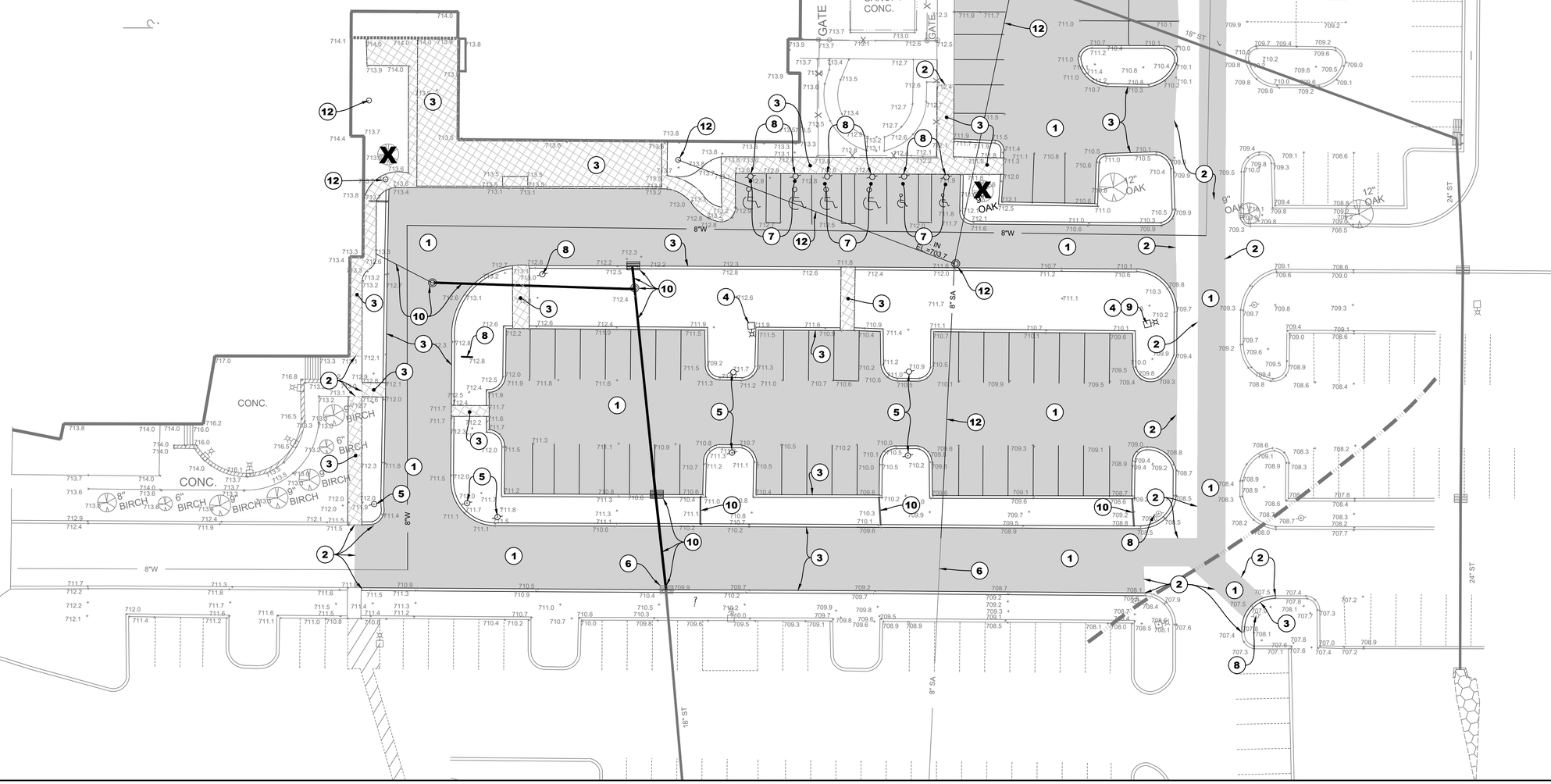
VICINITY MAP

NOT TO SCALE

KEYNOTE TABLE: DEMOLITION PLAN

1. COMPLETELY DEMOLISH FULL DEPTH OF EXISTING ASPHALT PAVEMENT SECTION AND PROPERLY DISPOSE OF OFF-SITE.
2. SAW-CUT EXISTING ASPHALT PAVEMENT SECTION / CONCRETE WALK / CURB ALONG THIS LINE AND REMOVE AS NOTED.
3. COMPLETELY DEMOLISH FULL DEPTH OF EXISTING CONCRETE WALK/CURB / STEPS AND PROPERLY DISPOSE OF OFF-SITE.
4. COMPLETELY DEMOLISH EXISTING UTILITY/LIGHT POLE AND ASSOCIATED FOUNDATIONS IN THEIR ENTIRETY AND PROPERLY DISPOSE OF OFF-SITE. PROPERLY TERMINATE ALL EXISTING UTILITY SERVICES. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
5. COMPLETELY DEMOLISH EXISTING BOLLARD, INCLUDING ALL FOUNDATIONS AND APPURTENANCES, IN ITS ENTIRETY AND PROPERLY DISPOSE OF OFF-SITE.
6. PROTECT EXISTING UTILITIES TO REMAIN.
7. COMPLETELY DEMOLISH EXISTING WHEEL STOPS AND DISPOSE OF OFFSITE. (TYP)
8. COMPLETELY DEMOLISH EXISTING SIGNAGE AND DISPOSE OF OFFSITE. (TYP)
9. CONTRACTOR TO PROTECT OR RELOCATE ALL HORIZONTAL CONTROL POINTS AND VERTICAL BENCHMARKS.
10. COMPLETELY DEMOLISH EXISTING STORM SEWER SYSTEM AND PROPERLY DISPOSE OF OFFSITE. PERMANENTLY REPAIR EXISTING STORM SEWER STRUCTURE TO REMAIN
11. SAW CUT EXISTING SANITARY SEWER SYSTEM AT THIS POINT. REFER TO SITE UTILITY PLAN (C301) FOR ADDITIONAL INFORMATION.
12. COMPLETELY DEMOLISH EXISTING SANITARY SEWER SYSTEM AND PROPERLY DISPOSE OF OFF-SITE.
13. COMPLETELY DEMOLISH EXISTING WATER LINE AND DISPOSE OF OFF-SITE. REFER TO SITE UTILITY PLAN(C3.01) FOR ADDITIONAL INFORMATION.

X COMPLETELY DEMOLISH AND REMOVE EXISTING TREE TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE. COMPLETELY BACKFILL AND COMPACT ALL VOIDS RESULTING FROM DEMOLITION ACTIVITIES.



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COMMERCIAL
INDUSTRIAL
No. 109270
STATE OF TENNESSEE
09/08/2020

SITE DEMOLITION PLAN
BRENTWOOD BAPTIST CHURCH SPECIAL NEEDS BUILDING
7777 CONCORD ROAD
BRENTWOOD, TN 37027

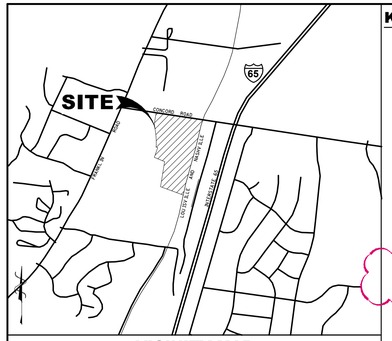
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C0.03

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P:\2566 BWC\2566-02\Dwg\C0.03 SITE DEMOLITION PLAN.dwg\C0.03 SITE DEMOLITION PLAN

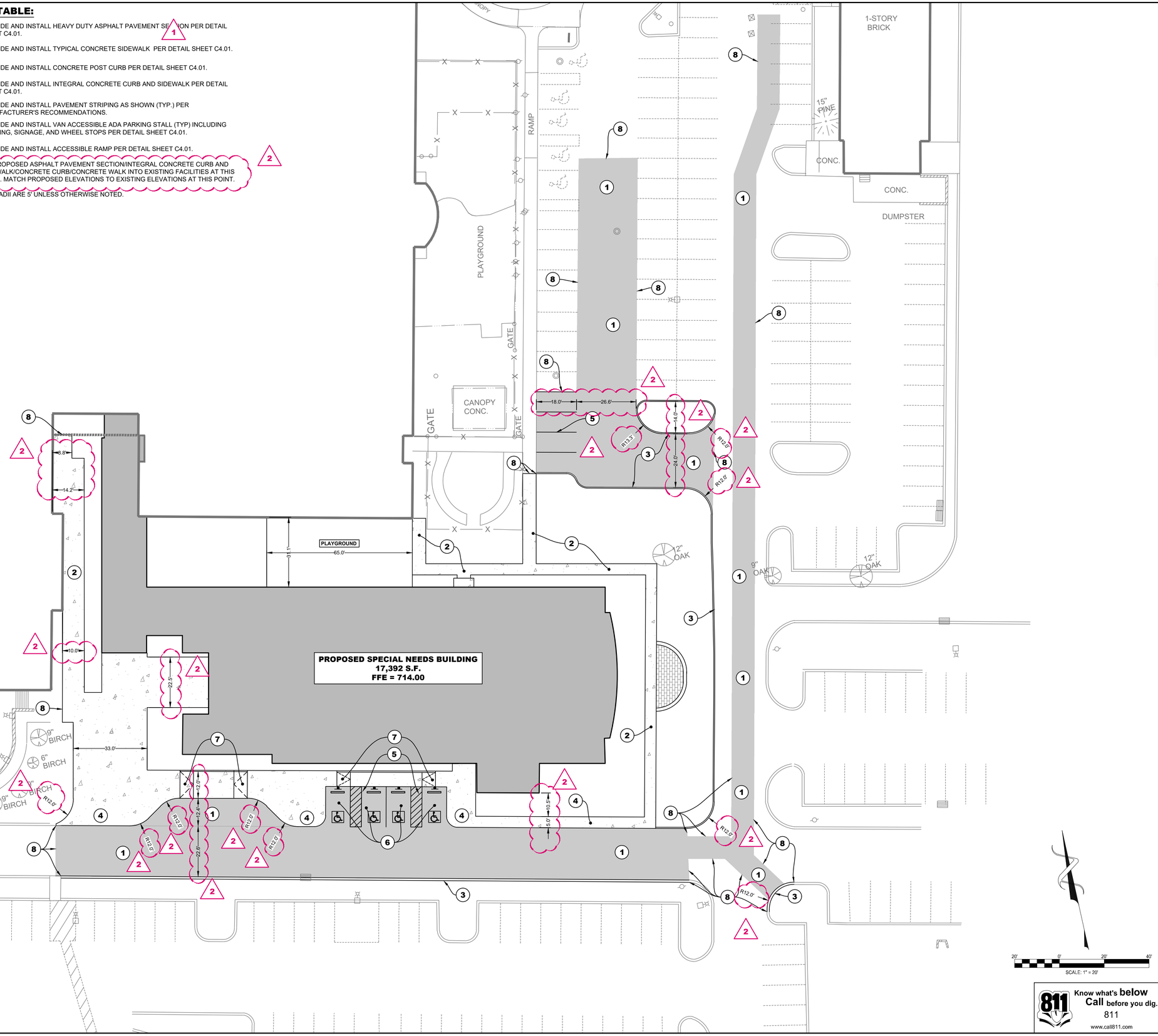


VICINITY MAP
NOT TO SCALE

KEYNOTE TABLE:

1. PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT SECTION PER DETAIL SHEET C4.01.
2. PROVIDE AND INSTALL TYPICAL CONCRETE SIDEWALK PER DETAIL SHEET C4.01.
3. PROVIDE AND INSTALL CONCRETE POST CURB PER DETAIL SHEET C4.01.
4. PROVIDE AND INSTALL INTEGRAL CONCRETE CURB AND SIDEWALK PER DETAIL SHEET C4.01.
5. PROVIDE AND INSTALL PAVEMENT STRIPING AS SHOWN (TYP.) PER MANUFACTURER'S RECOMMENDATIONS.
6. PROVIDE AND INSTALL VAN ACCESSIBLE ADA PARKING STALL (TYP) INCLUDING STRIPING, SIGNAGE, AND WHEEL STOPS PER DETAIL SHEET C4.01.
7. PROVIDE AND INSTALL ACCESSIBLE RAMP PER DETAIL SHEET C4.01.
8. TIE PROPOSED ASPHALT PAVEMENT SECTION/INTEGRAL CONCRETE CURB AND SIDEWALK/CONCRETE CURB/CONCRETE WALK INTO EXISTING FACILITIES AT THIS POINT. MATCH PROPOSED ELEVATIONS TO EXISTING ELEVATIONS AT THIS POINT.

ALL RADII ARE 5' UNLESS OTHERWISE NOTED.



SCALE: 1" = 20'

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No. 109270
STATE OF TENNESSEE

DATE	DESCRIPTION
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09/16/2020	RFI RESPONSES
09/22/2020	BPC RESUBMITTAL

SITE PLAN

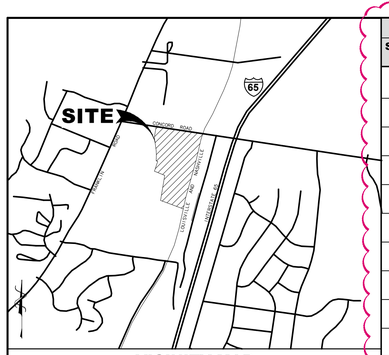
BRENTWOOD BAPTIST CHURCH SPECIAL NEEDS BUILDING

7777 CONCORD ROAD
BRENTWOOD, TN 37027

C1.01

BCA JOB NO. 2566-02

P:\2566 BBC\2566-02\Dwg\C1-2566SD_SITE.dwg-C1.01 SITE PLAN



VICINITY MAP

NOT TO SCALE

KEYNOTE TABLE:

1. PROVIDE AND INSTALL NYLOPLAST DRAIN BASIN.
2. PROVIDE AND INSTALL SINGLE CURB INLET PER DETAIL SHEET C4.01
3. PROVIDE AND INSTALL BIORETENTION OUTLET STRUCTURE PER DETAIL SHEET C4.01
4. PROVIDE AND INSTALL 15" STORM SEWER PER STORM STRUCTURE TABLE AND STORM PIPE STRUCTURE TABLE.
5. PROVIDE AND INSTALL 18" STORM SEWER PER STORM STRUCTURE TABLE AND STORM PIPE STRUCTURE TABLE.
6. PROVIDE AND INSTALL CONCRETE HEADWALL PER DETAIL SHEET C4.01
7. PROVIDE AND INSTALL 750 S.F. BIORETENTION AREA PER DETAIL SHEET C4.01
8. CONNECT PROPOSED STORM SEWER TO EXISTING STORM SEWER STRUCTURE AT THIS POINT.

STORM STRUCTURE SCHEDULE

STRUCTURE NUMBER	TYPE	CASTING	RIM	I.E. (IN)	I.E. (OUT)
1	HEADWALL	-----	------	-------	703.30
2	NYLOPLAST DRAIN BASIN	DOME	708.50	705.25	705.25
3	HEADWALL	----	------	-------	708.00
4	NYLOPLAST DRAIN BASIN	DOME	710.95	708.54	708.54
5	NYLOPLAST DRAIN BASIN	DOME	712.55	708.97	708.97
6	NYLOPLAST DRAIN BASIN	DOME	712.95	709.14	709.74
7	NYLOPLAST DRAIN BASIN	STANDARD	713.15	709.74	709.14
8	CURB INLET	PER DETAIL	711.35	706.35	706.35
9	NYLOPLAST DRAIN BASIN	STANDARD	713.15	708.09	708.09
10	NYLOPLAST DRAIN BASIN	DOME	713.05	708.29	708.29
11	NYLOPLAST DRAIN BASIN	DOME	713.25	708.66	708.6600
12	NYLOPLAST DRAIN BASIN	DOME	713.45	709.20	709.20
13	NYLOPLAST DRAIN BASIN	DOME	713.70	709.74	709.74

NOTE: JBS = JOHN BOUCHARD; SEE SHEET C4.01 FOR STRUCTURE DETAILS. CONTRACTOR TO VERIFY CASTING NUMBERS PRIOR TO ORDERING.

(#) INDICATES STRUCTURE NUMBER ON PLANS

STORM PIPE SCHEDULE

PIPE PATH	SIZE (IN.)	TYPE	SLOPE (%)	LENGTH (L.F.)
2-1	18	1	1.70	115
7-6	15	2	0.57	106
6-5	15	2	0.57	30
5-4	15	2	0.57	76
4-3	15	2	0.57	94
13-12	15	2	1.85	29
12-11	15	2	1.85	29
11-10	15	2	1.85	20
10-9	15	2	1.85	11
9-8	18	1	1.85	94
8-EX1	18	1	1.85	84

TYPE 1 = RCP, CL-III
TYPE 2 = HDPE

PROPOSED SPECIAL NEEDS BUILDING
17,392 S.F.
FFE = 714.00

CANOPY CONC.

PLAYGROUND

RAMP

ASPHALT

CONC.

DUMPSTER

GRASS

MANHOLE T.C. EL.=711.8 INV. EL.=708.1

MANHOLE T.C. EL.=712.0 INV. EL.=706.2

MANHOLE T.C. EL.=707.2 INV. EL.=701.0

CURB INLET (SIN) T.C. EL.=709.9 INV. EL.=704.8

CURB INLET (SIN) T.C. EL.=707.5 INV. EL.=704.7

CURB INLET (SIN) T.C. EL.=707.5 INV. EL.=704.5

BM–CHISELED SQ ON LIGHT POLE EL.=712.10

100 YEAR FLOOD LINE

24" RCP INV. EL.=7

RIP RAP (TYP.)

SCALE: 1" = 20'

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No. 109270
STATE OF TENNESSEE

GRADING & DRAINAGE PLAN

BRENTWOOD BAPTIST CHURCH SPECIAL NEEDS BUILDING

7777 CONCORD ROAD
BRENTWOOD, TN 37027

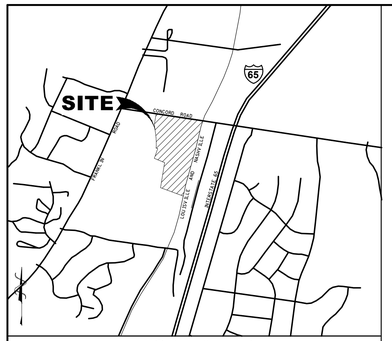
DATE	DESCRIPTION
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09/16/2020	RFI RESPONSES

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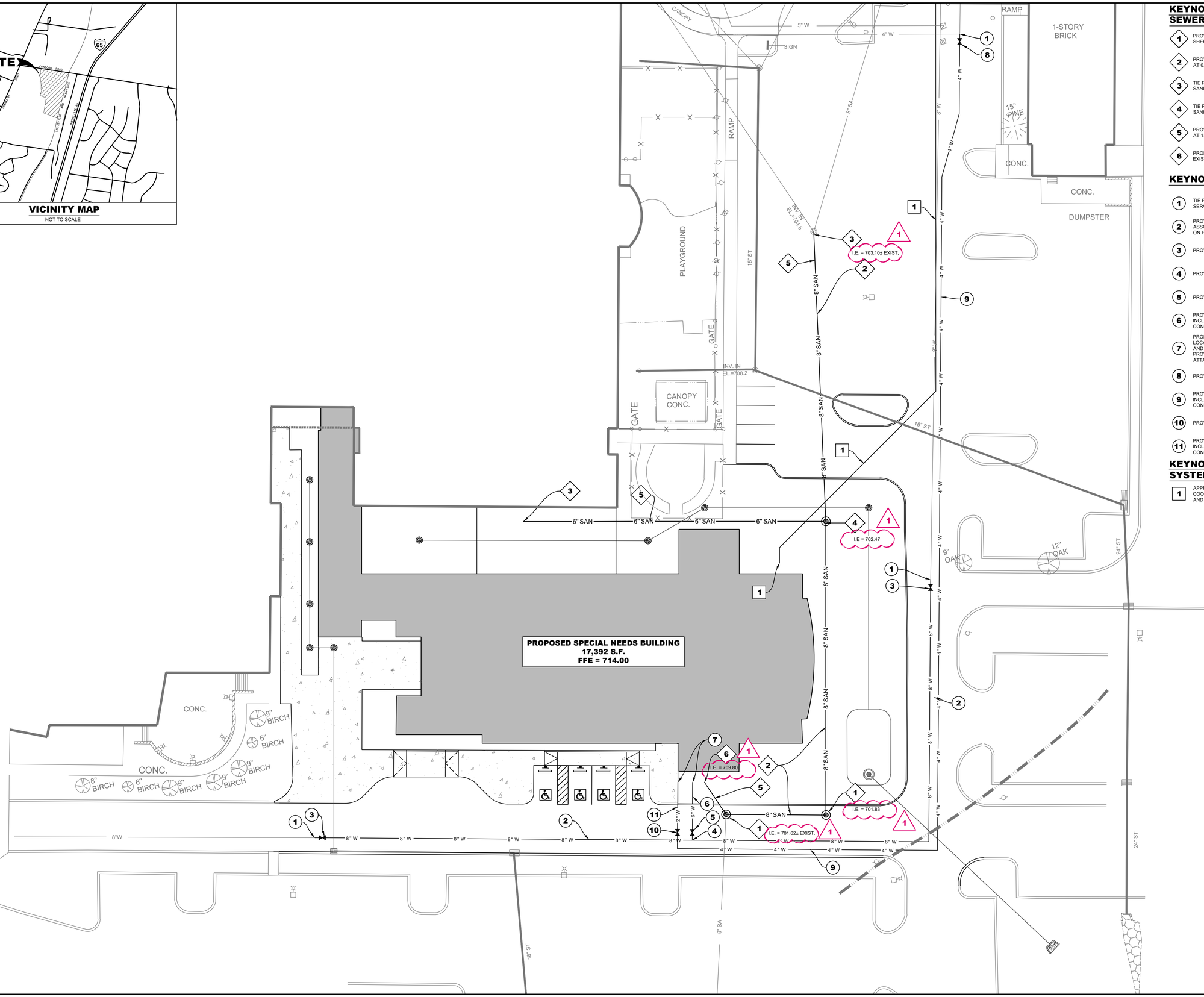
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BCA JOB NO. 2566-02

P:\2566 BBC\2566-02\Dwg\C2-256602-GRADING.dwg-C2.01 GRADING & DRAINAGE PLAN



VICINITY MAP
NOT TO SCALE



KEYNOTE TABLE: SANITARY SEWER SYSTEM

1. PROVIDE INSTALL SANITARY SEWER MANHOLE PER DETAIL SHEET C4.01
2. PROVIDE AND INSTALL 8" PVC SDR-35 SANITARY SEWER SERVICE AT 0.40% MINIMUM SLOPE.
3. TIE PROPOSED SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER SERVICE AT THIS POINT.
4. TIE PROPOSED 6" SANITARY SEWER SERVICE TO PROPOSED 8" SANITARY SEWER SERVICE AT THIS POINT.
5. PROVIDE AND INSTALL 6" PVC SDR-35 SANITARY SEWER SERVICE AT 1.00% MINIMUM SLOPE.
6. PROPOSED BUILDING SERVICE LOCATION. COORDINATE EXISTING LOCATION AND SIZE WITH PLUMBING DRAWINGS

KEYNOTE TABLE: WATER SYSTEM

1. TIE PROPOSED 8" WATER SERVICE TO EXISTING 8" WATER SERVICE AT THIS POINT.
2. PROVIDE AND INSTALL 8" WATER SERVICE, INCLUDING ALL ASSOCIATED BENDS, FITTINGS AND CONNECTIONS AS SHOWN ON PLANS.
3. PROVIDE AND INSTALL 8" GATE VALVE.
4. PROVIDE AND INSTALL 8" x 6" TEE.
5. PROVIDE AND INSTALL 6" GATE VALVE
6. PROVIDE AND INSTALL 6" FIRE PROTECTION WATER SERVICE, INCLUDING ALL ASSOCIATED BENDS, FITTINGS AND CONNECTIONS AS SHOWN ON PLANS.
7. PROPOSED BUILDING SERVICE LOCATION. COORDINATE EXACT LOCATION AND SIZE WITH PLUMBING/MECHANICAL DRAWINGS AND CONTRACTOR PRIOR TO START OF CONSTRUCTION. PROVIDE AND INSTALL APPROPRIATE WATER FITTING TO ATTACH TO BUILDING WATER.
8. PROVIDE AND INSTALL 4" GATE VALVE
9. PROVIDE AND INSTALL 4" DOMESTIC WATER SERVICE, INCLUDING ALL ASSOCIATED BENDS, FITTINGS AND CONNECTIONS AS SHOWN ON PLANS.
10. PROVIDE AND INSTALL 2" GATE VALVE
11. PROVIDE AND INSTALL 2" DOMESTIC WATER SERVICE, INCLUDING ALL ASSOCIATED BENDS, FITTINGS AND CONNECTIONS AS SHOWN ON PLANS.

KEYNOTE TABLE: UTILITY SYSTEMS

1. APPROXIMATE LOCATION OF NATURAL GAS SERVICE. COORDINATE EXACT LOCATION WITH PIEDMONT NATURAL GAS AND THE PLUMBING/MECHANICAL CONTRACTOR.

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STATE OF TENNESSEE

SITE UTILITY PLAN

BRENTWOOD BAPTIST CHURCH SPECIAL NEEDS BUILDING

7777 CONCORD ROAD
BRENTWOOD, TN 37027

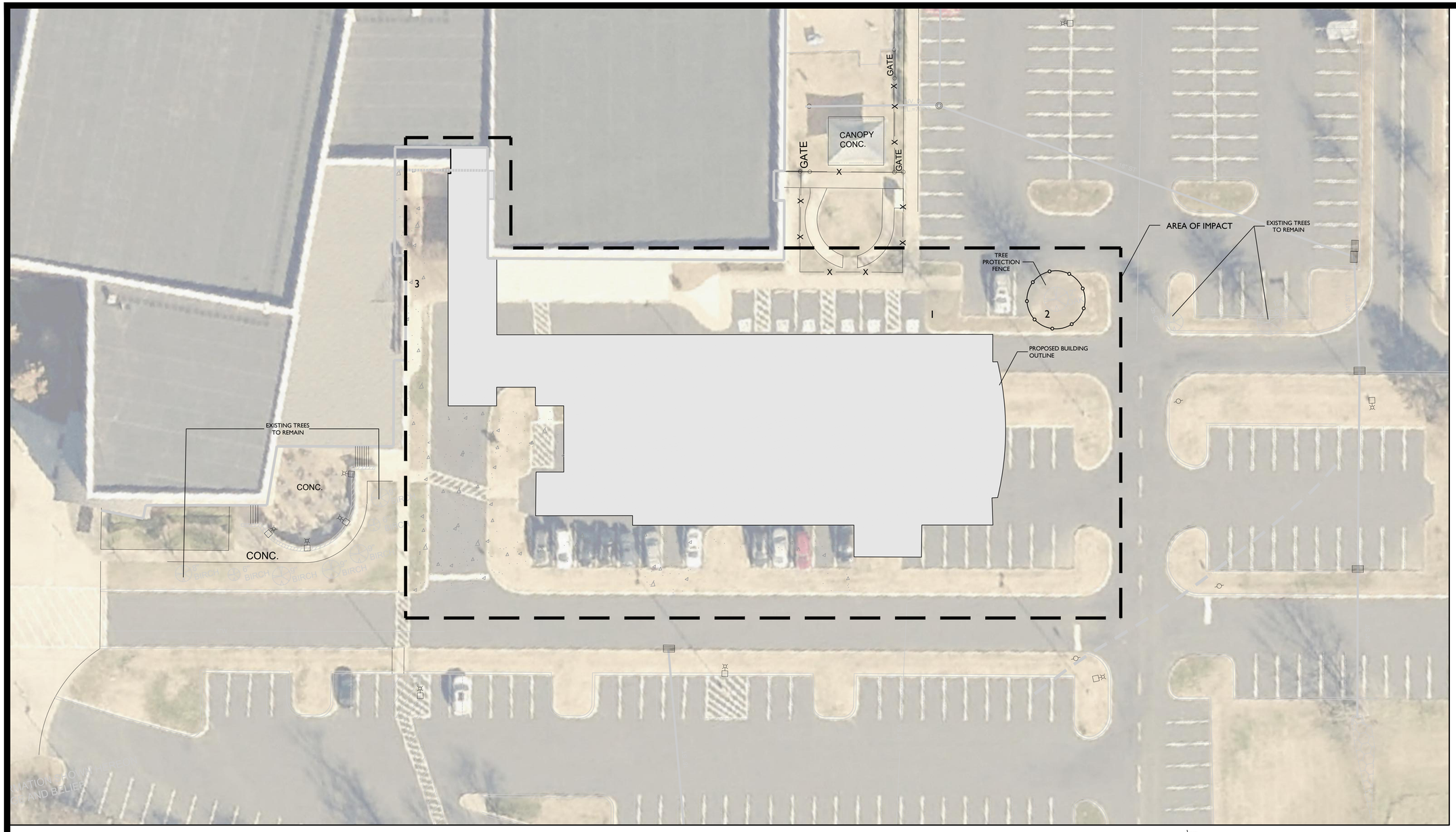
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P:\2566 BBC\2566-02\Dwg\C3-256602-UTILITY.dwg-C3.01 SITE UTILITY PLAN



TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

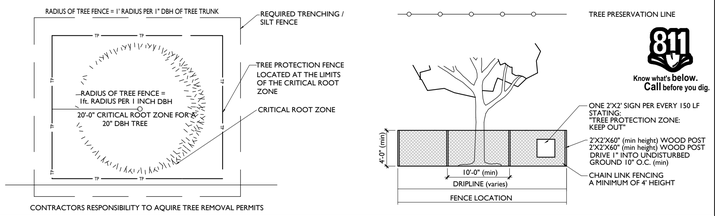
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE PROTECTION FENCING DETAILS (NTS):



TREES WITHIN AREA OF IMPACT, 6" DBH AND GREATER

NUMBER	TYPE	SIZE	STATUS
1	OAK	9"	REMOVED
2	OAK	12"	RETAINED
3	BIRCH	9"	REMOVED

TOTAL TREE INCHES REMOVED: 18"

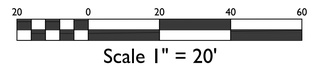
GREEN SPACE CALCULATION

THE GREEN SPACE CALCULATION IS REPRESENTATIVE OF THE AREA OF IMPACT ONLY.

EXISTING GREEN SPACE (PARKING LOT ISLANDS) : 11,368 sf

PROPOSED GREEN SPACE (BUILDING PERIMETER, PLAYGROUND, AND OUTDOOR CLASSROOM: 11,053 sf





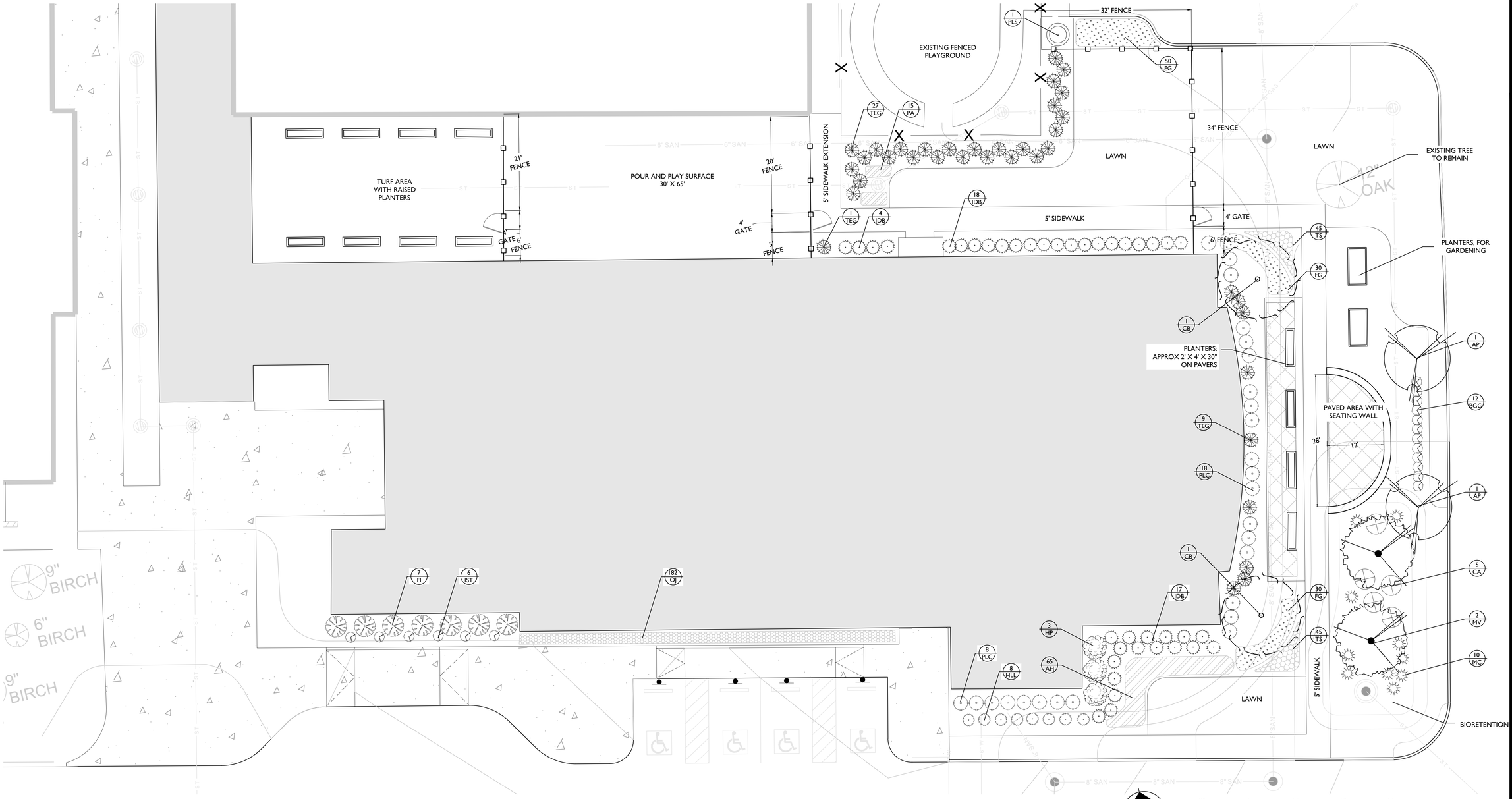
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRENTWOOD BAPTIST CHURCH
SPECIAL NEEDS BUILDING
7777 Concord Lane
Brentwood, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT

Revision Date
1 9/22/2020
2
3
4

EXISTING CONDITIONS
SHEET
L1.0



QTY
SYM

PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE / HEIGHT	SPACING	NOTES
TREES						
2	AP	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6'-8'		
2	CB	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	10'-12'		
2	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	10'-12'		
SHRUBS						
12	BGG	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18"	24" O.C.	
5	CA	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	24"	5' O.C.	
7	FI	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA	24"	AS SHOWN	
3	HP	HYDRANGEA PANICULATA 'PHANTOM'	PHANTOM PANICLE HYDRANGEA	30"	5' O.C.	
8	HLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	24"	3' O.C.	
37	TEG	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	4'-5'	30" O.C.	
39	IDB	ILEX CORNUTA 'DWARF BURFORD'	DWARD BURFORD HOLLY	30"	36" O.C.	
6	IST	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	18"	AS SHOWN	
1	PLS	PRUNUS LAUROCERASUS 'SCHIPANSIS'	SCHIP CHERRY LAUREL	30"	5' O.C.	
26	PLC	PRUNUS LAUROCERASUS 'CHESTNUT HILL'	CHESTNUT HILL CHERRY LAUREL	24"	36" O.C.	
PERENNIALS / GRASSES						
65	AH	AMSONIA HUBRICHTII	HUBRICHT'S BLUESTAR	1 GALLON	18" O.C.	
110	FG	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GALLON	18" O.C.	OR SIMILAR VARIETY
10	MC	MUHLENBERGIA CAPALLARIS	PINK MUHLY GRASS	3 GALLON	36" O.C.	
180	OJ	OPHIOPOGON JAPONICUS	MONDO GRASS	4" POT	12" O.C.	
15	PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GALLON	18" O.C.	
90	TS	THYMUS SERPYLLUM	CREEPING THYME	4" POT	12" O.C.	

GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRENTWOOD BAPTIST CHURCH
SPECIAL NEEDS BUILDING
7777 Concord Lane
Brentwood, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 328 STATE OF TENNESSEE

Revision Date
1 9/22/2020
2
3
4

LANDSCAPE PLAN
SHEET
L1.1

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF BRENTWOOD FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 2 INCHES OF ORGANIC MULCH. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

TREE PROTECTION GENERAL NOTES:

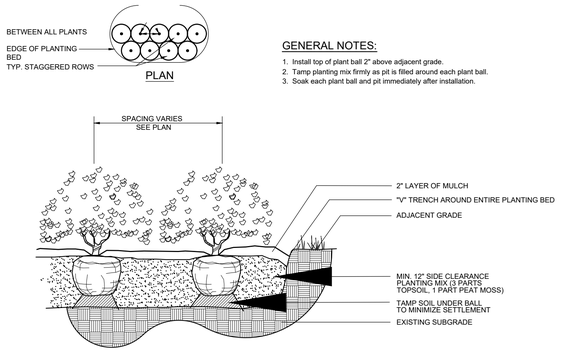
1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF BRENTWOOD IS REQUIRED PRIOR TO GRADING PERMIT.

3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.

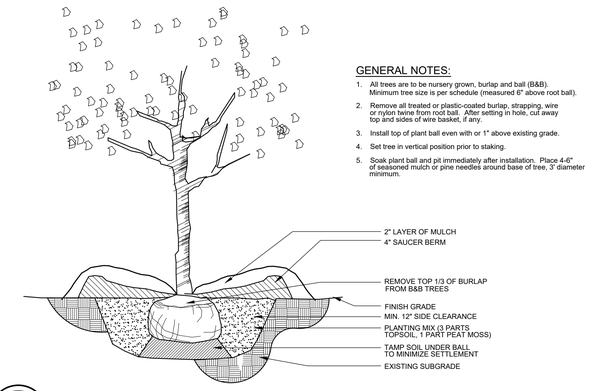
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.



GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.

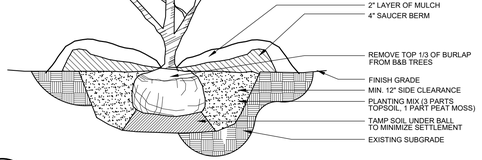
1 / L3.0 SHRUB PLANTING
PLAN/ SECTION — NTS



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

3 / L3.0 SINGLE TRUNK DECIDUOUS TREE
SECTION — NTS



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

2 / L3.0 UNDERSTORY TREE
SECTION — DETAIL # NTS

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

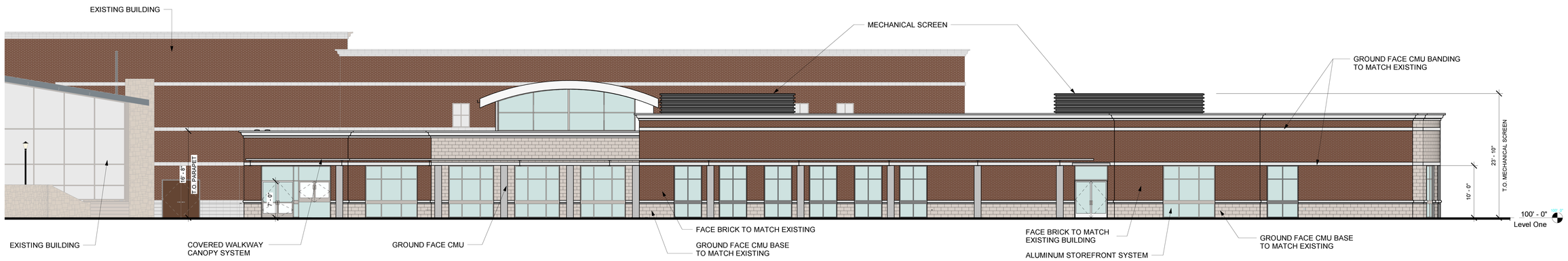
BRENTWOOD BAPTIST CHURCH
SPECIAL NEEDS BUILDING
7777 Concord Lane
Brentwood, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
5-7-20

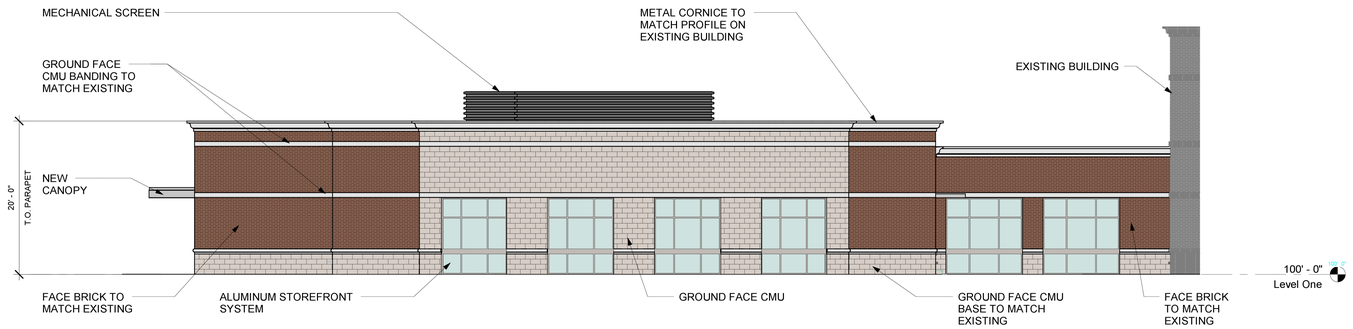
Revision Date
1 9/22/2020
2
3
4

LANDSCAPE NOTES AND DETAILS
SHEET
L1.2

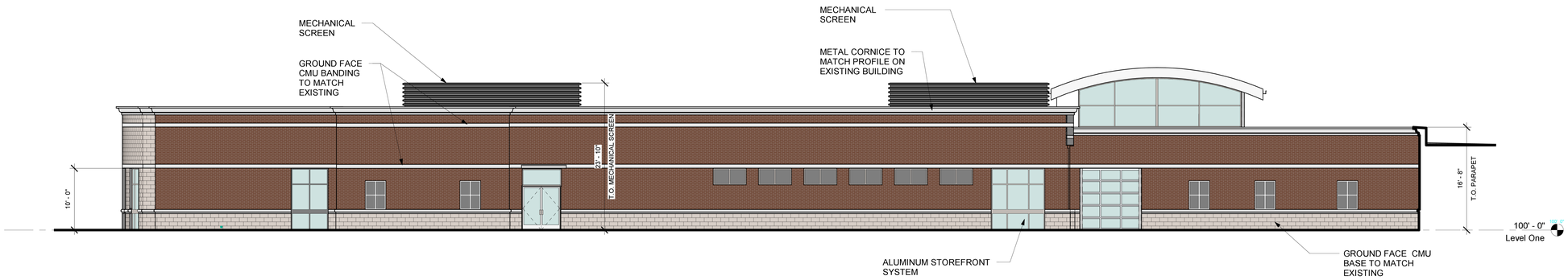

Brentwood Baptist
HH



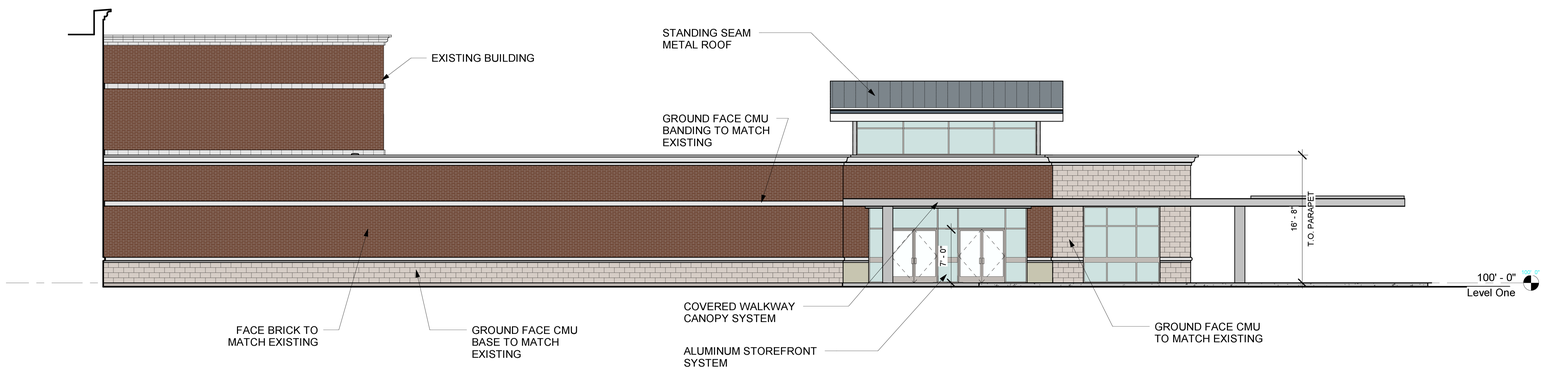
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

BUILDING ELEVATIONS
Scale: 1/8" = 1'-0"

2002
HH

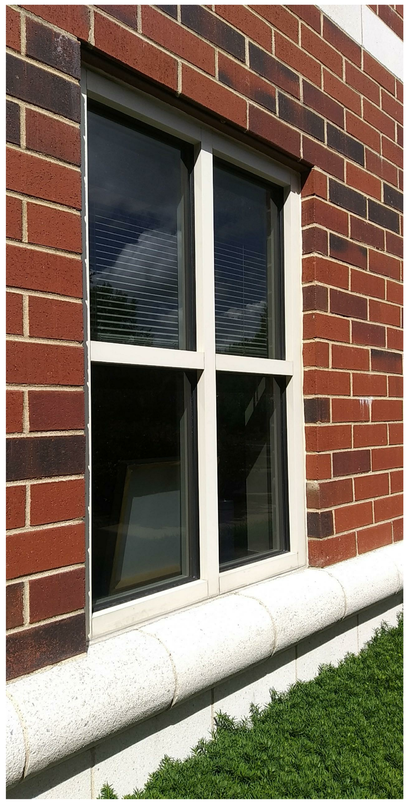
SPECIAL NEEDS BUILDING

BRENTWOOD BAPTIST CHURCH

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E WOODY, REGISTRATION NUMBER TN 104287, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

09/08/20













EXTERIOR MATERIALS TO MATCH EXISTING BUILDING

2002

HH

SPECIAL NEEDS BUILDING

BRENTWOOD BAPTIST CHURCH

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E WOODY, REGISTRATION NUMBER TN 104287, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

09/08/2020

BRENTWOOD PLANNING COMMISSION **3.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

BPC2009-009

PROJECT DESCRIPTION

Preliminary Plan – Delfino Subdivision, FKA Dolphin Club, 502 Wilson Pike

Dale & Associates requests approval of a preliminary plan that proposes five lots on approximately 10 acres.

The applicant will be requesting that the Planning Commission, as part of their review vote to approve the relocation of tress outside the buffers to other areas of the subdivision, per Section 78-512(b)5c of the Code.

ZONING OF PROPERTY

Zoning R-2

APPLICANT NAME/ADDRESS

Mr. Adam Seger, Dale & Associates, 516 Heather Place, Nashville, TN 37204

Attachments

Final Staff Report

Prelimionary Plan -- with Revised Landscaping Plan -- 9-30

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, OCTOBER 5, 2020 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 3:

REQUEST:	***PRELIMINARY PLAN – DELFINO SUBDIVISION, FKA DOLPHIN CLUB***
PROJECT NUMBER:	***BPC2009-009***
CURRENT ZONING:	***R-2 -- SUBURBAN RESIDENTIAL***

GENERAL INFORMATION:

Dale & Associates requests approval of a preliminary plan that proposes five lots on approximately 10 acres.

The applicant will be requesting that the Planning Commission, as part of their review vote to approve the relocation of tress outside the buffers to other areas of the subdivision, per Section 78-512(b)5c of the Code.

PROJECT LOCATION:

The subject property is located at 502 Wilson Pike.

APPROVAL HISTORY:

At its regular meeting of August 24, 2020, the Board of Commissioners voted to approve Ordinance 2020-08 on second and final reading.

At its regular meeting of August 10, 2020, the Board of Commissioners conducted the required Public Hearing for Ordinance 2020-08. Two citizens spoke as part of the public hearing;

The Planning Commission conducted its review of the rezoning request as part of its August 3rd agenda and voted ten for and zero against (10-0) to recommend approval of the request to the Board of Commissioners. Please refer to the review memorandum, attached below.

The community meeting was conducted on July 30th at the Library. A total of 10 citizens attended the meeting. There were no major concerns expressed by the attendees. A summary of the meeting is attached below.

At its regular meeting of July 13, 2020, the Board of Commissioners voted unanimously, seven to zero (7-0) to approve Ordinance 2020-08 on first reading.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **12** conditions be attached to the approval of the request.*

1. Verify the floodplain and floodway boundary with the sections depicted in the latest FIRM Number 47187C0093G and 47187C0094G dated 12/22/2016.

2. Revise the floodplain lines to extend to the cross-section limits.

3. No portion of any lot shall be located within the floodplain area.

4. All new streets shall be constructed at least one foot above the base flood or 100-year floodplain elevation.

5. The lowest floor elevation (LFE) for each lot shall be a minimum of 2-feet above the highest floodplain elevation along the lot boundary. Revise the labels referencing the FFE to LFE on all applicable sheets.

6. Add a note to the plan detailing that the area designated for stormwater will accommodate both detention and water quality.

7. Add lot line drainage swales along all property lines, add existing storm information on Old Smyrna Road; top of casting, inverts and pipe sizes.

8. Provide storm sewer hydraulic and spread calculations as part of the construction plan submittal.

9. Revise the Project Information table on Sheet L1 to show the correct zoning district. Verify the area of the project on all applicable sheets.

10. Add a note to the plan indicating that the existing stone wall will be extended across the former drive to Wilson Pike.

11. On Sheet SSD1 (Sight Distance) move the depiction of the vehicle at the intersection of Old Smyrna Road and Chloe Drive behind the stop bar, a minimum of 14.5 feet from the edge of the travelway and recalculate the sight distance.

12. 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 5, 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. Applicable security for all required roadway, drainage, utilities, water, sewer, improvements and landscaping in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be recorded.

6. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Brentwood Code.

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 ***October 5, 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 vote to approve the proposed preliminary plan, to include the relocation of plantings from the arterial road buffer to other locations in the project, subject to the requirements of the staff report.

Sec. 78-512. Technical standards for development activities.

(b) *General standards.* The following minimum standards shall apply to each development:

(5) Natural screening shall be required in the buffer strip between normally incompatible land uses as specified in Article III of Chapter 78 to reduce the effect of headlight glare, noise and other objectionable impacts or activities. Breaks in screens shall be permitted to provide adequate ingress and egress. The screening shall be shown on the landscape plan and shall meet the following requirements:

a. Screens shall be comprised primarily of evergreen plant materials (minimum of 75 percent), with a mixture of varieties encouraged (e.g. magnolias, maples, oaks, pines, etc.).

b. A screen may include earth berms. Earth berms shall have a maximum side slope of 2:1 (base horizontal to highest vertical measurement). Slopes equal to or greater than 3:1 shall be planted with evergreen ground cover. Slopes less than 3:1 may be planted with turf.

c. The buffer strip shall be contained entirely upon the property requiring its installation, and shall possess a width as specified for the affected zoning district. The following minimum planting standards shall apply based on the required width for each 100 linear feet of buffer area and prorated for any fraction thereof. The planning commission shall have the authority to relocate required buffer plantings to alternate areas of the affected development to achieve a more natural woodland appearance, or other desired landscape design. Relocated buffer plantings may count toward fulfillment of site landscape requirements outlined for commercial and service-institution developments in subsection 78-512(c), where appropriate, and with the approval of the planning commission.

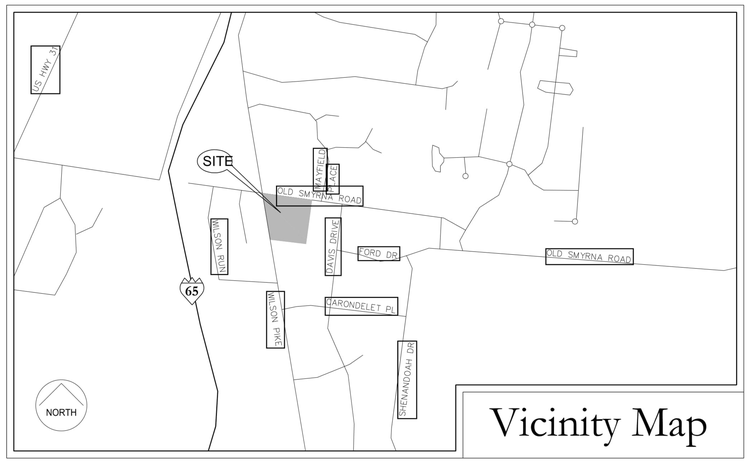
PRELIMINARY PLAN

Delfino

Map 11 Parcel 56.01

Brentwood, Williamson Co., Tennessee

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 September 8, 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.



Vicinity Map

SHEET SCHEDULE

C0.0	Project Notes and Standards
C1.0	Layout and Utility Plan
C2.0	Grading and Drainage Plan
P1.0	Road Plan and Profile
SSD1	Sight Distance Study

Development Summary

Map 11 Parcel 56.10
502 Wilson Pike
Brentwood, TN

Total Site Area - 10.157 Ac.
Property Zoned R-2

Owner
Cornerstone Property Inv. LLC
Randy Tate
Franklin, TN 37064
Deed Book 8062 Page 712
Phone
Email

Developer
Hidden Valley Homes, LLC
Lauren Pennington
1728 General George Patton Dr., Suite 101
Brentwood, TN 37027
Phone: 615.715.6560
Email:lauren@hiddenvalleyhomesnashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

Surveyor
Energy Land and Infrastructure
Contact: Michael Moore
1420 Donelson Pike Suite A12
Nashville TN 37217
Phone: 615.383.6300
Email:

Floodnote
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0093G and 47187C0094G Dated 12/22/2016.

Benchmark
Chiseled Square on Headwall
Elev: 705.50

Development to be constructed in 1 phase.

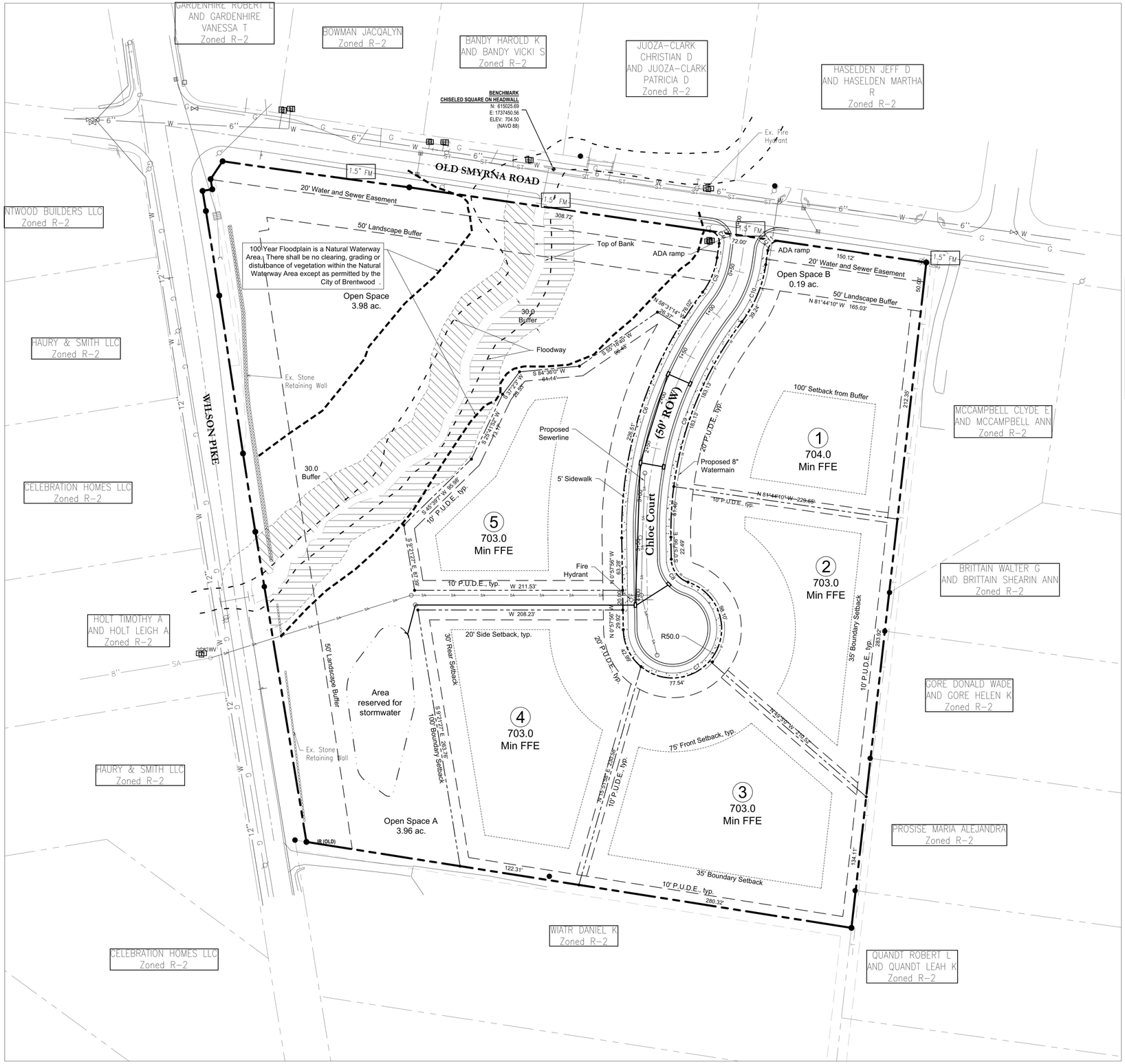


Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20046

Delfino

C0.0



LOT TABLE		
Lot #	Sq. Foot	Ac.
1	43,648	1.00
2	44,180	1.01
3	52,896	1.21
4	47,960	1.01
5	43,675	1.00

Lot Area	5.23 ac.
ROW	0.62 ac.
Open Space	4.17 ac.
Total Area	10.16 ac
Density	2.03 units/ac.

LINE TABLE		
Line #	Direction	Length
L1	N 8°32'50" W	162.28'
L2	N 9°24'42" W	20.70'
L3	N 80°35'18" E	10.00'
L4	N 9°24'42" W	10.55'
L5	N 34°3'32" E	21.80'

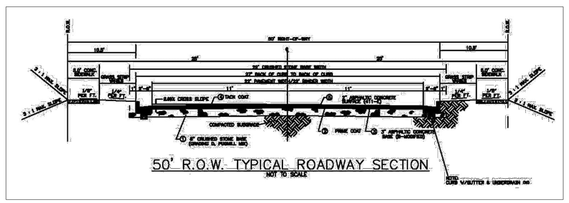
CURVE TABLE				
Curve #	Radius	Arc Len.	Chrd Bear	Chrd Len.
C1	5697.44	80.57'	N 8°57'8" W	80.57'
C2	5761.60	86.93'	N 8°58'46" W	86.93'
C3	14448.51	191.56'	S 82°2'57" E	191.56'
C4	11.00	17.25'	S 36°48'12" E	15.54'
C5	75.00	38.23'	S 22°43'59" W	37.82'
C6	400.00	267.40'	S 18°11'8" W	262.45'
C7	50.00	218.63'	N 53°46'12" E	81.65'
C8	25.00	30.77'	N 36°13'48" W	28.87'
C9	350.00	234.59'	N 18°14'9" E	230.22'
C10	125.00	63.72'	N 22°43'59" E	63.03'
C11	11.00	17.30'	N 53°11'48" E	50.57'

General Notes
1. There shall be no clearing, grading, or disturbance of vegetation within the Natural Waterway Area except as permitted by the City of Brentwood.
2. Floodplain area shall not be altered with landscaping beds or mounds.
3. All utility road crossings shall be jack and bore or directional bore.

N
W E
S

50 0 50 100

Scale 1" = 50'



Development Summary

Map 11 Parcel 56.01
502 Wilson Pike
Brentwood, TN

Property Zoned R-2
Total Site Area - 10.16 Ac.

Owner
Cornerstone Property Inv. LLC
Randy Tate
Franklin, TN 37064
Deed Book 8062 Page 712
Phone
Email

Developer
Hidden Valley Homes, LLC
Lauren Pennington
1728 General George Patton Dr., Suite 101
Brentwood, TN 37027
Phone: 615.715.6560
Email:lauren@hiddenvalleyhomesnashville.com

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Benchmark
Chiseled Square on Headwall
Elev: 705.50

Drawing Date:
September 8, 2020

Revisions

PRELIMINARY PLAN

Delfino

Map 11 Parcel 56.01
Brentwood, Williamson Co., Tennessee

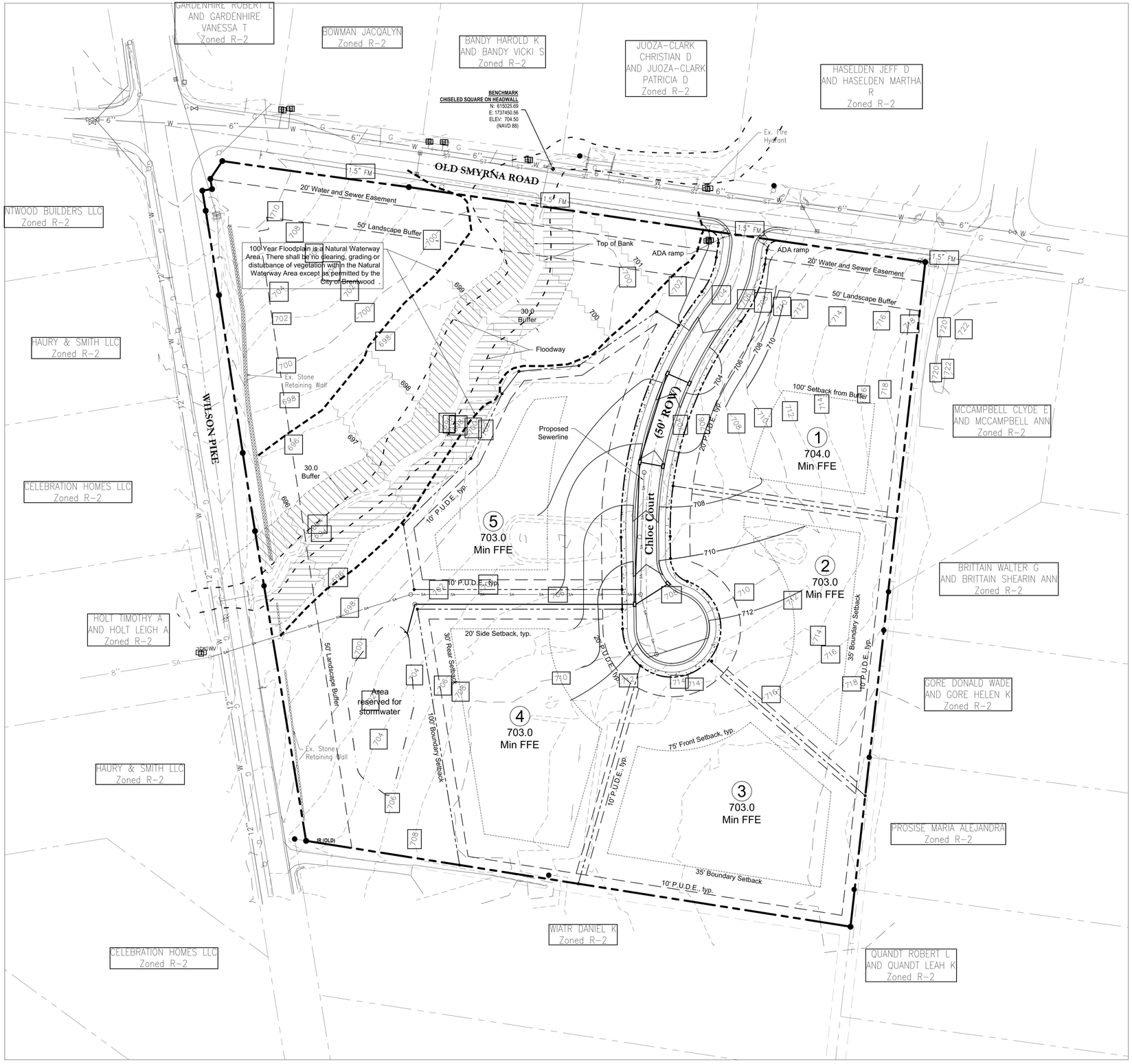
Layout and Utility Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20046

Delfino

C1.0



N

W E

S

50 0 50 100

Scale 1" = 50'

Development Summary

Map 11 Parcel 56.01
502 Wilson Pike
Brentwood, TN

Property Zoned R-2
Total Site Area - 10.16 Ac.

Owner
Cornerstone Property Inv. LLC
Randy Tate
Franklin, TN 37064
Deed Book 8062 Page 712
Phone
Email

Developer
Hidden Valley Homes, LLC
Lauren Pennington
1728 General George Patton Dr., Suite 101
Brentwood, TN 37027
Phone: 615.715.6560
Email:lauren@hiddenvalleyhomesnashville.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

Surveyor
Energy Land and Infrastructure
Contact: Michael Moore
1420 Donelson Pike Suite A12
Nashville TN 37217
Phone: 615.383.6300
Email:

Floodnote
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0093G and 47187C0094G Dated 12/22/2016.

Benchmark
Chiseled Square on Headwall
Elev: 705.50

Drawing Date:
September 8, 2020

Revisions

PRELIMINARY PLAN

Delfino

Map 11 Parcel 56.01
Brentwood, Williamson Co., Tennessee

STATE OF TENNESSEE
AGRICULTURE
8/27/2020

Grading and Drainage

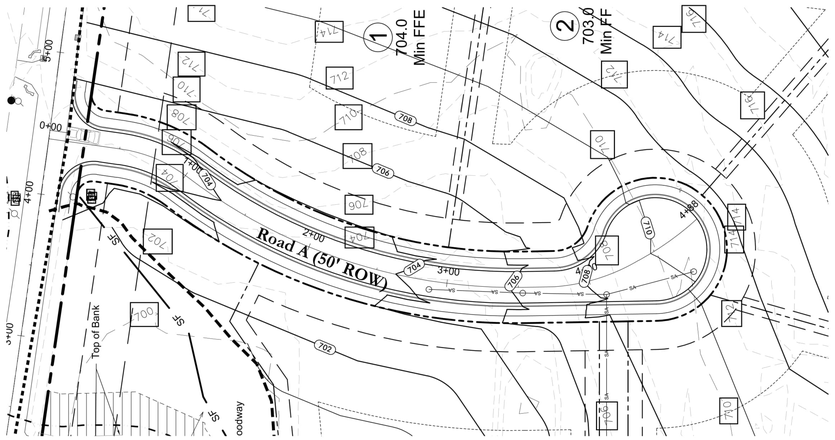
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

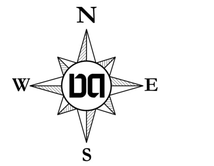
516 Heather Place
Nashville, TN 37204
(615) 297-5166

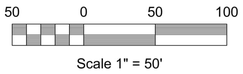
D&A Project #20046

Delfino

C2.0







Development Summary

Map 11 Parcel 56.01
502 Wilson Pike
Brentwood, TN

Property Zoned R-2
Total Site Area - 10.157 Ac.

Owner
Cornerstone Property Inv. LLC
Franklin, TN 37064
Deed Book 8062 Page 712
Phone
Email

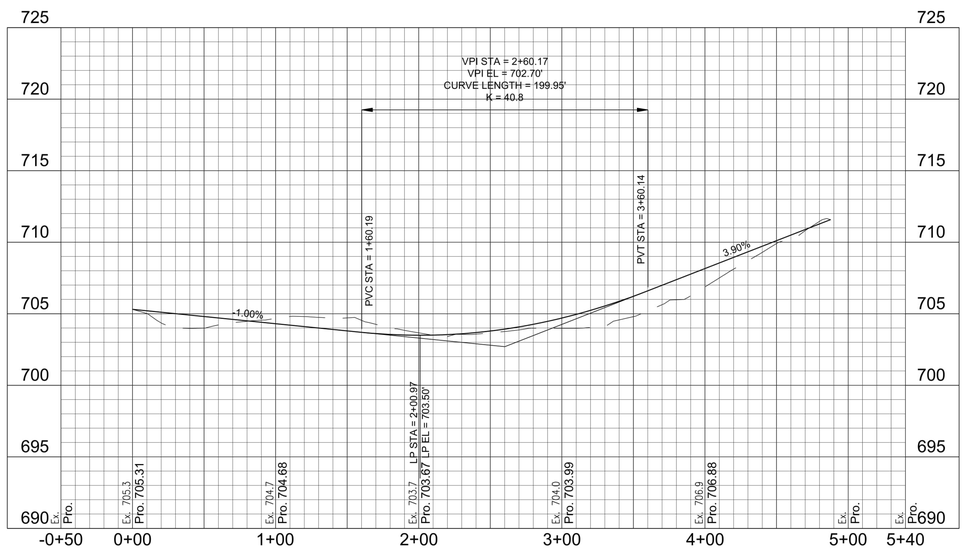
Developer
Name
Address
Phone
Email

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

Floodnote
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0093G and 47187C0094G Dated 12/22/2016.

Benchmark 1
Chiseled Square on Headwall
Elev: 705.50

Road A
50:5



Drawing Date:
September 8, 2020

Revisions

SITE PLAN
Delfino
Map 11 Parcel 56.01
Brentwood, Williamson Co., Tennessee

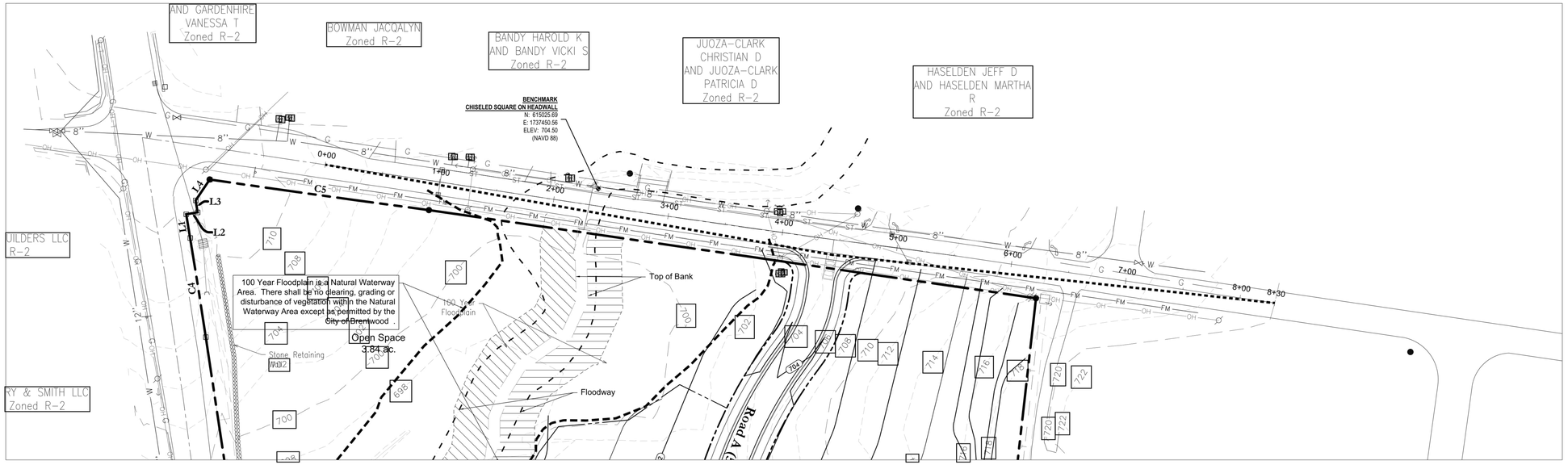
TENNESSEE
ADAM
SEGER
AGRICULTURE
9/08/2020

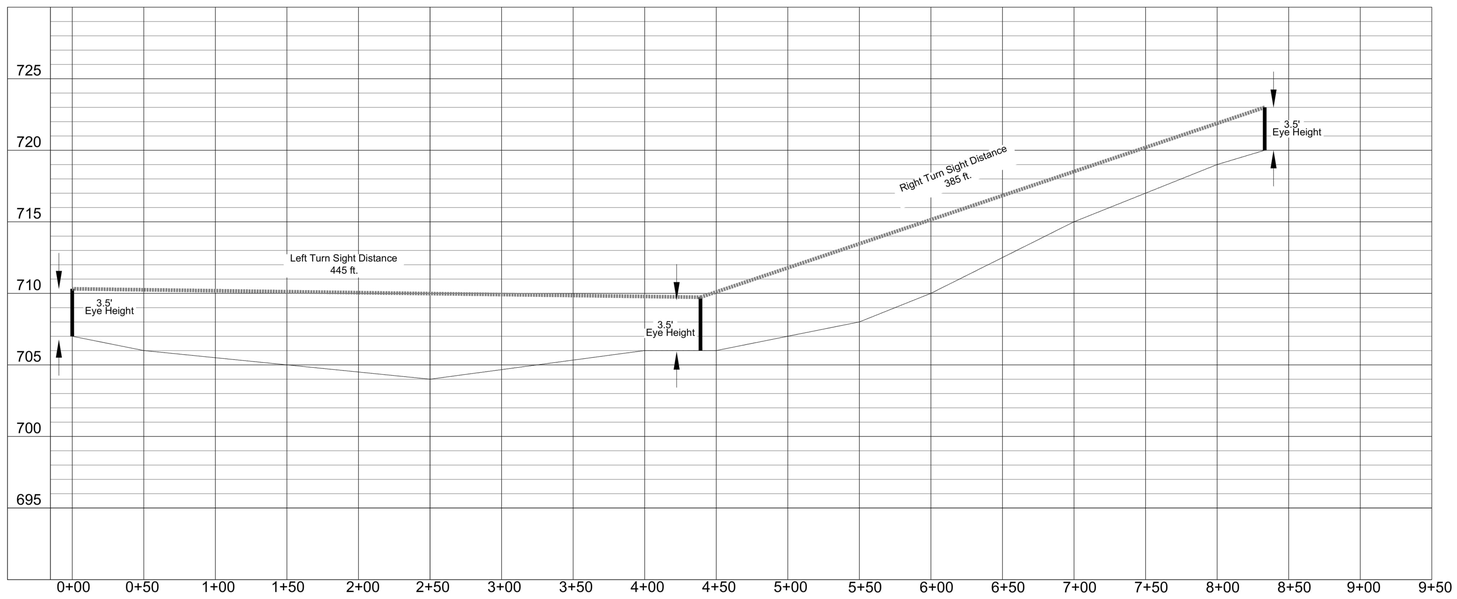
Road Plan and Profile

PERMITS:
Tracking #
SWGR # TYYYY#####
YY-SL-####
YY-WL-#####

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20046
502 Wilson Pike
P1





Development Summary

Map 11 Parcel 56.01
502 Wilson Pike
Brentwood, TN

Property Zoned R-2
Total Site Area - 10.157 Ac.

Owner
Cornerstone Property Inv. LLC
Franklin, TN 37064
Deed Book 8062 Page 712
Phone
Email

Developer
Name
Address
Phone
Email

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

Floodnote
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0093G and 47187C0094G Dated 12/22/2016.

Benchmark 1
Chiseled Square on Headwall
Elev: 705.50

Drawing Date:
September 8, 2020

Revisions

SITE PLAN
Delfino
Map 11 Parcel 56.01
Brentwood, Williamson Co., Tennessee

9/8/2020

Sight Distance Study Old Smyrna Rd.

PERMITS:
Tracking #
SWGR # TYYYY#####
YY-SL-####
YY-WL-####

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #20046
502 Wilson Pike
SSD1

PROJECT INFORMATION

DEVELOPMENT NAME: **DELFINO SUBDIVISION**
TOTAL SITE ACREAGE: **9.94 ACRES**
CURRENT ZONING: **SI3 - SERVICE INSTITUTION**
PROPOSED ZONING: **R-2**
MIN. CALIPER INCHES REQUIRED: **139**
CALIPER INCHES OF EXISTING/PRESERVED TREES: **512**
CALIPER INCHES OF PROPOSED TRESS: **294**
TOTAL CALIPER INCHES PROVIDED: **806**

LEGEND

- EXISTING TREE
- TREE TO BE REMOVED
- TREE PROTECTION FENCING

NOTE:

1. **THE FLOODPLAIN CANNOT BE ALTERED WITH LANDSCAPE BEDS OR MOUNDS**

ARTERIAL ROAD BUFFER PLANT SCHEDULE

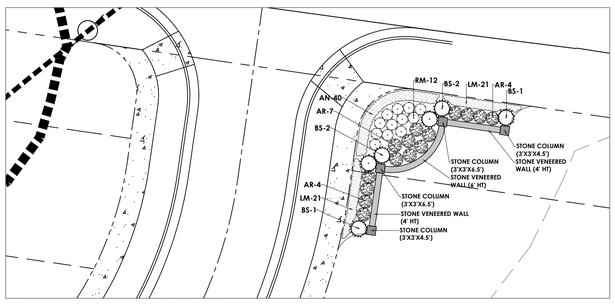
	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE/SPACING
	TREES			
PS	Pinus strobus	White Pine	11	10' ht (2"cal min.); 20' OC
TG	Thuja 'Green Giant'	Green Giant Arborvitae	37	10' ht (2"cal min.); 10' OC
IN	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	40	10' ht (2"cal min.); 10' OC
MG	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	20	10' ht (2"cal min.); 20' OC
JV	Juniperus virginiana	Eastern Red Cedar	25	10' ht (2"cal min.); 10' OC
	SHRUBS			
PL	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	47	36" ht; 4' OC
VP	Viburnum x pragense	Prague Viburnum	81	36" ht; 5' OC
MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	44	36" ht; 4' OC

NON BUFFER PLANT SCHEDULE

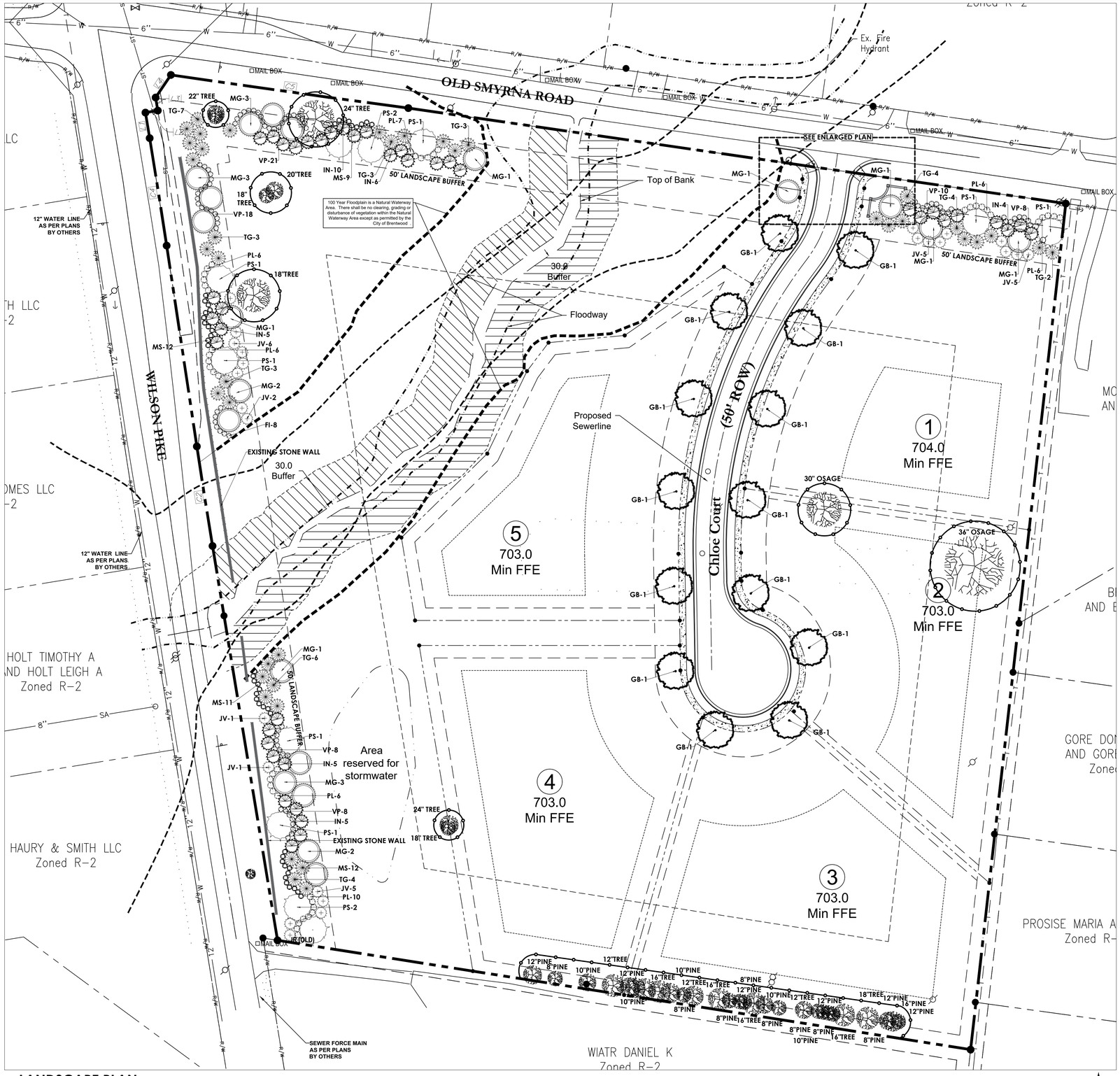
	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE/SPACING
	TREES			
GB	Ginkgo biloba	Ginkgo	14	2" cal
	SHRUBS			
BS	Buxus sempervirens 'Monrue'	Green Tower Boxwood	6	36" ht; 3.5' OC
AR	Abelia 'Rose Creek'	Rose Creek Abelia	15	3 gal; 3' OC
RM	Rosa 'Meijocos'	Drift Rose	12	3 gal; 2.5' OC
	GROUNDCOVER			
RM	Liriope muscari 'Big Blue'	Liriope	42	4" pot; 12" OC
AN	Annuals	Annuals	40	4" pot; 12" OC

LANDSCAPE BUFFER REQUIREMENTS:

BUFFER YARD LENGTH = **939 LF**
REQUIRED PLANTINGS (25 TREES PER 100 LF) = **235**
PROPOSED BUFFER TREES = **133**
PROPOSED STREET TREES = **14**
PROPOSED SHRUBS (2 PER TREE REPLACED) = **178 (REPLACING 89 TREES)**
TOTAL PROVIDED = **236**



ENTRY FEATURE PLAN
SCALE: 1" = 16'



LANDSCAPE PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1"=40'-0"

JONATHAN P. SANDERS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 332

JSLA
1475 COLUMBIA AVENUE
FRANKLIN, TN 37064
JSANDERSRLA@GMAIL.COM

LANDSCAPE PLAN

DELFINO SUBDIVISION
502 WILSON PIKE
BRENTWOOD, WILLIAMSON CO., TN

ISSUE DATE: 9.4.2020

REVISIONS
9.22.20 REVISED PER CITY COMMENTS
9.28.20 REVISED PER CITY COMMENTS
9.30.20 REVISED PER CITY COMMENTS

DRAWN BY: JPS

LANDSCAPE PLAN

SHEET: L 1

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

2020-10 -- Securities

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
2020-17

TO: Planning Commission Members

FROM: D.J. Dobson, Planning & Codes Director

SUBJECT: SECURITY SUMMARY – SEPTEMBER 2020

DATE: September 30, 2020

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

- **Glen Abbey, Section One, RDU & W/S** – Staff from the Engineering and Water Services Departments completed an inspection of the above referenced section. Based upon the results of that inspection staff has recommended that letter of credit number 1653304279 be reduced a total of $26,429.00, or from the current amount of $115,790.00 to a new amount of **$89,361.00**.

  The developer was asked to have prepared an amendment (Amendment Two) to the original letter of credit showing a new available amount of **$89,361.00** and forward it to my attention on or before **October 9, 2020**. All terms and conditions of the original letter or credit, including the automatic renewal clause shall remain in full effect. The new amount will be considered as maintenance security for the subdivision and will be held with at least 12 months to ensure that all required improvements continue to meet the specifications of the approved construction plans and the requirements of the Subdivision Regulations.

  The amendment shall show a new expiration date of **October 23, 2021.**

  Due to the changes in the amount of the letter of credit the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter. Please return the revised performance agreement to my attention immediately upon your receipt. The revised performance agreement must be provided as part of the submittal of the requested amendment. Failure to provide the updated performance agreement will result in a delay in the acceptance of the amendment.

  The developer was reminded that City staff will retain the security until all required work within the section has been completed, inspected and accepted for maintenance by the

City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions to the security will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in July 2021 to coordinate a follow-up inspection of the project.

The developer was also advised that it remains his responsibility to properly maintain all required infrastructure improvements within the section until they have been inspected for compliance with the approved construction documents and the requirements of the Brentwood Subdivision Regulations and are accepted for maintenance by the City, where applicable. Any deficiencies identified as a result of any future inspection shall be corrected at the developer's expense before further reductions may be processed or the security released.

- **Glen Abbey, Section Two, RDU & W/S** – Staff from the Engineering and Water Services Departments completed an inspection of the above referenced section. Based upon the results of that inspection staff has recommended that letter of credit number 1653304279 be reduced a total of $34,260.00, or from the current amount of $108,944.00 to a new amount of **$74,684.00**.

  The developer was asked to have prepared an amendment (Amendment Two) to the original letter of credit showing a new available amount of **$74,684.00** and forward it to my attention on or before **October 9, 2020**. All terms and conditions of the original letter or credit, including the automatic renewal clause shall remain in full effect. The new amount will be considered as maintenance security for the subdivision and will be held with at least 12 months to ensure that all required improvements continue to meet the specifications of the approved construction plans and the requirements of the Subdivision Regulations.

  The amendment shall show a new expiration date of **October 30, 2021.**

  Due to the changes in the amount of the letter of credit the Performance Agreement must also be revised. A copy of the agreement is attached. Please return the revised performance agreement to my attention immediately upon your receipt. The revised performance agreement must be provided as part of the submittal of the requested amendment. Failure to provide the updated performance agreement will result in a delay in the acceptance of the amendment.

  The developer was reminded that City staff will retain the security until all required work within the section has been completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions to the security will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in July 2021 to coordinate a follow-up inspection of the project.

  Finally, the developer was also reminded that it remains his responsibility to properly maintain all required infrastructure improvements within the section until they have been inspected for compliance with the approved construction documents and the

requirements of the Brentwood Subdivision Regulations and are accepted for maintenance by the City, where applicable. Any deficiencies identified as a result of any future inspection shall be corrected at the developer's expense before further reductions may be processed or the security released.

- **Glen Abbey, Section Three, RDU & W/S** – Staff from the Engineering and Water Services Departments completed an inspection of the above referenced section. Based upon the results of that inspection staff has recommended that letter of credit number 157371804 be reduced a total of $72,924.00, or from the current amount of $176,914.00 to a new amount of **$103,990.00**.

  The developer was asked to have prepared an amendment (Amendment Two) to the original letter of credit showing a new available amount of **$103,990.00** and forward it to my attention on or before **October 9, 2020**. All terms and conditions of the original letter or credit, including the automatic renewal clause shall remain in full effect. The new amount will be considered as maintenance security for the subdivision and will be held with at least 12 months to ensure that all required improvements continue to meet the specifications of the approved construction plans and the requirements of the Subdivision Regulations.

  The amendment shall show a new expiration date of **October 23, 2021.**

  Due to the changes in the amount of the letter of credit the Performance Agreement must also be revised. A copy of the agreement is attached. Please return the revised performance agreement to my attention immediately upon your receipt. The revised performance agreement must be provided as part of the submittal of the requested amendment. Failure to provide the updated performance agreement will result in a delay in the acceptance of the amendment.

  The developer was reminded that City staff will retain the security until all required work within the section has been completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions to the security will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in July 2021 to coordinate a follow-up inspection of the project.

  Finally, the developer was also reminded that it remains his responsibility to properly maintain all required infrastructure improvements within the section until they have been inspected for compliance with the approved construction documents and the requirements of the Brentwood Subdivision Regulations and are accepted for maintenance by the City, where applicable. Any deficiencies identified as a result of any future inspection shall be corrected at the developer's expense before further reductions may be processed or the security released.

- **Stonecrest Subdivision, RDU** – Staff from the Engineering Department recently completed an inspection of the above reference project. Based upon the amount of work completed, staff has recommended that the amount of letter of credit number 1250006408

be reduced a total of $74,441.00, or from the current total of $154,105.00 to a new amount of **$79,664.00**.

The developer was asked to have prepared an amendment (Amendment Three) to the original letter of credit showing a new available amount of **$79,664.00** and forward it to my attention on or before **October 9, 2020**. All terms and conditions of the original letter or credit, including the automatic renewal clause shall remain in full effect. The new amount will be considered as maintenance security for the subdivision and will be held with at least 12 months to ensure that all required improvements continue to meet the specifications of the approved construction plans and the requirements of the Subdivision Regulations.

The amendment shall show a new expiration date of **September 9, 2021**.

Due to the changes in the amount of the letter of credit the Performance Agreement must also be revised. A copy of the agreement is attached. Please return the revised performance agreement to my attention immediately upon your receipt. The revised performance agreement must be provided as part of the submittal of the requested amendment. Failure to provide the updated performance agreement will result in a delay in the acceptance of the amendment.

The developer was reminded that City staff will retain the security until all required work within the subdivision has been completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions to the security will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in July 2021 to coordinate a follow-up inspection of the project.

Finally, the developer was also reminded that it remains his responsibility to properly maintain all required infrastructure improvements within the section until they have been inspected for compliance with the approved construction documents and the requirements of the Subdivision Regulations and are accepted for maintenance by the City, where applicable. Any deficiencies identified as a result of any future inspection shall be corrected at the developer's expense before further reductions may be processed or the security released.

- **Whetstone, Phase Four, RDU & W/S** -- Staff with the Engineering and Water Services Departments recently completed an inspection of the required improvements within Phase Four of the Whetstone Subdivision. Based upon these inspections, staff found that all required improvements were completed in accordance with the approved construction plans and the requirements of the Brentwood Subdivision Regulations. Therefore, staff recommended the release of letter of credit number 70001913 issued by SunTrust Bank, which shows a current available amount of $170,214.00.

  Attached to the notification letter were copies of letter of credit number 70001913. The original documents were returned to Ms. Sandra Boxley, Vice President with SunTrust Bank at their Atlanta, GA offices.

- **Whetstone, Phase Five, RDU & W/S** -- Staff with the Engineering and Water Services Departments recently completed an inspection of the required improvements within Phase Five of the Whetstone Subdivision. Based upon these inspections, staff found that all required improvements were completed in accordance with the approved construction plans and the requirements of the Brentwood Subdivision Regulations. Therefore, staff recommended the release of letter of credit number 70001914 issued by SunTrust Bank, which showed a current available amount of $174,880.00.

  Attached to the notification letter were copies of letter of credit number 70001914. The original documents were returned to Ms. Sandra Boxley, Vice President with SunTrust Bank at their Atlanta, GA offices.

- **Windstone Subdivision, Section Two – Remaining Sidewalk Improvements Along The Frontage Of Lot 17, 1101 Sleeping Valley Court --** On April 4, 2017, Planning and Codes Department staff forwarded the referenced cashier's check, issued by First Farmers Bank, in the amount of $3,487.50 to Finance Department staff and that it the entire amount be deposited into the Contractors Escrow fund.

  The amount was intended to serve as security for the installation of the required sidewalk along Sleeping Valley Court.

  Complete documentation is attached.

  The Engineering Department has confirmed that the sidewalk has been installed.

  Therefore, based upon the inspection and a field review completed by staff, it has been recommended that the escrow security in the amount of $3,487.50 currently being held, be released. Please note that the amount represents the entire amount currently being held by the City as security.

  Finance staff was asked to generate a check payable to Wynstone Falls LP (Southern Land Company) 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215, Attention: Mary Alice Espinosa, in the amount of **$3,487.50**. A completed Check Request form is also attached.

  The reimbursement shack was returned to the developer.

- **Comdata, Landscaping & Irrigation Improvements** -- Official Check number 4004876100 in the amount of $96,637.20 was provided to Planning and Codes Department staff as security for the required landscaping and irrigation improvements for the Comdata property, located at 5301 Maryland Way. The amount represents 110% of the cost of materials and installation for the project.

  Section 78-206(a)4 of the Municipal Code requires that before the issuance of a building permit, a security acceptable to the city is required to ensure completion of all landscaping/screening provisions as outlined in the plan approved by the planning

commission. The security shall be posted in an amount equal to 110 percent of the total estimated costs of the materials and installation of the improvements. Upon the issuance of a certificate of occupancy for the building, a maintenance bond or similar form of security acceptable to the city shall be required for a period of one year to ensure that the vegetation remains as a living and viable screen.

Complete documentation was attached to the notification.

Finance staff were asked to please deposit the entire amount into the "Contractors Escrow" account

The funds will be only used to complete the required landscaping improvements for the project in the event that the property owner fails to perform.

City staff will conduct periodic inspections of the project. The required final inspection 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.

The City check was forwarded to the developer.

- **Sneed Manor, RDU, W/S & Amenities** – Staff from the Engineering and Water Services Departments recently completed inspections of the Sneed Manor Subdivision. Based upon these inspections, staff has recommended that the amount of the roadway, drainage and utilities portion of the security be reduced to a new total of $115,808.00, while the water and sewer amount remains unchanged at $111,519.00. The total of these two amounts are **$227,327.00**.

  The amenity amount, which includes the black steel entry gate, the rock entry feature wall, the cemetery expansion, which includes the black aluminum fencing, pavilion and historic monument and other improvements has also been reduced from $246,980.00 to $92,620.00. This reduction represents approximately 25 percent of the original amenity improvement of $370,469.00.

  The amount of the letter of credit shall be reduced a total $230,186.00 or from the current total of $550,133.00 to a new total of **$319,947.00** ($115,808 + $111,519 + $92,620).

  The developer was asked to have prepared an amendment (Amendment Three) to letter of credit number 403088500 in the amount of **$319,947.00** and forward the original document to my attention on or before **October 23, 2020**. All terms and conditions of the original letter of credit, including the automatic renewal clause shall remain in full effect until the City releases all securities.

  The amendment shall show a new expiration date of **July 18, 2021.**

The developer was reminded that City staff will retain the security until all required work within the section has been completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions to the security will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in **May 2021** to coordinate a follow-up inspection of the project.

Because the amount of the security has been reduced revised copies of the performance agreements are required. Recently, revisions to the Brentwood Subdivision Regulations were approved by the Planning Commission. A second amenities performance agreement is now required. Please sign and notarize the attached performance agreements for infrastructure and amenities. The original signed and notarized copies shall be included as part of the submittal of the requested amendment to the letter of credit.

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

Finally, please note that at least six of the installed street trees have died. Please replace them later this fall, before December to ensure their viability and the continuity of the streetscape. Additionally, the fence surrounding the cemetery lot (Open Space Area A) has not yet been completed.

- **American Tower, Ragsdale Road** -- Staff from the Planning Department received confirmation from the Bank of America that letter of credit 3029729 has renewed, per the terms of the original letter of credit, which includes an automatic renewal clause. According to staff with the Bank of America, the document automatically renewed for another one-year term. The new expiration date is **September 26, 2021**. The amount remains unchanged at $20,000.00. All other terms and conditions of the original letter of credit, including the automatic renewal clause also remain unchanged.

  The letter of credit was provided per the requirements of Section 78-538(6) of the Brentwood Municipal Code which reads as follows:

  > *(6) Performance and maintenance security. A security acceptable to the city shall be required prior to the issuance of a permit for any PWSF. The purpose of the security is to ensure proper construction according to approved plans and ongoing compliance with the general development provisions of this article. In addition, a security shall be required to ensure the removal of the mount and related equipment in the event PWSF use is abandoned. The amount of security shall be established by the planning and codes department and shall be adjusted periodically to cover the current cost of ongoing maintenance and removal after abandonment of the PWSF use.*

- **Morgan Farms, Section Five, RDU & W/S** -- Staff from the Planning and Codes Department recently received verification from Synovus Bank that letter of credit number

69366643-713 has renewed per the terms and conditions of the original security. The new expiry date is September 26, 2021. The amount remains unchanged at $257.719.00. All other terms and conditions of the original letter of credit, including the automatic renewal clause also remain unchanged.

The developer was informed that City staff will continue to hold the letter of credit until all required work within the section is completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in May 2021 at 615.371.0080, to coordinate a follow-up inspection of the project. As part of that inspection, the continuing status of the letter of credit will also be assessed. Deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

Finally, please understand that the ongoing maintenance of all required improvements within the section remains the responsibility of the developer, until the security is released. Deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Avery Subdivision, RDU, W/S, Amenity and Stream Mitigation** -- Staff from the Engineering and Water Services Departments completed a review of the approved construction plans and conducted a follow-up site inspection of the above referenced project. Based upon these staff reviews, and considering the quantity of work completed, the required security amounts may be reduced a total of $76,928.00 or from the current total of $501,049.00 to a new total of **$424,121.00.** This new total represents reductions to the amounts for Roadway, Drainage and Utilities only at this time. Reductions were not recommended to the required water and sewer improvements as these amounts are already at their lowest levels as permitted by the Brentwood Subdivision Regulations. Additionally, the amount of the buffer and interior landscaping, and the off-site stream mitigation was also not reduced. I understand that these improvements have been installed. If you would provide staff with a certification from a landscape architect, licensed to practice in Tennessee to staff for review we will process a future reduction/release to the amount of the security.

  On January 3, 2017 the Brentwood Planning Commission approved the final plat for the project, which included a total of 23 lots on approximately 32 acres of land.

  The developer was asked to have prepared an amendment to the original letter of credit (Amendment Three) showing a new available balance of **$424,121.00**. All other terms and conditions shall remain unchanged, including the automatic renewal clause. The new expiration date of the letter of credit shall also be shown as **February 7, 2022**.

  Because the amount of the security has been reduced revised copies of the performance agreements are required. Recently, revisions to the Brentwood Subdivision Regulations were approved by the Planning Commission. A second amenities performance agreement is now required. Please sign and notarize the attached performance

agreements for infrastructure and amenities. The original signed and notarized copies shall be included as part of the submittal of the requested amendment to the letter of credit.

The developer was asked to forward the original amendment and the signed and notarized performance agreements to my attention on or before **October 23, 2020.**

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

- **East Park II, Landscape/Hardscape** -- Staff from the Planning and Codes Department received a certification from Mr. Christopher Wood a landscape architect, licensed to practice in Tennessee who works with Kiser + Vogrin Design verifying that the required landscaping and hardscape improvements have been completed at the East Park II Building. Additionally, staff has also completed a follow-up inspection at the site. The security was provided to ensure the construction of the landscape/hardscape improvements at the East Park Two Building as approved by the Brentwood Planning Commission on April 3, 2018.

  Based upon these reviews staff has recommended the release of the maintenance security currently being held for the improvement.

  Attached to the notification letter was a copy of letter of credit number 90242725, originally issued by the Pinnacle Bank in the amount of $80,850.00. The original document was returned to Mr. Brian Jones with the Pinnacle Bank at their Nashville offices.

- **Sullivan Dental Office Building, Landscaping & Parking** -- Staff from the Planning and Codes Department received letter of credit number 47716072365, issued by the Pinnacle Bank in the amount of $48,924.00. The security was provided to insure the installation of the required landscaping and the construction of the off-site parallel parking specs along Harpeth Drive for the project. Pinnacle Bank currently maintains a rating of “B” as published by the Kroll Bond Ratings Agency. The letter of credit shows an expiry of September 15, 2022 and includes the automatic renewal clause that requires that the Beneficiary be notified at least 90-days in advance of any action by the bank to not extend the term of the document beyond its current or any future expiry date.

  Additionally, staff also received the required signed and notarized performance agreement.

  Staff with the Planning and Codes Department accepts the terms and conditions of the letter of credit.

  The property owner was advised that City staff will hold the document until all secured work is completed for the project. Before the building receives it certification of occupancy (CO), a certification is required from a landscape architect, licensed to practice in Tennessee verifying that the required landscaping has been installed in accordance with

the plan approved by the Planning Commission on May 4, 2020. Upon issuance of the CO and receipt of the landscape certification the amount of the security will be reduced to approximately ten percent of the original total and held for one additional year as a maintenance security to ensure that the landscaping remains viable.

Finally, the property owner was reminded that the off-site parallel parking spaces will be inspected for conformance with the approved plans by the City Engineering Department.

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

SEPTEMBER 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
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+
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	$127,045.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	9/19/2020	10/19/2020	10/31/2020	YES	B
Hill Center Brentrwood, 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	$323,427.00	RDL, W&S, AMENITY & LAND	P	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/29/2019	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
Brentwood Lights -- Delamar -- ***PERPETUAL***	404321500	$15,000.00	CURBS/DETENTION POND	P	Franklin Synergy Bank	LOC	10/21/2020	11/21/2020	12/31/2019	YES	B
Morgan Farms, Sec. 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+
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+
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	$480,097.00	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	501,533.00	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
Morgan Farms, Sec. Three	69366643-800	$165,255.00	RDL,W/S	P	Synovus Bank	LOC	2/8/2021	3/8/2021	12/28/2019	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
Cromwell, Sec. One	69408855-711	$168,415.00	RDL, W/S & LAND	M	Synovus Bank	LOC	3/28/2021	4/28/2021	4/30/2020	YES	B+
Cromwell, Sec. Two	69408855-712	$127,457.00	RDL, W/S	M	Synovus Bank	LOC	3/30/2021	4/30/2021	4/30/2020	YES	B+
Tuscany Hills, Sec. Six -- ***PERPETUAL***	401325100	$92,225.00	RDL, W/S	M	Franklin Synergy Bank	LOC	4/3/2021	5/3/2021	5/31/2020	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
Morgan Farms, Sec. Six	SYND-69366643-716	$368,327.00	RDL, W/S	P	Synovus Bank	LOC	4/15/2021	5/15/2021	5/31/2020	YES	B+
Taramore, Subdivision, Ph. 15	70002531	$124,027.00	RDL, W/S	P	SunTrust Bank	LOC	4/18/2021	5/18/2021	5/31/2020	YES	B
Whetstone, Sec. One	3070938	$76,768.00	W/S	P	Bank of America	LOC	5/14/2021	6/14/2021	6/30/2019	YES	B
Whetstone, Sec. One	3070935	$103,609.00	RDL	P	Bank of America	LOC	5/14/2021	6/14/2021	6/30/2019	YES	B
Whetstone, Sec. Two	3070937	$34,722.00	W/S	P	Bank of America	LOC	5/14/2021	6/14/2021	6/30/2019	YES	B
Whetstone, Sec. Two	3070936	$85,782.00	RDL	P	Bank of America	LOC	5/14/2021	6/14/2021	6/30/2019	YES	B
Taramore, Subdivision, Ph 13	IS0432338U	$60,709.00	RDL,W/S	P	Wells Fargo Bank	LOC	5/16/2021	6/16/2021	11/18/2019	YES	B+
Valley View Subdivsion	36536	$287,761.00	RDL,W/S	P	Servis 1st Bank	LOC	5/22/2021	6/22/2021	7/30/2018	YES	B
Sneed Manor	403088500	$550,133.00	RDU, W/S, AMENITY	P	Franklin Synergy Bank	LOC	6/18/2021	7/18/2021	7/16/2020	YES	B
Whetstone, Sec. Three	70001912	$129,358.00	RDL,W/S	P	SunTrust Bank	LOC	6/20/2021	7/20/2021	7/31/2020	YES	B
Belle Terra Subdivision	5094	$48,106.00	RDL, W/S	P	Franklin Synergy Bank	LOC	6/22/2021	7/22/2021	7/31/2020	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

P/M = PERFORMANCE/MAINTENANCE, RDL = ROADS, DRAINAGE AND LIGHTING, W/S = WATER AND SEWER, LAND = LANDSCAPING, DRAIN = DRAINAGE, EROSION = EROSION CONTROL

SECURITY REPORT

CITY OF BRENTWOOD

BY EXPIRATION DATE

SEPTEMBER 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*
Whetstone, Sec. Six	3121592	$279,092.00	RDL & S	M	Bank of America	LOC	6/30/2021	7/31/2021	7/31/2020	YES	B
The Heights	SLCMMSP09551	$203,034.70	RDU & BUFER LAND	P	U.S. Bank	LOC	6/30/2021	7/31/2021	8/1/2019	YES	Aa3*
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
Bell Self-Storage	13379-15-100	$71,750.00	LAND	P	Capstar Bank	LOC	7/7/2021	8/7/2021	8/31/2020	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.10	IS0333349U	$102,511.00	RDL, W/S	P	Wells Fargo Bank	LOC	8/3/2021	9/3/2021	8/31/2020	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
Stonecrest Subdivision	1250006408	$154,105.00	RDL, W/S	P	FirstBank	LOC	8/9/2021	9/9/2021	9/27/2020	YES	B
Holy Family Catholic Church	S293263	$27,500.00	LAND	P	First Tennessee Bank	LOC	8/17/2021	9/17/2021	11/29/2019	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
Morgan Farms, Sec. Five	SYND-69366643-713	$257,719.00	RDL, W/S	P	Synovus Bank	LOC	8/25/2021	9/25/2021	9/30/2020	YES	B+
American Tower	3029729	$20,000.00	TOWER REM.	P	Bank of America	LOC	8/26/2021	9/26/2021	9/30/2020	YES	B
The Heritage at Brentwood, Phase IV	90018410	$40,000.00	LAND	P	Pinnacle National Bank	LOC	9/17/2021	10/17/2021	7/19/2019	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
1617 Franklin Road	1250042783	$8,785.00	LAND	P	FirstBank	LOC	12/15//2021	1/15/2022	9/30/2020	YES	B
Paw Pals	9081643	$7,913.40	LAND	P	Reliant Bank	LOC	12/28//2021	1/28/2022	4/30/2020	YES	B
AC Marriott Hotel	4034	$30,800.00	LAND	P	Renasant Bank	LOC	12/30//2021	1/30/2022	4/30/2020	YES	B
Andrews Transportation	90542697	$143,467.00	LAND	P	Pinnacle National Bank	LOC	5/8//2022	6/8/2022	6/30/2020	YES	B
Sullivan Dental Office Building	47716072365	$48,924.00	LAND & PARKING	P	Pinnacle National Bank	LOC	8/15//2022	9/15/2022	9/30/2020	YES	B
TOTAL	**$12,873,660.60**										
***Moody's Rating -- Aa3, Fitch Rating -- AA**											

P/M = PERFORMANCE/MAINTENANCE, RDL = ROADS, DRAINAGE AND LIGHTING, W/S = WATER AND SEWER, LAND = LANDSCAPING, DRAIN = DRAINAGE, EROSION = EROSION CONTROL

SECURITY REPORT

CITY OF BRENTWOOD

AMOUNTS HELD IN ESCROW

SEPTEMBER 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
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
Elmbrooke, Sec. 1	$5,000.00	RDU & LAND	M	201755368	6/8/2017
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 – Tuscany	$2,500.00	ROAD REPAIRS	P	6840702043	8/9/2019
Traditions, Section 3	$703,066.80	RDU & W/S	M	004736	10/4/2019
Traditions, Section 5	$398,475.00	RDU & W/S	P	005159	2/11/2020
Traditions, Section 4	$346,044.00	RDU & W/S	P	005392	4/20/2020
Preserve at Arden Woods	$108,139.00	RDU & W/S	P	5301576623	3/30/2020
Comdata	$96,637.20	LAND & IRR	p	4004879100	8/31/2020

TOTAL ESCROW ACCOUNT HOLDINGS	**$3,513,193.90**
TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY	**$16,386,854.50**

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 10/05/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

August 2020 -- P&C Monthly 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
2020-19

TO: HONORABLE MAYOR AND MEMBERS OF THE BOARD OF COMMISSIONERS

THROUGH: KIRK BEDNAR, CITY MANAGER

FROM: JEFF DOBSON, PLANNING & CODES DIRECTOR

SUBJECT: August 2020 MONTHLY REPORT

DATE: September 18, 2020

PLANNING COMMISSION

The Planning Commission conducted their regular monthly meeting, remotely on August 3, 2020. The following table presents a summary of the Planning Commission case file review, completed by staff to date in FY 2021.

PLANNING COMMISSION CASE FILE REVIEW -- SUMMARY -- FY 2021														
REVIEW TYPE	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD	TOTAL
FINAL PLAT	1												1	
FOOD TRUCK RALLY													0	
HILLSIDE PROTECTION SITE PLAN	1												1	
LIMITED DURATION EVENT													0	
MASTER GRADING PLAN													0	
ORDINANCE		1											1	
PLAN RECOMMENDATIONS													0	
PRELIMINARY PLAN		1											1	
PUBLIC HEARING -- FOUR-STORY BLDG													0	
REVISED BUILDING ELEVATIONS	1												1	
REVISED FINAL PLAT		3											3	
REVISED HILLSIDE PROTECTION SITE PLAN	2												2	
REVISED PRELIMINARY PLAN		1											1	
REVISED SITE PLAN	3	3											6	
SITE PLAN													0	
SMALL CELL WIRELESS FACILITIES													0	
REVISED PWSF SITE PLAN													0	
TEMPORARY MODEL HOME													0	
MONTHLY TOTAL	8	9											17	

BOARD OF ZONING APPEALS

The Board of Zoning Appeals met on August 17, 2020. The following table presents a summary of the Board of Zoning Appeals case file review, completed by staff during FY 2021.

BOARD OF ZONING APPEALS -- CASE FILE REVIEW SUMMARY-- FY 2021													
REVIEW TYPE	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	YTD TOTAL
ACCESSORY STRUCTURE	2	1											3
HOME OCCUPATION	0	0											0
SPECIAL EXCEPTION	0	0											0
VARIANCE	0	0											0
TOTALS	2	1											3

AMENDMENTS TO THE ZONING ORDINANCE

Planning staff, in coordination with other departments continues to work on various zoning ordinance amendments.

Rezonings/Annexations

A request to rezoning he former Dolphin Club property from SI-2 to R-2 was received by planning staff. The proposed concept plan divides the 10.29 acre tract into five lots, each having an area of at least one-acre. The Board of Commissioners approved the proposal on second and final reading on August 24th.

A request to rezone approximately 58 acres located in the NE quadrant of the City, at the end of Singleton Lane in the Stonecrest Subdivision has been deferred by the applicant. The requested change is from R-2 to OSRD. The last plan proposed a total of 43 lots. Singleton Lane, which is a temporary dead-end street will be extended to provide one point of access. A second access to will also be provided to Walnut Hills Drive. The applicant requested that the request be deferred to the September 14th City Commission agenda.

Staff is reviewing a request was also received to annex and assign zoning for approximately 25 acres located at the end of New Bristol Lane in the Taramore Subdivision. The proposed zone change requested is from MGA-1 (County zoning classification) to R-1. All lots meet or exceed the two-acre minimum lot size for the proposed zoning classification. Staff is also drafting a proposed Plan of Services for the proposal. No hearing schedule has been established at this time.

Planning staff is also in the process of reviewing a request to annex approximately 135 acres, known as the Gaw Property and located in the southwest quadrant of the intersection of Sunset and Split Log Roads., TA portion of the property along Sunset Road is already located within the City. Including the area inf the City and that in the County, the project would have an area of approximately 170 acres.

PERMITTING AND DEVELOPMENT MANAGEMENT SOFTWARE

Staff continues to participate in weekly meetings with the Davenport Group USA, (LAMA), our permitting and development management software provider. in the design of the new software system for the City. The LAMA software will replace the aging TrakIT system that staff has been using since 2003.

BUILDING PERMIT RECAP

SUMMARY -- PERMIT VALUATION/FEES COLLECTED -- FY 2021			
MONTH	*PERMITS ISSUED*	*VALUATION*	*FEES COLLECTED*
JULY	225	$21,174,831.00	$90,838.05
AUGUST	153	$16,119,276.00	$133,990.13
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
JANUARY			
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
TOTAL FY 2021	214	$37,294,107.00	$224,828.18

The totals reported above do not include water and sewer tap fees, which are treated as permits and issued as such. Those numbers are detailed later in this report

PERMITS ISSUED *AUGUST 2020*							
PERMIT TYPE	*# ISSUED*	*VALUATION*	*FEES*	*PERMIT TYPE*	*# ISSUED*	*VALUATION*	*FEES*
ADDITION	10	$1,913,305.00	$6,337.13	MISCELLANEOUS	1	$0.00	$25.00
AMENITY IMPROVEMENTS	0	$0.00	$0.00	MONUMENT SIGN	0	$0.00	$0.00
ATTACHED GARAGE	2	$140,000.00	$660.52	NEW BUILDING	16	$9,304,404.00	$66,447.00
CARPORT	0	$0.00	$0.00	PERGOLA	0	$0.00	$0.00
COMMERCIAL TENANT FINISH	0	$0.00	$0.00	PLUMBING	25	$2,186,850.00	$2,657.50
COMMUNICATIONS STRUCTURE	1	$25,000.00	$253.50	REMODEL/RENOVATION/REPAIR	0	$0.00	$0.00
COVERED PORCH	13	$636,848.00	$3,467.72	REMODEL BASEMENT OR ATTIC FINISH	0	$0.00	$0.00
DECK	3	$69,200.00	$470.75	RETAINING WALL	0	$0.00	$0.00
DEMOLITION	4	$184,340.00	$1,000.00	ROOF	0	$0.00	$0.00
DETACHED GARAGE	0	$0.00	$0.00	SHED	1	$21,000.00	$154.00
ELECTRICAL	0	$0.00	$0.00	SIDING	0	$0.00	$0.00
FENCE	2	$0.00	$0.00	SPECIAL EVEN T	0	$0.00	$0.00
FIRE SUPPRESSION ALARM	0	$0.00	$0.00	STORMWATER MANAGEMENT	0	$0.00	$0.00
FIRE SUPPRESSION /SPRINKLER	0	$0.00	$0.00	STRUCTURE RELOCATION	0	$0.00	$0.00
FREE STANDING FIREPLACE	0	$0.00	$0.00	SWIMMING POOL	12	$946,291.00	$4,357.26
GAZEBO	1	$50,000.00	$262.75	TEMPORARY STRUCTURE	0	$0.00	$0.00
GRADING	0	$0.00	$0.00	WALL SIGN	0	$0.00	$0.00
HISTORICAL UNKNOWN	10	$0.00	$45,011.00	WELL DRILLING	0	$0.00	$0.00
IRRIGATION	9	$69,500.00	$247.50	WINDOWS & DOORS	0	$0.00	$0.00
LIFE SAFETY	0	$0.00	$0.00				
MECHANICAL	43	$572,538.00	$2,638.50	*TOTALS*	*153*	*$16,119,276.00*	*$133,990.13*



Staff issued a total of five single-family residential permits for the month of August. The total valuation of the SF permits was **$3,435,004.00.** The total permit fees received was **$24,397.00**. This compares with nine permits issued in August 2019.

The total number of single-family permits issued this **calendar year**, through August 2020 is **66**. The total number of permits issued last calendar year through August was **71**. A total of **13** single-family building permits have been issued to date in FY 2021. This number compares to **16** permits issued through August 2019.

A total of **28** permits were issued for residential improvements (basement build outs, covered porches, decks, garages, remodel, residential addition, and swimming pools). The total valuation for these permits was **$1,652,339.00**, while the permit fees received was **$8,295.73.**

INSPECTION RECAP

The number of inspections conducted by staff in August, was up slightly from previous months. Please also note there is one Building Inspector position remains vacant. All inspections are being completed by five inspectors instead of six. The number of inspections completed in August was 862. The total number of all inspections completed so far during FY 2021 is 1,605. The total number of inspection completed during the 2020 calendar year is 6,746.

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	766
March	1289	1530	1384	1472	1332	1473	1255	1147	1138	983	824
April	1165	1504	1598	1678	1400	1620	1158	1039	944	779	944
May	1074	1709	2025	1792	1350	1451	1355	1315	912	775	924
June	1497	1840	1693	1648	1423	1622	1323	1165	1057	764	962
July	1448	1599	1768	1830	1602	1495	1109	1119	1117	881	743
August	1583	1765	2014	1757	1466	1446	1538	1198	1087	896	862
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**	**6,746**

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 Certificates 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, and
- Maintained sign ordinance enforcement.

CODES ENFORCEMENT

Planning and Codes Department staff investigated a total of four new code enforcement case and complaints during the month of August 2020. Staff also completed eight inspections to assess violations.

CITY OF BRENTWOOD
SUMMARY OF VACANT RESIDENTIAL LOTS
AUGUST 2020

SUBDIVISON 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
ALLENS GREEN	SPLIT LOG RD.	18	0	0	18	0	18	28.00	6	Preliminary plan approved 8/3
ANNANDALE	OLD SMYRNA RD.	168	168	168	0	0	0	208.00	4	All Sections Recorded
ARDEN WOODS	JOHNSON CHAPEL RD.	30	30	27	0	3	0	41.38	1	All Sections Recorded
ARLINGTON HEIGHTS	PINKERTON RD.	43	43	43	0	0	0	56.04	5	All Sections Recorded
AVERY SUBDIVISION	MURRAY LN.	23	23	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 -- 6/4/2018
BELLA COLLINA	CONCORD RD.	8	0	0	8	0	8	17.71	6	Prelim Plan Appr -- 10/1/2018 & 3/2/2020
BELLE TERRA	CONCORD RD.	5	5	4	0	1	0	8.67	6	Recorded
BERKLEY WALK	EDMONDSON PK.	25	25	25	0	0	0	25.05	5	All Sections Recorded
BERRYMAN PROPERTY	MURRAY LN.	2	0	0	2	0	1	40.45	6	Final Plat not yet Recorded
BORGATA	WILSON PK.	27	27	27	0	0	0	40.67	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	15.06	1	All Sections Recorded
BREITHORN	SUNNYBROOK DR.	8	8	6	0	2	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.	29	29	29	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	6	All Sections Recorded
BRENTWOOD LIGHTS	WILDWOOD DR.	13	13	9	0	4	0	41.24	1	All Sections Recorded
BRIDGETON PARK	CONCORD RD.	146	146	146	0	0	0	77.53	5	All Sections Recorded
BROAD OAKS (LAWSON)	WILSON PIKE	8	0	0	8	0	8	23.96	6	Rev. Prelim. Plan Approved by PC -- 5-2020 -- Final Plat App - 7-2020
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 -- PB P72, PG 30
CHEVOIT HILLS	HUNTERBORO DR.	16	16	16	0	0	0	17.98	4	All Sections Recorded
CONCORD RIDGE	CONCORD PASS	11	11	11	0	0	0	10.02	5	All Sections Recorded
COURTSIDE AT SOUTHERN WOODS WEST	SUNSET RD.	255	255	255	0	0	0	159.00	5	All Sections Recorded
CROCKETT FORGE ESTATES	CROCKETT RD.	2	2	1	0	1	0	3.92	6	All Sections Recorded
CROMWELL SUBDIVISION (LOMBARDY EST.)	SPLIT LOG RD.	62	62	60	0	2	0	70.67	5	All Sections Recorded
CROSS POINTE	SPLIT LOG RD.	14	14	13	0	1	0	21.49	6	Includes the Historic Fly House
DELFINO SUBDIVISIN -- FKA DOLPHIN CLUB	WILSON PIKE	5	0	0	0	0	5	10.27	4	Ord 2020-08 approved -- 8/24/2020
EDENBROOK	LIBERTY CHURCH RD.	13	13	10	0	3	0	19.63	5	All Sections Recorded
ELMBROOKE	CONCORD RD.	47	47	47	0	0	0	55.26	6	All Sections Recorded
ESTATES AT MAGNOLIA VALE	SUNSET RD.	8	8	8	0	0	0	9.10	5	All Sections Recorded
FOUNTAINBROOKE	PINKERTON RD.	188	188	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 4/11/2018
FOXVIEW ESTATES	OLD SMYRNA RD.	2	2	2	0	0	0	3.00	4	Approved March 2013
GLEN ABBEY	SPLIT LOG RD.	75	75	75	0	0	0	100.41	5	All Sections Recorded
GLENELLEN ESTATES	RAGSDALE RD.	66	66	66	0	0	0	81.75	5	All Sections Recorded
GLENSHADOWS SUBDIVISION	EDMONDSON PK.	5	5	5	0	0	0	7.25	4	Plat Recorded -- 4-12-2015 -- Includes Existing Home
GOVERNORS CLUB	CONCORD RD.	424	424	412	0	12	0	610.00	5	All Sections Recorded -- Private Streets
HALCYON ESTATES	HAROGATE DR.	8	8	8	0	0	0	9.96	4	Recorded
HAMPTON RESERVE	CONCORD RD.	91	91	89	0	2	0	105.47	6	All Sections Recorded -- Private Streets
HIDDEN CREEK	PINKERTON RD.	25	25	25	0	0	0	28.92	5	All Sections Recorded
HIGH POINT	CONCORD RD.	5	5	1	0	4	0	7.43	5	All Sections Recorded
INGLEHAME FARMS	SPLIT LOG RD.	170	170	170	0	0	0	205.62	6	All Sections Recorded
JOHNSON COVE	JOHNSON CHAPEL RD.	4	4	4	0	0	0	7.16	1	Recorded
KINGS CROSSING	WIKLE RD. WEST	39	39	39	0	0	0	43.00	1	All Sections Recorded
LAURELS WEST	CHARITY DR.	19	19	18	0	1	0	25.44	6	All Sections Recorded
LENOX PARK	HILLSBORO RD.	40	40	37	0	3	0	65.77	1	All Sections Recorded
LIBERTY FARM	CONCORD RD.	6	6	4	0	2	0	32.36	5	All Sections Recorded
MAGNOLIA VALE	STANFIELD RD.	60	60	55	0	5	0	68.64	5	All Sections Recorded
MARSHALL PLACE	WILSON PK.	10	10	3	0	7	0	13.72	4	Private Streets -- Plat Recorded -- 2/2018
MCGAVOCK FARMS	MURRAY LN.	192	192	192	0	0	0	211.00	1	All Sections Recorded
MORGAN FARMS, (AZALEA PARK)	SPLIT LOG RD.	173	173	171	0	2	0	209.00	5	All Sections Recorded
MOTHERALL SUBDIVISION	LIBERTY CHURCH RD.	2	2	0	0	2	0	6.32	1	Lot 1 includes an existing home
NICHOLSON SUBDIVISION	BEECH CREEK RD.	2	0	0	0	0	1	4.92	1	Preliminary Plan Approval Only
OLD TOWNE	MURRAY LN.	21	21	21	0	0	0	26.78	1	All Sections Recorded
OLSEN PROPERTY	PANARAMA DR.	4	4	4	0	0	0	19.82	1	Recorded

CITY OF BRENTWOOD
SUMMARY OF VACANT RESIDENTIAL LOTS
AUGUST 2020

SUBDIVISON 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
OMAN SUBDIVISION	FRANKLIN RD.	21	21	10	0	11	0	33.66	1	Recorded -- 9-2019
OWL CREEK, ALL PHASES	CONCORD RD.	85	85	77	0	8	0	87.60	5	All Sections Recorded
PARKSIDE AT BRENTHAVEN PH. II, SEC. I	DEVENS DR.	69	69	42	0	27	0	210.00	3	Phase II Not Recorded
PARKSIDE DOWNS	WILSON PK.	8	8	6	0	2	0	40.00	3	Recorded
PENA ESTATES	CONCORD PASS	2	2	2	0	0	0	5.19	5	Recorded
PRESERVE AT ARDEN WOODS	FISCHER CT.	4	4	0	0	4	0	10.17	1	Prelim Plan App -- 6-6-2017 -- Final Plat Recorded 3/30/2020
PRESERVE AT CONCORD	CONCORD RD.	22	22	21	0	1	0	25.10	4	All Sections Recorded
PRINCETON HILLS	MURRAY LN.	162	162	161	0	1	0	224.00	1	All Sections Recorded
PRIMM FARM	MOORES LANE	24	0	0	0	0	24	29.00		Prelim Plan Approve by PC -- 12-3-2018
RAGSDALE SUBDIVISION	RAGSDALE RD.	71	0	0	0	0	71	115.29	5	Rev. Plan Approved -- 6-6-2017
RAINTREE FOREST	CROCKETT RD.	222	222	222	0	0	0	240.00	6	All Sections Recorded
RAINTREE FOREST SOUTH (HIGHLAND PARK)	RAINTREE PARKWAY	235	235	235	0	0	0	272.48	6	All Sections Recorded
RESERVE AT MAGNOLIA VALE	SUNSET RD.	5	5	5	0	0	0	7.04	5	All Sections Recorded
RESERVE AT RAINTREE FOREST, SEC 1-3	EASTWOOD DR.	100	100	97	0	3	0	272.00	6	All Sections Recorded
RESERVE AT RAINTREE FOREST, SEC 4-10	EASTWOOD DR.	113	27	6	0	21	86	282.00	6	Final Plat for Sec. 4 Recorded 6/7/2019
RESERVE AT SONOMA	SPLIT LOG RD.	9	9	9	0	0	0	19.57	5	All Sections Recorded
ROY D. MAYNARD SUBDIVISION	WALLER RD.	2	2	2	0	0	0	5.87	5	Existing home on Lot 1
SHADOW CREEK AT SOUTHERN WOODS WEST	SUNSET RD.	145	145	145	0	0	0	79.30	5	All Sections Recorded
SHERIDAN PARK	SADDLEWOOD LN.	22	22	22	0	0	0	24.50	4	Recorded -- Private Streets
SNEED MANOR	OLD SMYRNA RD.	6	6	1	0	5	0	31.42	4	Private Streets -- Plan Approved -- 11-2-2015 -- Plat Recorded -- 7-18-2017
SONOMA	SPLIT LOG RD.	66	66	66	0	0	0	84.50	5	All Sections Recorded
STONECREST	BLUFF RD.	29	29	29	0	0	0	36.00	5	Recorded
TERRABROOKE	SPLIT LOG RD.	8	8	4	0	4	0	13.12	5	Recorded
THE HEIGHTS	CONCORD RD.	7	7	2	0	5	0	7.36	5	Preliminary Plan Last APP by PC 4/3/2018 -- Recorded -- 9-2019
TARAMORE	SPLIT LOG RD.	275	275	259	0	16	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	127	67	0	60	0	146.74	5	Sections 1, 2, 3, 4 & 5 -- Recorded
TUSCANY HILLS	SPLIT LOG RD.	125	125	120	0	5	0	97.70	5	Sections 1 - 7 -- Recorded
VALLE VERDE	MOORES LN.	40	40	40	0	0	0	75.05	2	Recorded -- Private Streets
VALLEY VIEW SUBDIVISION	OLD SMYRNA RD.	11	11	7	0	4	0	14.00	4	Recorded
WITHERSPOON SUBDIVISION	CROCKETT RD.	154	125	97	29	28	29	260.72	6	Sec. 1, 2, 3, 4, 5, 6 & R-2 Lot Recorded.
WETHERBROOK	LIBERTY CHURCH RD.	55	55	55	0	0	0	62.21	5	All Sections Recorded
WHETSTONE	EDMONDSON PK.	141	141	141	0	0	0	167.00	4	All Sections Recorded
WILLIAMS GROVE	OLD SMYRNA RD.	63	63	63	0	0	0	78.09	4	All Sections Recorded
WILLOWMET	CONCORD RD.	129	129	129	0	0	0	132.00	6	All Sections Recorded
WINDSTONE	MURRAY LN.	108	108	105	0	3	0	197.00	6	All Sections Recorded -- Private Streets
WILSON PROPERTY	MURRAY LN.	2	0	0	2	0	2	5.60	6	Final Plat not yet Recorded -- Lot 1 Inc. Existing Home
WOODLANDS AT COPPERSTONE	SUNSET RD.	119	119	119	0	0	0	75.87	5	All Sections Recorded
TOTALS		*5,964*	*5,712*	*5,440*	*49*	*272*	*255*	*7,282*		
TOTAL VACANT LOTS IN CITY						*Available **	*W/Plans ***			
						321	*576*			
PROJECTED SUPPLY OF LOTS -- BY YEAR (VARIOUS BUILD-OUT SCENARIOS)										
- 50 new homes annually						6.4	11.5			
- 75 new homes annually						4.3	7.7			
- 100 new homes annually						3.2	5.8			
- 150 new homes annually						2.1	3.8			
- 175 new homes annually						1.8	3.3			
- 200 new homes annually						1.6	2.9			
- 250 new homes annually						1.3	2.3			
- 300 new homes annually						1.1	1.9			
- 350 new homes annually						0.9	1.6			
- 400 new homes annually						0.8	1.4			
- 450 new homes annually						0.7	1.3			
- 500 new homes annually						0.6	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: 10/05/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

City Calendar -- October 2020



OCTOBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 8:00 am Planning Commission Informational meeting	**2**	**3**
4	**5** 5:30 pm Park Board meeting 7:00 pm Planning Commission meeting	**6** 8:00 am City Court 4:00 pm Juvenile Traffic Court	**7**	**8** 8:00 am City Court 9:00 am City Commission Informational meeting	**9** 10:00 am Friends of the Library Used Book Sale	**10** 10:00 am Friends of the Library Used Book Sale
11 1:00 pm Friends of the Library Used Book Sale	**12** 6:00 pm Environmental Advisory Board meeting 7:00 pm City Commission meeting	**13**	**14** 9:00 am Library Board meeting	**15**	**16** 9:30 am Historic Commission meeting	**17**
18 2:00 pm Open House at Boiling Spring Academy	**19** 5:30 pm Board of Zoning Appeals meeting Library Closed for Inventory	**20** 7:30 am Tree Board meeting	**21**	**22** 9:00 am City Commission Informational meeting	**23**	**24** 8:00 am – 4:00 pm Fall Clean Up Granny White Park
25	**26** 7:00 pm City Commission meeting	**27**	**28**	**29** 8:00 am Planning Commission Informational meeting	**30**	**31** 8:00 am – 4:00 pm Fall Clean Up Safety Center East