AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD MUNICIPAL PLANNING COMMISSION
Monday, May 1, 2023 -- 7:00 PM
BRENTWOOD CITY HALL

Agenda Item Location Map

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

1. April 3, 2023

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

Consent Agenda

1. **BPC2303-004 Minor Site Plan Alteration, Monument Sign - Harpeth on the Green Building II, Maryland Farms, Section 9, Lot 16-B, 109 Westpark Drive, Zoning C-1 -** *Applicant: Mr. Taylor Wells, Highwoods Properties, 3322 West End Avenue, Suite 600, Nashville, TN 37203*

2. **BPC2303-007 Minor Site Plan Alteration, Monument Sign - Harpeth on the Green Building V, Maryland Farms, Section 41, Lot 50, 105 Westwood Place, Zoning C-1 -** *Applicant: Mr. Taylor Wells, Highwoods Properties, 3322 West End Avenue, Suite 600, Nashville, TN 37203*

3. **BPC2304-003 Revised Final Plat - Reserve at Raintree Subdivision, Section 4 & Open Space 1, Zoning OSRD -** *Applicant: Ms. Amanda Reed, Ragan Smith Associates, PO Box 60070, Nashville, TN 37206*

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. **BPC2302-003 Preliminary Plan - Madison Cove Subdivision FKA Bartlett Property, Zoning AR -** *Applicant: Mr. Jeff Dobson, Ragan Smith Associates, P.O. Box 60070, Nashville, TN 37206*

Other Business

1. Monthly Security Report -- April 2023

Administrative Information

1. Planning and Codes Department Monthly Report -- March 2023

Robert Leeman
Planning & Codes Director

Anyone requesting accommodations due to disabilities, please contact April Curlin, ADA Coordinator, before the meeting at 615-371-0060.

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 05/01/2023

Approval or correction of minutes from Regular Scheduled Commission meeting

Submitted by: Holly Earls, Administration

Department: Administration

Information

Subject

Approval or correction of minutes from the April 3, 2023 meeting

Background

Staff Recommendation

Attachments

Draft Minutes

D R A F T

MINUTES OF MEETING OF BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The Brentwood Planning Commission met on Monday, April 3, 2023 at 6:30 pm at Brentwood City Hall.

Present:	Chair Janet Donahue; Vice Chair Stevan Pippin; Commissioner Mark Gorman; Commissioner Preston Bain; Commissioner Chris Clark; Commissioner Carole Crigger; Commissioner Ryan Crowley; Commissioner Michael Kaplan; Commissioner Brandon Oliver; Commissioner John Vitucci
Staff Present:	Planning & Codes Director Bob Leeman; Assistant City Manager Jay Evans; City Planner Todd Petrowski; City Planner Allison Roberts; City Attorney Kristen Corn

Approval or Correction of Minutes

March 6, 2023

Consent Agenda

BPC2210-003 Final Plat - Echo Subdivision, 1584 Ragsdale Road, Zoning R-2 - *Applicant: Mr. Jacob Palmer, CSDG, 2305 Kline Avenue, Suite 300, Nashville, TN 37211*

CSDG requested approval of a final plat showing 13 lots on approximately 20 acres. The final plat matched the approved preliminary plan.

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

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.

2. Prior to signing of plat, water and sewer asbuilts (pdf & digital), cctv inspection of gravity sewer mains (if applicable), and construction cost summary are to be provided to the Water Services Department. Final paving of roads due to off-site utility installation shall be completed and approved by department prior to signing of plat.

3. A 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.

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

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

that were applicable during the vesting period. The vesting period for this plat expires on **April 3, 2026**, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

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

5. 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. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.

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

7. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.

8. 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.

9. The creation of an HOA is required to maintain the common open space areas.

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

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

12. Deviations from the approved plat in the development of the 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. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2211-003 Hillside Protection Site Plan Review - Heathrow Hills Subdivision, Lot 9, 5106 Heathrow Boulevard, Zoning R-2 - *Applicant: Mr. Michael Slowey, The Ernst Group, LLC, 190D Saundersville Road, Suite 4001, Hendersonville, TN 37075*

The Ernst Group LLC requested approval of a Hillside Protection Site Plan for Lot 9 of the Heathrow Hills Subdivision. The proposal included the construction of a 4,327 square foot home and swimming

pool. The new home will be a combination of beige brick and hardie siding. The proposed driveway did not exceed 500 feet in length.

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

1. The geotechnical report identified colluvial soils at both boring locations within the construction area. Colluvial soils are landslide prone, especially when disturbed by construction. A qualified geotechnical engineer, licensed to practice in the State of Tennessee, will be required to be on-site throughout the duration of construction.

2. A structural engineer, licensed to practice in the State of TN, will be required to prepare the foundation design drawings for the house, retaining walls and soil nail walls per the geotechnical recommendations. The current grading plans do not include any recommendations. The grading and construction plans will need to be updated with the geotechnical construction recommendations, structural design, and signed.

3. Removal of established trees outside the building envelope or the limits of disturbance shall be limited, with the exception of diseased or hazardous trees as recommended in writing by a landscape architect, licensed to practice in Tennessee.

4. The retaining wall will be required to be inspected by a licensed professional engineer and certified in writing prior to Certificate of Occupancy acceptance coordinating with the geotechnical engineer on-site.

5. Existing natural vegetation around a proposed structure in the HP Overlay district, particularly if located in areas of potential high visibility from properties and roadways at lower elevations, shall be preserved to the greatest extent feasibly and practical. Additional evergreen trees and shrubs may be required to effectively screen the structure.

6. A residential fire sprinkler system is required.

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

8. 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 **April 3, 2026**, 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.

9. 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.

10. 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.

11. 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.

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. Add the following note to the plan - "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.

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 (**BPC2211-003**) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.

15. 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.

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

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

18. 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.

19. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2301-001 Revised Final Plat - Brentmeade Estates, Section 11, Lot 77, 9152 Jones Court, Zoning OSRD - *Applicant: Mr. Chris Conrad, L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, TN 37211*

L.I. Smith and Associates requested approval of a revised final plat that combined Lot 77 of Brentmeade Estates with the adjoining remnant parcel. Lot 77 had an area of approximately one acre and the remnant parcel was approximately a third of an acre. This combination will provide a larger buildable area for Lot 77.

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

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.

2. 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.)

3. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.

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

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

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

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

8. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning

Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2303-001 Limited Duration Event, Food Truck Rally - Brentwood High School, 5304 Murray Lane, Zoning SI-2 - *Applicant: Ms. Belinda Wade, Brentwood High School, 5304 Murray Lane, Brentwood, TN 37027*

Brentwood High School requested approval of a limited duration event to conduct a food truck rally on the school grounds from 11:30am to 1:15pm on Thursday, April 27, 2023. The trucks will be located in the front parking lot along Murray Lane in front of the STEM building. Approximately 14 food trucks were invited to the event, which was intended for students only and not open to the public.

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

Food Trucks to be in Attendance

Grilled Cheeserie
Buns on the Run
Chang Kham Asian Streetfood Fusion
Little Cancun on the Go
Nashville Chicken and Waffles
Smokin Buttz
Hoss' Burgers
Califarmia
Steaming Goat
Blue Monkey Shaved Ice
TN Cobbler Company
Bradley Creamery
Driving You Donuts
Mojo Cookie Dough & Creamery

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

1. The event organizers shall coordinate the event with Planning and Codes, and Police Department personnel as necessary. Additional traffic control measures may be required.

2. The food trucks must be at least 10 feet apart, bumper to bumper, per NFPA 96.

3. Any food trucks on the site shall comply with the requirements of Article VI of the Municipal Code and be permitted by the City.

4. The event shall comply with applicable sections of the Municipal Code. The levels of music amplification and public address activity will be governed by the requirements of the noise ordinance. Every effort will be made to mitigate the noise generated by the site.

5. All ingress and egress points must remain clear and accessible at all times during the event. Emergency responders shall have access to the site at all times.

6. Install temporary barriers at key locations to separate pedestrians from vehicle traffic.

7. Approval of the site plan does not constitute approval of the signage plan. All signs must comply

with the Brentwood Sign Ordinance.

8. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 3, 2023. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2303-005 Minor Site Plan Alteration - Harpeth on the Green Building II & III, Maryland Farms, Section 9, Lot 16-B & C, 105 & 109 Westpark Drive, Zoning C-1 - *Applicant: Mr. Taylor Wells, Highwoods Properties, 3322 West End Avenue, Suite 600, Nashville, TN 37203*

Highwoods Properties requested approval to install site signage at the Harpeth on the Green, Buildings II & III sites. The proposal included the installation of wayfinding signage, building identification, and vehicular directional signage. The signage will be black and hale navy for the Building II and black and antique mahogany for Building III.

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

1. The address for the building identity needs to reflect the correct address for the project.
2. For each ingress/egress with a proposed monument provide sight distance triangles that comply with the following section from the Brentwood Municipal Code. Sight distance triangle. All entrance signs and freestanding signs located near the corners of an intersection, shall be located outside the sight distance triangle. Such triangle shall be composed of two lines, measured at a distance of 35 feet running along each leg of the road or driveway pavement surfaces, and a third connecting line to form a triangular area. This area shall be free of any permanent or temporary signs that may inhibit a clear sight visibility for motorists.
3. Installation of new signage/monuments/markers shall be located a minimum of 5-feet off water and sewer utility mains.
4. A foundation permit and footing inspection will be required prior to the construction of the monument sign.
5. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, all or ground) with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Allison Roberts at allison.roberts@brentwoodtn.gov.
6. A site plan shall be vested for a period of three years from the date of the original approval.
7. 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 **April 3, 2026**, 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.

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

12. 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 (**BPC2303-005**) 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.

13. 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.

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

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

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

17. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2303-006 Minor Site Plan Alteration - Harpeth on the Green Buildings IV & V, Maryland Farms, Section 41, Lots 49 & 50, 100 & 105 Westwood Place, Zoning C-1 - Applicant: Mr. Taylor Wells, Highwoods Properties, 3322 West End Avenue, Suite 600, Nashville, TN 37203

Highwoods Properties requested approval to install site signage at the Harpeth on the Green, Buildings IV & V. The proposal included the installation of wayfinding signage, building identification, and vehicular directional signage. The signage will be black and dark green in color for building IV and black and thyme green for building V.

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

1. The address for the building identity needs to reflect the correct address for the project.
2. For each ingress/egress with a proposed monument provide sight distance triangles that comply with the following section from the Brentwood Municipal Code. Sight distance triangle. All entrance signs and freestanding signs located near the corners of an intersection, shall be located outside the sight distance triangle. Such triangle shall be composed of two lines, measured at a distance of 35 feet running along each leg of the road or driveway pavement surfaces, and a third connecting line to form a triangular area. This area shall be free of any permanent or temporary signs that may inhibit a clear sight visibility for motorists.
3. Installation of new signage/monuments/markers shall be located a minimum of 5-feet off water and sewer utility mains.
4. A foundation permit and footing inspection will be required prior to the construction of the monument sign.
5. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, all or ground) with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Allison Roberts at allison.roberts@brentwoodtn.gov.
6. A site plan shall be vested for a period of three years from the date of the original approval.
7. 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 **April 3, 2026**, 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.
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. The required fees shall be used for future infrastructure related improvements required by the proposed development.

12. 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 (**BPC2303-006**) 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.

13. 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.

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

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

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

17. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2303-010 Limited Duration Event, Food Truck Rally - BrentFest, Crockett Park, Zoning SI-3 - *Applicant: Ms. Kesha Gooding, City of Brentwood, 5211 Maryland Way, Brentwood, TN 37027*

City of Brentwood requested approval of a limited duration event for BrentFest on Saturday, June 24, 2023 at Crockett Park. The event will kick off at 5:00pm with food trucks, a beer garden and a kid zone, followed by the dueling pianos at 5:00pm and Rubiks Groove at 6:00pm. The event will conclude at 8:00pm. There will be eleven trucks at the event.

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

1. The event organizers shall coordinate the event with Planning and Codes, and Police Department

personnel as necessary. Additional traffic control measures may be required.

2. Any food trucks on the site shall comply with the requirements of Article VI of the Municipal Code and be permitted by the City.

3. The event shall comply with applicable sections of the Municipal Code. The levels of music amplification and public address activity will be governed by the requirements of the noise ordinance. Every effort will be made to mitigate the noise generated by the site.

4. All ingress and egress points must remain clear and accessible at all times during the event. Emergency responders shall have access to the site at all times.

5. Install temporary barriers at key locations to separate pedestrians from vehicle traffic.

6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance.

7. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 3, 2023. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2303-011 Limited Duration Event, Food Truck Rally - Red, White and Boom, Crockett Park, Zoning SI-3 - *Applicant: Ms. Kesha Gooding, City of Brentwood, 5211 Maryland Way, Brentwood, TN 37027*

The City of Brentwood requested approval to host approximately 15 food trucks at the annual Red, White, and Boom celebration at Crockett Park. The Red, White, and Boom celebration will take place on Tuesday, July 4th. Food trucks will be available at 6:00pm, music at 7:00pm, and the fireworks at 9:00pm.

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

1. The event organizers shall coordinate the event with Planning and Codes, and Police Department personnel as necessary. Additional traffic control measures may be required.

2. Any food trucks on the site shall comply with the requirements of Article VI of the Municipal Code and be permitted by the City.

3. The event shall comply with applicable sections of the Municipal Code. The levels of music amplification and public address activity will be governed by the requirements of the noise ordinance. Every effort will be made to mitigate the noise generated by the site.

4. All ingress and egress points must remain clear and accessible at all times during the event. Emergency responders shall have access to the site at all times.

5. Install temporary barriers at key locations to separate pedestrians from vehicle traffic.

6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance.

7. Approval of the proposed plan shall be limited to the illustrations and plans presented to the

Planning Commission for review and approval on April 3, 2023. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Vice Chair Stevan Pippin for approval of the items on the Consent Agenda, seconded by Commissioner Preston Bain

Vote: 10 - 0 Approved - Unanimously

Regular Agenda

Resolution 2023-26 - A RESOLUTION TO ADOPT THE CITY'S 2023 MAJOR THOROUGHFARE PLAN UPDATE

The purpose of a Major Thoroughfare Plan (MTP) is to guide future transportation and land use planning through the identification of both short and long-term transportation projects. While the primary focus of the plan is the list of projects, the study also included an evaluation of the existing transportation system as well as projections for future conditions based on projected future traffic demands. In Brentwood, there are two primary challenges when considering future transportation related needs and projects. First, Brentwood's geographic location along I-65 between Nashville and Franklin/Cool Springs means that a significant portion of the future growth in traffic in and through Brentwood will be driven by land use decisions made by other entities. This then leads to the second challenge, which is how to accommodate future traffic demand, much of it from outside or flowing through Brentwood, without changing the character of the community.

It is important to note that this plan and the projects in it is, like the City's six-year capital improvements plan, an ever-evolving plan. Adoption of this plan does not commit the City to construct any improvements and some of the projects listed in the plan may never happen unless certain future land use decisions are made by the City Commission and the Planning Commission. For example, the projects related to a new I-65 interchange and extension of Murray Lane to such an interchange will not occur if the Turner property is never developed. However, having these projects listed in the plan is important as it serves as the basis for the City to require certain improvements should a development proposal for the Turner property ever come forward.

The original Brentwood 2020 Plan adopted in 1999 contained a list of 30 road improvement projects. At the time, this listing served as an update to the Major Thoroughfare Plan originally adopted in 1996. When the Brentwood 2020 Plan was updated in 2006, it included a status report on the original list of 30 projects, and several of the projects were deleted at that time. Projects deleted in 2006 included the Mallory Lane extension to Concord Road, realignment of Edmondson Pike to connect with Old Smyrna Road through what is now the Whetstone subdivision, the extension of Raintree Parkway west to Moores Lane, extension of Edmondson Pike south to Crockett Road, construction of a new east/west roadway between Sunset Road and Waller Road, and construction of a new north/south road between Concord Road and future McEwen Drive. Most of these were canceled due to approved residential development that either blocked the possibility of the project or provided alternative routes that made the project unnecessary. The Mallory Lane extension project was canceled following a citizen referendum.

The 2016 MTP Update effort included updates to the list of projects in the MTP, including a list of 21 road projects, shown below, and 13 bike and pedestrian projects, along with an associated map (See Exhibit A, attached). Of the 21 road projects, 14 were a continuation of projects that were reflected in the original 2020 plan and continued in the 2006 update.

2023 Major Thoroughfare Plan Proposed Changes:
As stated above, the MTP is an ever-evolving plan that needs periodic updates when circumstances warrant. Therefore, this update included three proposed changes to the plan as follows:

1. The Board of Commissioners adopted the Windy Hill Park Master Plan at the November 28, 2022, Board of Commissioners meeting. The 2016 MTP called for a connection of Jones Parkway through this property, but after completing the Master Planning process for the park and listening to surrounding neighborhoods, it was determined by the Board of Commissioners that this area would be better served by providing a park without the Jones Parkway connection included. Therefore, this update proposed to eliminate No. 6 on the list to be consistent with the Windy Hill Park Master Plan that was adopted.

2. At the September 22, 2022, Board of Commissioners Informational Briefing, the need for the Green Hills Boulevard connection to Old Smyrna Road was discussed. While there may be some benefits to more connectivity in the area, the Commissioners determined that the impact to the surrounding neighborhoods outweighed the benefits and directed staff to pursue an amendment to the MTP. In discussing this possible connection, it was determined, with input from the City Engineer, that connecting Green Hills Boulevard to Old Smyrna Road would require significant upgrades to Old Smyrna Road and the overall benefit from a traffic improvement standpoint did not outweigh the costs. Furthermore, in checking with the City's emergency responders, they indicated that it will not impact response times by not connecting Green Hills Boulevard to Old Smyrna Road.

3. Add the realignment of Split Log Road between Pavilion Way on the south side and Sunset Road on the north side at the southern terminus of Waller Road. This realignment was not included in the 2016 update because it was outside the city limits. However, with recently completed annexations this road segment was located partially within the current Brentwood City limits and partially within the Brentwood Urban Growth Boundary. This road realignment has been planned for almost ten years pending annexation of property in this area.

4. Change Sam Donald Road from a Collector Road to an Arterial Road classification from the intersection of Split Log Road to the Brentwood City Limits to the East. Arterial streets have a minimum width of 90 feet. Additional right of way may be required for turn lanes, deceleration lanes, medians, sidewalks, and bikeways. The Town of Nolensville adopted an updated Major Thoroughfare Plan in June 2022, which showed the portion of Sam Donald Road in Nolensville as a Minor Arterial Street. This change to the Brentwood Plan was consistent with the Nolensville Plan.

ID	Existing Project Description
1	Widen Granny White Pk from Virginia Way to Old Hickory Blvd
2	Improve/Realign Old Smyrna Road
3	Widen Wilson Pk from Concord Rd to Church St
4	Old Smyrna Rd Extension
5	Improve/Realign Johnson Chapel Rd to Belle Rive Dr
~~6~~	~~Extend Jones Pkwy north to Old Smyrna Rd~~
7	Improve/Realign Holly Tree Gap Rd
8	Construct new interchange on I-65
9	Sunset Rd Extension

10	Improve/Realign Ragsdale Rd
11	Beech Grove Rd Connection to Liberty Church Rd
12	Improve/Realign Sunset Rd
13	Widen Moores Ln from Carothers Pkwy to Mallory Ln
14	Improve/Realign Crockett Rd from Concord Rd to Wilson Pike

ID	**Existing and New Project Description**	**Comments**
15	Murray Ln/Wilson Pk Connector	Solely development driven in association with new I-65 interchange (see ID #8)
~~16~~	~~Green Hill Blvd Extension North~~	~~From existing terminus in Whetstone subdivision to Old Smyrna Road~~
17	McEwen Dr. Extension	From Wilson Pike east to Pleasant Hill - in conjunction with City of Franklin
18	Improve/Realign Pleasant Hill Rd	From Split Log Road to Clovercroft
19	Charity Dr Extension	Planned as part of Traditions subdivision
20	Ivy Crest Dr Extension	Planned as part of Taramore subdivision
21	Town Center Way Extension	From Franklin Road to Eastpark
22 (New)	**Split Log Road Realignment**	**From Pavilion Way to Sunset Road to the southern terminus of Waller Road**
23 (New)	**Change Sam Donald Road to an Arterial Street Classification**	**From intersection of Split Log Road to the Brentwood City Limits to the East**

The plan also included a series of identified bike and pedestrian improvement projects. These were not proposed to change with this amendment. Some of these would be associated with future road projects while others simply identify preferred corridors for expanded bike and pedestrian connectivity.

Staff recommended that the Planning Commission forward a recommendation of approval to the Board of Commissioners for the proposed 2023 Major Thoroughfare Plan Update.

Moved by Commissioner Michael Kaplan to forward a recommendation of approval to the Board of Commissioners for the proposed 2023 Major Thoroughfare Plan Update, seconded by Commissioner Ryan Crowley

Vote: 10 - 0 Approved - Unanimously

Ordinance 2023-03 - AN ORDINANCE AMENDING SECTIONS 78-22, 78-122, AND 78-136 OF CHAPTER 78 REFERENCING USES PERMITTED AND USES PROHIBITED STANDARDS WITHIN THE AR (AGRICULTURAL/ RESIDENTIAL) AND AR-IP (AGRICULTURAL/RESIDENTIAL ESTATE: INNOVATIVE PROJECT) ZONING DISTRICTS, AND ACCESSORY BUILDING LIMITATIONS/STANDARDS

This ordinance proposed two updates to the AR and AR-IP zoning district provisions. The first change proposed to clarify that Section 10-4 of the Municipal Code, which stated that certain animals may be kept on lots greater than three acres, applied to the AR zoning district. The AR district standards only state that general farming activities such as the breeding and keeping of domestic animals were permitted, but do not specifically limit them to lots on three acres or larger. Although the technical standards of the AR zone provided that the minimum size of any new AR lot must be three acres, there were some smaller lots in existence from the time of the application of the zone (see attached example map). Therefore, this amendment was proposed to alleviate any confusion that there must be three acres or greater in AR for the referenced animals to be kept.

This clarification would be accomplished by changing Section 78-122 (1) of the Code to add the bolded text as follows, with all other portions of this section remaining unchanged:

(1) General farming activities such as the raising of trees, field and plant crops, breeding and keeping of domestic animals, and any similar agricultural uses which are in keeping with the character and intent of the district **subject to the provisions of section 10-4 of this code**.

Secondly, this ordinance proposed to update the AR-IP zoning district provisions to allow certain higher-elevation lots to have limited opportunities for including accessory uses and buildings such as, but not necessarily limited to, swimming pools in front and side yards when located within the Hillside Protection Overlay.

The Zoning Ordinance established requirements and restrictions pertaining to technical and development standards within the AR-IP (Innovative Project) district. The existing provisions prohibit swimming pools in front yards under Section 78-132 by stating that, "Unless otherwise set forth within this division, all provisions of division 2, subdivision I, AR-General shall apply within an AR-IP zoning district." Certain higher elevations along Old Smyrna Road have unique views of the Downtown Nashville skyline, and it is in keeping with the intent of the AR-IP zoning district to allow limited opportunities for homes to include accessory uses in front and side yards when located within the Hillside Protection Overlay.

The ordinance proposed to accomplish this by amending Section 78-136 by deleting this section in its entirety and replacing it with the following:

Sec. 78-136. – Uses Permitted.

1. All uses permitted under Section 78-122 for the AR-General district shall be permitted, unless otherwise set forth within this section.
2. Accessory buildings customarily incidental to the above uses, subject to the standards and limitations specified in sections 78-22 and 78-128. Accessory building(s) shall be located in the buildable area of the rear yard, except when a lot is located within the hillside protection overlay district. Lots that are located within the hillside protection overlay may also place accessory building(s) in the buildable area of the front yard and side yard subject to planning commission review and approval. Board of zoning appeals approval shall not be required, as specified in Section 78-22, when the planning commission has reviewed an accessory structure site plan within the hillside protection overlay. The planning commission shall review to ensure the placement does not negatively impact surrounding lots and structures.

3. Accessory uses such as swimming pools, tennis courts, pet enclosures, play structures and satellite dish antennas, including related pads, decks, patios, hard surfaces and enclosures. Such accessory uses shall not be subject to the standards and limitations set forth in sections 78-22 and 78-128 (except as specified for certain pet enclosure structures and play structures) but must be placed within the buildable area of the rear yard, except when a lot is located within the hillside protection overlay. Lots that are within the hillside protection overlay may also place accessory uses in the buildable area of the front and side yard subject to planning commission review and approval. The planning commission shall review to ensure the placement does not negatively impact surrounding lots and uses and is in keeping with the overall design standards of the subdivision.

This ordinance also proposed to change Section 78-22(b)(2) by adding the bolded text as follows:

(2) Approval for an accessory building must be obtained from:

1. The board of zoning appeals, for any accessory building of more than 12 feet in height or with a gross floor area of more than 225 square feet, **except when such building is located in the AR-IP zoning district and within the hillside protection overlay. When located within the AR-IP zoning district and the hillside protection overlay, then only planning commission review of the site plan including the accessory building shall be required.**
2. The planning department staff, for any accessory building not requiring the approval of the board of zoning appeals **or planning commission.** "Planning department staff," as used in this section, means the city's planning director or such persons authorized by the planning director to review and approve accessory building applications.

As of then, the AR-IP district had only been applied to one area along Old Smyrna Road and was limited to the Old Smyrna Road area per the Zoning Code. This change will not create opportunities in other zoning districts and was only allowed in AR-IP where innovative designs were contemplated as part of the AR-IP district.

Staff requested that the Planning Commission vote to forward a recommendation of approval to the Board of Commissioners.

Moved by Commissioner Brandon Oliver to forward a recommendation of approval to the Board of Commissioners for Ordinance 2023-03, seconded by Commissioner Carole Crigger

Vote: 9 - 1 Approved

Nays: Chair Janet Donahue

BPC2303-009 Minor Site Plan Alteration - Lakeside Center, Maryland Farms, Lot 34, 214 Ward Circle, Zoning C-2 - *Applicant: Ms. Lynn Reissenweber, M & J Willow, 20 S. Clark Street, Suite 3000, Chicago, IL 6063*

M & J Willow requested approval to revise the exterior building elevation for Lakeside Center located at 214 Ward Circle. The proposal included painting the existing beige stucco a white sail color. The ridge cap, standing seam roof, and gutters will be painted a peppercorn color.

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

1. All stucco, metal, and doors (front, sides, and rear) will need to be painted. The entire building must

match.

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 **April 3, 2026**, 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. 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 78-206 (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 (**BPC2303-009**) 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. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

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

Brentwood.

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

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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Mark Gorman for approval subject to the above conditions being met to the satisfaction of staff, seconded by Vice Chair Stevan Pippin

Vote: 10 - 0 Approved - Unanimously

BPC2301-005 Revised Preliminary Plan - Anna Subdivision, Zoning OSRD - *Applicant: Mr. Eric McNeely, McNeely Civil Engineering, 254 Belgian Road, Nolensville, TN 37135*

McNeeley Civil Engineering requested approval of a revised preliminary plan showing 17 lots on approximately 28 acres. This plan was a revision to the 20 lot OSRD plan originally approved by the Planning Commission at their November 4, 2021, meeting. The purpose of the revision was to redesign the subdivision layout and not relocate the existing perennial and intermittent streams. Originally, these were going to be relocated to the exterior of the development. The new configuration eliminated three lots and increased the dedicated open space from 11.06 acres to 13.86 acres, and increased the excess open space from 6.03 acres to 9.10 acres.

The proposed revision also included changes to the site drainage and associated infrastructure, preservation of additional environmental features, and refinement of the entry road configuration. Drainage revisions included increasing the stormwater management ponds from two to five. The plan also preserved approximately 1.7 additional acres of wetland and the removal of a farm pond at the request of TDEC.

This revised plan also proposed the phasing of the development into two phases. The purpose of the phasing was to allow the developer to move forward with phase one construction while the phase two portion was being review by FEMA. Phase two included one lot consisting of 0.76 acres and 4.24 acres of common open space.

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

1. Water and sewer infrastructure are shown in approximate locations and will be finalized during construction plan review. Any offsite utility easements (permanent or temporary) required for project must be obtained prior to issuance of grading permit. Project will require TDEC water and

sewer permits and will be required prior to installation of utilities.

2. Verify the drainage system hydrologic grade line corresponds to the proposed water surface elevation.

3. Prior to grading plan issuance, hydraulic calculations showing that Phase One meets Brentwood Municipal Code detention and water quality requirements without Phase Two pond will be required.

4. A preliminary 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 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 **April 3, 2026**, 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. Revise the hydrologic study to include a comparison of the existing and proposed 100-yr water profiles. Please provide graphical comparison for the water surface profiles. Also, add the flow data to the provided table.

9. 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.

10. It is the policy of the U. S. Postal Service that mail delivery to all new and extended developments use centralized delivery, via cluster box units (CBU). It is the responsibility of the customer (developers and builders) to provide the necessary mail receptacle equipment.

11. The homes in the subdivision shall use U.S. Postal Service approved Cluster Box Units for Mail Delivery. Each home builder shall install permanent address posts, in lieu of mailboxes at the end of each driveway to facilitate emergency response. The address posts must be installed before a certificate of occupancy will be issue for the home.

12. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Allison Roberts at allison.roberts@brentwoodtn.gov.

13. On all sheets of the plan show the location of existing and platted property lines, existing streets, buildings, watercourses, railroads, cemeteries, sewer lines, bridges, culverts, drain pipes, water mains, fire hydrants, street lights, tree masses, public utility easements.

14. 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.

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

16. 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.

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

18. 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.

19. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Vice Chair Stevan Pippin for approval subject to the above conditions being met to the satisfaction of staff and to forward a recommendation of approval of the proposed corresponding revisions to the OSRD Development Plan to the Board of Commissioners, seconded by Commissioner Preston Bain

Vote: 10 - 0 Approved - Unanimously

BPC2303-002 Revised Site Plan - Brentwood Academy, 219 Granny White Pike, Zoning SI-2-
Applicant: Phillip Piercy, Catalyst Design Group, 5100 Tennessee Avenue, Nashville, TN 37209

Catalyst Design Group requested approval of a revised Site Plan for Brentwood Academy. The proposal made minor changes to the site plan approved by the Planning Commission at their May 2, 2022, meeting. Those changes included adding roll up doors to the proposed chapel building and adding

phasing lines to the plan. The revision also included the placement of a portable classroom to replace the loss of a portion of the southern residential building due to the location of the new driveways. The proposed portable will be placed in the existing parking lot west of the art house.

All other items approved by the Planning Commission on May, 2, 2022, remain unchanged. Those items included the following:

1. Construction of a 51,548 sq. ft. Student Life and Academic Center.
2. Construction of eight new tennis courts and a 1,000 sq. ft. tennis support building, with an option to cover four of the six northern courts with an open-air pavilion roof structure. Lighting for the courts is also proposed.
3. Construction of a new softball field and a 1,740 sq. ft. concessions / bathroom building.
4. Construction of the 1,990 sq. ft. chapel.
5. Construction of a new driveway connection to Granny White Pike at Virginia Way.
6. Field lighting and a new public sidewalk along Granny White Pike.

Traffic Review Comments:

- A traffic signal modification design shall be submitted for review and approval by the City.
- Recommend that a 4" dotted white line be included to guide drivers from Virginia Way westbound to the driveway entrance. The dotted line would begin at the stop line, left side of thru lane on the Virginia Way approach and extend through the intersection to the left side of the new driveway entrance
- The dimension of the proposed SB right-turn lane should be corrected to reflect the actual length of the right turn lane
- The northeast corner should include two, separate curb ramps; one for each crosswalk approach. We suggest that the north-south crossing have its respective curb ramp on the east side of the corner radius. In doing so, the crosswalk and stop line would be shifted east to accommodate this. The curb ramp for the east-west crossing on north side of intersection would remain generally as shown.
- Recommend installation of separate curb ramps for southeast corner, similar to northeast corner. The east-west crossing of the south leg may remain as proposed with the north-south crossing using a separate curb ramp. This approach will be consistent with TDOT expectations of the ongoing TDOT-sponsored CMAQ traffic signal upgrade project. Also, this design will provide a shorter crossing distance for pedestrian traffic which enhances safety by reducing exposure to vehicular traffic and provides more efficient traffic signal timing operations.
- Recommend that a second straight arrow pavement marking be installed for the southbound approach generally in-line with the upstream left turn arrow shown.
- Recommend that all existing stop lines should be replaced to provide a consistent deployment. We advise that is preferred to not have partial installation of stop lines.

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

1. The portable classroom will be approved for a period of one year from the date of installation. Extensions to this approval must be granted by the Planning Commission.

2. All traffic comments related to the intersection of Virginia Way and Granny White Pike will need to be addressed as part of Phase I of the project.

3. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Allison Roberts at allison.roberts@brentwoodtn.gov.

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 **April 3, 2026**, 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. Owner is responsible for all costs associated with public sewer relocation and any public water infrastructure improvements to provide adequate domestic and fire protection demands.

8. 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.

9. 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.

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

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

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. 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.

14. 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.

15. Unenclosed guarded service equipment on the exterior of the 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.

16. 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 (**BPC2303-002**) 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.

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

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

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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Brandon Oliver for approval subject to the above conditions being met to the satisfaction of staff, seconded by Commissioner Michael Kaplan

Vote: 10 - 0 Approved - Unanimously

BPC2303-003 Revised Site Plan - The Goddard School Brentwood, Maryland Farms, Section 58, Lot 69, 110 Winners Circle, Zoning C-1 - *Applicant: Jim Gilliam, Wold Architects and Engineers, 214 Centerview Drive, Suite 300 , Brentwood, TN 37027*

Wold Architects and Engineers requested approval of a revised Site Plan for the property located at 110 Winners Circle. The Goddard School Brentwood requested to make changes to site and occupy the building. The revisions included a reduction of 13 parking spaces from 97 to 84 spaces. The proposal also included increasing the green space to 30% to comply with the ordinance minimum for this proposed use. A playground, decorative aluminum fence, and play equipment adjacent to the building were also proposed.

An existing 8,028 sq. ft. general office tenant will continue to occupy a portion of the first floor. The proposed child care will occupy 4,994 sq. ft. on the first floor and 13,022 sq. ft. on the second floor for a total of 18,016 sq. ft. Both uses complied with the minimum parking requirements.

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

1. Per NFPA 101, a daycare serving more than 99 clients in a building larger than 5,000 sq. ft., shall

require a fire suppression system.

2. The rip-rap along the channel will need to be lined with erosion control mat or similar material. Rip rap will only be required at the headwalls and curb cut.

3. Project is subject to water and sewer availability/capacity approval and any tap/capacity fees associated with the approval.

4. Additional Public Works Project Fees may be required. These will be calculated at the time oe permit submittal and if required must be paid before the building permit will be issued.

5. Day Care Operations are also subject to State approval.

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

7. 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 **April 3, 2026**, 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.

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

12. 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 (**BPC2303-003**) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.

13. 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.

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

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

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

17. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 3, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Mark Gorman for approval subject to the above conditions being met to the satisfaction of staff, seconded by Commissioner Michael Kaplan

Vote: 10 - 0 Approved - Unanimously

Other Business

Monthly Security Report - March 2023

Moved by Vice Chair Stevan Pippin for approval, seconded by Commissioner Michael Kaplan

Vote: 10 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 7:21 pm.

APPROVED _____

Holly Earls, City Recorder

BRENTWOOD PLANNING COMMISSION
Meeting Date: 05/01/2023
Current Zoning: C-1 - COMMERCIAL OFFICE

Information

Subject

BPC2303-004 Minor Site Plan Alteration, Monument Sign - Harpeth on the Green Building II, Maryland Farms, Section 9, Lot 16-B, 109 Westpark Drive, Zoning C-1 - *Applicant: Mr. Taylor Wells, Highwoods Properties, 3322 West End Avenue, Suite 600, Nashville, TN 37203*

General Information

Highwoods Properties requests approval to modify an existing monument sign located on the south side of their entrance from Westpark Drive. The proposal includes new bronze lettering, the painting of the base structure a gray color to match the recently painted buildings, the addition of an 18-foot section of black fence, and a circular logo. The proposed revisions meet the requirements of the code.

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 **12** conditions be attached to the approval of the request.

1. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, all or ground) with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Allison Roberts at allison.roberts@brentwoodtn.gov.

2. Add the following note to the site plan:

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 1, 2026**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

3. When the construction authorized pursuant to a site plan is not completed within three years

from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

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

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

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

7. 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 (**BPC2303-004**) 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.

8. 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.

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

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

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

plats or other project approvals.

12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

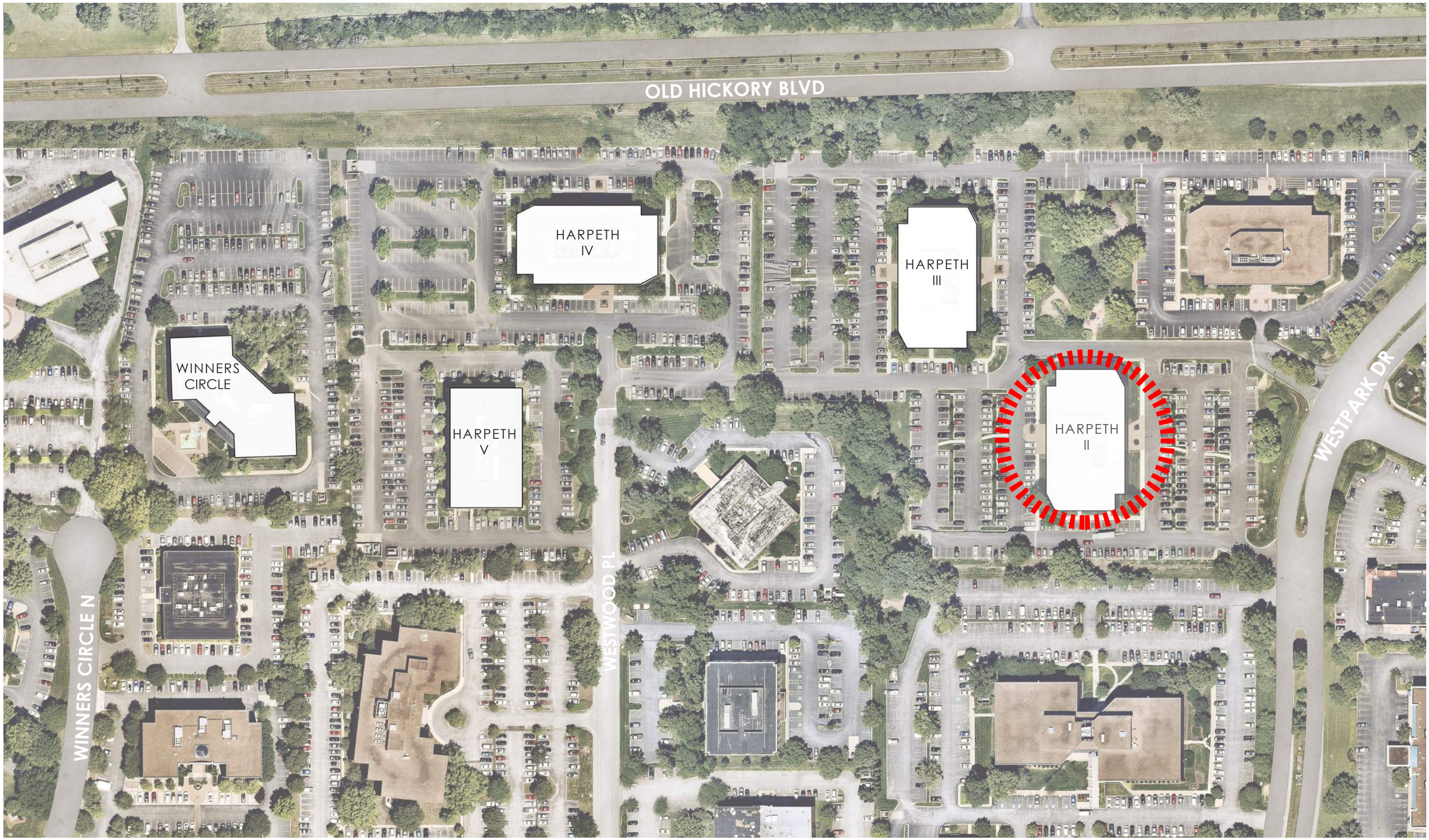
Staff Recommendation

Staff requests that the Planning Commission vote to approve the proposed minor site plan alteration, subject to the requirements of the staff report.

Attachments

Vicinity Map

Revised Monument Sign



HASTINGS

VICINITY PLAN - HARPETH II

HIGHWOODS HARPETH

109 WESTPARK DR.
BRENTWOOD, TN 37027

Highwoods PROPERTIES

02/07/2022

HARPETH COMMONS

Building Two

SIGN DESIGN

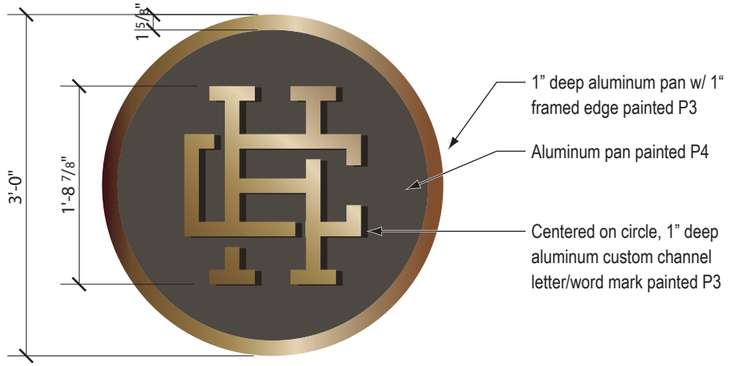
This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site 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 April 3, 2026, 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.

P1 - SW ACIER 9170

P2 - TRUE BLACK WOOD STAIN

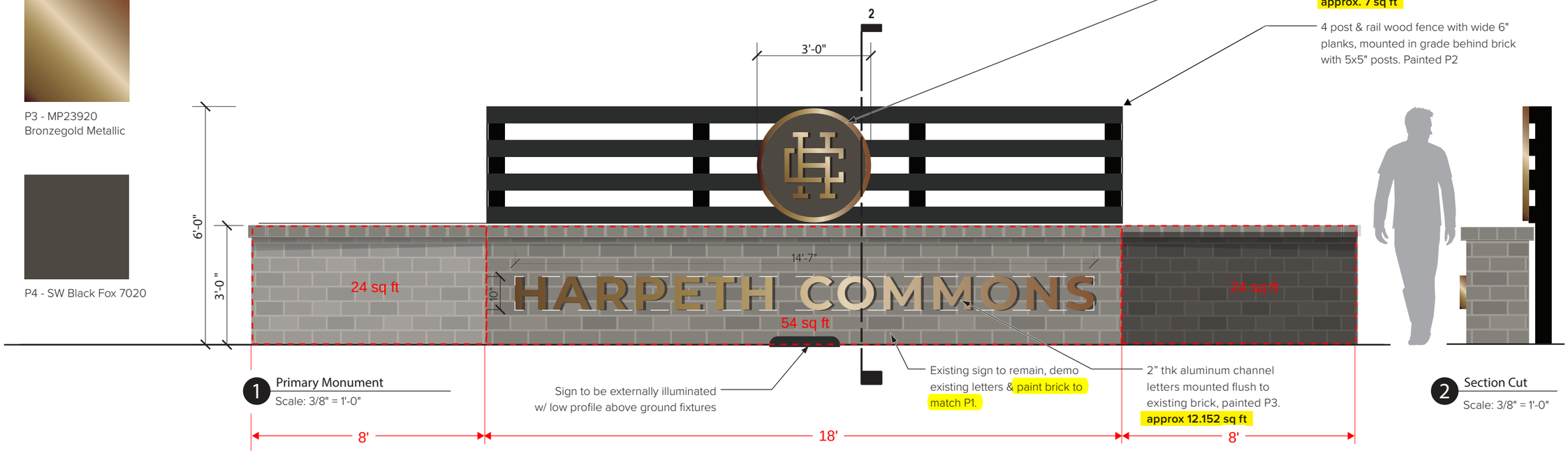
P3 - MP23920 Bronzegold Metallic

P4 - SW Black Fox 7020



4 WordMark Detail
Scale: 3/4" = 1'-0"

3 PLAN VIEW
Scale: 3/8" = 1'-0"



1 Primary Monument
Scale: 3/8" = 1'-0"

2 Section Cut
Scale: 3/8" = 1'-0"

Consent Agenda 2.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 05/01/2023

Current Zoning: C-1 - COMMERCIAL OFFICE

Information

Subject

BPC2303-007 Minor Site Plan Alteration, Monument Sign - Harpeth on the Green Building V, Maryland Farms, Section 41, Lot 50, 105 Westwood Place, Zoning C-1 - *Applicant: Mr. Taylor Wells, Highwoods Properties, 3322 West End Avenue, Suite 600, Nashville, TN 37203*

General Information

Highwoods Properties requests approval to modify their existing monument sign located on the north side of their entrance from Westwood Place. The proposed modifications include new bronze lettering and painting the base structure a gray color to match the recently painted buildings. The proposed revisions meet the requirements of the code.

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 **12** conditions be attached to the approval of the request.

1. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, all or ground) with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Allison Roberts at allison.roberts@brentwoodtn.gov.

2. Add the following note to the site plan:

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 1, 2026**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

3. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed

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

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

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

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

7. 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 (**BPC2303-007**) 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.

8. 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.

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

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

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

12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

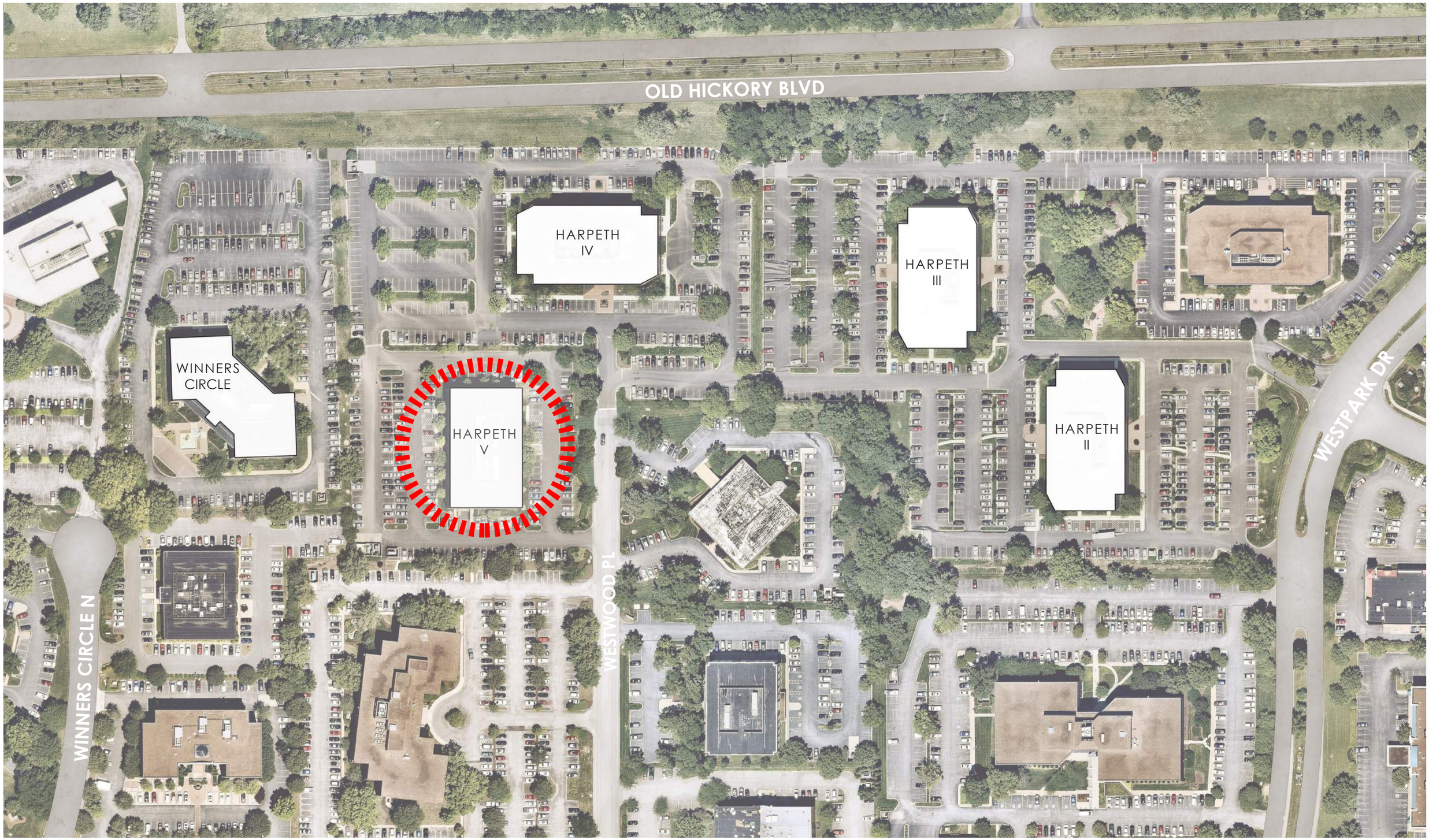
Staff Recommendation

Staff requests that the Planning Commission vote to approve the proposed minor site plan alteration, subject to the requirements of the staff report.

Attachments

Vicinity Map

Revised Monument Sign



HASTINGS

VICINITY PLAN - HARPETH V

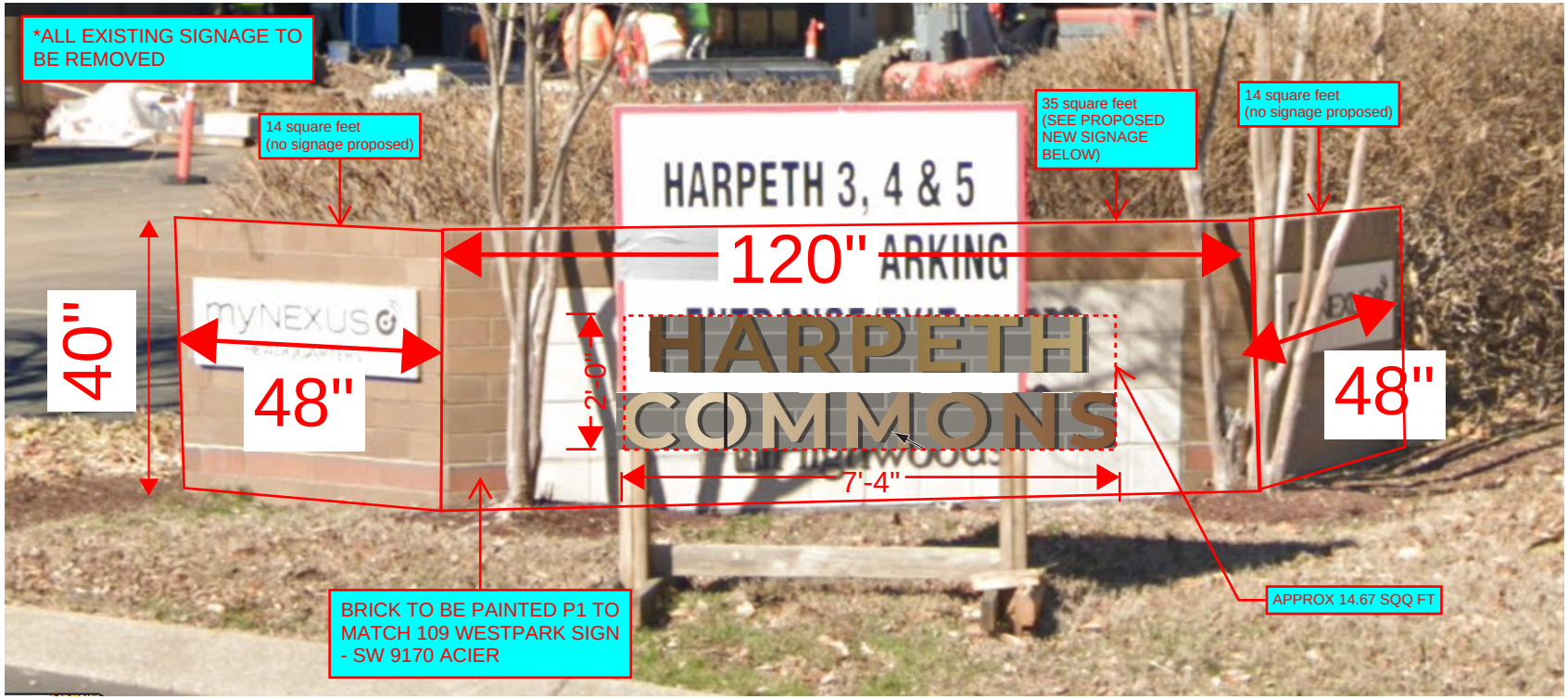
HIGHWOODS HARPETH

105 WESTWOOD PL.
BRENTWOOD, TN 37027

Highwoods PROPERTIES

02/07/2022

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 April 3, 2026, 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.



Consent Agenda 3.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 05/01/2023

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL DEVELOPMENT

Information

Subject

BPC2304-003 Revised Final Plat - Reserve at Raintree Subdivision, Section 4 & Open Space 1, Zoning OSRD - *Applicant: Ms. Amanda Reed, Ragan Smith Associates, PO Box 60070, Nashville, TN 37206*

General Information

Ragan Smith Associates requests approval of a revised final plat that revises the boundary of Open Space area 1. This change is to allow for a realignment of the access road to Section 4. A revised preliminary plan showing this configuration was approved by the Planning Commission on February 1, 2021, and subsequently approved by the Board of Commissioners at their February 22, 2021, meeting.

Conditions of Approval

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

1. Stabilize disturbed areas prior to final plat recording.

Standard Requirements

Staff recommends that the following **8** conditions be attached to the approval of the request.

1. Any lot that contains the HP area shall be protected throughout by a residential fire sprinkler system as stated in Sec. 78-343 (10) of the Municipal Code.

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 **May 1, 2026**, 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. 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 plat in the development of the project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals. Any lot that contains the HP area shall be protected throughout by a residential fire sprinkler system as stated in Sec. 78-343 (10) of the Municipal Code.

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

8. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

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

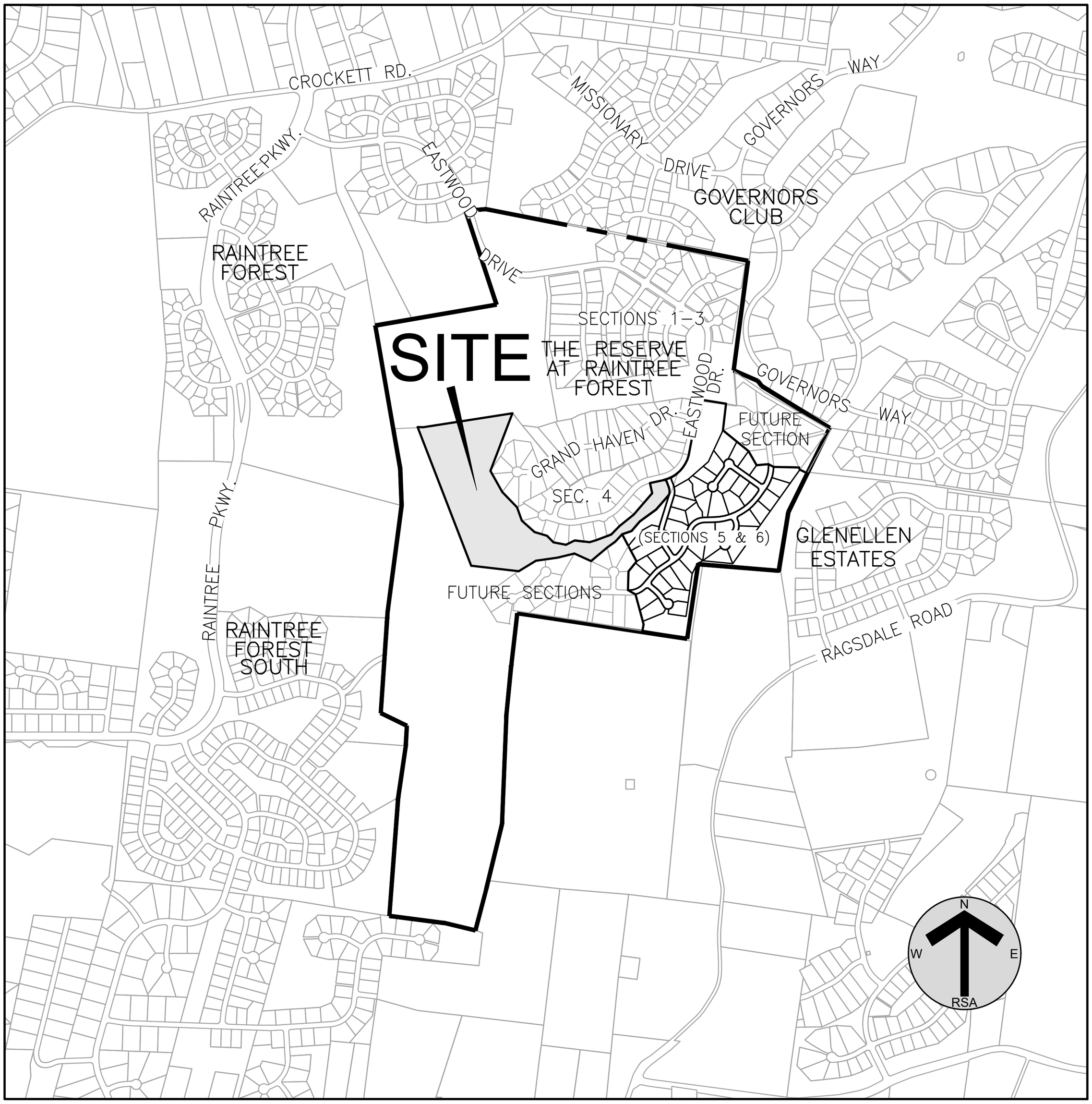
Attachments

Vicinity Map

Revised Final Plat

Revised Preliminary Plan 02.01.2021

Revised Preliminary Plan 06.06.2017



LOCATION MAP

N.T.S.

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO REVISE THE BOUNDARY OF OPEN SPACE 1 TO FOLLOW THE FUTURE KASCHLINA POINT RIGHT OF WAY FOR THE CONNECTION TO EASTWOOD DRIVE AND TO DEDICATE RIGHT OF WAY ALONG EASTWOOD DRIVE, AS SHOWN ON THE OSRD DEVELOPMENT PLAN APPROVED ON NOVEMBER 28, 2022.

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).

6. OPEN SPACE AREA 1, EXCLUDING SCENIC EASEMENTS, IS ALSO A PUBLIC UTILITY AND DRAINAGE EASEMENT.

7. A PORTION OF COMMON OPEN SPACE AREA 1 IS SUBJECT TO PERPETUAL SCENIC EASEMENTS AS RECORED IN BOOK 7645, PAGE 486 AND AS AMENDED AND RECORDED IN BOOK 8441, PAGE 990, R.O.W.C.T. AND SHALL REMAIN UNDISTURBED AND IN ITS NATURAL STATE.

8. 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.

9. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF OPEN SPACE 1 AS SHOWN ON THE FINAL PLAT ENTITLED "THE RESERVE AT RAINTREE FOREST SECTION 4, REVISION TO LOTS 122, 123 AND OPEN SPACE 1 " OF RECORD IN PLAT BOOK P75, PAGE 86, REGISTER'S OFFICE FOR WILLIAMSON COUNTY.

10. 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.

11. MIDDLE TENNESSEE ELECTRIC (MTE) SHALL HAVE ACCESS TO INSTALL, CONSTRUCT, REPHASE, OPERATE, AND MAINTAIN ITS ELECTRIC FACILITIES LOCATED WITHIN THE SUBJECT PROPERTY. MTE HAS THE RIGHT TO CUT, TRIM AND CONTROL THE GROWTH BY CHEMICAL MEANS, MACHINERY, OR OTHERWISE OF TREES AND SHRUBBERY LOCATED WITHIN 20 FEET OF THE CENTER LINE (A TOTAL OF 40') OF ITS FACILITIES, OR ANY VEGETATION THAT MAY INTERFERE WITH OR THREATEN TO ENDANGER THE OPERATION AND MAINTENANCE OF ITS FACILITIES.

12. MTE WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN ITS RULES AND REGULATIONS, BYLAWS, AND POLICIES, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REQUIREMENTS CONTAINED ON THE MTE WEBSITE AT WWW.MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

13. 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: 04/18/2023

OSRD TABLE (OVERALL SITE)

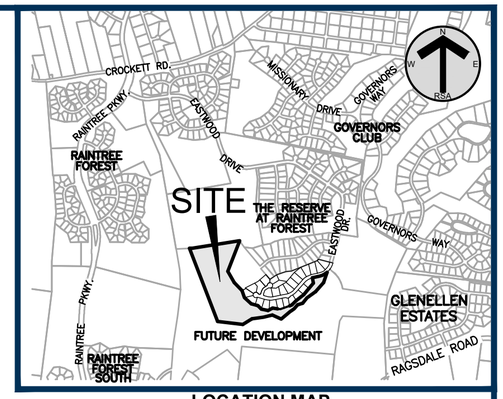
Total Site Area	381.67 Ac.
Less R.O.W. dedication - Internal Streets	24.53 Ac.
TOTAL	357.14 Ac.
Less Areas in 25% Slopes	95.05 Ac.
Plus 25% of slopes over 25%	23.76 Ac.
Less Areas in Floodway	0.00 Ac.
Plus 25% of Areas in Floodway	0.00 Ac.
Less Areas in Electrical & Natural Gas Easements	4.73 Ac.
Plus 25% of Areas in Electrical & Gas Easements	1.18 Ac.
Total Usable Land Area	282.31 Ac.
Less Area in Lots > 1 Acre	1.43 Ac.
TOTAL LAND AREA AVAILABLE	280.88 Ac.
Total Land Area Required @ 1 DUPA (AC)	225.00 Ac.
Land Area in Lots	126.63 Ac.
Open Space Required	98.37 Ac.
Dedicated Open Space	230.59 Ac.
EXCESS OPEN SPACE	132.22 Ac.

OSRD TABLE (SECTION 4)

Total Site Area	45.36 Ac.
Less R.O.W. dedication - Internal Streets	2.87 Ac.
TOTAL	42.49 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	36.35 Ac.
Less Area in Lots > 1 Acre	0.00 Ac.
TOTAL LAND AREA AVAILABLE	36.35 Ac.
Total Land Area Required @ 1 DUPA (AC)	27.00 Ac.
Land Area in Lots	13.82 Ac.
Open Space Required	13.18 Ac.
Dedicated Open Space	28.67 Ac.
EXCESS OPEN SPACE	15.49 Ac.
EXCESS OPEN SPACE FROM PREVIOUS SECTION	36.43 Ac.
EXCESS OPEN SPACE ACCUMULATION	51.92 Ac.

SEE GENERAL NOTE 2.

0 300 600



LOCATION MAP

(NOT TO SCALE)

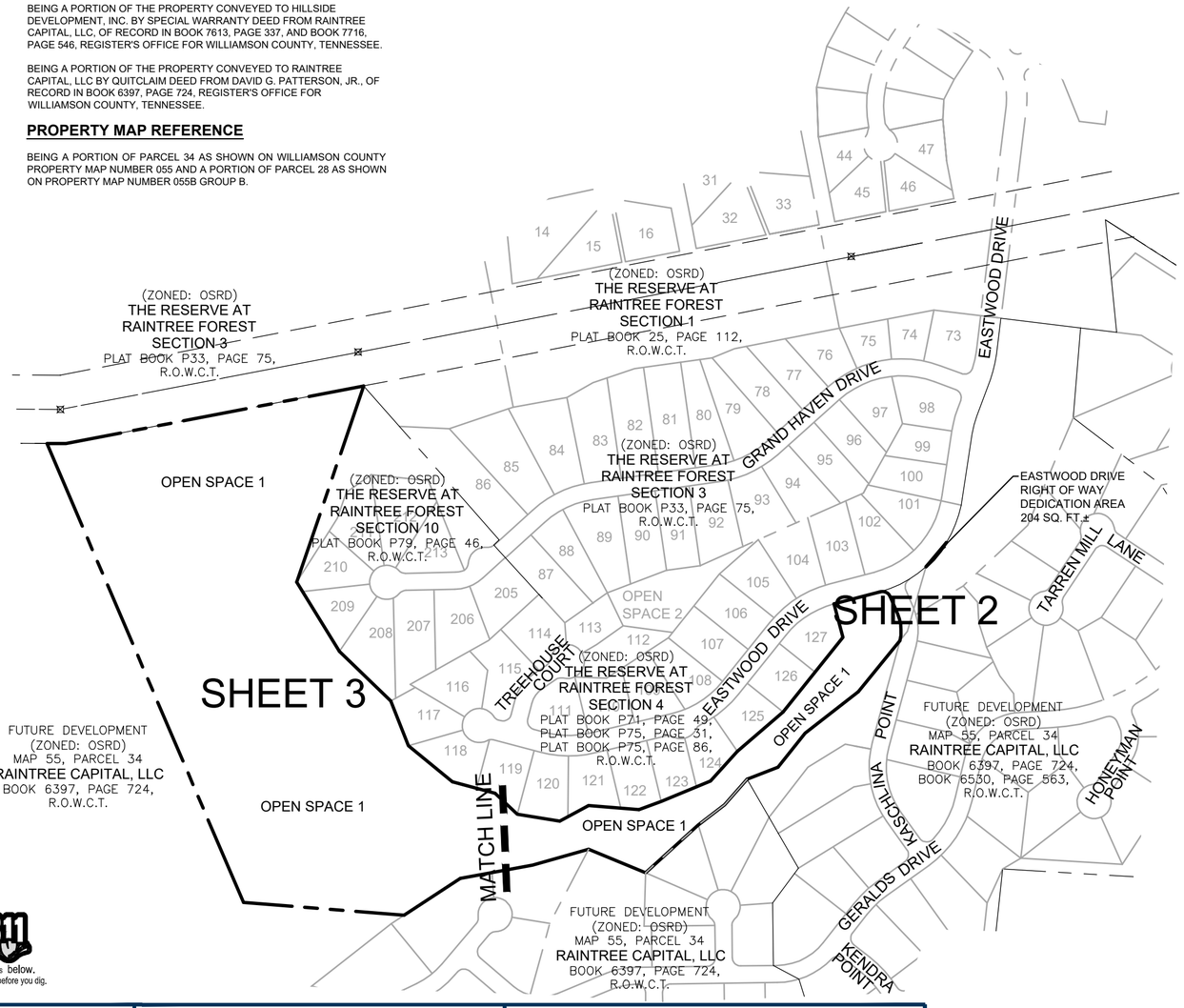
DEED REFERENCE

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, AND BOOK 7716, PAGE 546, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO RAINTREE CAPITAL, LLC BY QUITCLAIM DEED FROM DAVID G. PATTERSON, JR., OF RECORD IN BOOK 6397, PAGE 724, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 34 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 055 AND A PORTION OF PARCEL 28 AS SHOWN ON PROPERTY MAP NUMBER 055B GROUP B.



OWNER/DEVELOPER

HILLSIDE DEVELOPMENT, LLC
c/o ZACK RANDOLPH
6000 POPLAR AVENUE, SUITE 250
MEMPHIS, TENNESSEE 38119
(901) 849-7067

SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
KEVIN BIRDWELL, RLS #1797
315 WOODLAND ST.
NASHVILLE, TN 37206
(615) 244-8591
kbirdwell@ragansmith.com

RECORDER'S INFORMATION

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 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.

OWNER NAME: HILLSIDE DEVELOPMENT, LLC
BY: _____
TITLE: _____ DATE:_____

OWNER NAME: RAINTREE CAPITAL, LLC
BY: _____
TITLE: _____ DATE:_____

LEGEND

OS	OPEN SPACE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

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

CERTIFICATE OF APPROVAL OF ADDRESSES

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN ASSIGNED THE ADDRESSES IN CONFORMANCE WITH THE CITY OF BRENTWOOD ADDRESSING STANDARDS.

_____ DATE:_____
CITY OF BRENTWOOD
ADDRESSING AUTHORITY

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:_____
ENGINEERING DIRECTOR

CERTIFICATE OF APPROVAL OF STREET NAMES

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

_____ DATE:_____
WILLIAMSON COUNTY DEPARTMENT
OF EMERGENCY COMMUNICATIONS, IT REP.

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

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, REVISION TO OPEN SPACE 1 AND EASTWOOD DRIVE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM_____20___ _____
(CITY OF BRENTWOOD) AUTHORIZED AGENT

WATER SYSTEM_____20___ _____
(CITY OF BRENTWOOD) AUTHORIZED AGENT

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

MIDDLE TENNESSEE ELECTRIC (MTE) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTE, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTE WEBSITE AT WWW.MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

_____ DATE:_____
MIDDLE TENNESSEE ELECTRIC (MTE)

CERTIFICATE OF ACCURACY

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

RAGAN-SMITH ASSOCIATES, INC.

DATE: 04/18/2023
KEVIN L. BIRDWELL, RLS #1797

FINAL SUBDIVISION PLAT

THE RESERVE AT RAINTREE FOREST SECTION 4

REVISION TO OPEN SPACE 1 AND EASTWOOD DRIVE

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

SCALE: 1" = 300'
REVISED: 04/18/2023
DATE: 04/03/2023

PROJECT NUMBER: 18045-1132

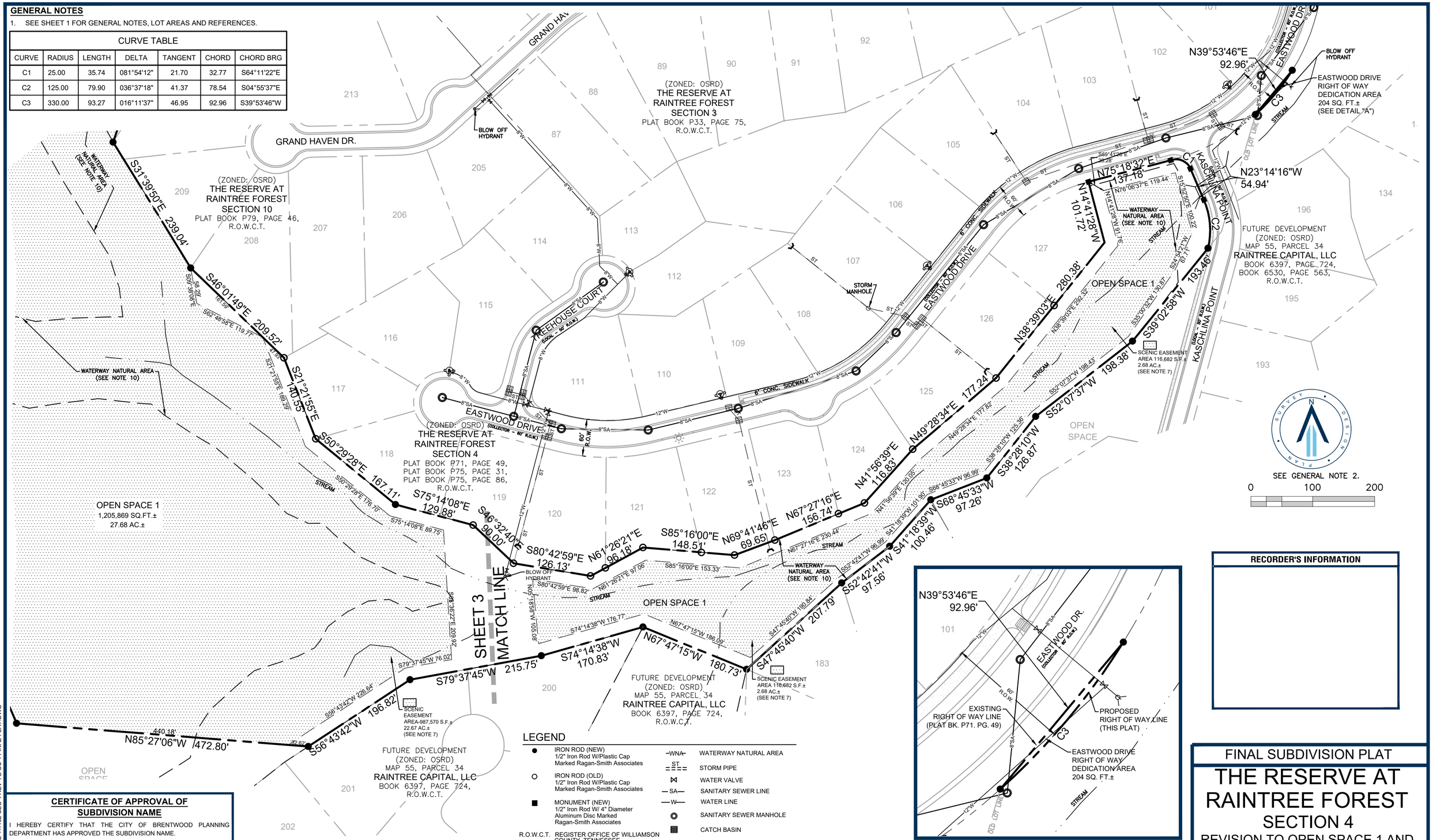
RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

G:\18045-11321-SURVEY\PLAT\SECTION 4\REVISION TO OPEN SPACE 1\11132 SEC 4 REV TO OS 1 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES, LOT AREAS AND REFERENCES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	25.00	35.74	081°54'12"	21.70	32.77	S64°11'22"E
C2	125.00	79.90	036°37'18"	41.37	78.54	S04°55'37"E
C3	330.00	93.27	016°11'37"	46.95	92.96	S39°53'46"W



DETAIL "A"
1"=30'

LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- IRON ROD (OLD) 1/2" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- WNA WATERWAY NATURAL AREA
- ST STORM PIPE
- WATER VALVE
- SA SANITARY SEWER LINE
- W WATER LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT

SEE GENERAL NOTE 2.

0 100 200

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
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OWNER NAME: HILLSIDE DEVELOPMENT, LLC

BY: _____

TITLE: _____ DATE:_____

OWNER NAME: RAINTREE CAPITAL, LLC

BY: _____

TITLE: _____ DATE:_____

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I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN ASSIGNED THE ADDRESSES IN CONFORMANCE WITH THE CITY OF BRENTWOOD ADDRESSING STANDARDS.

_____ DATE:_____
CITY OF BRENTWOOD
ADDRESSING AUTHORITY

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_____ DATE:_____
ENGINEERING DIRECTOR

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_____ DATE:_____
WILLIAMSON COUNTY DEPARTMENT
OF EMERGENCY COMMUNICATIONS, IT REP.

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

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

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WATER SYSTEM_____20___ _____
(CITY OF BRENTWOOD) AUTHORIZED AGENT

WATER SYSTEM_____20___ _____
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MIDDLE TENNESSEE ELECTRIC (MTE)

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RAGAN-SMITH ASSOCIATES, INC.

KEVIN L. BIRDWELL, R.L.S. #1797 DATE: 04/18/2023

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

THE RESERVE AT RAINTREE FOREST
SECTION 4
REVISION TO OPEN SPACE 1 AND EASTWOOD DRIVE

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

SCALE: 1" = 100'

REVISED: 04/18/2023
DATE: 04/03/2023

PROJECT NUMBER: 18045-1132

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

G:\18045-1132\1-SURVEY\PLAT\SECTION 4\REVISION TO OPEN SPACE 1\1132 SEC 4 REV TO OS 1 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES, LOT AREAS AND REFERENCES.

SEE GENERAL NOTE 2.

0 100 200

LEGEND

● IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates	–WNA– WATERWAY NATURAL AREA
	ST STORM PIPE
○ IRON ROD (OLD) 1/2" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates	WATER VALVE
	— SA — SANITARY SEWER LINE
■ MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates	— W — WATER LINE
	SANITARY SEWER MANHOLE
	CATCH BASIN
R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY, TENNESSEE	FIRE HYDRANT

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_____ DATE:_____
ENGINEERING DIRECTOR

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(CITY OF BRENTWOOD) AUTHORIZED AGENT

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

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OR PLANNING AND CODES DIRECTOR

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OWNER NAME: HILLSIDE DEVELOPMENT, LLC

BY: _____

TITLE: _____ DATE:_____

OWNER NAME: RAINTREE CAPITAL, LLC

BY: _____

TITLE: _____ DATE:_____

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

RAGAN-SMITH ASSOCIATES, INC.

KEVIN L. BIRDWELL, RLS #1797 DATE: 04/18/2023

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WILLIAMSON COUNTY DEPARTMENT
OF EMERGENCY COMMUNICATIONS, IT REP.

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_____ DATE:_____
MIDDLE TENNESSEE ELECTRIC (MTE)

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

THE RESERVE AT RAINTREE FOREST SECTION 4

REVISION TO OPEN SPACE 1 AND EASTWOOD DRIVE

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

SCALE: 1" = 100'

REVISED: 04/18/2023
DATE: 04/03/2023

PROJECT NUMBER: 18045-1132

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SHEET 3 OF 3

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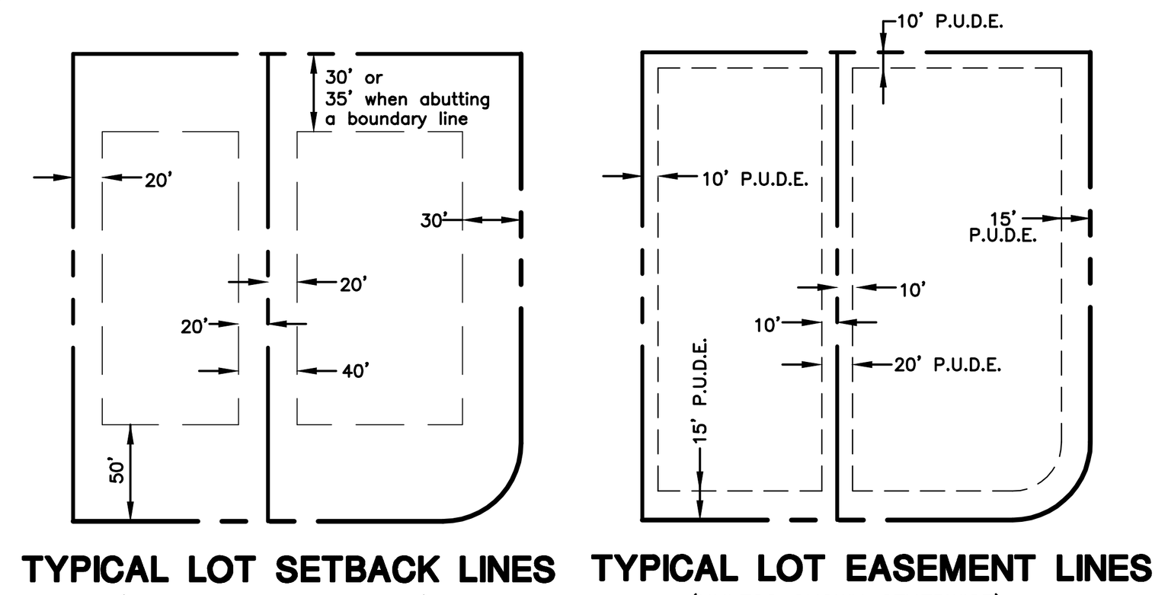
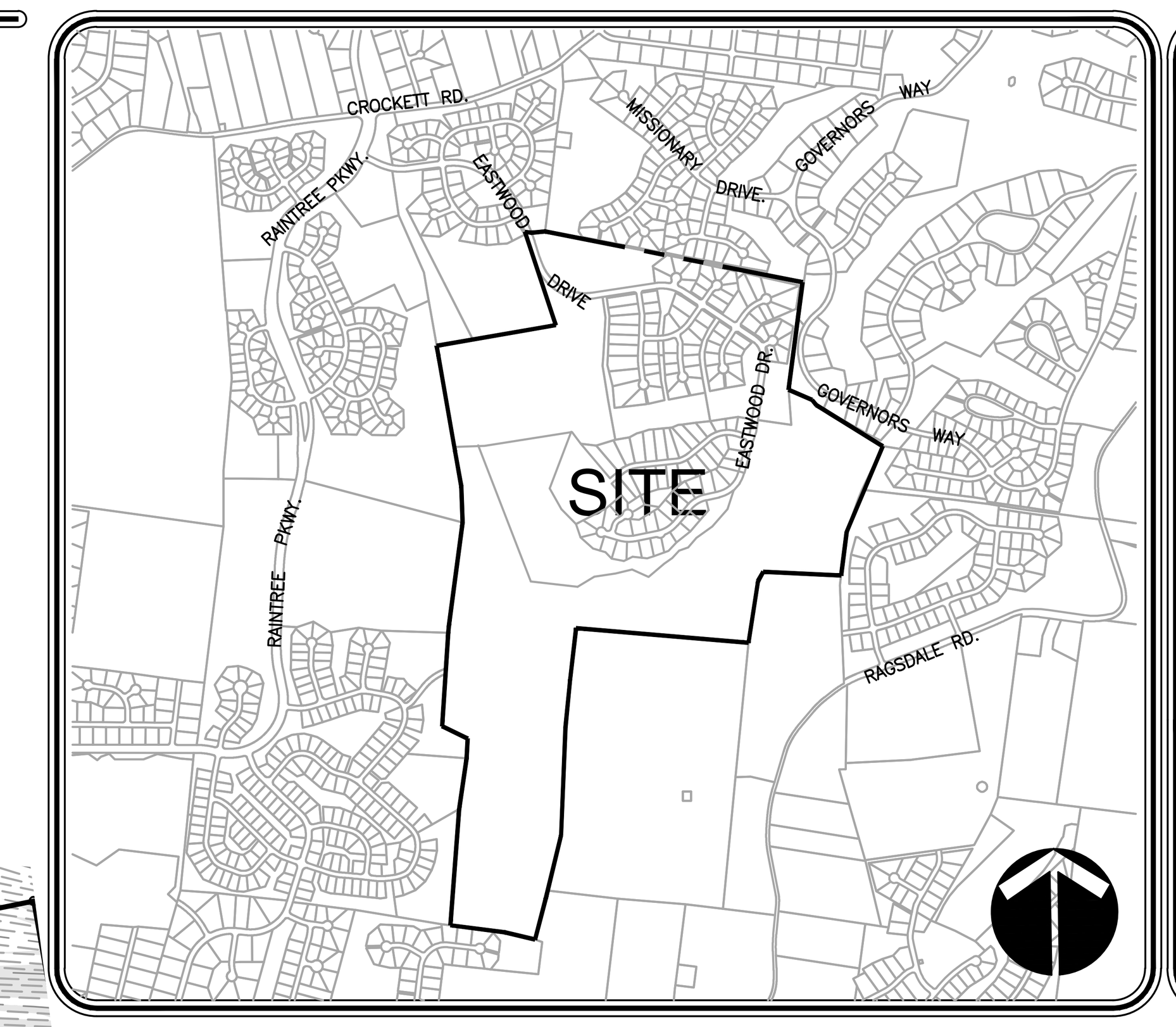
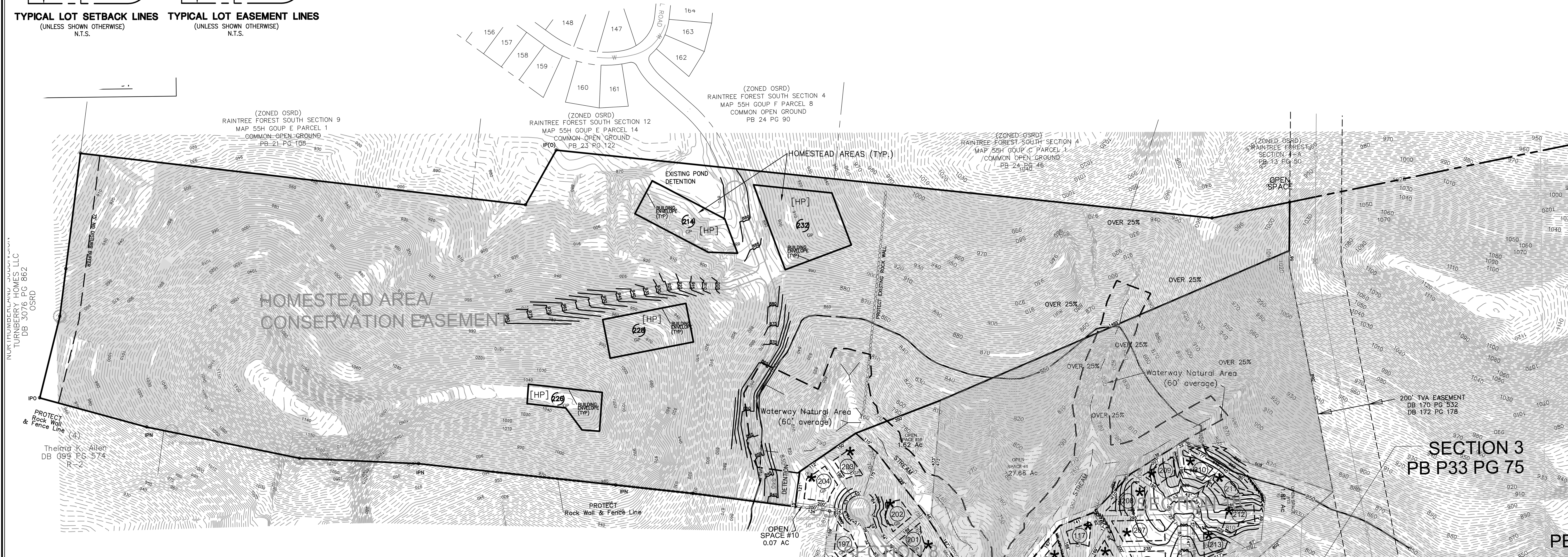




LOCATION MAP
N.T.S.



12/07/20 – THE PURPOSE OF THIS REVISION IS TO –

1) (SECTION 10) MINOR REVISIONS TO LOT/OPEN SPACE AREAS.

2) (SECTIONS 5,6,7,8 AND 9) REVISED PORTION OF ROADWAYS , LOT LAYOUT AND SECTION LINES. REVISED LOCATION OF ROAD CONNECTION TO SECTION 4. OSRD CALCULATIONS REVISED.

3) REVISED THE "50' ROW TYPICAL ROADWAY SECTION" DETAIL TO MATCH THE CURRENT CITY STANDARD OF 22' PAVEMENT WIDTH. THE PAVEMENT WIDTH IN SECTIONS 5,6,7,8,9 AND 10 HAVE BEEN REVISED TO THE 22' WIDTH.

4) THE PROPOSED WATER AND SEWER LAYOUTS HAVE BEEN REVISED TO MATCH THE REVISED LAYOUT

SPECIAL NOTES

(1) EXISTING VEGETATION TO REMAIN LOCATED IN OPEN SPACE AREAS OUTSIDE OF LOTS AND DETENTION AREAS SHALL REMAIN UNDISTURBED AND BE CONTAINED WITHIN A SCENIC EASEMENT. SCENIC EASEMENT LOCATIONS TO BE DETERMINED ON FINAL PLATS. 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. HILLSIDE PROTECTION.

(5) ALL HP LOTS SHALL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM.

(6) 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 AUTOMATED RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA STANDARDS AND REQUIREMENTS AND APPROVED BY THE FIRE CHIEF OR A DESIGNEE.

(7) WHEN THE LENGTH OF THE DRIVEWAY FROM THE STREET TO THE FRONT OF A DWELLING(S) EXCEEDS 500 FEET, THE MINIMUM REQUIRED WIDTH FOR THE DRIVEWAY SHALL BE INCREASED TO 12 FEET AND PROVISIONS SHALL BE MADE FOR TURNOUT ON THE DRIVEWAY EVERY 500 FEET IN LENGTH TO FACILITATE ACCESS BY FIRE ENGINES AND TWO-WAY VEHICLE CIRCULATION.

(8) PER SECTION 78-165(b)(4) NO ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY LOTS OF LESS THAN TWO ACRES IN SIZE.

GENERAL NOTES

1. A MINIMUM 10' PUBLIC UTILITY EASEMENT IS REQUIRED ALONG ALL LOT LINES.
2. SUBJECT PROPERTY IS CURRENTLY ZONED: "OSRD".
3. DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ARE RECORDED IN DB 1589 PG 524.
4. ACCESS TO HILLTOP LOTS WILL BE PROVIDED BY A DRIVEWAY THAT MEETS THE APPLICABLE REQUIREMENTS OF THE MUNICIPAL CODE.
5. STREET NAMES SHALL BE REMOVED FROM THESE DRIVEWAYS.
6. 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

GRADES ON LOCAL STREETS MAY EXCEED SEVEN (7) PERCENT, BUT NOT MORE THAN TWELVE (12) PERCENT FOR UP TO FOUR HUNDRED (400) FEET IN LENGTH AND THIRTEEN (13) PERCENT FOR UP TO TWO HUNDRED (200) FEET IN LENGTH.

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—
(shaded)	15%-25% SLOPES
(shaded)	25% + SLOPES
*	TRANSITIONAL LOT (SEE NOTE THIS SHEET)

WATER AND FIRE SPRINKLER NOTE

THE EXISTING WATER INFRASTRUCTURE IS CAPABLE OF PROVIDING A MINIMUM DOMESTIC PRESSURE OF 20 PSI AT THE METER FOR ALL SECTIONS EXCEPT SECTION 11. THE EXISTING WATER INFRASTRUCTURE IS NOT CAPABLE OF PROVIDING A FIRE FLOW OF 1000 GPM AT 20 PSI FOR ALL SECTIONS INCLUDING THE HOMESTEAD AREA. ALL LOTS WITHIN A SECTION THAT IS NOT CAPABLE OF PROVIDING 1000 GPM AT 20 PSI UNDER CURRENT CONDITIONS WILL BE REQUIRED TO SPRINKLE THE HOME. THE HOMESTEAD AREA WILL BE REQUIRED TO INSTALL OFFSITE WATER LINE IMPROVEMENTS AND CONSTRUCTION OF A WATER PUMP STATION IN ORDER TO PROVIDE ADEQUATE PRESSURE AND FLOWS FOR BOTH DOMESTIC AND FIRE DEMANDS. WATER SYSTEM IMPROVEMENTS WILL BE REQUIRED IN ORDER FOR ALL SECTIONS TO MEET THE 1000 GPM AT 20PSI UNDER FUTURE CONDITIONS AT FULL BUILDOUT OF THE DEVELOPMENT.

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.

DEED REFERENCE

(SECTIONS 5-9)–

BEING A PORTION OF THE PROPERTY CONVEYED TO RAINTREE CAPITAL, LLC, BY QUITCLAIM DEED FROM RAINTREE CAPITAL, LLC, OF RECORD IN BOOK 6530, PAGE 563, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

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, AND BOOK 7716, PAGE 546, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

(SECTION 10) –

BEING THE SAME PROPERTY CONVEYED TO SOUTHERN WALL SYSTEMS II, LLC BY SPECIAL/LIMITED WARRANTY DEED FROM HILLSIDE DEVELOPMENT, INC. OF RECORD IN BOOK 8298, PAGE 545, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

(HOMESTEAD AREA/CONSERVATION EASEMENT)–

BEING THE SAME PROPERTY CONVEYED TO DAVID G. PATTERSON, JR. BY QUITCLAIM DEED FROM HILLSIDE DEVELOPMENT, INC. OF RECORD IN BOOK 7613, PAGE 334, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

(SCENIC EASEMENT) –

SECTION 4 –
BEING THE CONSERVATION EASEMENT GRANTED TO THE CITY OF BRENTWOOD, TENNESSEE FROM HILLSIDE DEVELOPMENT, INC. OF RECORD IN BOOK 7645, PAGE 486, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

(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 THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON FEBRUARY 1, 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.

WATER NATURAL AREA NOTE

THERE SHALL BE NO CLEARING, GRADING, OR CONSTRUCTION DISTURBANCE OF VEGETATION WITHIN THE WATER NATURAL AREA, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD.

OWNER / DEVELOPER:
RAINTREE CAPITAL, LLC
HILLSIDE DEVELOPMENT, INC.
c/o KEVIN HYNEMAN
6000 POPLAR AVE., SUITE 250
MEMPHIS, TENNESSEE 38119
(901) 202-1220
SECTIONS 5-9

OWNER / DEVELOPER:
SOUTHERN WALL SYSTEMS
c/o DUSTIN MIZELL
15 KEITH STREET
NASHVILLE, TENNESSEE 37206
dmizell@southernwall.com
SECTION 10

0 200 400 600

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-6050
ragansmith.com

LAWRENCE J. KILGORE — REGISTERED ENGINEER — STATE OF TENNESSEE — 01/11/2021

THE RESERVE AT RAINTREE FOREST

FOR

RAINTREE CAPITAL, LLC

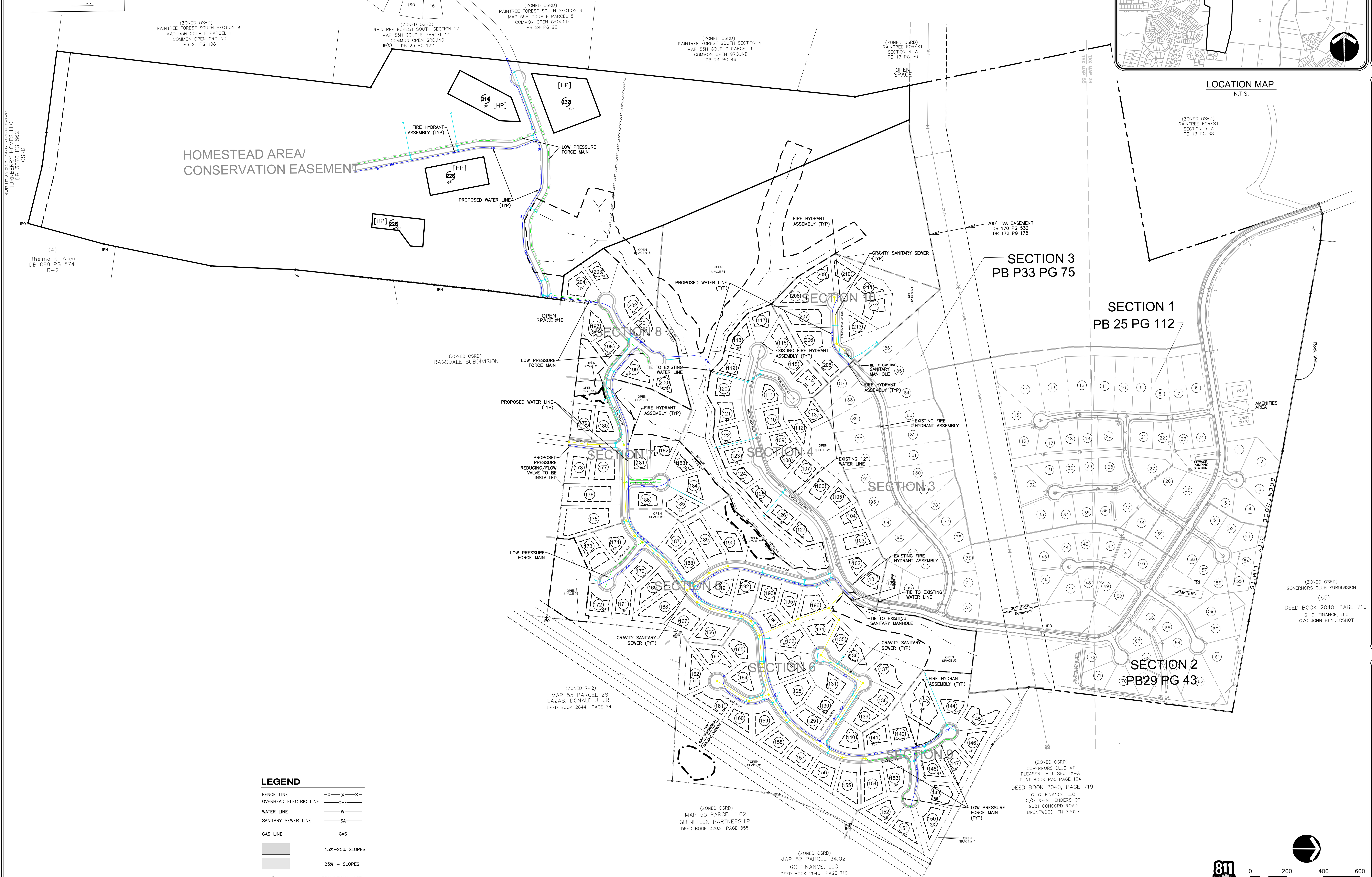
16TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE

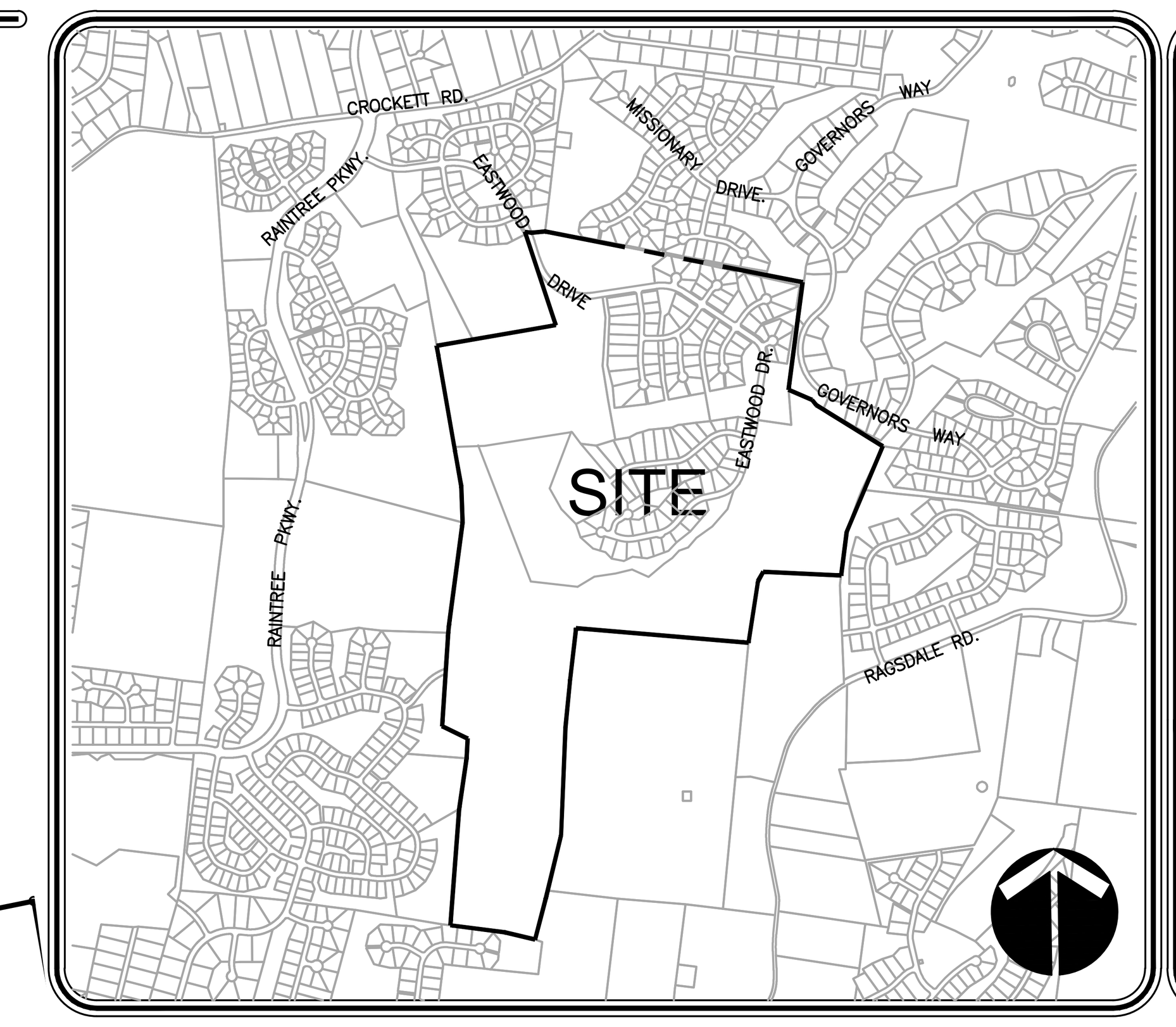
REV. #	DATE:	DESCRIPTION:
-	-	-
5	01/11/21	REVISIONS PER CITY COMMENTS
4	12/22/20	REVISIONS PER CITY COMMENTS
3	12/7/20	REVISIONS TO SECTIONS 4-7, 10
2	9/22/20	REVISIONS PER STAFF COMMENTS
1	9/8/20	REVISIONS TO SEC. 4 AND 10

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

REVISED PRELIMINARY PLAN

1





LOCATION MAP
N.T.S.

LEGEND

FENCE LINE	—X—X—X—
OVERHEAD ELECTRIC LINE	—OHE—
WATER LINE	—W—
SANITARY SEWER LINE	—SA—
GAS LINE	—GAS—
	15%-25% SLOPES
	25% + SLOPES
*	TRANSITIONAL LOT (SEE NOTE ON SHEET 1)

0 200 400 600

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400 Nashville 615-244-8591 Murfreesboro 615-546-6050
ragansmith.com

LAWRENCE J. KILGORE
STATE OF TENNESSEE
01/11/2021

THE RESERVE AT RAINTREE FOREST

FOR

RAINTREE CAPITAL, LLC

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

REV. #	DATE:	DESCRIPTION:
5	01/11/2021	REVISIONS PER CITY COMMENTS

JOB NO.	18045
WK. ORDER	1132
DESIGNED:	N/A
DRAWN:	J. McKENNEY
SCALE:	1"=200'
DATE:	DECEMBER 22, 2020

UTILITY PLAN

1-A

OSRD CALCULATIONS (SECTIONS 4-10)

SECTION 4	
Total Site Area (AC)	45.36
Less R.O.W. dedication -- Internal streets	2.87
TOTAL	42.49
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)	36.35
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	36.35
Total Land Area Required @ 1 DUPA (AC)	27.00
Land Area in Lots	13.82
Open Space Required	13.18
Dedicated Open Space	28.67
EXCESS OPEN SPACE	15.49
EXCESS OPEN SPACE FROM PREVIOUS SECTION	36.43
EXCESS OPEN SPACE ACCUMULATION	51.92

SECTION 5	
Total Site Area (AC)	16.42
Less R.O.W. dedication -- Internal streets	2.44
TOTAL	13.98
Less Areas in 25% Slopes	0.30
Plus 25% of slopes over 25%	0.08
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)	10.71
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	10.71
Total Land Area Required @ 1 DUPA (AC)	15.00
Land Area in Lots	9.66
Open Space Required	5.34
Dedicated Open Space	4.32
EXCESS OPEN SPACE	-1.02
EXCESS OPEN SPACE FROM PREVIOUS SECTION	51.92
EXCESS OPEN SPACE ACCUMULATION	50.90

SECTION 6	
Total Site Area (AC)	29.90
Less R.O.W. dedication -- Internal streets	2.72
TOTAL	27.18
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)	26.28
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	26.28
Total Land Area Required @ 1 DUPA (AC)	28.00
Land Area in Lots	16.82
Open Space Required	11.18
Dedicated Open Space	10.36
EXCESS OPEN SPACE	-0.81
EXCESS OPEN SPACE FROM PREVIOUS SECTION	50.90
EXCESS OPEN SPACE ACCUMULATION	50.08

SECTION 7	
Total Site Area (AC)	12.09
Less R.O.W. dedication -- Internal streets	1.53
TOTAL	10.56
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)	9.86
Less area in lots>1 acre	0.17
TOTAL LAND AREA AVAILABLE	9.69
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	-1.44
EXCESS OPEN SPACE FROM PREVIOUS SECTION	50.08
EXCESS OPEN SPACE ACCUMULATION	48.64

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)	7.23
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	7.23
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	0.04
EXCESS OPEN SPACE FROM PREVIOUS SECTION	48.64
EXCESS OPEN SPACE ACCUMULATION	48.68

PHASE NINE	
Total Site Area (AC)	12.87
Less R.O.W. dedication -- Internal streets	1.12
TOTAL	11.75
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)	11.24
Less area in lots>1 acre	0.14
TOTAL LAND AREA AVAILABLE	11.10
Total Land Area Required @ 1 DUPA (AC)	14.00
Land Area in Lots	9.71
Open Space Required	4.29
Dedicated Open Space	2.04
EXCESS OPEN SPACE	-2.25
EXCESS OPEN SPACE FROM PREVIOUS SECTION	48.68
EXCESS OPEN SPACE ACCUMULATION	46.43

PHASE TEN	
Total Site Area (AC)	7.84
Less R.O.W. dedication -- Internal streets	0.58
TOTAL	7.26
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)	6.81
Less area in lots>1 acre	0.00
TOTAL LAND AREA AVAILABLE	6.81
Total Land Area Required @ 1 DUPA (AC)	9.00
Land Area in Lots	5.45
Open Space Required	3.55
Dedicated Open Space	1.81
EXCESS OPEN SPACE	-1.74
EXCESS OPEN SPACE FROM PREVIOUS SECTION	46.43
EXCESS OPEN SPACE ACCUMULATION	44.69

OVERALL OSRD CALCULATIONS

OVERALL	
Total Site Area (AC)	381.67
Less R.O.W. dedication -- Internal streets	24.53
TOTAL	357.14
Less Areas in 25% Slopes	95.05
Plus 25% of slopes over 25%	23.76
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)	282.31
Less area in lots>1 acre	1.43
TOTAL LAND AREA AVAILABLE	280.88
Total Land Area Required @ 1 DUPA (AC)	225.00
Land Area in Lots	126.63
Open Space Required	98.37
Dedicated Open Space	230.57
EXCESS OPEN SPACE	132.20

HOMESTEAD AREA/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	1.12
TOTAL LAND AREA AVAILABLE	68.23
Total Land Area Required @ 1/3 DUPA (AC) - 4x3	12.00
Land Area in Lots	4.79
Open Space Required	7.21
Dedicated Open Space	94.73
EXCESS OPEN SPACE	87.52
EXCESS OPEN SPACE FROM PREVIOUS SECTION	44.69
EXCESS OPEN SPACE OPEN SPACE ACCUMULATION	132.20

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

LOT AREA TABLES (SECTIONS 4-10)

	SECTION FOUR		
	Lot	SF	Acres
*	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
	27	602083	13.82

	SECTION FIVE		
	Lot	SF	Acres
*	166	29907	0.69
*	167	26865	0.62
*	168	34296	0.79
	169	27066	0.62
	170	22705	0.52
*	171	26261	0.60
*	172	21821	0.50
*	173	31442	0.72
*	174	26708	0.61
	187	20715	0.48
*	188	24743	0.57
	189	34733	0.80
*	190	34713	0.80
*	191	32463	0.75
*	192	26223	0.60
	15	420661	9.66

	SECTION SIX		
	Lot	SF	Acres
*	128	30376	0.70
*	129	23348	0.54
*	130	21780	0.50
*	131	29301	0.67
*	132	38291	0.88
*	133	26574	0.61
*	134	22462	0.52
*	135	21830	0.50
*	136	25699	0.59
*	137	39299	0.90
*	138	24205	0.56
	139	22748	0.52
*	140	24367	0.56
	155	30826	0.71
*	156	24844	0.57
	157	24658	0.57
	158	24248	0.56
	159	24340	0.56
	160	22840	0.52
	161	27927	0.64
*	162	24987	0.57
	163	26690	0.61
*	164	26208	0.60
*	165	29730	0.68
*	193	22609	0.52
*	194	21799	0.50
*	195	23147	0.53
*	196	27721	0.64
	28	732854	16.82

	SECTION SEVEN		
	Lot	SF	Acres
*	175	50914	1.17
	176	37958	0.87
	177	29341	0.67
*	178	25762	0.59
*	179	22971	0.53
*	180	23168	0.53
*	181	22145	0.51
*	182	21822	0.50
*	183	22431	0.51
*	184	36146	0.83
*	185	26999	0.62
	186	20648	0.47
	12	340305	7.81

	SECTION EIGHT		
	Lot	SF	Acres
*	197	24359	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	28750	0.66
	8	249332	5.72

	SECTION NINE		
	Lot	SF	Acres
*	141	22138	0.51
*	142	24934	0.57
*	143	44222	1.02
*	144	49395	1.13
*	145	44203	1.01
*	146	25799	0.59
*	147	30665	0.70
	148	22936	0.53
*	149	25833	0.59
*	150	27016	0.62
*	151	24552	0.56
*	152	24789	0.57
*	153	26834	0.62
	154	29633	0.68
	14	422949	9.71

	SECTION TEN		
	Lot	SF	Acres
	205	24531	0.56
	206	27063	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	21996	0.50
	9	237260	5.45

(HOMESTEAD AREA)

CONSERVATION ESMT		
Lot	SF	Acres
214	53046	1.22
226	29292	0.67
228	49585	1.14
232	76693	1.76
4	208616	4.79

TOTALS	
LOTS	113
S.F.	3,005,443
ACRES	69.00

TOTAL DOES NOT INCLUDE HOMESTEAD LOTS

OPEN SPACE AREA TABLES (SECTIONS 4-10)

SECTION FOUR		
OS	SF	Acres
1	1205869	27.68
2	42909	0.99
	1248778	28.67

SECTION FIVE		
OS	SF	Acres
5	51327	1.18
6	100750	2.31
14	36223	0.83
	188300	4.32

SECTION SIX		
OS	SF	Acres
3	187388	4.30
4	263911	6.06
	451299	10.36

SECTION SEVEN		
OS	SF	Acres
7	96311	2.21
8	23301	0.53
	119612	2.75

SECTION EIGHT		
OS	SF	Acres
9	26973	0.62
10	3039	0.07
15	70694	1.62
	100706	2.31

SECTION NINE		
OS	SF	Acres
11	75496	1.73
12	13438	0.31
	88934	2.04

SECTION TEN		
OS	SF	Acres
13	78844	1.81
	78844	1.81

TOTALS	
SF	2,276,473
ACRES	52.26

OSRD CALCULATIONS (SECTIONS 1-3)

The Reserve at Raintree Forest OSRD CALCULATIONS	
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
EXCESS OPEN SPACE ACCUMULATION	5.55

The Reserve at Raintree Forest OSRD CALCULATIONS	
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	0.05
TOTAL LAND AREA AVAILABLE	25.92
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	-5.03
EXCESS OPEN SPACE FROM PREVIOUS SECTION	5.55
EXCESS OPEN SPACE ACCUMULATION	0.52

The Reserve at Raintree Forest OSRD CALCULATIONS	
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	35.86
EXCESS OPEN SPACE FROM PREVIOUS SECTION	0.52
EXCESS OPEN SPACE ACCUMULATION	36.38

LOT AREA TABLES (SECTIONS 1-3)

	SECTION ONE		
	Lot	SF	Acres
*	1	19333	0.44
*	2	28253	0.65
	3	22438	0.52
	4	29485	0.68
	5	14859	0.34
*	6	30190	0.69
*	7	28089	0.64
*	8	28449	0.65
*	9	30083	0.69
*	10	30043	0.69
*	11	34000	0.78
*	12	43283	0.99
*	13	43152	0.99
*	14	43580	1.00
*	15	23640	0.54
*	16	24827	0.57
*	17	18191	0.42
*	18	16118	0.37
*	19	17526	0.40
	20	19679	0.45
*	21	17545	0.40
*	22	15936	0.37
*	23	16835	0.39
*	24	17726	0.41
	25	30197	0.69
	26	24990	0.57
*	27	22224	0.51
	28	19484	0.45
	29	14132	0.32
	30	14627	0.34
	31	16845	0.39
*	32	25143	0.58
	33	26663	0.61
	34	18056	0.41
*	35	18793	0.43
*	36	17958	0.41
	37	23632	0.54
	38	22219	0.51
*	39	18623	0.43
	39	926846	21.28

	SECTION TWO		
	Lot	SF	Acres
*	40	15766	0.36
*	41	15336	0.35
	42	15351	0.35
	43	17971	0.41
	44	16682	0.38
*	45	21062	0.48
*	46	19777	0.45
*	47	20485	0.47
*	48	16020	0.37
*	49	17498	0.40
*	50	17457	0.40
*	51	14996	0.34
*	52	15968	0.37
*	53	17898	0.41
*	54	14447	0.33
*	55	15678	0.36
*	56	14971	0.34
*	57	17880	0.41
*	58	20167	0.46
	59	31109	0.71
*	60	29475	0.68
*	61	40150	0.92
*	62	38377	0.88
*	63	20902	0.48
	64	16808	0.39
	65	17120	0.39
*	66	18336	0.42
	67	16755	0.38
	68	16263	0.37
	69	18738	0.43
	70	16117	0.37
*	71	18658	0.43
	72	14058	0.32
	33	638276	14.65

	SECTION THREE		
	Lot	SF	Acres
*	73	20965	0.48
*	74	15144	0.35
*	75	14819	0.34
*	76	19207	0.44
*	77	21850	0.50
*	78	26897	0.62
*	79	28245	0.65
*	80	26935	0.62
*	81	34425	0.79
*	82	33782	0.78
*	83	33043	0.76
*	84	35751	0.82
*	85	42217	0.97
*	86	42527	0.98
*	87	26529	0.61
*	88	23620	0.54
*	89	32599	0.75
*	90	27389	0.63
*	91	23660	0.54
*	92	27144	0.62
*	93	26706	0.61
*	94	25149	0.58
*	95	24238	0.56
*	96	22438	0.52
*	97	22610	0.52
*	98	22337	0.51
*	99	16535	0.38
*	100	20180	0.46
	28	736941	16.92

TOTALS	
LOTS	100
S.F.	2,302,063
ACRES	52.85

* TRANSITIONAL LOT

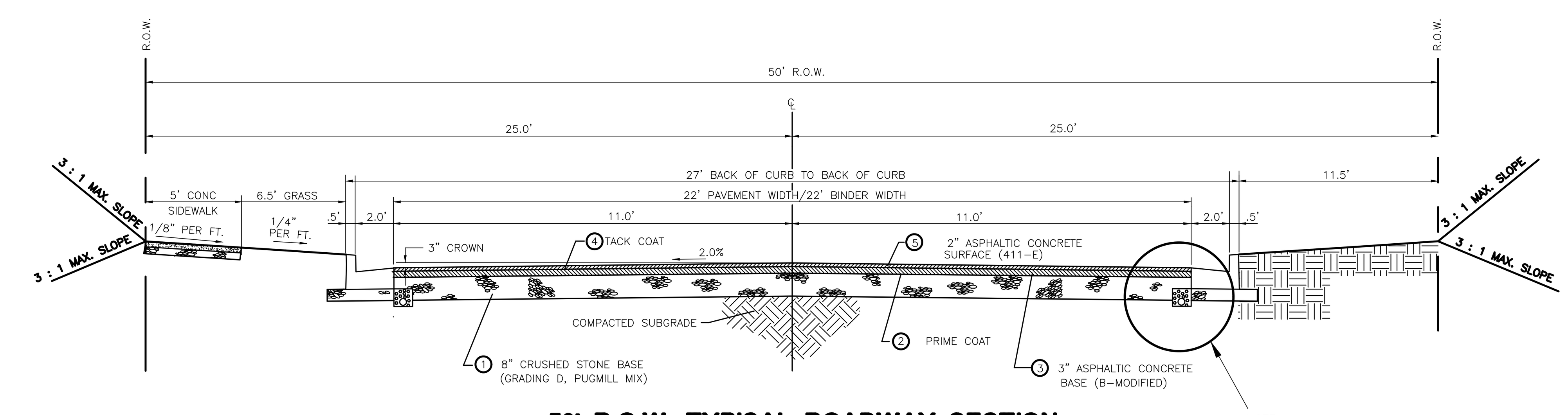
OPEN SPACE AREA TABLES (SECTIONS 1-3)

SECTION ONE	
OS	Acres
1	12.40
2	9.34
3	0.37
4	0.32
5	0.08
6	0.75
7	0.05
	23.31

SECTION TWO	
OS	Acres
1	1.06
2	6.19
3	5.92
4	0.10
5	0.05
	13.32

SECTION THREE	
OS	Acres
1	46.85
2	0.06
3	0.04
	46.95

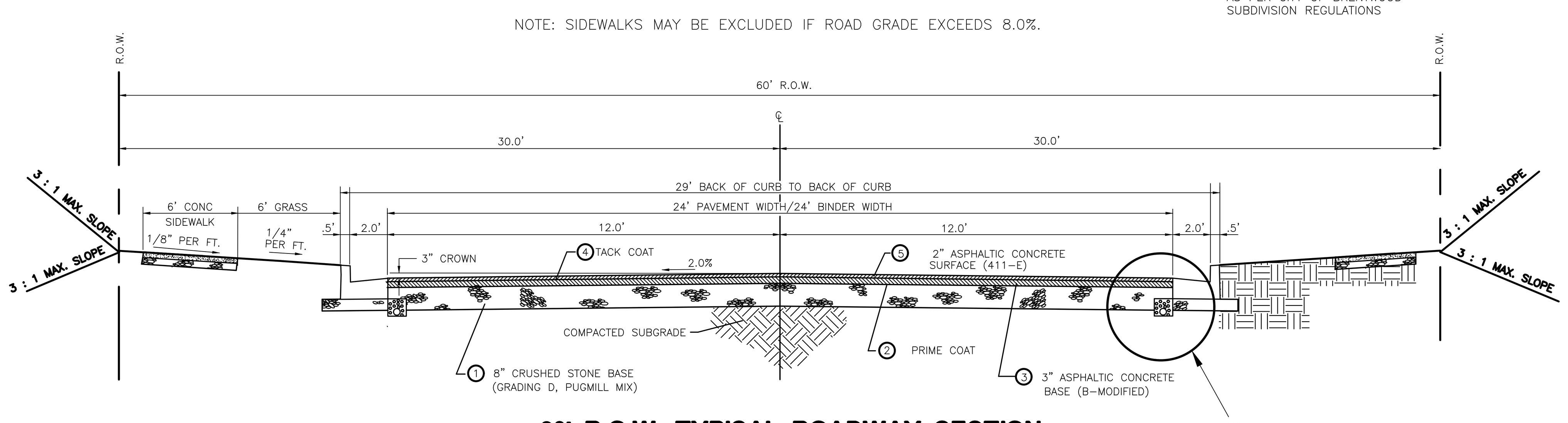
TOTALS	
ACRES	83.58



50' R.O.W. TYPICAL ROADWAY SECTION
NOT TO SCALE

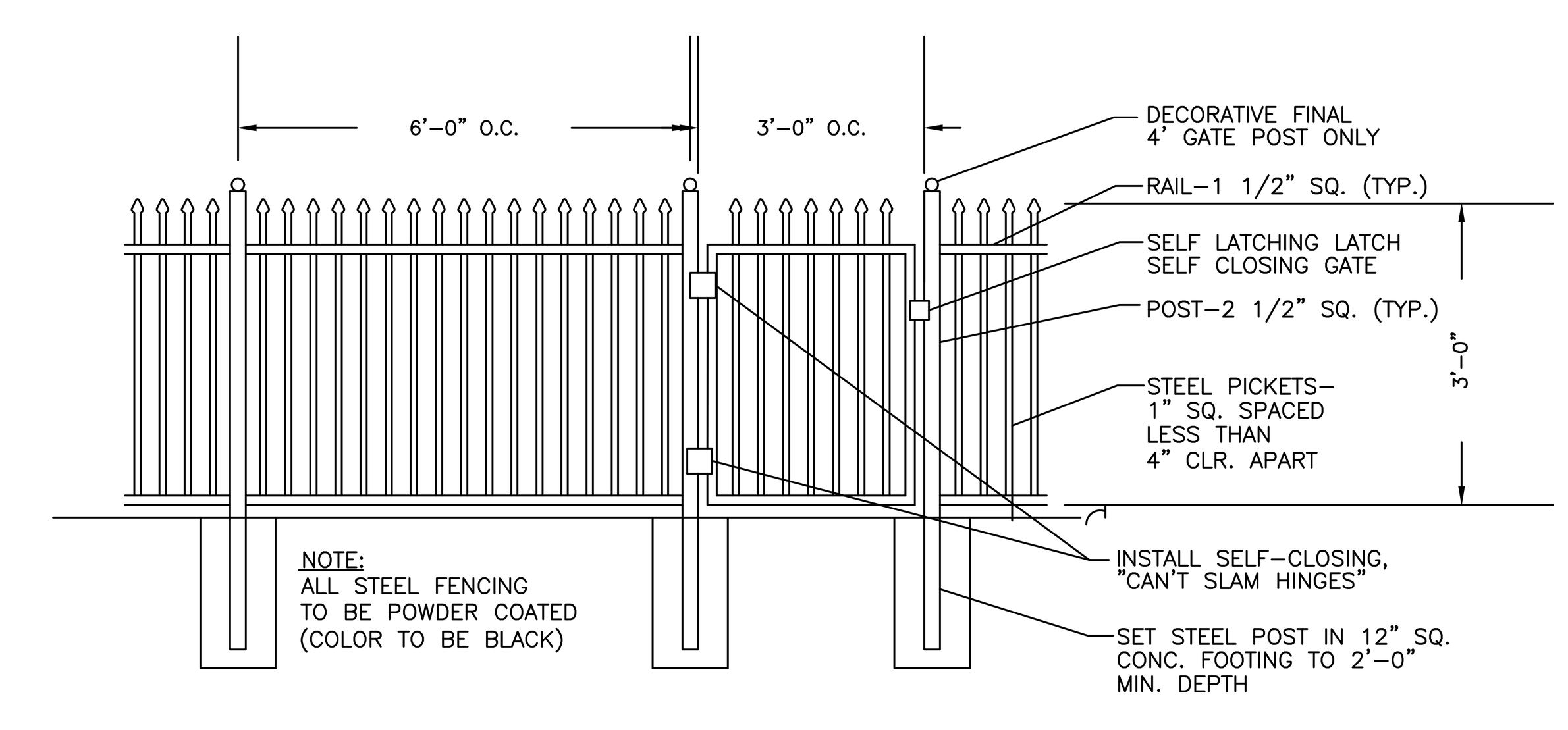
NOTE: CURB W/GUTTER & UNDERDRAIN AS PER CITY OF BRENTWOOD SUBDIVISION REGULATIONS

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



60' R.O.W. TYPICAL ROADWAY SECTION
NOT TO SCALE

NOTE: CURB W/GUTTER & UNDERDRAIN AS PER CITY OF BRENTWOOD SUBDIVISION REGULATIONS



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

STEEL FENCE DETAIL (CEMETERY)

12/07/20 – THE PURPOSE OF THIS REVISION IS TO –

1) (SECTION 10) MINOR REVISIONS TO LOT/OPEN SPACE AREAS.

2) (SECTIONS 5,6,7,8 AND 9) REVISED PORTION OF ROADWAYS , LOT LAYOUT AND SECTION LINES. REVISED LOCATION OF ROAD CONNECTION TO SECTION 4. OSRD CALCULATIONS REVISED.

3) REVISED THE "50' ROW TYPICAL ROADWAY SECTION" DETAIL TO MATCH THE CURRENT CITY STANDARD OF 22' PAVEMENT WIDTH. THE PAVEMENT WIDTH IN SECTIONS 5,6,7,8,9 AND 10 HAVE BEEN REVISED TO THE 22' WIDTH.

4) THE PROPOSED WATER AND SEWER LAYOUTS HAVE BEEN REVISED TO MATCH THE REVISED LAYOUT

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400 · Nashville 615-244-8591 · Murfreesboro 615-546-6050
ragansmith.com

LAWRENCE J. KILGORE · REGISTERED ENGINEER · AGRICULTURE COMMERCE · NO. 108... · STATE OF TENNESSEE · 01/11/2021

THE RESERVE AT RAINTREE FOREST

FOR

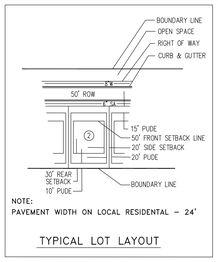
RAINTREE CAPITAL, LLC

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

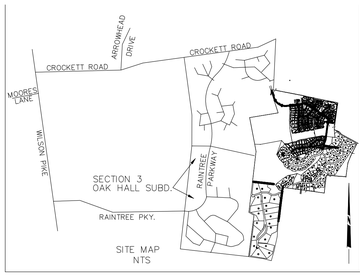
JOB NO.	18045	WK. ORDER	1132
DESIGNED:	N/A		
DRAWN:	A. REED		
SCALE:	N/A		
DATE:	JANUARY 2, 2019		

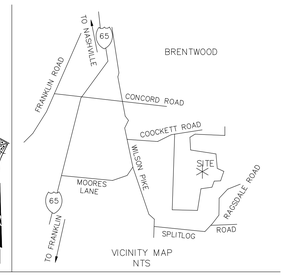
REV. #	DATE:	DESCRIPTION:
-	-	-
5	01/11/21	REVISE PER CITY COMMENTS
4	12/22/20	PER CITY COMMENTS
3	12/7/20	REVISIONS TO SECTIONS 4-7, 10
2	9/22/20	REVISIONS PER STAFF COMMENTS
1	9/8/20	REVISIONS TO SEC. 4 AND 10

REVISED PRELIMINARY PLAN



TYPICAL LOT LAYOUT





CONSERVATION EASEMENT

ENTIRE SECTION 11 (99.49 AC+/–)
= CONSERVATION EASEMENT

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

A MINIMUM 10' PUBLIC UTILITY EASEMENT IS REQUIRED ALONG ALL LOT LINES.
SUBJECT PROPERTY IS CURRENTLY ZONED: "OSRD".
ALL OPEN SPACE WILL ALSO SERVE AS PUBLIC UTILITY & DRAINAGE EASEMENT EXCLUDING SCENIC EASEMENTS.
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ARE RECORDED IN DB 1589 PG 524.

ROAD GRADE NOTE

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

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

SUBJECT PROPERTY LINE
ADJOINING\RIGHT-OF-WAY LINE
EASEMENT LINE
FENCE LINE — X — X —
OVERHEAD ELECTRIC LINE — OHE — OHE —
SIGN
WATER LINE — W — W —
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
SANITARY SEWER LINE — SA — SA —
SANITAR SEWER MANHOLE
GAS LINE — G — G —

CRITICAL LOT NOTES

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.

PRELIMINARY CRITICAL LOT PLANS HAVE BEEN SUBMITTED FOR THESE LOTS WITH THIS PLAN. THESE INDIVIDUAL PLANS INDICATE A CONTINUATION OF CRITICAL RETAINING WALLS. THESE PLANS SHALL BE USED AS THE BASE FOR FINAL ENGINEERED CRITICAL LOT PLANS.

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 JUNE 5, 2020 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.

SANITARY SEWER LEGEND

8" SA — 8" GRAVITY SEWER
— — — FORCE MAIN
GRINDER PUMP

OWNER\DEVELOPER

RAINTREE CAPITAL, LLC
CONTACT: ZACH RANDOLPH
3350 PLAYERS CLUB PKWY SUITE 130
MEMPHIS TN 38125
(901) 202–1220

PLAT
0 50 100 150 200 400 600
SCALE : 1" = 200'

REVISIONS

DATE	DESCRIPTION
9-08-15	CITY COMMENTS DATED 8-11-15
10-20-15	CITY COMMENTS DATED 10-14-15
12-07-15	CITY COMMENTS
12-16-15	CITY COMMENTS
08-15-16	CITY COMMENTS
04-03-17	CONSERVATION ESMT
5-22-17	CITY COMMENTS

DATE: 8-03-15
SCALE: 1"=200'
DRAWN BY: GRH
CHECKED BY: JGD

DENWALL & ASSOCIATES
CONSULTING ENGINEERS
P.O BOX 2818
LEBANON, TENNESSEE 37088
(615) 443-0424

PRELIMINARY PLAN
THE RESERVE AT RAINTREE FOREST
BRENTWOOD TENNESSEE

JOB NUMBER: 325

1

BRENTWOOD PLANNING COMMISSION

Meeting Date: 05/01/2023

Current Zoning: AR - AGRICULTURAL RESIDENTIAL ESTATE

Information

Subject

BPC2302-003 Preliminary Plan - Madison Cove Subdivision FKA Bartlett Property, Zoning AR - *Applicant: Mr. Jeff Dobson, Ragan Smith Associates, P.O. Box 60070, Nashville, TN 37206*

General Information

Ragan Smith Associates requests approval of a preliminary plan showing 3 lots on approximately 24 acres. The property is located at the end of the temporary dead end at the northern terminus of Green Hill Boulevard.

At the September 22, 2022, Board of Commissioners Informational Briefing, the need for the Green Hill Boulevard connection to Old Smyrna Road as shown on the current Major Thoroughfare Plan (MTP) was discussed. The Commissioners determined that the impact to the surrounding neighborhoods outweighed the benefits and directed staff to pursue an amendment to the MTP. This updated MTP to include the elimination of the connection from Green Hill Boulevard to Old Smyrna Road was presented to the Planning Commission at their April 3, 2023, meeting. The Planning Commission forwarded a recommendation of approval to the Board of Commissioners and the revised MTP was approved at their April 10, 2023, meeting.

This preliminary plan proposes a cul-de-sac extension of Green Hill Boulevard to serve as frontage and access to all three lots. The three lots range in size from 3 to 7 acres and a total of approximately 10.50 acres will be dedicated common open space. A majority of the open space will be designated as a waterway natural area to buffer Holt Creek.

Conditions of Approval

Staff recommends that the following **4** conditions be attached to the approval of the request.

1. A HEC-RAS model or equivalent by a TN licensed professional engineer will be required prior to release of the grading plan.

2. Modify plan note 33 to read as follows: All access to the lots shall be provided via Green Hill Boulevard, except for limited access may be allowed for agricultural purposes only for Lot One. This limited access shall be subject to an executed agreement as described in plan note 32.

3. Provide TVA approval of the proposed layout and any encroachments within the TVA easement. This must be provided before the grading permit will be issued.

4. Water and sewer alignment and extension are show in general locations. All lots are to be served with gravity sewer. Final utility alignment and extensions will be approved by Water Services Department during construction drawing approval process.

Standard Requirements

Staff recommends that the following **18** conditions be attached to the approval of the request.

1. The subdivision will be required to meet stormwater requirements based on the September 15, 2021 subdivision regulation update. Contact Zane Pannell for a checklist to be submitted with the construction plans signed by the Engineer of Record.

2. Construction shall follow all recommendations from the Geotechnical Report.

3. Sinkhole mitigation plan by a TN licensed professional engineer shall be submitted prior to release of the grading permit.

4. A preliminary 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 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 **May 1, 2026**, 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. The homes in the subdivision shall use U.S. Postal Service approved Cluster Box Units for Mail Delivery. Each home builder shall install permanent address posts, in lieu of mailboxes at the end of each driveway to facilitate emergency response. The address posts must be installed before a certificate of occupancy will be issue for the home.

10. On all sheets of the plan show the location of existing and platted property lines, existing streets, buildings, watercourses, railroads, cemeteries, sewer lines, bridges, culverts, drain pipes, water mains, fire hydrants, street lights, tree masses, public utility easements.

11. Show the location of any sinkholes on the subject property as identified by a qualified geo-technical Engineer shall be located and appropriately labeled on the preliminary plan. The plan shall be configured to locate all sinkholes in permanent open space only and not within any buildable lots. Sinkholes in the permanent open space shall be protected from natural and/or man-made debris.

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

14. 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.

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

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

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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2023**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

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

Attachments

Vicinity Map
Boundary Survey
Proposed Preliminary Plan
Geotechnical Report
Flood Study
Water and Sewer Availability Approval

0 200 400

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

MADISON COVE

FOR

MOUNTAIN TOP INVESTMENTS

691 GREEN HILL BLVD, CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale:	1"=200'
Date:	2023.02.02
Approved By:	J. KILGORE

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

VICINITY MAP

Drawing No.

1

Project No.

22-0274

D:\22-0274 - CIVIL ENGINEERING\RELIMINARY PLANS\PLANSHEET\22-0274_VICINITY MAP.DWG
PLOTTED BY AMANDA REED ON 2/1/2023 5:19 PM LAST UPDATED BY AREED ON 2/1/2023 5:09 PM

LOCATION MAP

NOT TO SCALE

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 002.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 010.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO MOUNTAIN TOP INVESTMENTS FROM ROBERT E. BELL, III, MARRIED, MARILYN BELL LOVELESS, MARRIED, AND ANNELLA BELL WARE, MARRIED BY WARRANTY DEED OF RECORD IN BOOK 9065, PAGE 687, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE R12. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS H=0.05' AND V=0.06".
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
3. THIS PROPERTY IS CURRENTLY ZONED AR - (AGRICULTURAL/RESIDENTIAL ESTATE).
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 NUMBER 47187C0094G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NUMBER 470205, PANEL NUMBER 0094, SUFFIX G, 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 SURVEYOR HAS BEEN FURNISHED WITH A COPY OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER MC-22061190, WITH AN EFFECTIVE DATE OF JUNE 29, 2022 AT 8:00 A.M.

SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:

9) UTILITY EASEMENT TO CITY OF BRENTWOOD OF RECORD IN BOOK 2414, PAGE 120, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

10) APPLICATION FOR GREENBELT ASSESSMENT OF RECORD IN BOOK 516, PAGE 962, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, CANNOT BE PLOTTED.

11) 50 FOOT INGRESS AND EGRESS EASEMENT OF RECORD IN BOOK 493, PAGE 784, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

12) TVA LINE EASEMENT OF RECORD IN BOOK 101, PAGE 226, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

PROPERTY DESCRIPTION - PER TITLE COMMITMENT

SAID TRACT LIES WHOLLY WITHIN THE SIXTEENTH CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE AND IS BOUND IN THE GENERAL ON THE NORTH BY TRACTS 3 & 4, ON THE EAST BY WILLIAMS, ON THE SOUTH BY G. O. HERBERT, ON THE WEST BY FROST.

BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF SAID TRACT IN G. O. HERBERT'S NORTH LINE, THENCE WITH G. O. HERBERT'S NORTH LINE NORTH 87 DEGREES 40 MINUTES WEST 1237 FEET TO A POINT IN THE WEST MARGIN OF A 25 FEET LANE, THENCE WITH THE WEST MARGIN OF SAID LANE NORTH 3 DEGREES 30 MINUTES WEST +/- 714 FEET TO A POINT, THENCE WITH THE SOUTH LINE OF TRACTS 3 & 4 NORTH 84 DEGREES 45 MINUTES EAST +/- 1380 FEET TO A POINT IN WILLIAMS'S WEST LINE, THENCE WITH WILLIAMS'S WEST LINE SOUTH 5 DEGREES 45 MINUTES WEST 895 FEET TO THE POINT OF BEGINNING CONTAINING 23.83 ACRES MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO W. CARMICHAEL HERBERT AND WIFE, MAI B. HERBERT, TENANTS BY

THIS PAGE IS ONLY A PART OF A 2016 ALTA® COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT VALID WITHOUT THE NOTICE; THE COMMITMENT TO ISSUE POLICY; THE COMMITMENT CONDITIONS; SCHEDULE A; SCHEDULE B, PART I - REQUIREMENTS; AND SCHEDULE B, PART II - EXCEPTIONS; AND A COUNTER-SIGNATURE BY THE COMPANY OR ITS ISSUING AGENT THAT MAY BE IN ELECTRONIC FORM.

THE ENTIRETY BY QUIT CLAIM DEED FROM W. CARMICHAEL HERBERT OF RECORD IN BOOK 306, PAGE 523, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED MARCH 06, 1978 AND RECORDED ON MARCH 06, 1978.

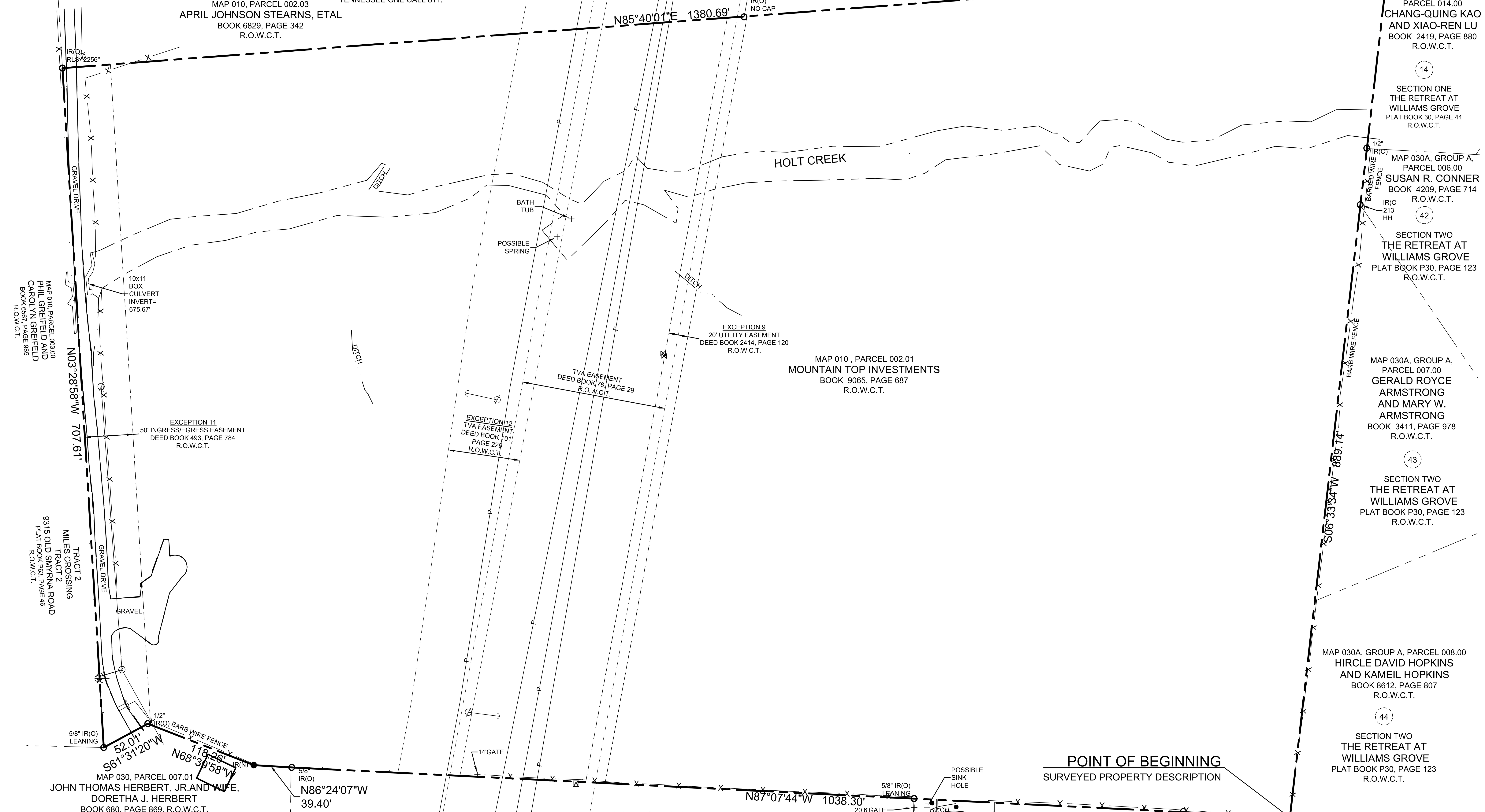
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GEORGE W. HERBERT, JR. MARY HERBERT POPE, EVELYN HERBERT JOHNSON AND VIRGINIA HERBERT BELL BY QUIT CLAIM DEED FROM MAI B. HERBERT, WIDOW OF RECORD IN BOOK 306, PAGE 525 REGISTER'S OFFICE FOR WILLIAMSON COUNTY , TENNESSEE, DATED MARCH 06, 1978 AND RECORDED ON MARCH 06, 1978.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO VIRGINIA HERBERT BELL BY QUITCLAIM DEED FROM GEORGE W. HERBERT, JR., EVELYN HERBERT JOHNSON AND MARY HERBERT POPE OF RECORD IN BOOK 493, PAGE 784, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED JULY 27, 1984 AND RECORDED ON JULY 27, 1984. SAID VIRGINIA HERBERT BELL HAVING SINCE DIED INTESTATE ON JULY 13, 2021 PROBATE FILE FOR RECORD IN DOCKET NO. 21PR-11891, CHANCERY COURT OF WILLIAMSON COUNTY, TENNESSEE. AFFIDAVIT OF HEIRSHIP OF RECORD IN BOOK 8984, PAGE 685, BOOK 9020, PAGE 852 AND BOOK 920, PAGE 850, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

LEGEND

● IR(N)	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH ASSOC")	⋈	WATER VALVE
○ IR(O)	IRON ROD (OLD)	▤	CATCH BASIN
—P—	OVERHEAD ELECTRIC POWER LINE	INV	INVERT
Ø	UTILITY POLE	☼	LIGHT STANDARD
Ø→	UTILITY POLE W/ ANCHOR	○W	WATER STUBOUT
—X—X—	FENCE	⌒	HEADWALL
⋈	WATER VALVE		
TVA	TENNESSEE VALLEY AUTHORITY		
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE		

G:\22-0274\1-SURVEY\ALTA\22-0274 ALTA.DWG
PLOTTED BY KEVIN BIRDWELL ON: 12/6/2022 10:19 AM LAST UPDATED BY SLEWIS ON: 12/6/2022 10:07 AM



PROPERTY DESCRIPTION - AS SURVEYED

BEING A TRACT OF LAND LOCATED IN THE FIFTEENTH (15TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING THE SAME PROPERTY CONVEYED TO MOUNTAIN TOP INVESTMENTS OF RECORD IN BOOK 9065, PAGE 687, REGISTER'S OFFICE OF WILLIAMSON COUNTY (R.O.W.C.T.). AND BEING GENERALLY BOUNDED ON THE NORTH BY: THE APRIL JOHNSON STEARNS, ETAL PROPERTY OF RECORD IN BOOK 3829, PAGE 342, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.) AND THE ELECTRIC POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TN PROPERTY OF RECORD IN BOOK 3215, PAGE 166, R.O.W.C.T., THE SAME BEING LOT 1 AS SHOWN ON PLAT ENTITLED "NASHVILLE ELECTRIC SERVICE SUBSTATION" OF RECORD IN PLAT BOOK P40, PAGE 66, R.O.W.C.T.; ON THE EAST BY: THE CHANG-QUING KAO AND XIAO-REN LU PROPERTY OF RECORD IN BOOK 2419, PAGE 880, R.O.W.C.T., THE SAME BEING LOT 14 AS SHOWN ON PLAT ENTITLED "SECTION ONE, THE RETREAT AT WILLIAMS GROVE" OF RECORD IN PLAT BOOK 30, PAGE 44, R.O.W.C.T., THE SUSAN R. CONNER PROPERTY OF RECORD IN BOOK 4209, PAGE 714, R.O.W.C.T., THE SAME BEING LOT 42 AS SHOWN ON PLAT ENTITLED "SECTION TWO, THE RETREAT AT WILLIAMS GROVE" OF RECORD IN PLAT BOOK P30, PAGE 123, R.O.W.C.T., THE GERALD ROYCE ARMSTRONG AND MARY W. ARMSTRONG PROPERTY OF RECORD IN BOOK 3411, PAGE 978, R.O.W.C.T., THE SAME BEING LOT 43 AS SHOWN ON SAID PLAT ENTITLED "SECTION TWO, THE RETREAT AT WILLIAMS GROVE", THE HIRCLE DAVID HOPKINS AND KAMEIL HOPKINS PROPERTY OF RECORD IN BOOK 8612, PAGE 807, R.O.W.C.T., THE SAME BEING LOT 44 AS SHOWN ON SAID PLAT ENTITLED "SECTION TWO, THE RETREAT AT WILLIAMS GROVE"; ON THE SOUTH BY: THE WHETSTONE HOMEOWNER'S ASSOCIATION PROPERTY OF RECORD IN BOOK 6104, PAGE 213, R.O.W.C.T., THE SAME BEING OPEN SPACE "H" AS SHOWN ON PLAT ENTITLED "WHETSTONE SUBDIVISION, PHASE THREE" OF RECORD IN PLAT BOOK P56, PAGE 112, R.O.W.C.T., THE RENJIE JIN AND GRACE AN PROPERTY OF RECORD IN BOOK 6313, PAGE 412, R.O.W.C.T, THE SAME BEING LOT 130 AS SHOWN ON PLAT ENTITLED "WHETSTONE SUBDIVISION, PHASE FIVE" OF RECORD IN PLAT BOOK P59, PAGE 34, R.O.W.C.T.; THE NORTH TERMINUS OF GREEN HILL BOULEVARD, THE WHETSTONE HOMEOWNER'S ASSOCIATION, INC. PROPERTY OF RECORD IN BOOK 6140, PAGE 716, R.O.W.C.T., THE SAME BEING OPEN SPACE "N" AS SHOWN ON PLAT ENTITLED "WHETSTONE SUBDIVISION" OF RECORD IN PLAT BOOK P59, PAGE 34, R.O.W.C.T., THE WOODLAND VIEW FARMS, L.P. PROPERTY OF RECORD IN BOOK 3443, PAGE 628, R.O.W.C.T. AND THE JOHN THOMAS HERBERT, JR. AND WIFE, DORETHA J. HERBERT PROPERTY OF RECORD IN BOOK 680, PAGE 869, R.O.W.C.T.; ON THE WEST BY THE PHIL GREIFELD AND CAROLYN GREIFELD PROPERTY OF RECORD IN BOOK 6567, PAGE 985, R.O.W.C.T., THE SAME BEING TRACT 2 AS SHOWN ON PLAT ENTITLED "MILES CROSSING, TRACT 2, 9315 OLD SMYRNA ROAD" OF RECORD IN PLAT BOOK P63, PAGE 46, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PROPERTY DESCRIPTION - AS SURVEYED-CONTINUED)

BEGINNING ON AN IRON ROD (OLD) WITH A 10 PENNY NAIL AT THE SOUTHWEST CORNER OF SAID HIRCLE DAVID HOPKINS AND KAMEIL HOPKINS PROPERTY, THE SAME BEING SAID LOT 44 AS SHOWN ON PLAT ENTITLED "SECTION TWO, THE RETREAT AT WILLIAMS GROVE" AND IN THE NORTH LINE OF SAID WHETSTONE HOMEOWNER'S ASSOCIATION PROPERTY, THE SAME BEING OPEN SPACE "H" AS SHOWN ON SAID PLAT ENTITLED "WHETSTONE SUBDIVISION, PHASE THREE";

THENCE, WITH SAID NORTH LINE OF OPEN SPACE "H", THE NORTH LINE OF SAID RENJIE JIN AND GRACE AN PROPERTY, THE SAME BEING LOT 130 AS SHOWN ON SAID PLAT ENTITLED "WHETSTONE SUBDIVISION, PHASE FIVE", THE NORTH TERMINUS OF GREEN HILL BOULEVARD AND THE NORTH LINE OF SAID WHETSTONE HOMEOWNER'S ASSOCIATION, INC. PROPERTY, THE SAME BEING OPEN SPACE "N" AS SHOWN ON SAID PLAT ENTITLED "WHETSTONE SUBDIVISION, PHASE FIVE" AND THE NORTH LINE OF SAID WOODLAND VIEW FARMS, L.P. PROPERTY, NORTH 87 DEGREES 07 MINUTES 44 SECONDS WEST, 1038.30 FEET TO A 5/8-INCH IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID JOHN THOMAS HERBERT, JR. AND WIFE, DORETHA J. HERBERT PROPERTY;

THENCE, WITH THE NORTH LINE OF SAID PROPERTY THE NEXT THREE CALLS:

1. NORTH 86 DEGREES 24 MINUTES 07 SECONDS WEST, 39.40 FEET TO AN 1/2-INCH IRON ROD (NEW) WITH CAP "RAGAN-SMITH ASSOC";
2. NORTH 68 DEGREES 39 MINUTES 58 SECONDS WEST, 118.26 FEET TO A 1/2-INCH IRON ROD (OLD);
3. SOUTH 61 DEGREES 31 MINUTES 20 SECONDS WEST, 52.01 FEET TO A 5/8-INCH IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID PHIL GREIFELD AND CAROLYN GREIFELD PROPERTY OF RECORD IN BOOK 6567, PAGE 985, R.O.W.C.T, THE SAME BEING TRACT 2 AS SHOWN ON PLAT ENTITLED "MILES CROSSING, TRACT 2, 9315 OLD SMYRNA ROAD";

THENCE, WITH THE EAST LINE OF SAID PROPERTY, NORTH 03 DEGREES 28 MINUTES 58 SECONDS WEST, 707.61 FEET TO AN IRON ROD (OLD) WITH RLS# 2256 AT THE SOUTHWEST CORNER OF SAID APRIL JOHNSON STEARNS, ETAL PROPERTY;

(PROPERTY DESCRIPTION - AS SURVEYED-CONTINUED)

THENCE, WITH THE SOUTH LINE OF SAID STEARNS, ETAL PROPERTY AND THE SOUTH LINE OF SAID ELECTRIC POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TN PROPERTY, THE SAME BEING SAID LOT 1 AS SHOWN ON PLAT ENTITLED "NASHVILLE ELECTRIC SERVICE SUBSTATION (BRENTWOOD LOCATION), NORTH 85 DEGREES 40 MINUTES 01 SECONDS EAST, 1380.69 FEET TO IRON ROD (OLD) WITH CAP STAMPED RLS# 1750 IN THE WEST LINE OF SAID CHANG-QUING KAO AND XIA-0REN LU, THE SAME BEING SAID LOT 14 AS SHOWN ON PLAT ENTITLED "SECTION ONE, THE RETREAT AT WILLIAMS GROVE";

THENCE, WITH THE WEST LINE OF SAID PROPERTY, THE WEST LINE OF SAID SUSAN R. CONNER PROPERTY, THE SAME BEING LOT 42 AS SHOWN ON PLAT ENTITLED "SECTION TWO, THE RETREAT AT WILLIAMS GROVE", ,THE WEST LINE OF SAID GERALD ROYCE ARMSTRONG AND MARY W. ARMSTRONG PROPERTY, THE SAME BEING LOT 43 AS SHOWN ON SAID PLAT ENTITLED "THE RETREAT AT WILLIAMS GROVE" AND THE WEST LINE OF SAID HIRCLE DAVID HOPKINS AND KAMEIL HOPKINS PROPERTY, THE SAME BEING LOT 44 AS SHOWN ON SAID PLAT ENTITLED "SECTION TWO, THE RETREAT AT WILLIAMS GROVE", SOUTH 06 DEGREES 33 MINUTES 34 SECONDS WEST, 889.14 FEET TO THE **POINT OF BEGINNING** CONTAINING 1,039,810 SQUARE FEET, OR 23.87 ACRES MORE OR LESS.

TOTAL AREA = 1,039,810 SQUARE FEET OR 23.87 ACRES±

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

SURVEYOR'S STATEMENT

TO: MOUNTAIN TOP INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP; HEIRS AND BENEFICIARIES OF VIRGINIA HERBERT BELL, DECEASED; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a),7(b)(1), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2022

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 42,935.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

BY: ____________________

KEVIN L. BIRDWELL, TN R.L.S. NO. 1797 DATE

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

700 GREEN HILL BOULEVARD

FOR

MOUNTAIN TOP PROPERTIES

15th CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE

Scale: 1"=50'

Date: NOVEMBER 29, 2022

Approved By: KLB

Revisions:

Drawing Title: ALTA/NSPS LAND TITLE SURVEY

Drawing No. 1 of 1

Project No. 22-0274

PRELIMINARY PLAN

FOR

MADISON COVE

MOUNTAIN TOP INVESTMENTS

CONTACTS

OWNER/DEVELOPER

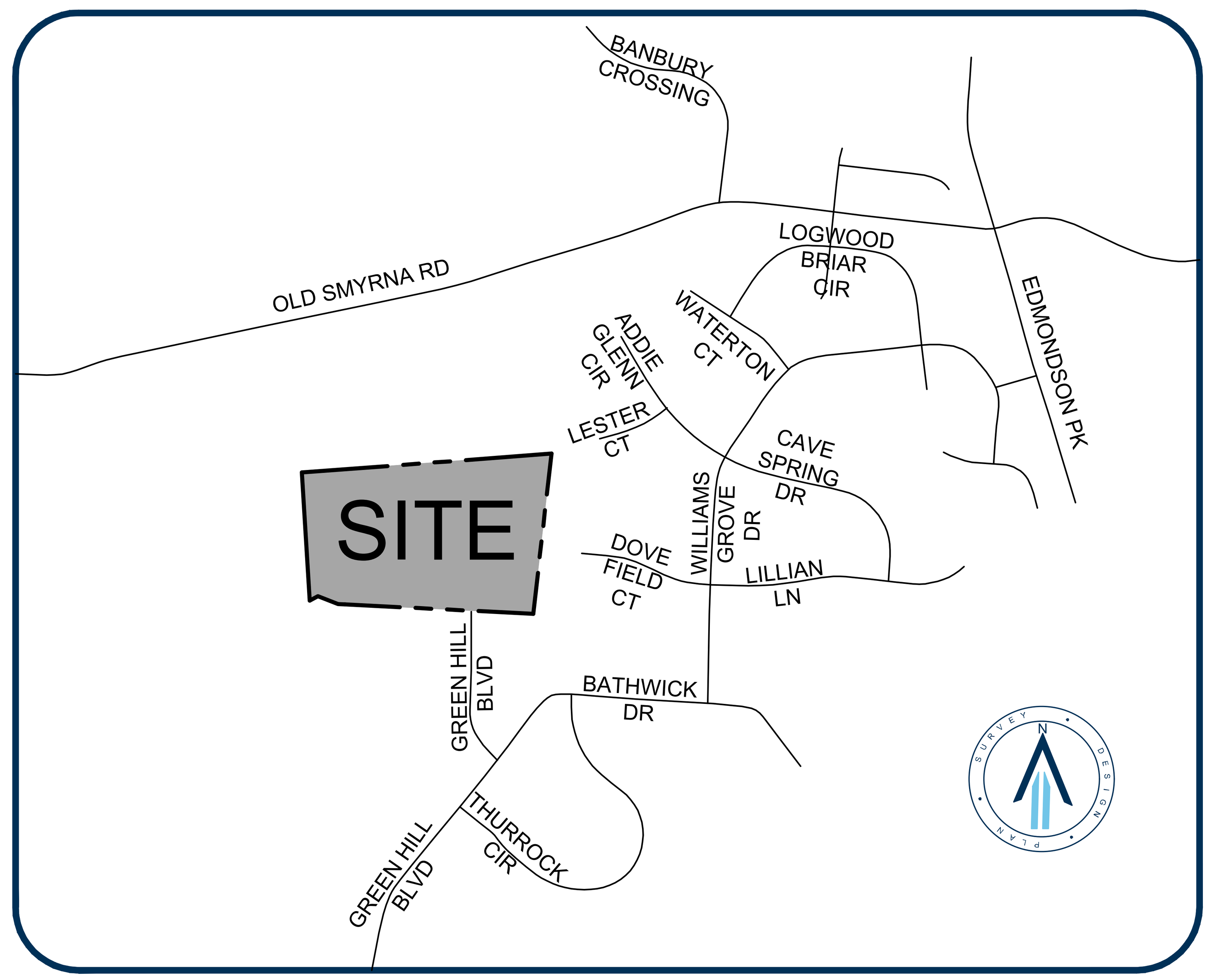
MR. MATT BARTLETT
MOUNTAIN TOP INVESTMENTS
9025 LAND ROAD
LASCASSAS, TN 37085
(615) 207-3766
mbartlett@ampinc.net

CIVIL

JASON KILGORE, PE
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
jkilgore@ragansmith.com

LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tgardner@ragansmith.com



LOCATION MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0	COVER
C1	NOTES, TABLES, AND DETAILS
C2	OVERALL LAYOUT PLAN
L1.0	TREE INVENTORY PLAN
L1.1	TREE INVENTORY REPORT

691 GREEN HILL BLVD. CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

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

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ragansmith.com

LAWRENCE J. KILGORE
REGISTERED ENGINEER
AGRICULTURE
No. 108400
STATE OF TENNESSEE
04 24 2023

MADISON COVE
FOR
MOUNTAIN TOP INVESTMENTS
691 GREEN HILL BLVD. CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale: N/A
Date: FEBUARY 2, 2023
Approved By: J. KILGORE

Revisions:

-	-	-
-	-	-
-	-	-
3	2023.04.24	PER STAFF COMMENTS
2	2023.04.18	PER STAFF COMMENTS
1	2023.02.21	PER STAFF COMMENTS

Drawing Title:
COVER

Drawing No.
C0

Project No.
22-0274

GENERAL NOTES AND SITE DATA

1. SUBJECT PROPERTY CONSISTS OF PARCEL 002.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 010.
2. PROPERTY OWNER:

   MOUNTAIN TOP INVESTMENTS
   9025 LANE ROAD
   LASCASSAS, TN 37085
   DEED BOOK 9065, PAGE 687, R.O.W.C.T.

3. EXISTING ZONING: AR (AGRICULTURAL RESIDENTIAL ESTATE).
4. GROSS SITE AREA: 1,039,810 SQUARE FEET OR 23.87 ACRES.
5. BOUNDARY INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY KEVIN L. BIRDWELL (RAGANSMITH ASSOCIATES) DATED NOVEMBER 29,2022.
6. TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PERFORMED BY RAGANSMITH ASSOCIATES DATED NOVEMBER 29, 2022. CONTOURS ARE AT TWO FOOT INTERVALS.
7. NUMBER OF PROPOSED LOTS: THREE (3).
8. PROPOSED DENSITY: 0.12 DU/AC. (1.0 DU/ AC. MAXIMUM).
9. MINIMUM REQUIRED LOT AREA, THREE (3) ACRES.
10. MAXIMUM LOT COVERAGE BY ALL BUILDINGS, 25 PERCENT.
11. EACH PROPOSED LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING.
12. MINIMUM LOT WIDTH AT BUILDING LINE: 300'.
13. MINIMUM BUILDING SETBACKS: (UNLESS SHOWN OTHERWISE)

    FRONT - 175' (UNLESS SHOWN OTHERWISE)
    SIDE NOT ABUTTING A STREET - 50'
    SIDE ABUTTING A PUBLIC STREET - 75'
    REAR - 75'

14. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
15. UTILITY PROVIDERS:

    ELECTRICITY:
    NASHVILLE ELECTRIC SERVICE
    (615) 736-6900

    WATER:
    CITY OF BRENTWOOD WATER SERVICES
    (615) 371-0080

    SANITARY SEWER:
    CITY OF BRENTWOOD WATER SERVICES
    (615) 371-0080

    NATURAL GAS:
    ATMOS ENERGY
    (888) 286-6700

    TELELPHONE:
    AT&T
    (888) 286-6700

16. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47187C0094G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NUMBER 470205, PANEL NUMBER 0094, SUFFIX G, 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.

    HOWEVER, THE FLOOD LIMITS SHOWN HEREON ARE BASED UPON A FLOOD STUDY BY RAGANSMITH FOR THIS SITE AS REQUIRED BY THE CITY OF BRENTWOOD.

17. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
18. THIS PRELIMINARY PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF 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 MAY 1, 2026, 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.
19. LOTS DESIGNATED WITH (★) HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE-DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADES OF PAVEMENTS AND GROUND LINES, IDENTIFICATION OF EXISTING TREES IN EXCESS OF FOUR-INCH CALIPER AND TREES TO BE PRESERVED, AND THE LOCATION AND TIMING OF INSTALLATION OF EROSION CONTROL FEATURES. NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE CITY ENGINEER.
20. THE PROPOSED UTILITIES SHOWN HEREON ARE BASED ON A PRELIMINARY DESIGN. FINAL DESIGN AND LOCATIONS TO BE SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT.
21. THE PROPOSED ROADWAY GRADING SHOWN IS PRELIMINARY, THE FINAL DESIGN OF THE SITE GRADING IS SHOWN ON CONSTRUCTION PLANS FOR THIS DEVELOPMENT.
22. WATERWAY NATURAL AREAS RELATE TO WATERCOURSES CLASSIFIED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AS STREAMS OR "WATERS OF THE STATE." THESE STREAMS ARE INTENDED TO REMAIN IN THEIR NATURAL 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.
23. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATERWAY NATURAL AREA, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD.
24. ANY NEW DWELLING CONSTRUCTED MORE THAN 500 FEET FROM A PUBLIC ROADWAY OR AUTHORIZED PRIVATE ROADWAY PROVIDING VEHICULAR ACCESS TO THE DWELLING SHALL BE PROTECTED THROUGH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA STANDARDS, AND THE APPLICABLE REQUIREMENTS OF SECTION 26-68 AND SECTION 78-486 OF THE BRENTWOOD MUNICIPAL CODE AND APPROVED BY THE FIRE CHIEF OR A DESIGNEE.
25. ANY FUTURE ACCESSORY BUILDINGS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 78-22 OF THE BRENTWOOD MUNICIPAL CODE.
26. AN ACCESS AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNERS OF LOT 130 "WHETSTONE PHASE FIVE" (700 GREEN HILL BOULEVARD) AND THE HOMEOWNERS ASSOCIATION WITHIN PHASE FIVE OF THE WHETSTONE SUBDIVISION WILL BE REQUIRED FOR WORK OUTSIDE OF THE ROW AND EASEMENTS BEFORE APPROVAL OF THE CONSTRUCTION PLANS AND ISSUANCE OF ANY PERMITS THAT INCLUDE THE REMOVAL OF THE TEMPORARY CUL-DE-SAC.
27. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ABANDONMENT OF THE TEMPORARY CUL-DE-SAC AND RECONSTRUCTION AND RESTORATION OF THE STREET AND ADJACENT AREA TO PROPERLY CONNECT THE NEW STREET WITH THE EXISTING STREET.
28. THE OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
29. DRAINAGE SYSTEM FOR DETENTION PONDS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
30. EXISTING VEGETATION TO REMAIN SHALL BE CONTAINED WITHIN A SCENIC EASEMENT. ALL OPEN SPACE AREAS DESIGNATED AS SCENIC EASEMENTS SHALL REMAIN UNDISTURBED. SCENIC EASEMENT LOCATIONS TO BE DETERMINED ON THE FINAL PLAT.
31. THE EXISTING INGRESS/EGRESS EASEMENT, AS RECORDED IN DEED BOOK 493, PAGE 784 SHALL NOT BE USED AS A CONSTRUCTION ACCESS FOR DEVELOPMENT OF THE SUBDIVISION OR CONSTRUCTION OF THE FUTURE STRUCTURES ON THE LOTS. ALL CONSTRUCTION ACCESS SHALL REACH THE SITE VIA GREEN HILL BOULEVARD.
32. THE EXISTING INGRESS/EGRESS EASEMENT LOCATED ALONG THE WESTERLY SIDE OF THE PROPERTY HAS BEEN IMPROVED. SHOULD ANY OWNER OF LOT ONE AS SHOWN ON THE PRELIMINARY PLAN FOR THE MADISON COVE SUBDIVISION, AS APPROVED ON _____, DESIRE TO USE THE EXISTING EASEMENT AND DRIVEWAY TO ACCESS THE LOT, THEN A SHARED MAINTENANCE AGREEMENT, MUTUALLY AGREEABLE TO ALL PARTIES SHALL BE RECORDED IN THE OFFICE OF THE WILLIAMSON COUNTY REGISTER OF DEEDS. THE MAINTENANCE OF THE IMPROVEMENTS WITHIN THE EASEMENT AND DRIVEWAY SHALL BE BORN IN EQUAL SHARES BY ALL PARTIES USING SAID EASEMENT AND DRIVEWAY.
33. ALL ACCESS TO THE LOTS SHALL BE PROVIDED VIA GREEN HILL BOULEVARD.

G:\22-0274\C-CIVIL ENGINEERING\PRELIMINARY PLAN\P-PLAN SHEET\22-0274_PRELIMINARY PLAN.DWG
PLOTTED BY AMANDA REED ON 4/24/2023 9:17 AM - LAST UPDATED BY AREED ON 4/24/2023 9:13 AM

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 002.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 010.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO MOUNTAIN TOP INVESTMENTS FROM ROBERT E. BELL, III, MARRIED, MARILYN BELL LOVELESS, MARRIED, AND ANNELLA BELL WARE, MARRIED BY WARRANTY DEED OF RECORD IN BOOK 9065, PAGE 687, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

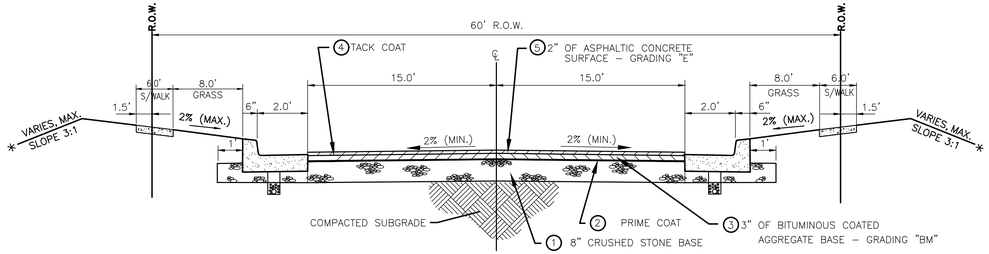
SITE AREA TABLES

Lot Area Table		
Lot	Sq. Ft.	Acres
1	306774	7.04
2	130713	3.00
3	135061	3.10
	572548	13.14

Internal R.O.W. (Public)	
Sq. Ft.	Acres
8878	0.20
8878	0.20

Open Space Area Table		
OS	Sq. Ft.	Acres
1	458384	10.52
	458384	10.52

Total Site Area	
Sq. Ft.	Acres
1039810	23.87
1039810	23.87



ROADWAY CROSS SECTION 60' R.O.W. (COLLECTOR)

NOT TO SCALE

OWNER/DEVELOPER

MOUNTAIN TOP INVESTMENTS
MATT BARTLETT
9025 LANE ROAD
LASCASSAS, TN 37085
(615) 207-3766
MBARTLETT@AMPINC.NET

CIVIL

RAGANSMITH
JASON KILGORE, PE
315 WOODLAND ST.
NASHVILLE, TN 37206
(615)244-8591
JKILGORE@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

RAGANSMITH
TROY GARDNER, PLA
315 WOODLAND ST.
NASHVILLE, TN 37206
(615)244-8591
TGARDNER@RAGANSMITH.COM

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

LAWRENCE J. KILGORE — REGISTERED ENGINEER — AGRICULTURAL — No. 109430 — STATE OF TENNESSEE — 04 - 24 2023

MADISON COVE

FOR

MOUNTAIN TOP INVESTMENTS

691 GREEN HILL BLVD, CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale: N/A

Date: FEBUARY 2. 2023

Approved By: J. KILGORE

Revisions:

-	-	-
-	-	-
-	-	-
3	2023.04.24	PER STAFF COMMENTS
2	2023.04.18	PER STAFF COMMENTS
1	2023.02.21	PER STAFF COMMENTS

Drawing Title:

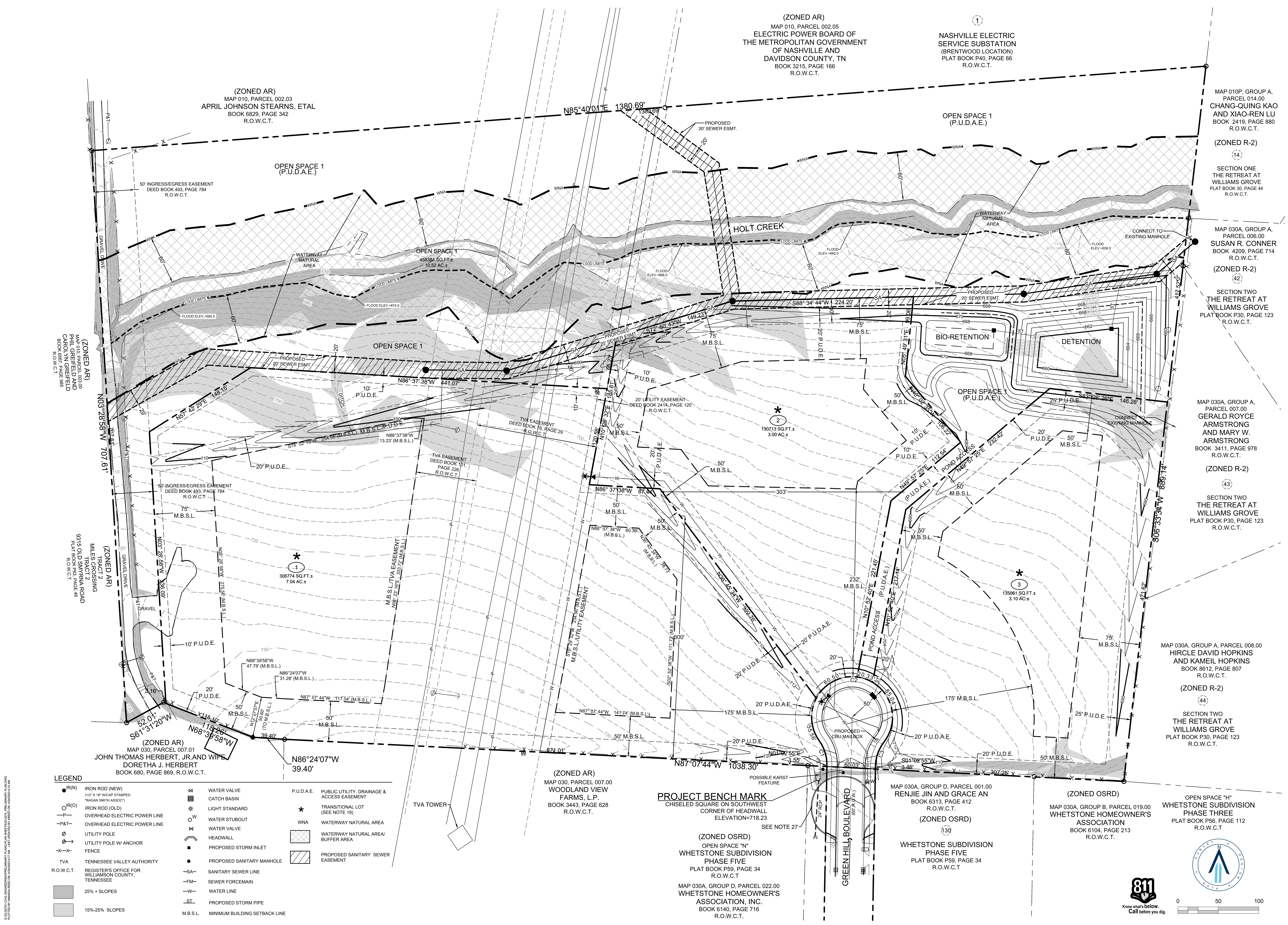
NOTES, TABLES, AND DETAILS

Drawing No.

C1

Project No.

22-0274



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MADISON COVE

FOR

MOUNTAIN TOP INVESTMENTS

691 GREEN HILL BLVD, CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale:	1"=50'
Date:	FEBUARY 2, 2023
Approved By:	J. KILGORE

Revisions:

3	2023.04.24	PER STAFF COMMENTS
2	2023.04.18	PER STAFF COMMENTS
1	2023.02.21	PER STAFF COMMENTS

Drawing Title:

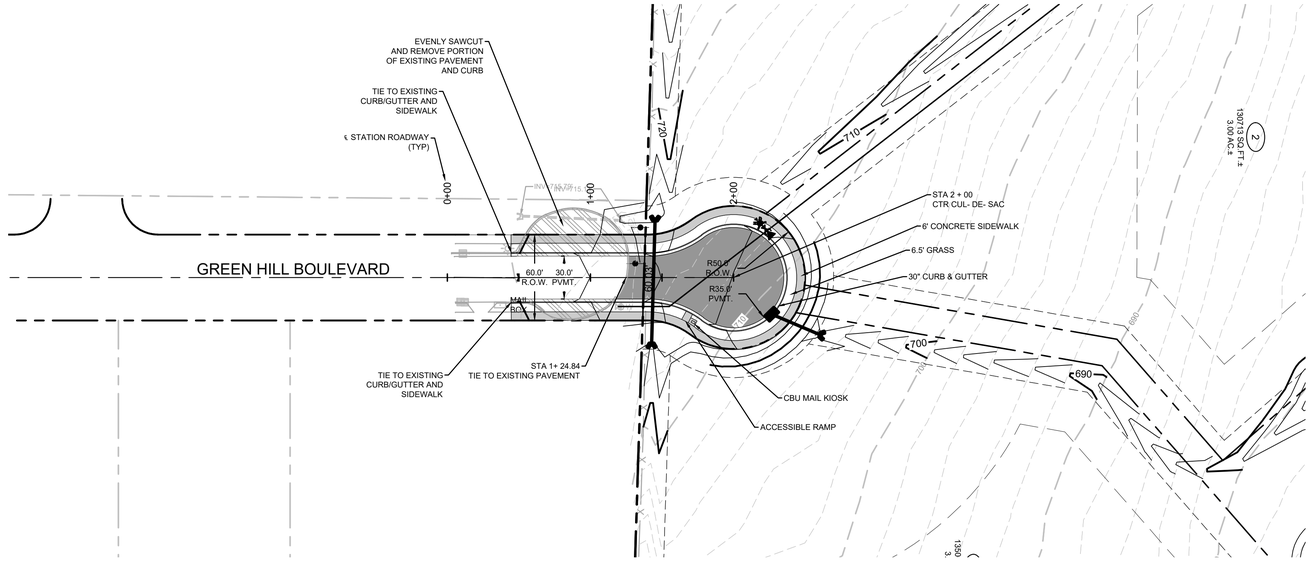
OVERALL LAYOUT PLAN

Drawing No.

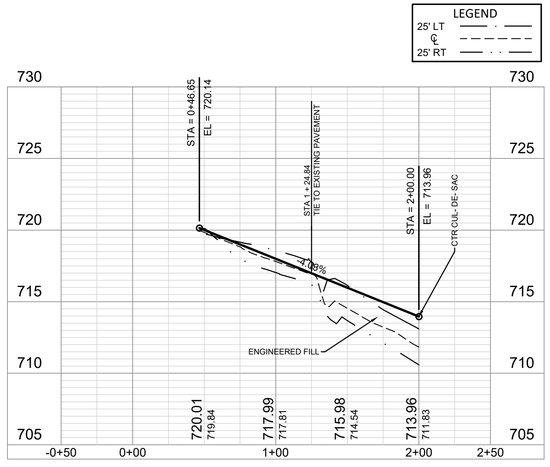
C2

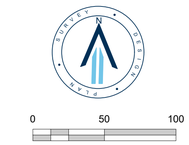
Project No.

22-0274



GREEN HILL BOULEVARD





SCALES:

PLAN VIEW	PROFILE VIEW
1" =50'	1" =50' HORIZONTAL
	1" =5' VERTICAL

Know what's below. Call before you dig.

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MADISON COVE

FOR

MOUNTAIN TOP INVESTMENTS

691 GREENHILLS BLVD., CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale: AS SHOWN

Date: FEBRUARY 2, 2023

Approved By: LJK

Revisions:

#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

Drawing Title:

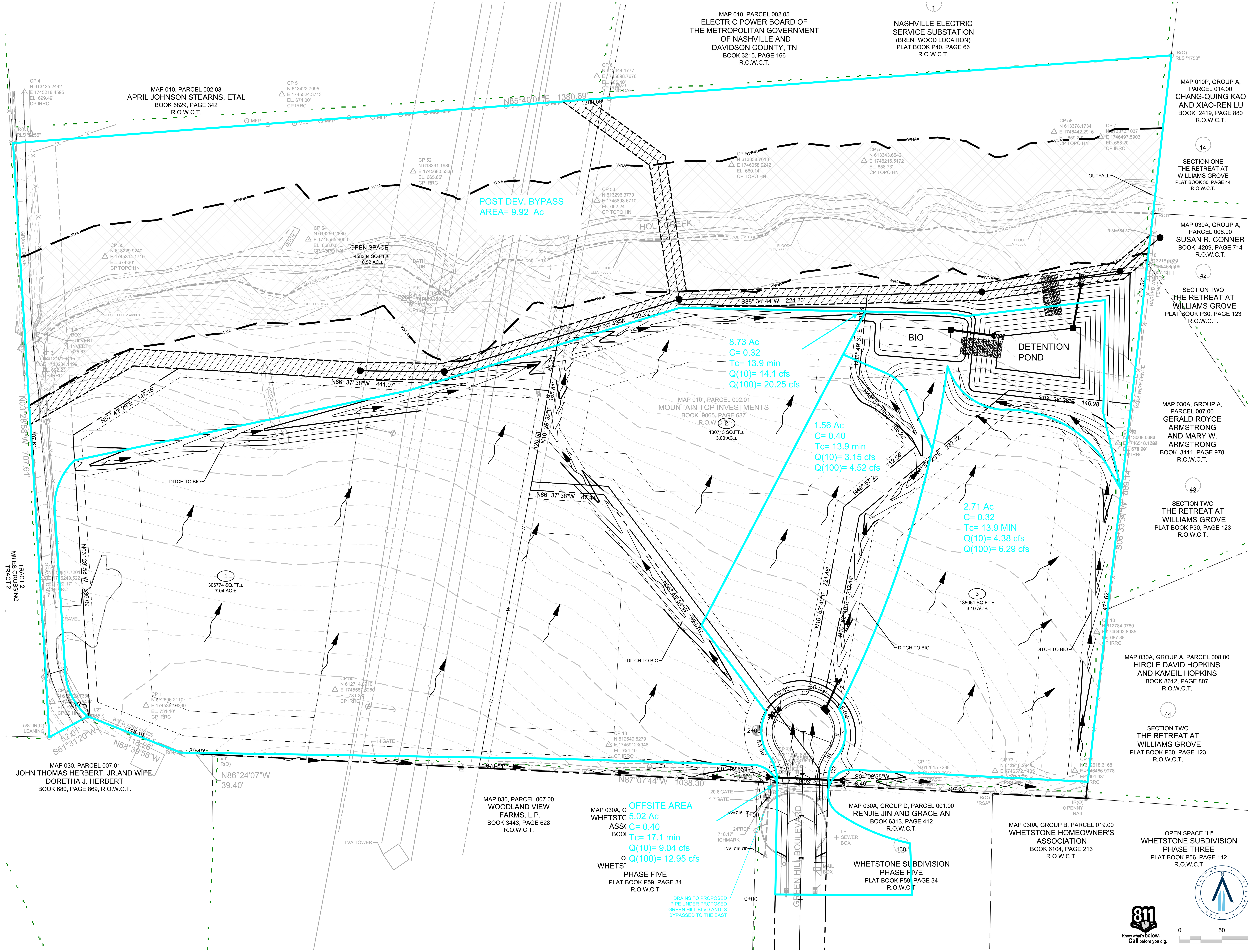
PRELIMINARY
GREEN HILL BLVD
PLAN & PROFILE

Drawing No.

PR 1

Project No.

22-0274


MAP 010, PARCEL 002.05
ELECTRIC POWER BOARD OF
THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND
DAVIDSON COUNTY, TN
BOOK 3215, PAGE 166
R.O.W.C.T.
NASHVILLE ELECTRIC
SERVICE SUBSTATION
(BRENTWOOD LOCATION)
PLAT BOOK P40, PAGE 66
R.O.W.C.T.
MAP 010, PARCEL 002.03
APRIL JOHNSON STEARNS, ETAL
BOOK 6829, PAGE 342
R.O.W.C.T.
MAP 010P, GROUP A,
PARCEL 014.00
CHANG-QUING KAO
AND XIAO-REN LU
BOOK 2419, PAGE 880
R.O.W.C.T.
SECTION ONE
THE RETREAT AT
WILLIAMS GROVE
PLAT BOOK 30, PAGE 44
R.O.W.C.T.
POST DEV. BYPASS
AREA= 9.92 Ac
OPEN SPACE 1
458384 SQ.FT.±
10.52 AC.±
MAP 030A, GROUP A,
PARCEL 006.00
SUSAN R. CONNER
BOOK 4209, PAGE 714
R.O.W.C.T.
SECTION TWO
THE RETREAT AT
WILLIAMS GROVE
PLAT BOOK P30, PAGE 123
R.O.W.C.T.
BIO
DETENTION
POND
8.73 Ac
C= 0.32
Tc= 13.9 min
Q(10)= 14.1 cfs
Q(100)= 20.25 cfs
MAP 010, PARCEL 002.01
MOUNTAIN TOP INVESTMENTS
BOOK 9065, PAGE 687
R.O.W.C.T.
130713 SQ.FT.±
3.00 AC.±
1.56 Ac
C= 0.40
Tc= 13.9 min
Q(10)= 3.15 cfs
Q(100)= 4.52 cfs
MAP 030A, GROUP A,
PARCEL 007.00
GERALD ROYCE
ARMSTRONG
AND MARY W.
ARMSTRONG
BOOK 3411, PAGE 978
R.O.W.C.T.
2.71 Ac
C= 0.32
Tc= 13.9 MIN
Q(10)= 4.38 cfs
Q(100)= 6.29 cfs
SECTION TWO
THE RETREAT AT
WILLIAMS GROVE
PLAT BOOK P30, PAGE 123
R.O.W.C.T.
DITCH TO BIO
306774 SQ.FT.±
7.04 AC.±
135061 SQ.FT.±
3.10 AC.±
TRACT 2
MILES CROSSING
TRACT 2
MAP 030A, GROUP A, PARCEL 008.00
HIRCLE DAVID HOPKINS
AND KAMEIL HOPKINS
BOOK 8612, PAGE 807
R.O.W.C.T.
SECTION TWO
THE RETREAT AT
WILLIAMS GROVE
PLAT BOOK P30, PAGE 123
R.O.W.C.T.
MAP 030, PARCEL 007.01
JOHN THOMAS HERBERT, JR.AND WIFE,
DORETHA J. HERBERT
BOOK 680, PAGE 869, R.O.W.C.T.
MAP 030, PARCEL 007.00
WOODLAND VIEW
FARMS, L.P.
BOOK 3443, PAGE 628
R.O.W.C.T.
OFFSITE AREA
5.02 Ac
C= 0.40
Tc= 17.1 min
Q(10)= 9.04 cfs
Q(100)= 12.95 cfs
PHASE FIVE
PLAT BOOK P59, PAGE 34
R.O.W.C.T.
MAP 030A, GROUP D, PARCEL 001.00
RENJIE JIN AND GRACE AN
BOOK 6313, PAGE 412
R.O.W.C.T.
WHETSTONE SUBDIVISION
PHASE FIVE
PLAT BOOK P59, PAGE 34
R.O.W.C.T.
MAP 030A, GROUP B, PARCEL 019.00
WHETSTONE HOMEOWNER'S
ASSOCIATION
BOOK 6104, PAGE 213
R.O.W.C.T.
OPEN SPACE "H"
WHETSTONE SUBDIVISION
PHASE THREE
PLAT BOOK P56, PAGE 112
R.O.W.C.T.
DRAINS TO PROPOSED
PIPE UNDER PROPOSED
GREEN HILL BLVD AND IS
BYPASSED TO THE EAST
GREEN HILL BOULEVARD
TVA TOWER
0 50 100

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MADISON COVE

FOR

MOUNTAIN TOP INVESTMENTS

691 GREEN HILL BLVD, CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale:	1"=50'
Date:	02/21/2023
Approved By:	J. KILGORE

Revisions:

#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

Drawing Title:

POST DEV.
DRAINAGE MAP

Drawing No.

EX

Project No.

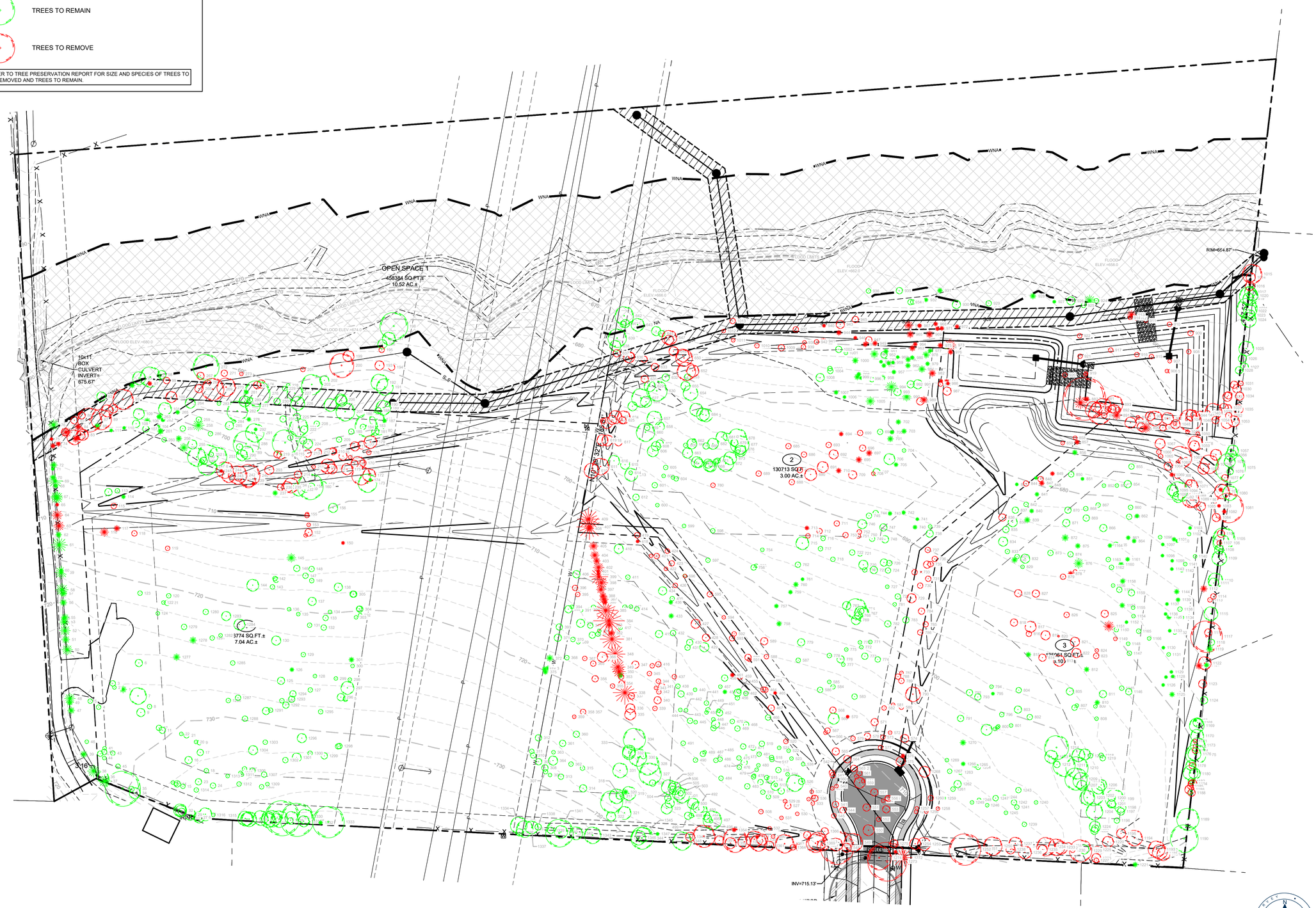
22-0274

LEGEND

TREES TO REMAIN

TREES TO REMOVE

REFER TO TREE PRESERVATION REPORT FOR SIZE AND SPECIES OF TREES TO BE REMOVED AND TREES TO REMAIN.



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

0 50 100

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MADISON COVE

FOR

MOUNTAIN TOP INVESTMENTS

691 GREEN HILL BLVD, CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=50'

Date: FEBUARY 2. 2023

Approved By: X. XXXXX

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

TREE INVENTORY PLAN

Drawing No.

L1.0

Project No.

22-0274

G:\22-0274\1-CIVIL ENGINEERING\PRELIMINARY PLANS\P-PLAN SHEETS\22-0274 TREE INVENTORY.DWG
PLOTTED BY MEADHAN LESLEY ON 2/21/2023 11:03 AM LAST UPDATED BY MLESLEY ON 20120231 11:16 AM

TREE NUMBER	CALIPER IN.	SPECIES
63	12	CEDAR
64	12	CEDAR
65	4	CEDAR
73	6	CEDAR
74	6	CEDAR
75	4	CEDAR
77	8	ELM
78	12	CEDAR
79	16	HACKBERRY
80	8	CEDAR
81	5	CEDAR
82	10	ELM
83	12	HACKBERRY
84	8	CEDAR
85	8	ELM
86	8	MAPLE
87	26	OAK
89	22	ASH
90	13	OAK
91	10	MAPLE
93	22	OAK
97	5	CEDAR
99	7	ELM
100	12	HICKORY
115	6	CHERRY
116	10	CEDAR
117	7	CEDAR
118	6	BRADFORD/PPEAR
119	5	CHERRY
151	4	BRADFORD\PPEAR
152	8	BRADFORD\PPEAR
153	4	BRADFORD\PPEAR
154	5	CHERRY
155	4	CHERRY
161	9	HACKBERRY
162	16	HACKBERRY
163	11	HACKBERRY
164	8	HACKBERRY
165	5	OAK
166	9	HACKBERRY
167	4	OAK
168	8	ASH
169	15	ASH
170	7	OAK
171	20	OAK
172	14	HACKBERRY
175	12	HACKBERRY
176	5	HACKBERRY
177	9	OAK
178	10	HACKBERRY
179	14	WALNUT
193	10	HACKBERRY
195	6	OAK
199	12	OAK
200	26	ASH
201	5	HACKBERRY
210	7	OAK
211	4	HACKBERRY
212	8	OAK
213	8	HACKBERRY
214	8	ASH
215	4	WALNUT
216	4	CEDAR
218	9	OAK
219	8	HACKBERRY
234	16	HACKBERRY
235	12	OAK
236	7	OAK
238	4	CEDAR
239	16	ASH
240	24	HICKORY
241	10	HACKBERRY
242	20	ELM
243	14	ASH
244	18	HACKBERRY
245	4	CEDAR
266	9	ASH
267	8	ELM
268	4	WALNUT
269	24	OAK
270	20	ASH
271	7	ELM
273	4	HACKBERRY
293	10	HACKBERRY
335	12	HACKBERRY
336	10	PRIVET
337	7	HACKBERRY
338	26	CEDAR
339	5	WALNUT
340	8	LOCUST
342	5	WALNUT
343	4	WALNUT
347	8	WALNUT
348	22	CEDAR
349	16	CEDAR
350	14	CEDAR
353	6	HACKBERRY
354	6	HACKBERRY
355	5	LOCUST
356	7	CHERRY
365	6	OAK
366	11	LOCUST
381	26	CEDAR
382	6	CEDAR
383	10	CEDAR
384	34	CEDAR
385	26	CEDAR
386	6	CEDAR
387	10	CEDAR
388	8	CEDAR
395	5	ASH
396	6	WALNUT
397	10	CEDAR
398	14	CEDAR
399	20	CEDAR
400	4	CEDAR
401	4	CEDAR
402	12	CEDAR
403	8	CEDAR
404	10	CEDAR
405	10	CEDAR
407	28	CEDAR
408	8	CEDAR
409	24	CEDAR

TREE NUMBER	CALIPER IN.	SPECIES
418	4	CEDAR
419	6	BRADFORD\PPEAR
420	4	BRADFORD\PPEAR
421	6	BRADFORD\PPEAR
422	4	BRADFORD\PPEAR
423	6	BRADFORD\PPEAR
424	5	BRADFORD\PPEAR
426	5	BRADFORD\PPEAR
427	10	BRADFORD\PPEAR
428	8	BRADFORD\PPEAR
459	7	BRADFORD\PPEAR
461	5	CEDAR
463	6	BRADFORD\PPEAR
464	6	ASH
465	4	CEDAR
467	7	BRADFORD\PPEAR
532	4	ASH
533	4	ASH
534	4	ASH
535	4	LOCUST
536	7	HACKBERRY
537	4	HACKBERRY
539	4	OAK
540	4	ASH
541	7	LOCUST
542	6	BRADFORD\PPEAR
543	6	BRADFORD\PPEAR
544	7	LOCUST
545	5	LOCUST
546	14	HACKBERRY
547	36	HACKBERRY
548	10	HACKBERRY
549	20	HACKBERRY
550	12	LOCUST
551	8	LOCUST
552	5	OAK
553	8	BRADFORD\PPEAR
554	4	OAK
555	7	LOCUST
556	5	LOCUST
557	8	LOCUST
558	4	ASH
559	12	LOCUST
560	5	LOCUST
561	6	LOCUST
562	4	LOCUST
563	7	LOCUST
564	8	BODOCK
565	8	BRADFORD\PPEAR
566	4	CHERRY
567	6	CHERRY
571	8	BRADFORD\PPEAR
572	4	BRADFORD\PPEAR
573	5	BRADFORD\PPEAR
574	9	BRADFORD\PPEAR
575	10	BRADFORD\PPEAR
576	5	CEDAR
577	5	BODOCK
578	7	BRADFORD\PPEAR
579	5	BRADFORD\PPEAR
580	5	BRADFORD\PPEAR
581	4	BRADFORD\PPEAR
582	5	BRADFORD\PPEAR
588	5	CHERRY
590	7	BRADFORD\PPEAR
591	4	BRADFORD\PPEAR
592	5	BRADFORD\PPEAR
593	6	BRADFORD\PPEAR
594	4	BRADFORD\PPEAR
595	6	BRADFORD\PPEAR
596	4	BRADFORD\PPEAR
610	16	ASH
611	18	HACKBERRY
617	8	HACKBERRY
618	12	HACKBERRY
619	12	BODOCK
620	12	HACKBERRY
621	6	HACKBERRY
622	10	HACKBERRY
623	14	HACKBERRY
624	14	HACKBERRY
625	8	HACKBERRY
631	8	HACKBERRY
633	8	OAK
634	7	HACKBERRY
635	7	HACKBERRY
636	12	OAK
637	8	OAK
646	10	HICKORY
647	16	HACKBERRY
648	10	OAK
649	14	OAK
650	18	HACKBERRY
651	20	OAK
652	13	OAK
685	6	ASH
686	6	BRADFORD\PPEAR
687	6	ASH
688	6	ASH
689	6	ASH
690	13	ASH
691	12	BRADFORD\PPEAR
692	10	BRADFORD\PPEAR
693	6	BRADFORD\PPEAR
710	6	CEDAR
711	6	BRADFORD\PPEAR
712	6	BRADFORD\PPEAR
713	5	CEDAR
714	5	BRADFORD\PPEAR
729	10	BRADFORD\PPEAR
730	6	BRADFORD\PPEAR
731	6	BRADFORD\PPEAR
732	6	BRADFORD\PPEAR
733	2	BRADFORD\PPEAR
734	8	BRADFORD\PPEAR
735	6	BRADFORD\PPEAR
736	6	BRADFORD\PPEAR
737	6	BRADFORD\PPEAR
750	6	BRADFORD\PPEAR
751	5	BRADFORD\PPEAR
752	5	BRADFORD\PPEAR
753	6	BRADFORD\PPEAR
780	5	ASH
784	7	BRADFORD\PPEAR

TREE NUMBER	CALIPER IN.	SPECIES
785	6	BRADFORD\PPEAR
786	6	BRADFORD\PPEAR
787	4	BRADFORD\PPEAR
788	6	BRADFORD\PPEAR
789	6	BRADFORD\PPEAR
790	16	BRADFORD\PPEAR
813	12	BRADFORD\PPEAR
814	8	BRADFORD\PPEAR
816	6	BRADFORD\PPEAR
817	12	BRADFORD\PPEAR
818	8	BRADFORD\PPEAR
819	10	BRADFORD\PPEAR
820	2	BRADFORD\PPEAR
821	10	BRADFORD\PPEAR
822	10	BRADFORD\PPEAR
823	6	BRADFORD\PPEAR
824	4	BRADFORD\PPEAR
826	6	BRADFORD\PPEAR
827	8	BRADFORD\PPEAR
828	8	BRADFORD\PPEAR
836	8	BRADFORD\PPEAR
844	6	BRADFORD\PPEAR
846	6	BRADFORD\PPEAR
847	6	CEDAR
849	5	CEDAR
857	6	CEDAR
858	4	ASH
859	4	ASH
880	14	CEDAR
881	46	OAK
882	6	CEDAR
883	18	OAK
884	24	OAK
885	10	HACKBERRY
886	18	CHERRY
887	6	OAK
888	9	OAK
889	12	OAK
890	6	OAK
891	10	CEDAR
892	6	OAK
893	19	OAK
894	4	ASH
895	8	OAK
896	12	HACKBERRY
897	9	HACKBERRY
898	6	HACKBERRY
899	11	CEDAR
900	10	OAK
901	16	OAK
902	13	OAK
903	6	OAK
904	7	HACKBERRY
905	4	OAK
906	4	OAK
907	4	ELM
908	5	OAK
909	6	BRADFORD\PPEAR
910	5	OAK
911	4	BRADFORD\PPEAR
912	5	WALNUT
913	10	CEDAR
914	4	BRADFORD\PPEAR
915	5	OAK
916	5	OAK
917	5	OAK
918	4	OAK
919	4	OAK
920	5	OAK
921	5	WALNUT
922	5	OAK
937	6	BRADFORD\PPEAR
938	4	BRADFORD\PPEAR
939	5	BRADFORD\PPEAR
940	4	CEDAR
941	7	CEDAR
942	5	BRADFORD\PPEAR
943	9	BRADFORD\PPEAR
944	6	CEDAR
945	7	BRADFORD\PPEAR
946	4	CEDAR
947	7	OAK
948	6	CEDAR
949	6	CEDAR
963	7	CEDAR
964	5	CEDAR
965	8	CEDAR
966	10	CEDAR
967	5	CEDAR
968	5	CEDAR
969	8	CEDAR
970	5	CEDAR
971	5	CEDAR
972	5	CEDAR
973	13	CEDAR
975	6	CEDAR
976	6	CEDAR
982	8	CEDAR
983	4	CEDAR
984	6	CEDAR
985	5	BRADFORD\PPEAR
986	4	CEDAR
987	9	OAK
988	8	BRADFORD\PPEAR
989	8	CEDAR
1009	7	BRADFORD\PPEAR
1010	5	ASH
1011	4	ASH
1012	4	ASH
1013	6	ASH
1014	10	HACKBERRY
1015	21	HACKBERRY
1016	10	HACKBERRY
1029	8	OAK
1030	9	HACKBERRY
1031	5	OAK
1032	8	HACKBERRY
1033	10	OAK
1034	9	ASH
1035	10	HACKBERRY
1036	10	HACKBERRY
1037	7	HACKBERRY
1038	5	OAK
1039	18	OAK

TREE NUMBER	CALIPER IN.	SPECIES
1040	6	OAK
1041	9	OAK
1042	6	OAK
1043	6	OAK
1044	12	HACKBERRY
1045	7	OAK
1046	24	OAK
1047	4	OAK
1048	10	OAK
1049	4	OAK
1050	4	OAK
1051	12	OAK
1052	7	OAK
1053	12	OAK
1054	8	OAK
1055	12	BEACH
1058	16	OAK
1059	11	OAK
1060	4	OAK
1061	5	OAK
1062	4	OAK
1063	24	OAK
1064	9	HACKBERRY
1065	5	HACKBERRY
1066	5	HACKBERRY
1067	11	CHERRY
1068	7	OAK
1069	5	CEDAR
1070	6	OAK
1071	14	ASH
1072	12	OAK
1073	20	OAK
1079	16	OAK
1081	32	OAK
1084	9	HACKBERRY
1085	10	OAK
1086	6	OAK
1087	16	OAK
1088	9	OAK
1089	18	OAK
1112	8	CEDAR
1117	34	OAK
1120	8	CEDAR
1250	20	HACKBERRY
1251	5	TREEOFHEAVEN
1252	34	HACKBERRY
1253	14	HACKBERRY
1254	12	HACKBERRY
1255	4	BRADFORD\PPEAR
1256	4	BRADFORD\PPEAR
1257	4	OAK
1258	4	OAK
1260	6	BRADFORD\PPEAR
1268	12	BRADFORD\PPEAR
1271	4	CEDAR
1272	22	HACKBERRY
1273	42	HACKBERRY
1274	26	HACKBERRY
1275	9	HACKBERRY
1349	10	HACKBERRY
1350	24	HACKBERRY
1351	10	ASH
1352	12	HACKBERRY
1353	26	HACKBERRY
1354	5	CEDAR
1355	14	HACKBERRY
1356	18	HACKBERRY
1357	4	CEDAR
1358	18	OAK
1359	12	HACKBERRY
1360	4	ELM
1361	10	BODOCK
1362	20	HACKBERRY
1363	8	CEDAR
1364	6	BODOCK
1365	8	OAK
1366	8	MULBERRY
1367	12	ELM
1368	20	HACKBERRY
1369	20	WALNUT
TOTAL TREES	TOTAL CALIPER IN.	
452	4185	

TREE NUMBER	CALIPER IN.	SPECIES
1	8	CEDAR
2	4	LOCUST
3	6	OAK
4	5	BRADFORD\PPEAR
5	5	BRADFORD\PPEAR
6	8	BRADFORD\PPEAR
7	18	BRADFORD\PPEAR
8	5	BRADFORD\PPEAR
9	9	BRADFORD\PPEAR
10	6	OAK
11	7	BRADFORD\PPEAR
12	4	CHERRY
13	4	CHERRY
14	7	CHERRY
15	5	OAK
16	8	CHERRY
17	7	OAK
18	5	BRADFORD\PPEAR
19	5	BRADFORD\PPEAR
20	4	LOCUST
21	6	ELM
22	4	BRADFORD\PPEAR
23	7	ELM
24	6	ELM
25	14	LOCUST
26	12	LOCUST
27	8	ELM
28	4	ELM
29	12	LOCUST
30	8	OAK
31	12	LOCUST
32	14	HACKBERRY
33	6	WALNUT
34	12	CEDAR
35	38	HACKBERRY
36	12	BODOCK
37	14	CEDAR
38	14	CEDAR
39	8	CEDAR
40	6	OAK
41	4	OAK
42	6	CHEERY
43	5	CHERRY
44	4	ELM
45	5	BRADFORD\PPEAR
46	4	OAK
47	8	CEDAR
48	12	CEDAR
49	7	CEDAR
50	12	CEDAR
51	9	CEDAR
52	12	CEDAR
53	10	CEDAR
54	4	CEDAR
55	9	CEDAR
56	8	CEDAR
57	8	CEDAR
58	14	CEDAR
59	14	CEDAR
60	4	CEDAR
61	18	CEDAR
62	7	CEDAR
66	14	CEDAR
67	12	CEDAR
68	5	CEDAR
69	16	CEDAR
70	6	CEDAR
71	4	CEDAR
72	8	CEDAR
76	12	CEDAR
88	7	CEDAR
92	10	MAPLE
94	6	CEDAR
95	14	OAK
96	22	OAK
98	9	OAK
101	14	ELM
102	6	CEDAR
103	5	CEDAR
104	4	CEDAR
105	7	CEDAR
106	7	CEDAR
107	7	REDBUD
108	8	HACKBERRY
109	12	OAK
110	4	CEDAR
111	4	CEDAR
112	8	CHERRY
113	5	BRADFORD\PPEAR
114	5	CEDAR
120	5	WALNUT
121	6	BRADFORD\PPEAR
122	4	CHERRY
123	5	OAK
124	4	CHERRY
125	8	BRADFORD\PPEAR
126	5	CEDAR
127	5	CHERRY
128	4	WALNUT
129	5	WALNUT
130	10	LOCUST
131	5	WALNUT
132	6	WALNUT
133	6	WALNUT
134	4	WALNUT
135	4	WALNUT
136	4	CHERRY
137	9	BRADFORD\PPEAR
138	9	BRADFORD\PPEAR
139	7	BRADFORD\PPEAR
140	6	BRADFORD\PPEAR
141	6	CHERRY
142	5	WALNUT
143	5	WALNUT
144	13	BRADFORD\PPEAR
145	10	CEDAR
146	7	CHERRY
147	6	DOGWOOD
148	6	OAK
149	5	BRADFORD\PPEAR
150	4	CEDAR
156	10	LOCUST
157	6	MAPLE
158	7	HACKBERRY

TREE NUMBER	CALIPER IN.	SPECIES
159	8	HACKBERRY
160	28	OAK
173	20	HACKBERRY
174	4	CEDAR
180	10	HACKBERRY
181	8	OAK
182	16	HACKBERRY
183	24	OAK
184	6	OAK
185	6	WALNUT
186	8	HACKBERRY
187	5	CEDAR
188	7	HACKBERRY
189	16	HACKBERRY
190	5	MAPLE
191	18	HACKBERRY
192	18	HACKBERRY
194	7	HACKBERRY
196	10	OAK
197	14	HACKBERRY
198	30	ASH
202	10	HACKBERRY
203	22	ASH
204	14	MULBERRY
205	12	HACKBERRY
206	12	HACKBERRY
207	20	OAK
208	6	HACKBERRY
209	6	OAK
217	28	ASH
220	6	OAK
221	20	ASH
222	8	HACKBERRY
223	8	OAK
224	10	WALNUT
225	8	OAK
226	15	HACKBERRY
227	17	WALNUT
228	4	ASH
229	5	HACKBERRY
230	7	ASH
231	7	OAK
232	14	WALNUT
233	5	HACKBERRY
237	6	CEDAR
246	4	CEDAR
247	20	ASH
248	4	OAK
249	8	OAK
250	20	OAK
251	22	OAK
252	5	OAK
253	20	OAK
254	10	CEDAR
255	10	ELM
256	7	CEDAR
257	6	ASH
258	13	CEDAR
259	6	BODOCK
260	5	MAPLE
261	7	CEDAR
262	4	CEDAR
263	6	CEDAR
264	11	ASH
265	5	CEDAR
272	28	OAK
274	9	HACKBERRY
275	8	WALNUT
276	28	ASH
277	16	ASH
278	5	CEDAR
279	12	WALNUT
280	6	HACKBERRY
281	5	ELM
282	22	ASH
283	4	ELM
284	4	ELM
285	9	ASH
286	5	ASH
287	7	ASH
288	28	OAK
289	14	ASH
290	12	WALNUT
291	20	ASH
292	4	CEDAR
294	5	BRADFORD\PPEAR
295	5	BRADFORD\PPEAR
296	8	BRADFORD\PPEAR
297	14	BRADFORD\PPEAR
298	4	BRADFORD\PPEAR
299	4	BRADFORD\PPEAR
300	4	BRADFORD\PPEAR
301	6	CEDAR
302	4	WALNUT
303	4	WALNUT
304	7	BRADFORD\PPEAR
305	7	BRADFORD\PPEAR
306	4	LOCUST
307	5	WALNUT
308	7	BRADFORD\PPEAR
309	7	BRADFORD\PPEAR
310	6	LOCUST
311	5	LOCUST
312	7	BODOCK
313	6	BRADFORD\PPEAR
314	8	BRADFORD\PPEAR
315	5	WALNUT
316	24	HACKBERRY
317	16	HACKBERRY
318	8	HACKBERRY
319	15	HACKBERRY
320	6	CEDAR
321	14	ASH
322	10	HACKBERRY
323	12	HACKBERRY
324	10	HACKBERRY
325	7	HACKBERRY
326	7	HACKBERRY
327	24	HACKBERRY
328	24	HACKBERRY
329	6	HACKBERRY
330	19	OAK
331	16	HACKBERRY
332	14	HACKBERRY

TREE NUMBER	CALIPER IN.	SPECIES
333	14	HACKBERRY
334	24	ASH
341	7	LOCUST
344	5	LOCUST
345	5	WALNUT
346	5	WALNUT
351	6	CEDAR
352	6	CEDAR
357	5	WALNUT
358	6	BRADFORD\PPEAR
359	4	WALNUT
360	7	BRADFORD\PPEAR
361	7	LOCUST
362	5	LOCUST
363	4	LOCUST
364	10	LOCUST
367	5	ASH
368	5	BRADFORD\PPEAR
369	4	ASH
370	5	WALNUT
371	8	BRADFORD\PPEAR
372	8	CEDAR
373	6	CEDAR
374	6	CEDAR
375	6	CEDAR
376	9	CHERRY
377	6	WALNUT
378	7	BRADFORD\PPEAR
379	5	WALNUT
380	4	LOCUST
389	5	CHERRY
390	5	WALNUT
391	4	OAK
392	8	CHERRY
393	7	WALNUT
394	4	WALNUT
406	8	PRIVET
410	10	ASH
411	5	WALNUT
412	5	OAK
413	4	HICKORY
414	5	BRADFORD\PPEAR
415	8	BRADFORD\PPEAR
416	6	LOCUST
417	4	BRADFORD\PPEAR
425	4	BRADFORD\PPEAR
429	10	BRADFORD\PPEAR
430	7	BRADFORD\PPEAR
431	6	BRADFORD\PPEAR
432	6	BRADFORD\PPEAR
433	6	CEDAR
434	9	BRADFORD\PPEAR
435	5	BRADFORD\PPEAR
436	5	CEDAR
437	5	ASH
438	5	ASH
439	7	ASH
440	4	CHERRY
441	5	BODOCK
442	4	ASH
443	4	ASH
444	6	ASH
445	4	ASH
446	6	ASH
447	9	LOCUST
448	4	HACKBERRY
449	5	CHERRY
450	4	WALNUT
451	4	WALNUT
452	7	ASH
453	5	CEDAR
454	8	BRADFORD\PPEAR
455	5	BRADFORD\PPEAR
456	5	ASH
457	4	LOCUST
458	7	LOCUST
460	5	CEDAR
462	5	ASH
466	6	ASH
468	6	ASH
469	6	LOCUST
470	5	LOCUST
471	6	ASH
472	6	ASH
473	4	ASH
474	7	LOCUST
475	5	ASH
476	5	ASH
477	5	ASH
478	4	ASH
479	4	ASH
480	4	ASH
481	5	ASH
482	6	ASH
483	6	LOCUST
484	5	LOCUST
485	5	LOCUST
486	5	ASH
487	5	ASH
488	6	ASH
489	4	LOCUST
490	5	TREEOFHEAVEN
491	5	ASH
492	12	HACKBERRY
493	18	HACKBERRY
494	9	HACKBERRY
495	8	HACKBERRY
496	4	HACKBERRY
497	20	OAK
498	5	BRADFORD\PPEAR
499	8	HACKBERRY
500	12	HACKBERRY
501	16	HACKBERRY
502	6	HACKBERRY
503	14	HACKBERRY
504	14	HACKBERRY
505	6	HACKBERRY
506	7	HACKBERRY
507	16	OAK
508	5	OAK
509	5	ASH
510	5	ASH
511	7	ASH
512	10	LOCUST

TREE NUMBER	CALIPER IN.	SPECIES
513	4	LOCUST
514	8	ASH
515	5	ASH
516	6	ASH
517	5	ASH
518	5	ASH
519	6	BRADFORD\PPEAR
520	5	ASH
521	4	LOCUST
522	4	LOCUST
523	4	LOCUST
524	4	BRADFORD\PPEAR
525	18	LOCUST
526	7	LOCUST
527	7	LOCUST
528	4	ASH
529	4	ASH
530	4	ASH
531	4	ASH
538	4	ASH
568	7	BRADFORD\PPEAR
569	12	BRADFORD\PPEAR
570	4	CEDAR
583	6	BRADFORD\PPEAR
584	5	BRADFORD\PPEAR
585	4	OAK
586	6	BRADFORD\PPEAR
587	5	BODOCK
589	8	BRADFORD\PPEAR
597	5	BRADFORD\PPEAR
598	5	CHERRY
599	4	CHERRY
600	4	BRADFORD\PPEAR
601	6	ASH
602	4	ASH
603	4	ASH
604	5	ASH
605	5	ASH
606	12	HACKBERRY
607	8	HACKBERRY
608	10	LOCUST
609	5	HACKBERRY
612	7	CHERRY
613	14	LOCUST
614	4	ASH
615	10	HACKBERRY
616	12	HACKBERRY
626	10	OAK
627	20	HACKBERRY
628	12	OAK
629	12	HACKBERRY
630	22	HACKBERRY
632	8	OAK
638	12	CHERRY
639	20	OAK
640	7	ASH
641	9	HACKBERRY
642	20	HACKBERRY
643	14	OAK
644	10	HACKBERRY
645	7	HACKBERRY
653	7	HACKBERRY
654	16	HACKBERRY
655	10	HACKBERRY
656	14	HACKBERRY
657	16	HACKBERRY
658	10	HACKBERRY
659	6	BODOCK
660	20	HACKBERRY
661	11	HACKBERRY
662	4	HACKBERRY
663	11	HACKBERRY
664	12	HACKBERRY
665	10	HACKBERRY
666	10	HACKBERRY
667	12	HACKBERRY
668	12	HACKBERRY
669	7	OAK
670	6	HACKBERRY
671	6	HACKBERRY
672	17	HACKBERRY
673	14	HACKBERRY
674	4	HACKBERRY
675	12	HACKBERRY
676	12	HACKBERRY
677	20	HACKBERRY
678	20	LOCUST
679	8	HACKBERRY
680	8	HACKBERRY
681	12	HACKBERRY
682	12	HACKBERRY
683	14	HACKBERRY
684	14	HACKBERRY
694	5	CEDAR
695	7	CEDAR
696	7	BRADFORD\PPEAR
697	7	CEDAR
698	6	BRADFORD\PPEAR
699	6	BRADFORD\PPEAR
700	5	CEDAR
701	7	CEDAR
702	6	CEDAR
703	6	CEDAR
704	4	BRADFORD\PPEAR
705	5	CEDAR
706	12	BRADFORD\PPEAR
707	8	BRADFORD\PPEAR
708	4	BRADFORD\PPEAR
709	9	BRADFORD\PPEAR
715	14	BRADFORD\PPEAR
716	5	BRADFORD\PPEAR
717	5	BRADFORD\PPEAR
718	5	BRADFORD\PPEAR
719	5	BRADFORD\PPEAR
720	10	BRADFORD\PPEAR
721	6	BRADFORD\PPEAR
722	6	BRADFORD\PPEAR
723	8	BRADFORD\PPEAR
724	6	BRADFORD\PPEAR
725	8	BRADFORD\PPEAR
726	6	BRADFORD\PPEAR
727	4	BRADFORD\PPEAR
728	6	BRADFORD\PPEAR
738	8	BRADFORD\PPEAR

TREE NUMBER	CALIPER IN.	SPECIES
739	4	BRADFORD\PPEAR
740	5	CEDAR
741	4	CEDAR
742	5	CEDAR
743	5	CEDAR
744	6	BRADFORD\PPEAR
745	6	BRADFORD\PPEAR
746	10	BRADFORD\PPEAR
747	8	BRADFORD\PPEAR
748	8	BRADFORD\PPEAR
749	6	BRADFORD\PPEAR
754	4	BRADFORD\PPEAR
755	4	BRADFORD\PPEAR
756	6	BRADFORD\PPEAR
757	5	CEDAR
758	6	CEDAR
759	5	CEDAR
760	6	CEDAR
761	4	CEDAR
762	6	BRADFORD\PPEAR
763	9	HACKBERRY
764	22	HACKBERRY
765	7	HACKBERRY
766	10	HACKBERRY
767	16	HACKBERRY
768	8	HACKBERRY
769	10	HACKBERRY
770	4	BRADFORD\PPEAR
771	4	BRADFORD\PPEAR
772	4	BRADFORD\PPEAR
773	7	BRADFORD\PPEAR
774	6	BODOCK
775	4	BODOCK
776	8	BRADFORD\PPEAR
777	4	CHERRY
778	5	BRADFORD\PPEAR
779	8	BRADFORD\PPEAR
781	4	BRADFORD\PPEAR
782	7	BRADFORD\PPEAR
783	7	BRADFORD\PPEAR
791	7	BRADFORD\PPEAR
792	7	BRADFORD\PPEAR
793	7	BRADFORD\PPEAR
794	4	BRADFORD\PPEAR
795	4	CEDAR
796	5	BRADFORD\PPEAR
797	12	BRADFORD\PPEAR
798	4	BRADFORD\PPEAR
799	4	BRADFORD\PPEAR
800	4	BRADFORD\PPEAR
801	4	BRADFORD\PPEAR
802	6	BRADFORD\PPEAR
803	8	BRADFORD\PPEAR
804	6	BRADFORD\PPEAR
805	8	BRADFORD\PPEAR
806	6	BRADFORD\PPEAR
807	4	OAK
808	4	BRADFORD\PPEAR
809	4	CHERRY
810	6	CEDAR
811	8	BRADFORD\PPEAR
812	6	CEDAR
815	6	CEDAR
825	8	BRADFORD\PPEAR
829	4	BRADFORD\PPEAR
830	7	CEDAR
831	5	BRADFORD\PPEAR
832	10	BRADFORD\PPEAR
833	5	BRADFORD\PPEAR
834	10	BRADFORD\PPEAR
835	7	BRADFORD\PPEAR
837	7	BRADFORD\PPEAR
838	10	BRADFORD\PPEAR
839	7	CEDAR
840	5	CEDAR
841	5	CEDAR
842	5	BRADFORD\PPEAR
843	4	CEDAR
845	4	CEDAR
848	4	CEDAR
850	6	BRADFORD\PPEAR
851	4	CEDAR
852	4	BRADFORD\PPEAR
853	4	BRADFORD\PPEAR
854	8	BRADFORD\PPEAR
855	6	OAK
856	6	CEDAR
860	5	BRADFORD\PPEAR
861	6	BRADFORD\PPEAR
862	5	CEDAR
863	5	CEDAR
864	5	CEDAR
865	6	BRADFORD\PPEAR
866	8	BRADFORD\PPEAR
867	5	BRADFORD\PPEAR
868	5	BRADFORD\PPEAR
869	7	BRADFORD\PPEAR
870	7	BRADFORD\PPEAR
871	8	BRADFORD\PPEAR
872	8	CEDAR
873	6	BRADFORD\PPEAR
874	6	BRADFORD\PPEAR
875	6	CEDAR
876	11	CEDAR
877	4	BRADFORD\PPEAR
878	6	CEDAR
879	6	BRADFORD\PPEAR
923	13	CEDAR
924	5	BRADFORD\PPEAR
925	5	BRADFORD\PPEAR
926	9	BRADFORD\PPEAR
927	4	CEDAR
928	7	CEDAR
929	6	OAK
930	9	OAK
931	6	CEDAR
932	5	CEDAR
933	5	BRADFORD\PPEAR
934	6	BRADFORD\PPEAR
935	7	BRADFORD\PPEAR
936	5	OAK
950	9	CEDAR
951	6	CEDAR
952	7	BRADFORD\PPEAR

TREE NUMBER	CALIPER IN.	SPECIES
953	4	CEDAR
954	4	CEDAR
955	5	CEDAR
956	5	CEDAR
957	5	CEDAR
958	6	CEDAR
959	4	CEDAR
960	4	CEDAR
961	6	CEDAR
962	6	CEDAR
974	4	CEDAR
977	6	CEDAR
978	8	CEDAR
979	5	CEDAR
980	5	CEDAR
981	8	CEDAR
990	10	CEDAR
991	10	ELM
992	8	BRADFORD\PPEAR
993	8	BRADFORD\PPEAR
994	13	CEDAR
995	5	BRADFORD\PPEAR
996	6	CEDAR
997	4	CEDAR
998	5	CEDAR
999	7	CEDAR
1000	7	CEDAR
1001	4	BRADFORD\PPEAR
1002	7	BRADFORD\PPEAR
1003	5	OAK
1004	6	CHERRY
1005	10	CEDAR
1006	4	CEDAR
1007	5	CEDAR
1008	9	CHERRY
1017	12	HACKBERRY
1018	20	HACKBERRY
1019	12	HACKBERRY
1020	12	HACKBERRY
1021	22	ASH
1022	14	HACKBERRY
1023	12	HACKBERRY
1024	16	BOXELDER
1025	16	HACKBERRY
1026	9	HACKBERRY
1027	9	HACKBERRY
1028	8	OAK
1056	12	REDBUD
1057	12	OAK
1074	12	OAK
1075	32	OAK
1076	7	HACKBERRY
1077	7	ASH
1078	5	CEDAR
1079	16	OAK
1080	16	OAK
1082	5	CEDAR
1083	4	CEDAR
1090	8	OAK
1091	10	CHERRY
1092	12	OAK
1093	5	OAK
1094	20	OAK
1095	12	OAK
1096	4	BRADFORD\PPEAR
1097	4	CEDAR
1098	4	CEDAR
1099	4	CEDAR
1100	4	CEDAR
1101	5	CEDAR
1102	4	OAK
1103	4	CEDAR
1104	8	OAK
1105	24	OAK
1106	18	OAK
1107	5	OAK
1108	10	HACKBERRY
1109	16	HACKBERRY
1110	16	ASH
1111	11	OAK
1113	5	OAK
1114	6	HACKBERRY
1115	15	OAK
1116	8	HACKBERRY
1118	7	HACKBERRY
1119	8	CEDAR
1121	6	CEDAR
1122	14	OAK
1123	9	OAK
1124	8	ASH
1125	6	CEDAR
1126	4	CEDAR
1127	4	CEDAR
1128	4	CEDAR
1129	4	CEDAR
1130	4	CEDAR
1131	4	BRADSFORDPEAR
1132	4	BRADSFORDPEAR
1133	4	CEDAR
1134	4	BRADFORD\PPEAR
1135	6	CEDAR
1136	4	CEDAR
1137	4	CEDAR
1138	5	BRADFORD\PPEAR
1139	5	CEDAR
1140	4	OAK
1141	4	BRADFORD\PPEAR
1142	4	CEDAR
1143	4	CEDAR
1144	6	CEDAR
1145	5	BRADFORD\PPEAR
1146	7	BRADFORD\PPEAR
1147	5	BRADFORD\PPEAR
1148	4	BRADFORD\PPEAR
1149	4	BRADFORD\PPEAR
1150	5	BRADFORD\PPEAR
1151	12	CEDAR
1152	4	CEDAR
1153	6	CEDAR
1154	4	BRADFORD\PPEAR
1155	4	BRADFORD\PPEAR
1156	4	BRADFORD\PPEAR
1157	6	BRADFORD\PPEAR
1158	6	CEDAR

TREE NUMBER	CALIPER IN.	SPECIES
1159	7	BRADFORD\PPEAR
1160	6	CEDAR
1161	5	CEDAR
1162	5	BRADFORD\PPEAR
1163	5	BRADFORD\PPEAR
1164	5	CEDAR
1165	5	BRADFORD\PPEAR
1166	4	BRADFORD\PPEAR
1167	4	CEDAR
1168	10	HACKBERRY
1169	16	HACKBERRY
1170	14	HACKBERRY
1171	4	HACKBERRY
1172	4	HACKBERRY
1173	16	HACKBERRY
1174	6	HACKBERRY
1175	22	OAK
1176	14	HACKBERRY
1177	11	HACKBERRY
1178	7	HACKBERRY
1179	16	OAK
1180	12	OAK
1181	5	HACKBERRY
1182	7	HACKBERRY
1183	7	HACKBERRY
1184	9	HACKBERRY
1185	6	HACKBERRY
1186	10	HACKBERRY
1187	5	HACKBERRY
1188	8	HACKBERRY
1189	24	OAK
1190	30	MAPLE
1191	14	HACKBERRY
1192	16	HACKBERRY
1193	18	MAPLE
1194	17	OAK
1195	10	HACKBERRY
1196	6	HACKBERRY
1197	8	HACKBERRY
1198	12	HACKBERRY
1199	20	HACKBERRY
1200	8	HACKBERRY
1201	9	HACKBERRY
1202	22	HACKBERRY
1203	16	HACKBERRY
1204	18	HACKBERRY
1205	14	HACKBERRY
1206	12	HACKBERRY
1207	11	HACKBERRY
1208	18	HACKBERRY
1209	24	HACKBERRY
1210	24	ASH
1211	24	HACKBERRY
1212	7	HACKBERRY
1213	14	HACKBERRY
1214	26	HACKBERRY
1215	14	OAK
1216	12	LOCUST
1217	5	TREEOFHEAVEN
1218	5	TREEOFHEAVEN
1219	6	TREEOFHEAVEN
1220	12	HACKBERRY
1221	6	CEDAR
1222	8	OAK
1223	8	OAK
1224	12	HACKBERRY
1225	8	HACKBERRY
1226	10	HACKBERRY
1227	5	ASH
1228	10	OAK
1229	24	HACKBERRY
1230	5	ASH
1231	7	HACKBERRY
1232	14	HACKBERRY
1233	18	HACKBERRY
1234	20	HACKBERRY
1235	10	HACKBERRY
1236	14	HACKBERRY
1237	14	TREEOHHEAVEN
1238	10	HACKBERRY
1239	5	LOCUST
1240	4	LOCUST
1241	5	ASH
1242	6	LOCUST
1243	6	BRADFORD\PPEAR
1244	5	BRADFORD\PPEAR
1245	4	ASH
1246	4	ASH
1247	6	OAK
1248	4	ASH
1249	4	LOCUST
1259	4	OAK
1261	5	ASH
1262	8	OAK
1263	5	OAK
1264	5	OAK
1265	7	CEDAR
1266	5	CEDAR
1267	5	LOCUST
1269	4	ASH
1270	7	CEDAR
1276	6	MAPLE
1277	8	CEDAR
1278	8	CEDAR
1279	6	BRADFORD\PPEAR
1280	6	OAK
1281	5	CHERRY
1282	4	CHERRY
1283	10	BRADFORD\PPEAR
1284	12	BRADFORD\PPEAR
1285	5	CHERRY
1286	5	CHERRY
1287	6	BRADFORD\PPEAR
1288	6	BRADFORD\PPEAR
1289	8	LOCUST
1290	5	LOCUST
1291	5	WALNUT
1292	7	CHERRY
1293	7	WALNUT
1294	7	WALNUT
1295	5	WALNUT
1296	10	LOCUST
1297	6	LOCUST
1298	6	LOCUST

TREE NUMBER	CALIPER IN.	SPECIES
1299	7	WALNUT
1300	5	WALNUT
1301	10	WALNUT
1302	6	LOCUST
1303	5	WALNUT
1304	10	WALNUT
1305	5	WALNUT
1306	6	WALNUT
1307	6	WALNUT
1308	5	WALNUT
1309	4	WALNUT
1310	4	CHERRY
1311	4	CHERRY
1312	5	WALNUT
1313	4	WALNUT
1314	5	TREEOFHEAVEN
1315	4	HACKBERRY
1316	4	CHERRY
1317	16	HACKBERRY
1318	14	OAK
1319	16	HACKBERRY
1320	16	HACKBERRY
1321	14	HACKBERRY
1322	16	HACKBERRY
1323	18	HACKBERRY
1324	10	HACKBERRY
1325	18	HACKBERRY
1326	38	HACKBERRY
1327	14	HACKBERRY
1328	6	HACKBERRY
1329	36	HACKBERRY
1330	16	HACKBERRY
1331	12	HACKBERRY
1332	5	CEDAR
1333	34	HACKBERRY
1334	18	HACKBERRY
1335	18	HACKBERRY
1336	8	HACKBERRY
1337	14	LOCUST
1338	7	HACKBERRY
1339	7	CHERRY
1340	14	ASH
1341	30	HACKBERRY
1342	14	HACKBERRY
1343	18	HACKBERRY
1344	24	HACKBERRY
1345	16	HACKBERRY
1346	16	ASH
1347	4	CEDAR
1348	20	HACKBERRY
TOTAL TREES	TOTAL CALIPER IN.	
917	7759	

RaganSmith

Nashville - Murfreesboro - Chattanoog
ragansmith.com

MADISON COVE

FOR

MOUNTAIN TOP INVESTMENTS

691 GREEN HILL BLVD. CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale:

Date: FEBUARY 2. 2023

Approved By: X. XXXXX

Revisions:

- - -
- - -
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- - -

Drawing Title:

TREE INVENTORY REPORT

Drawing No.

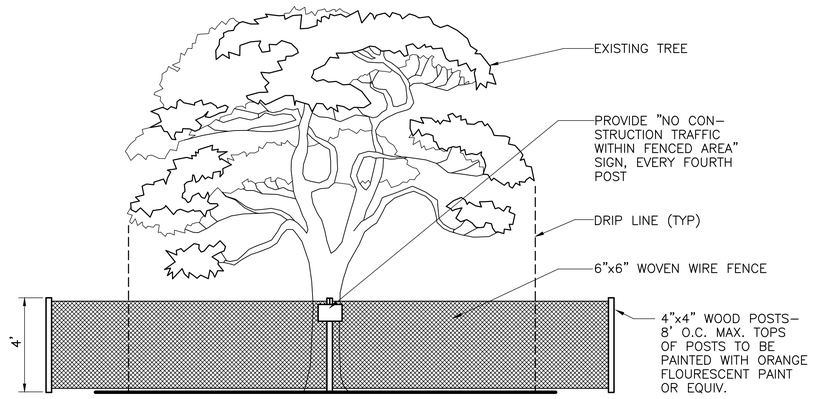
L1.1

Project No.

22-0274

NOTE:
TREES SHOWN TO BE REMOVED ONLY CONSIST OF THOSE NECESSARY FOR CONSTRUCTION OF UTILITY INFRASTRUCTURE, STORMWATER CONVEYANCE, AND ROADWAYS. INDIVIDUAL LOT PLAN FOR EACH HOME SHALL BE PROVIDED PRIOR TO PERMITS WHICH SHOW TREES TO BE PRESERVED OR REMOVED AS NECESSARY FOR THE CONSTRUCTION OF THE HOME, UTILITIES, AND DRIVEWAYS. INDIVIDUAL LOTS MUST ADHERE TO THE RESIDENTIAL STANDARDS OF MAINTAINING OR PROVIDING 25 CALIPER INCHES PER ACRE PER THE CITY OF BRENTWOOD ZONING ORDINANCE.

REFER TO SEPARATELY PROVIDED TREE REPORTS FOR SPECIES AND CALIPER OF EACH TREE SHOWN ON THE PLANS.



TREE PROTECTION DETAIL

NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

NOTE:
TREE PROTECTION TO BE INSTALLED AT A MINIMUM DISTANCE OF ONE AND ONE–HALF TIMES THE RADIUS OF THE DRIP LINE.

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MADISON COVE

FOR

MOUNTAIN TOP INVESTMENTS

691 GREEN HILL BLVD. CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale:

Date: FEBUARY 2. 2023

Approved By: X. XXXXX

Revisions:

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Drawing Title:

NOTES

Drawing No.

L1.2

Project No.

22-0274

Geotechnical Report

700 Green Hill Boulevard
Brentwood, Tennessee

Prepared for:

Mountain Top Properties

Prepared by:
TTL, Inc.
Nashville, Tennessee

Project No. 000230800151.00
February 1, 2023

February 1, 2023

Mr. Matt Bartlett
Mountain Top Properties
1025 Lane Road
Lascassas, Tennessee 37085

624 Grassmere Park, Ste. 14
Nashville, TN 37211
615.331.7770
www.TTLUSA.com

RE: **GEOTECHNICAL REPORT**
700 Green Hill Boulevard
Brentwood, Tennessee
TTL Proposal No. 000230800151.00

Dear Mr. Bartlett:

We have completed the requested Geotechnical Report for your project planned at 700 Green Hill Boulevard in Brentwood, Tennessee. Our services were provided in accordance with our Proposal No. 000230800151.00, which you authorized on January 17, 2023.

This report summarizes our understanding of the planned construction, the site and subsurface conditions encountered, and our geotechnical recommendations. The geotechnical recommendations in this report are based on our understanding of the proposed development, the results of our field exploration and laboratory tests, and our experience with similar projects. The scope of this geotechnical exploration did not include environmental assessment of the site.

We appreciate the opportunity to be of service to you on this project and look forward to assisting you with construction materials testing services during construction. Please contact us if you have questions regarding the information or recommendations contained in the report.

Respectfully submitted,
TTL, Inc.

2/1/23

Mark A. Herrmann, PE
Principal Engineer

Attachments

Leanna S. Whitwell, PE
Principal Engineer

CONTENTS

GBA INFORMATIONAL DOCUMENT

APPENDIX A (ILLUSTRATIONS)

APPENDIX B (REFERENCE MATERIALS)

1.0 PROJECT INFORMATION

1.1 Project Description

Project information was provided by Mr. Zack Randolph (Trace Construction Company, Inc.) in several e-mail transmissions. We were provided a copy of the following:

- A drawing titled "ALTA/NSPS Land Title Survey," prepared by Ragan Smith, dated November 29, 2022. This drawing shows information about the property boundaries.
- An undated and untitled drawing showing information about the property boundaries and existing topographic information.
- An undated and untitled drawing showing information about the property boundaries, existing topographic information, existing improvements on the property, and the limits of the planned lots as well as preliminary building sites on the lots.

Plans are being made to residentially develop about 23.87 acres of land located north of Green Hill Boulevard in Brentwood, Tennessee. The plans suggest the development will include up to three single family lots with a stormwater management area. The provided drawing also shows up to 100 linear feet of new roadway will be constructed for the development.

Topographic information provided indicates existing grades range from about elevation 739 feet (southwest corner) down to 600 feet (northeast corner). Information about final grades was not provided, but experience suggests mass grading for subdivision streets and associated utilities for residential development will require minimal grading. Therefore, we expect maximum cut depths and fill thicknesses for development of infrastructure will not exceed 5 feet relative to existing site grades.

1.2 Authorization and Scope

The purposes of our services were to explore the subsurface conditions at the property and develop geotechnical recommendations for earthwork. Our services included excavating nine test pits, laboratory testing for soil classification, and preparing a geotechnical engineering report. Our scope of services did not include providing recommendations related to design or construction of individual lots or structures or the assessment of environmental conditions. Our services were provided in accordance with our Proposal No. 000230800151.00, which you authorized on January 17, 2023.

2.0 EXPLORATION FINDINGS

2.1 Site Conditions

Item	Description
Site Access and Location	The approximately 23.87 land parcel is located north of an existing cul-de-sac of Green Hill Boulevard. A Site Location Map is included in Appendix A.
Existing Improvements	The property is undeveloped, with a Tennessee Valley Authority (TVA) electric transmission line, which includes a few towers, extending in a north-south direction through the west part of the property.

Item	Description
Ground Cover	Ground cover at the property generally consisted of a combination of moderately dense, small- to large-diameter trees and grass and weeds a gravel covered area is present along the western property martin (near TP-04).
Existing Topography	The ground surface generally slopes downward to the north and Holt Creek. However, the ground surface in areas further north of Holt Creek slopes downward towards the south towards the creek. Relief across the property was estimated between 110 feet and 120 feet (north part of property) and 10 feet (south part of property). Most of the relief occurs on relatively continuous slopes.
Water Features	Holt Creek, a west-east trending drainage feature, is located near the north property margin. The base of the creek is about 8 feet to 10 feet lower in elevation than the ground surface along at the top of the creek banks. A few inches of flowing water was present in the feature at the time of our site activities. Bedrock outcroppings were present at many locations in this feature. A spring was observed in the northwest part of the property, near Holt Creek.
Possible Karst Feature	A possible karst feature was observed in the southeast part of the property (coordinates N36.01396 and W-86.75200), north of the terminus of Green Hill Boulevard (appears to be located within the existing right-of-way of Green Hill Boulevard). The feature was about 10 feet diameter and the base of the feature was about 5 feet lower than adjacent grades. Ponded water was not present at the base of the feature. Also, an open “throat” was not observed at the base of the feature.

Photographs of select features observed are provided below:

View looking north from near southeast property margin

View looking west from near southeast property margin

View looking southeast from near northwest property margin

View looking north from near southeast property margin

View of Holt Creek (northwest part of property)

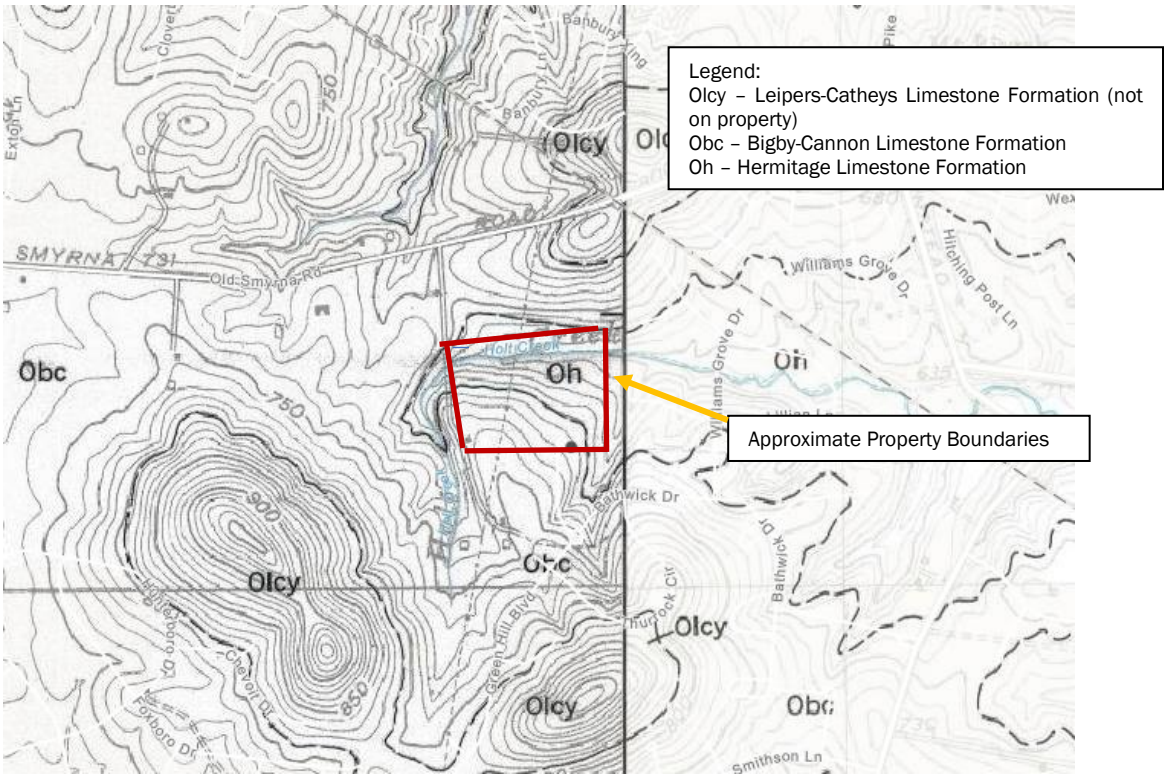
View looking northwest from near northcentral part of property

View looking northeast from near central western property margin

View of possible karst feature at terminus of Green Hill Boulevard

2.2 Site Geology

The Geologic Maps of the Antioch Quadrangle, Tennessee (Tennessee Division of Geology, 1965) and Oak Hill Quadrangle, Tennessee (Tennessee Department of Geology, 1972) show the property is underlain by a combination of the Bigby-Cannon Limestone Formation and Hermitage Formation (reference excerpt map below). The contact between the formations is mapped near elevation 710±10 feet in the central part of the property. A description of these formations is provided below:



Bigby-Cannon Limestone Formation: This formation is mapped in higher elevations in the southern part of the property. It typically consisted of a medium to light gray, coarse grained, medium-bedded limestone with occasional shale partings and brown phosphate pellets. The limestone weathers to produce a 5-foot to 15-foot thick layer of residual soil which is typically a brownish silty clay. The soil/rock interface can be highly irregular due to soil-filled slots extending deep into the rock mass and rock pinnacles protruding into the soil overburden layer. Isolated "floating" limestone boulders frequently occur within the soil overburden. Because of the high phosphate content of the soil, areas underlain by this formation are frequently strip-mined in the Middle Tennessee area. Strip-mining was not mapped near the property nor was evidence of past strip-mining activities observed during our field activities. The overburden soils average about 5 feet to 10 feet thick and are generally underlain by weathered parent rock.

Hermitage Formation: This formation underlies most of the northern parts (lower elevations) of the property and is typically a medium to dark, bluish-gray, thinly-bedded limestone. The formation weathers to produce residual soils that are typically clays, silts, and sands. The residual soils often grade with increasing depths from silts and clays to sands. The lower sandy soils often contain thin zones of highly plastic and very wet clays. These materials are often termed "phosphates" by local contractors. Overburden thicknesses typically range from 5 feet to 20 feet. Shallower rock depths may be encountered at some locations when "floating" boulders are contained within the soil overburden. Layers of calcarenite (sandstone rock composed of weathered limestone) with interlayered clay zones may also occur above the more competent limestone bedrock.

Limestone bedrock is susceptible to solution weathering resulting in development of karst features, such as sinkholes. Review of publicly available topographic maps did not reveal the presence of mapped depressions on the property. However, the map scales often preclude mapping of small karst features. As previously noted, our site observations revealed the presence of a possible karst feature in the southeast part of the property. Recommendations for sinkhole repair and to reduce the potential of future sinkhole formation as a result of site development are provided later in this report.

2.3 Subsurface Stratigraphy

Subsurface conditions within the project limits were evaluated by excavating nine exploratory test pits at the approximate locations shown on the Exploration Location Plan in Appendix A. The exploration methods and laboratory testing referenced below are described in Appendix B. Soil descriptions follow the Unified Soil Classification System (USCS), which is described in ASTM D2487 and D2488. Photographs of the test pits (excavation and spoils pile) are included in Appendix A.

Information about the subsurface stratigraphy encountered at the test locations is provided on the logs in Appendix A. The logs represent our interpretation of the subsurface conditions at the test locations based on tests and observations performed during the excavating activities and visual classification of the soil samples by a geoprofessional. The lines designating the interfaces between various strata on the logs represent the approximate strata boundary. The transition between strata

may be more gradual than shown, especially where indicated by a broken line. When interpreting subsurface conditions between the actual boring locations, it should be understood that the subsurface conditions may vary both non-linearly and unpredictably between test locations.

Underlying topsoil, the test pits encountered residual clay soils to termination or refusal depths. Refusal was encountered in Test Pits TP-05 and TP-07 at depths of 5 feet and 7 feet, respectively. The remaining test pits were terminated at depths ranging between 9 feet and 9-½ feet below existing grades. Information from the exploratory test pits is summarized in the table below.

Stratum	Approximate Depth to Bottom of Stratum[1]	Material Description	Stratum Parameters[2]
Topsoil	2 inches to 20 inches	Topsoil	N/A
Low Plasticity Residuum	Below Topsoil to depths ranging between 3 feet and 9-½ feet below existing grades	Lean Clay (USCS – CL), firm to stiff brown, with trace fine roots, moist	PP-values: 0.75 tsf and 2.5 tsf MC: 19% to 30% with most between 24% and 28% LL: 32 to 49 PI: 16 to 33
Moderate Plasticity Residuum	Below Low Plasticity Residuum to refusal or termination (Absent in Test Pits TP-01 and TP-05)	Fat Clay (USCS – CH), stiff to brown, brown, tan and red-brown, or red-brown, with trace black mineral staining, moist	PP-values: 2.5 tsf to 3.5 tsf MC: 23% to 39% with most between 27% and 31%
Other Comments	Bedrock pinnacles encountered in parts of the excavations at Test Pits TP-03 and TP-04.		
Termination or Refusal	Refusal (assumed limestone bedrock): Encountered in Test Pits TP-04 (8 feet), TP-06 (7 feet) and TP-07 (5 feet). Termination: The remaining test pits were terminated at depths ranging between 9 feet and 9-½ feet below existing grades without encountering refusal.		

[1] Depths below the ground surface (bgs) and rounded to nearest half-foot.
[2] Includes PP-values of applicable samples.
MC = Moisture Content | LL = Liquid Limit | and PI = Plasticity Index of selected soil samples only.

2.4 Groundwater

Subsurface groundwater was not encountered during excavation in the test pits. Observing test pits for groundwater the day after excavating or at later times was not in our scope of services. The exploratory test pits were then backfilled with the excavated materials generated upon completion.

Groundwater is generally encountered as a 'true' or permanent continuous water source surface that is generally present year-round or as a discontinuous, isolated "'perched"' or temporary water source surface. Permanent subsurface water is generally present year-round, which both groundwater surfaces may or may not be influenced by seasonal and climatic changes in climate, precipitation, vegetation, surface water runoff, water levels in nearby water bodies, and other factors. The groundwater level below the site may fluctuate up or down in response to such changes and may be at different levels than indicated on the exploration logs at times after the exploration. Temporary subsurface water generally develops as a result of seasonal and climatic conditions.

3.0 GEOTECHNICAL CONSIDERATIONS

The following geotechnical considerations have been prepared based on the data collected or developed during this project, our experience with similar projects, and our knowledge of sites with similar surface and subsurface conditions.

3.1 Weak Near Surface Materials

The test pit data shows the presence of weak materials (PP-value ≤ 1.0 tsf) at a few locations, including the test pit excavated in the planned new road alignment. We expect some subgrade remedial repair where be required after cuts are made to final grade (unless cuts remove the weak soil) or prior to new fill placement. Remedial repair options are provided in Section 4.1.3.

3.2 Moderately Plasticity Clays

The test pits generally sampled moderate plasticity soils (USCS – CH) below the low plasticity residuum at depths ranging between 3 feet and 9-½ feet below existing grades. Moderate plasticity soils can change volume (i.e., shrink or swell) with changes in moisture content, resulting in poor performance of pavements, utilities, or structures. Since we anticipate grade changes less than a few feet during mass grading, we do not anticipate encountering widespread exposures of these materials at subgrade levels. The potential for swelling and shrinking of soils adversely affecting structural performance can be reduced by implementing measures to reduce the potential for changes in the moisture content of the clays. These measures include maintaining positive surface drainage throughout the site to prevent water from ponding on the surface, rolling the subgrade smooth if precipitation is expected, and backfilling excavations the same day they are opened. We also recommend that you avoid planting trees or shrubs, which can significantly affect the soil's moisture content near site improvements. Lastly, moderate plasticity soils that do not meet the compacted fill criteria should not be re-used as compacted fill. Since there is often a delay in construction between grading and final flatwork placement, the upper 8 inches of exposed clayey soils should be moisture conditioned prior to pavement or other flatwork construction at the site.

3.3 Karst Features

As previously mentioned, we observed a possible sinkhole in the southeast part of the property. We recommend additional assessment of this feature during construction to evaluate whether or not it is related to karst. The evaluation should begin with excavating this area to attempt to identify any openings in the underlying bedrock which may be a conduit for loss of soil. Treatment of the depression during site grading will generally consist of construction of a rock filter, but the materials and configuration of the repair will vary depending on whether or not an opening in the underlying bedrock can be identified.

4.0 EARTHWORK AND INFRASTRUCTURE RECOMMENDATIONS

4.1 Subgrade Preparation and Stabilization

4.1.1 Stripping

Subgrade preparation should begin with removing debris, clearing and grubbing of trees, and stripping to remove organic-laden topsoil from planned construction areas. Existing gravel should also be removed.

- Stripping should extend 10 feet beyond construction limits or to the property boundaries.
- Organic-laden strippings should be removed from the site or disposed of at designated on-site areas located outside the limits of current or future development.
- Strippings may be stockpiled for re-use as topsoil during landscaping, if they are suitable for that purpose.
- Strippings should not be used to build permanent slopes.
- Test pit data suggest stripping depths could range from 2 inches to as much as 20 inches below existing site grades.

After the site is prepared or cuts made to final grade, our geoprofessional should observe exposed conditions to check for indications of karst. Identified karst features not removed by mass grading or identified after site preparation is completed should be treated using the recommendations in Section 4.7. Afterwards, exposed subgrades should be proofrolled (Section 4.1.2) prior to new fill placement of roadway construction.

4.1.2 Proofrolling

After stripping and prior to fill placement or after cuts are made to final grades, the stability of exposed subgrades should be evaluated by proofrolling. In areas where proofrolling is not practical, our geotechnical engineer or designated representative should assess the subgrade by performing penetrometer tests.

- Perform proofrolling with a rubber-tired vehicle having a gross vehicle weight of at least 20 tons (such as a loaded, tandem-axle dump truck).
- Proofrolling equipment should make multiple closely-spaced overlapping passes in perpendicular directions over the subgrade at a walking pace.
- The subgrade should be relatively smooth and free of wheel ruts, sheepsfoot roller dimples, loose clods of soil, or loose gravel, and the subgrade should not be desiccated, cracked, wet, or frozen.
- A representative of the geotechnical engineer should observe the proofrolling to identify, document, and mark areas of unstable subgrade response, such as pumping, rutting, or shoving, if any.

The test pit data suggests the subgrade evaluations previously described may identify some weak zones requiring remedial repair. Remedial repair options are provided in Section 4.1.3.

4.1.3 Subgrade Stabilization

The test pit data generally shows the potential for some weak subgrades. The following methods are options for producing stable subgrade conditions depending on the nature of the unstable condition, the location and size of the unstable area, and the time available to address the unstable condition.

- Undercutting
  - This means simply excavating to remove the unstable soil conditions.
  - It is usually the most expedient and cost-effective means of dealing with unstable conditions when less than 3 feet of undercutting is needed.
  - Requires disposing of the excavated unstable soils and replacing the undercut excavation with new compacted fill.
  - It may be possible to improve the condition of the unstable materials that were undercut (usually by drying) so they can be reused as compacted fill in another part of the site.

- Bridging with Clean Shot-Rock Fill (Below Pavements Only)
  - This means placing a single lift of clean shot-rock fill thick enough that the surface can be made relatively stable by repeated passes of tracked construction equipment.
  - The thickness of the bridge lift needed to create a stable condition depends on the depth of unstable material. Generally, bridge lifts using clean shot-rock fill range from 1 foot to 2.5 feet thick.
  - The bridge lift should generally be at least half the thickness of the unstable material AND not more than about 30 percent of the total thickness of fill needed to reach final grade. So, a 2-foot-thick layer of soft clay could possibly be bridged with as little as 1 foot of clean shot-rock fill.
  - We recommend covering the shot-rock bridge lift with a 4-inch- to 6-inch-thick layer of crushed mineral aggregate base to close-off openings in the surface of the shot-rock that could allow raveling of soil fill with future infiltration of water.

- Bridging with Geogrid/Geotextile and Crushed Stone (Below Pavements Only)
  - Place a biaxial geogrid (Tensar BX1100, or equal), a triaxial geogrid (Tensar TriAx TX-5, or equal), or a woven geotextile fabric (Mirafi HP270, or equal) over the unstable subgrade and backfill with a single lift of crushed stone (TDOT No. 57 or MAB). The type of geogrid or geotextile fabric and the thickness of crushed stone will vary with the nature of the unstable subgrade.
  - Generally, a minimum of 1 foot of crushed stone is needed over the geogrid or geotextile fabric, and often it is necessary to use as much as 2 feet of crushed stone to stabilize especially weak subgrades. The crushed stone should be densified by repeated passes of a smooth-drum roller operating without vibration.
  - This approach should not be used below foundations or elements where future utility excavations will be deeper than the geogrid or geotextile fabric to avoid tearing the geogrid or fabric during utility installation.

- Scarifying and Recompacting
    - This means scarifying the subgrade to a depth of 8 inches to dry the soil, and then recompacting the scarified layer to recommendations given for compacted fill in Section 4.3.
    - This method is usually only used when the proofrolled subgrade ruts without significant pumping.

Bridging is a trial-and-error approach in which a bridge lift thickness is tried over a small test section and then adjustments are made until the appropriate thickness needed to create a stable condition is achieved. Test excavations into the unstable subgrade may be needed to help establish an appropriate thickness for the bridge lift. Prior to implementing any stabilization method, other than undercutting across widespread areas, we recommend a test section be constructed to confirm the proposed approach will produce the desired result. Test sections should typically be 40 feet to 50 feet long and at least 20 feet wide, but they can be larger or smaller if needed. Where bridging is performed, the bridge lift should be spread from the perimeter of the unstable area using low-pressure tracked equipment which should make multiple passes over the surface of the bridge lift until it is stable enough to support rubber-tired equipment.

4.2 Excavation Conditions

The overburden soils can be excavated by conventional earthmoving equipment. Excavations below refusal depths will likely require blasting, unless small quantities of refusal materials are required. In these instances, hoe-ramming may be more cost-effective than blasting. Deep or confined excavations into bedrock will likely require blasting to effectively loosen bedrock for removal.

4.2.1 Blasting Considerations

We recommend the vibrations induced by blasting be limited to prevent damage to the surrounding structures. Pre-blast and post-blast surveys should be performed on existing structures within the area surrounding the site where vibrations from blasting are likely to be felt. Blasting should be monitored by vibration instruments and knowledgeable personnel to document the level of blast vibrations. The contractor will need to comply with Tennessee blasting laws and other appropriate regulations. It will also be important for the blasting to be controlled to avoid damaging the bedrock subgrade beneath foundation bearing levels. If the blasting activities are not properly controlled, the bedrock below planned foundation elevations can be fractured and weakened, requiring over-excavation during foundation installation. As an additional service, we can assist you with blast monitoring and development of specifications to control blasting, if required.

In the event that rock excavation occurs coincidentally with building construction, such that blasting will be in progress near new construction, it will be important for the blasting vibrations to be held to within safe limits for the “young” concrete. We recommend that no blasting be permitted near concrete that is less than 48 hours old.

4.2.2 Temporary Slopes/OSHA Soil Types

Temporary construction excavations less than 20 feet deep should be sloped or shored by the contractor in accordance with OSHA requirements. The on-site soils appear to be OSHA Type C soils. OSHA requires temporary excavation slopes no steeper than 1.5-horizontal to 1-vertical (1.5H:1V) through Type C soils. The contractor's "competent person" should evaluate temporary excavations daily and determine the specific soil types and temporary slope or shoring measures necessary according to OSHA requirements. Temporary excavations taller/deeper than 20 feet must be designed specifically by a registered engineer and cannot be made based on OSHA soil types. Design of temporary excavations was not part of our scope of services. TTL assumes no responsibility for excavations, shoring, or job site safety, which are the sole responsibility of the general contractor.

4.3 Compacted Fill

Compacted fill is new fill material (typically soil, but also crushed stone and shot-rock) placed as backfill in undercut excavations and utility excavations or placed to raise final site grades above existing site grades below slopes, pavements, and structures. Fill that is placed outside of current or proposed structural areas is sometimes called common fill / general fill / non-structural fill. Materials that do not meet compacted fill requirements may sometimes be used in these non-structural areas. In addition, materials that meet requirements for compacted fill may also be used in these non-structural areas.

Criteria for fill characteristics, compaction procedures, and compaction control are provided in the table below. Our limited laboratory testing indicates that the residual lean clays (CL) meet the criteria for soil fill. Experience indicates the underlying moderate plasticity clays (CH) may not meet the recommended criteria and should NOT be used as compacted fill, unless testing shows they meet the recommended criteria. Also, our limited laboratory testing indicates the water content of lean clay soils are typically wet of their expected optimum moisture content. Therefore, we anticipate moisture conditioning (i.e., drying) will be required to achieve suitable moisture conditions for recompaction. Drying the soils may not be practical during cooler, wet weather months. Therefore, the contractor may consider using shot-rock materials, which are an economical, locally available source of fill that does not require moisture conditioning. Also, these materials can be more effective in "bridging" weak subgrades, as previously discussed. Off-site borrow, if required, should also meet the criteria outlined below.

Fill operations should not begin until representative soil samples are collected and tested (allow about 4 days for sampling and testing). The test results will be used to evaluate whether or not the proposed fill material meets appropriate specifications and for quality control during grading. Fill placement and compaction should be observed and tested by our geotechnical representative on a full-time basis.

SUMMARY OF FILL CRITERIA

MATERIAL TYPE	CHARACTERISTICS	COMPACTION PROCEDURES	COMPACTION CONTROL [1]
CLEAN SHOT-ROCK	▪ Maximum shot-rock size: 18 inches, reduced to 12 inches in the upper few feet ▪ Percentage of soil: maximum 10 percent by volume ▪ Gradation: adequate fines to effectively "choke" the larger rock pieces by filling voids or open spaces	▪ Spreading: The larger rock pieces should lie flat and not overlap each other ▪ Maximum lift thickness: 24 inches, reduced to 18 inches in upper few feet ▪ Compaction Requirements: The fill should be compacted by making multiple passes with a bulldozer. The bulldozer size should be dependent on the rock sizes and the lift thickness. Our geotechnical engineer should provide additional recommendations based on actual conditions. The number of passes should be sufficient to demonstrate the material is densified and stable.	A technician working under the direction of our geotechnical engineer should observe soil/shot-rock fill placement and compaction techniques. The technical level personnel should document fill constituents, lift thickness, compaction techniques
LOW-PLASTICITY SOIL ▪ Pavement Areas	▪ Maximum gravel size: 3 inches ▪ Maximum gravel and oversize particle content: 10 percent retained on a ¾ inch sieve ▪ Maximum allowable organic content: 3 percent by weight, but no large roots should be allowed ▪ Liquid limit: less than 50 ▪ Plasticity Index: less than 25	▪ Maximum loose lift thickness: 8 inches ▪ Compaction Requirement: The fill should be compacted to at least 95 percent of the standard Proctor (ASTM D 698) maximum dry density ▪ Moisture content at time of compaction: to be determined based on the results of the standard Proctor testing. Generally, within minus 2 percent to plus 2 percent of the optimum moisture content.	Building Area: One field density test[2] every 5,000 square feet per lift, with a minimum of two tests per lift. Pavement and Slopes: One field density test[2] every 7,500 square feet per lift, with a minimum of two tests per lift. Utility Trenches: One field density test[2] per structure or one test per every 100 linear feet, per lift.

[1] In addition, the fill must be stable under the influence of the compaction equipment. After the fill is properly placed and compacted, it will be advisable to limit the amount of heavy construction traffic on the soil subgrade.
[2] Field density tests shall be performed using nuclear methods (ASTM D6938), sand cone method (ASTM D1556), or drive-cylinder method (ASTM D2937), as appropriate for the material being tested. Proofrolling SHALL NOT be used to evaluate compaction of fill for compliance with these requirements.

Excavations made within shot-rock fill may be much larger than similar excavations in soil due to the particle size of the rocks within the fill. To reduce the size of excavations in shot-rock, the maximum rock particle size in the shot-rock fill should be reduced to 12 inches or less. The lift thickness of shot-rock fill should be at least 6 inches more than the largest shot-rock particle, but not more than 1.5 times the largest shot-rock particle. In addition, if thin lifts of shot-rock are required based on site grades, the maximum particle size should be reduced to at least 6 inches less than the lift thickness required. We recommend placing a layer of mineral aggregate base (MAB) stone over shot-rock fill to close voids at the surface to reduce pathways for soil migration into the shot-rock over time. MAB materials should be placed in accordance with the criteria for soil fill outlined in the table above.

4.4 Permanent Slopes

Slopes constructed on site should be considered as a structural element of the development. Subgrades should be proofrolled and weak materials identified repaired prior to fill placement. Slopes should be constructed entirely with properly placed and compacted fill meeting the requirements in Section 4.3 of this report.

Our recommendations for permanent cut-slopes and fill-slopes are based on our experience with similar materials in this area, and not on a detailed slope stability analysis. Experience indicates permanent cut or fill slopes not exceeding 15 feet high and constructed at an inclination no steeper than 3-Horizontal to 1-Vertical (3H:1V) are typically stable. If taller or steeper cut or fill slopes are desired, we should be consulted. Additional field and laboratory services may be required including a slope stability analysis based on project specific grading plans and crossing plans.

We recommend that the horizontal distance between the crest of any slope and the outside edge of a pavement be at least 5 feet up to a vertical height of 15 feet or the vertical height of the slope divided by 3, whichever is larger. For buildings supported on shallow foundations behind the crest of a slope, the horizontal distance between the crest of the slope and the outside face of the footing should be at least 10 feet up to a vertical height of 20 feet or the vertical height of the slope divided by 2, whichever is larger. Underground pipes (water, sewer, storm, etc.) planned behind the crest of a slope should be constructed as far as practical from the slope edge because leakage can lead to slope instability.

It is difficult to compact fill slopes without creating a zone of loose, poorly compacted material at the slope's face. If possible, we recommend that fill slopes be overbuilt (meaning fill is placed beyond the planned slope face) and then cut back to the desired configuration with a bulldozer. If this is not feasible, a bulldozer should track up and down the slope to attempt to provide some compactive effort, but the surface of the slope may experience shallow sloughs or erosion over time. Shallow sloughing failures are possible during periods of high rainfall and should be promptly repaired to prevent the failure from spreading.

Material should not be stockpiled within 10 feet of the crest of slopes and should not exceed the height of the slope. We should be contacted to provide additional recommendations for taller slopes or larger stockpiles if desired. The ground behind the crest of the slope should be sloped to direct surface waters away from the crest of the slope, or a drainage swale or berm should be provided. In addition, both cut and fill slope faces should be protected from erosion using a vegetative cover. Seed, mulch, or erosion matting with embedded seed are options for developing a vegetative cover.

4.5 Drainage Considerations

Site development and excavations should not be performed during or immediately following periods of heavy precipitation. Positive surface drainage should be maintained during grading operations and construction to prevent water from ponding on the surface. Surface water run-off from off-site areas should be diverted around the site using berms or ditches. The surface can be rolled smooth to enhance drainage if precipitation is expected, but should then be scarified prior to resuming compaction. Subgrades damaged by construction equipment should be promptly repaired. Our geoprofessional should provide recommendations for treatment if the subgrade materials become wet, dry, or frozen. Degradation of the near surface soils should be expected if they are subjected to freeze/thaw. When work activities are interrupted by heavy rainfall, fill operations should not be resumed until the moisture content and density of the previously placed fill materials are as recommended in this report.

4.6 Groundwater Considerations

Groundwater was not encountered in the test pits excavated during our field activities. We anticipate groundwater encountered during construction will likely be related to localized "perched" or "trapped" water zones within the soil overburden or near the soil/bedrock interface. The possibility exists groundwater may also be encountered in excavations made into bedrock. Groundwater in the bedrock unit is usually related to voids or cavities in the bedrock. Seepage from these sources can result in variable flow volumes and durations, but can typically be managed by pumping from sumps near the point of seepage. If excessive seepage is encountered, then it may be necessary to consider other means for controlling the seepage.

4.7 Karst Repair and Considerations

A feature which appears to be related to karst was identified during our field activities. Further assessment of this feature should be performed during site development to check whether or not it is related to karst. If the assessment shows the feature is related to karst, repair should be performed as recommended by our geotechnical engineer based on actual conditions encountered. General sinkhole repair requires excavation of soil overburden to expose the opening in the bedrock through which overburden soil is being transported. Then, an inverted rock filter can be constructed in and over the throat. An inverted filter consists of layers of shot-rock and crushed stone encapsulated by a geotextile filter fabric (reference repair detail in Appendix A). This backfill produces an inverted graded filter to maintain the subsurface drainage regime into the sinkhole but preventing soil from being transported through the throat. If located adjacent to a structure, the Owner may elect to place a concrete "cap" over the graded filter. Lastly, the inverted filter is covered with compacted fill to restore site grades to design grades. Placement of shot-rock and crushed stone should be monitored by our technician or engineer to document the limits, thicknesses, and compaction of the layers. Shot-rock and stone should be placed and compacted according to criteria outlined for Compacted Fill (Section 4.3). Modifications may be required to this general repair based on actual conditions encountered.

Since property is located in a karst setting, the possibility exists additional sinkholes could develop as a result of site development. Our experience indicates new sinkholes ca develop during site grading because incipient sinkholes may develop because of changes to natural drainage as a result of removing vegetation or altering grades. Because sinkholes typically result from movement of water through the subsurface regime, it is important to reduce the quantity of surface water that is allowed to infiltrate the planned building and pavement areas. The recommendations below are provided to reduce the potential for sinkhole development as a result of construction activities:

- Control storm water drainage by properly grading the site to promote complete and rapid runoff of surface water away from construction areas and avoid the ponding of water in open excavations.
- Locate detention/retention ponds as far as practical from buildings, roads, or utilities.
- Construct underground plumbing systems in a leak-proof manner.
- Provide ditches or pipes for discharge of storm water to the extent practical.

- Evaluate areas of suspected sinkhole development, such as abnormally thick topsoil deposits, depressions, and locations of soil collapse or voids within the overburden.
- Where sinkholes or incipient sinkholes are detected, perform remedial treatment as recommended by our geotechnical engineer, based on the actual conditions encountered.

4.8 Utilities

Typically, the bedding and initial backfill around buried utilities are designed to support and protect the piping. The material above this initial backfill (which we call secondary backfill) also helps protect the piping and support the overlying slab and/or pavement. Inadequate compaction of secondary backfill can lead to excessive settlement of the backfill and premature distress of overlying pavements, slabs, or structures. Therefore, we recommend the following:

- Whenever possible, trench and install utilities prior to placement of slab-on-grade foundations, mats, or other surface treatments.
- Place, moisture-condition, and compact the secondary backfill in accordance with the compaction recommendations outlined in Section 4.3 of this report.

In deeper excavations (greater than 5 feet) of limited size, the use of flowable fill should be considered as backfill. When properly designed, this material can be excavated easily at a later date, if required. While the material costs may be higher than for soil backfill, the use of flowable fill is usually quicker because compaction or testing of the material is not required when used for this purpose.

5.0 LIMITATIONS

This geotechnical engineering report has been prepared for the exclusive use of our Client for specific application to this Project. This geotechnical engineering report has been prepared in accordance with generally accepted geotechnical engineering practices using that level of care and skill ordinarily exercised by licensed members of the engineering profession currently practicing under similar conditions in the same locale. No warranties, expressed or implied, are intended or made.

TTL understands that this geotechnical engineering report will be used by the Client and various individuals and firms' designers and contractors involved with the design and construction of the Project. TTL should be invited to attend Project meetings (in person or teleconferencing) or be contacted in writing to address applicable issues relating to the geotechnical engineering aspects of the Project. TTL should also be retained to review the final construction plans and specifications to evaluate if the information and recommendations in this geotechnical engineering report have been properly interpreted and implemented in the design and specifications. This report has not been prepared as, and should not be used as, a design or specification document to be directly implemented by the contractor. The contractor and applicable subcontractors should familiarize themselves with this report prior to the start of their construction activities, contact TTL for any interpretation or clarification of the report, and retain the services of their own consultants to interpret this report, or perform additional geotechnical testing prior to bidding and construction.

This geotechnical engineering report is based upon the information provided to us by the Client and various other individuals and entities professionals associated with the Project, exploratory test pits

excavated within the Project limits, laboratory testing of randomly selected soil samples recovered during excavation of the exploratory test pits, and our engineering analyses and evaluation. The Client and readers of this geotechnical engineering report, should realize that subsurface variations and anomalies can and may exist across the site and between the exploratory test pit locations. The Client and readers should realize that site conditions can change due to the modifying effects of seasonal and climatic conditions at times after the exploration, and may be different than reported herein.

The nature and extent of such site or subsurface variations may not become evident until construction commences or is in progress. If site and subsurface anomalies or variations exist or develop, TTL should be contacted immediately so that we can be authorized to evaluate such conditions and, if necessary, address the situation with applicable recommendations.

Unless stated otherwise in this report or in the contract documents between TTL and the Client, our scope of services for this Project did not include, either specifically or by implication, any environmental or biological assessment of the site or buildings, or any identification or prevention of pollutants, hazardous materials or conditions at the site or within buildings. If the Client is concerned about the potential for such contamination or pollution, TTL should be contacted to provide a scope of additional services to address the environmental concerns. Also, permitting, site safety, excavation support, and dewatering requirements are the responsibility of others.

Should the nature, design, or location of the Project, as outlined in this geotechnical engineering report, be modified, the geotechnical engineering recommendations and guidelines provided in this document will not be considered valid unless TTL is authorized to review the changes and either verifies or modifies the applicable Project changes in writing.

Additional information about the use and limitations of a geotechnical report is provided within the Geoprofessional Business Association document included at the end of this report.

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

APPENDIX A
ILLUSTRATIONS

MAP DATA: 2020 MICROSOFT BING MAPS

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700 GREEN HILL BOULEVARD

MOUNTAIN TOP PROPERTIES

700 GREEN HILL BOULEVARD
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Drawn By:	M H M
Checked By:	M A H
Date:	02/01/2023
Proj. No.:	000230800151.00
File Name:	23.8.151.SLM.dwg

Sheet Title
SITE LOCATION MAP

0 100 200

SCALE IN FEET

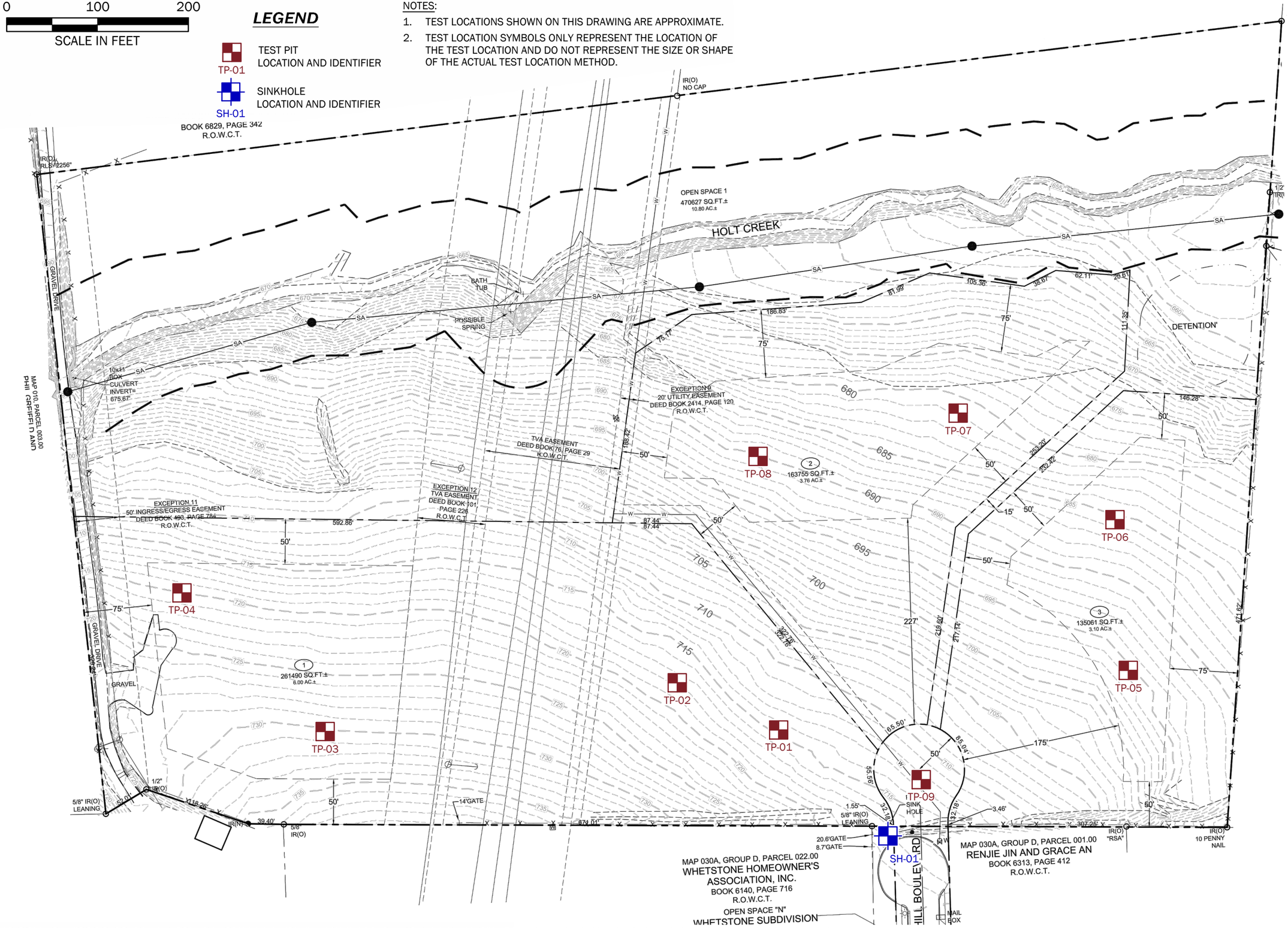
LEGEND

TP-01 — TEST PIT LOCATION AND IDENTIFIER

SH-01 — SINKHOLE LOCATION AND IDENTIFIER

NOTES:

1. TEST LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE.
2. TEST LOCATION SYMBOLS ONLY REPRESENT THE LOCATION OF THE TEST LOCATION AND DO NOT REPRESENT THE SIZE OR SHAPE OF THE ACTUAL TEST LOCATION METHOD.



DRAWING SOURCE: "2022.12.23_OPTION 2 MOUNTAIN TOP INVESTMENTS PROPERTY LAYOUT," UNDATED, PROVIDED BY TRACE CONSTRUCTION COMPANY, INC.

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700 GREEN HILL BOULEVARD

MOUNTAIN TOP PROPERTIES

700 GREEN HILL BOULEVARD
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Drawn By:	M H M
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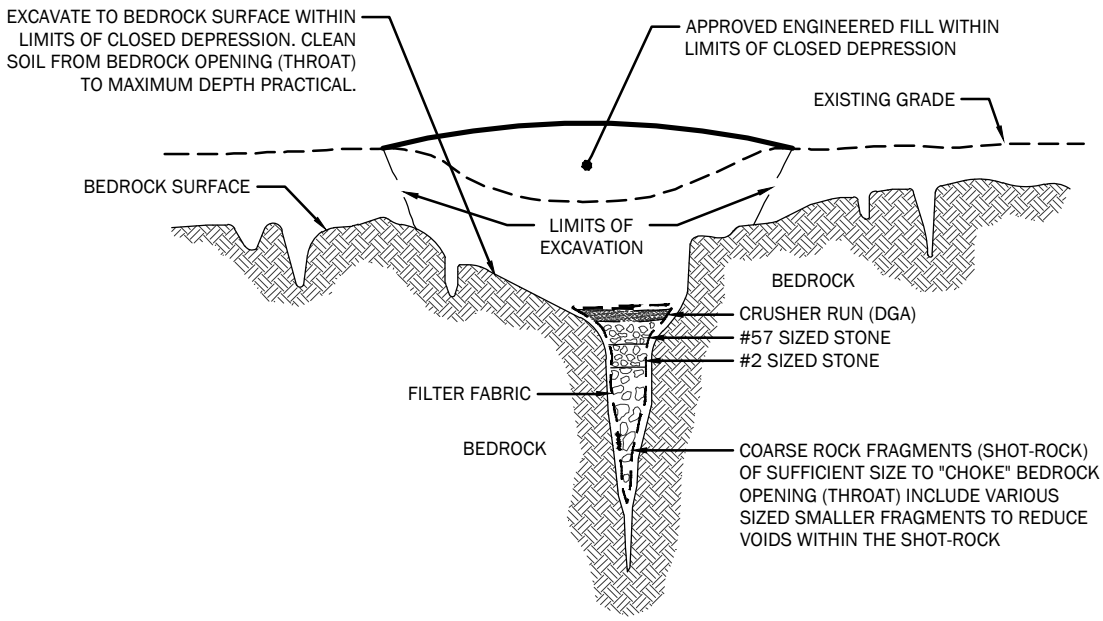
File Name:	23.8.151.ELP.dwg

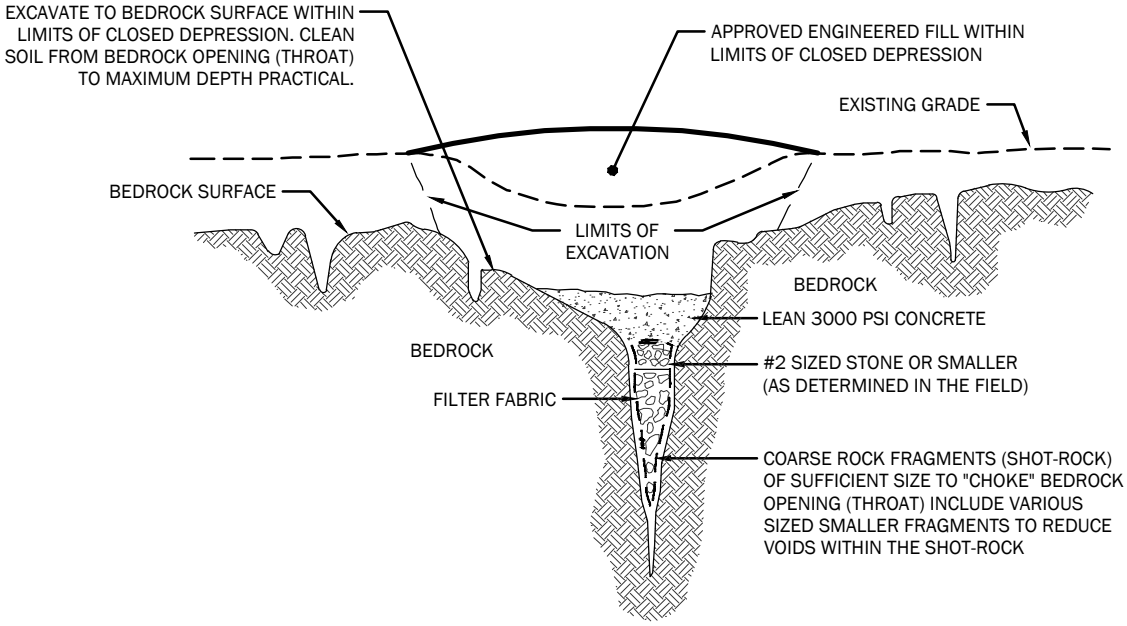
Sheet Title

EXPLORATION LOCATION PLAN



GENERALIZED SINKHOLE REPAIR

FOR USE IN NON-BUILDING AREAS ONLY



GENERALIZED SINKHOLE REPAIR

FOR USE IN BUILDING AREAS

NOTES:

1. ACTUAL DIMENSIONS OF EXCAVATION AND VOLUMES OF BACKFILL MATERIAL WILL BE BASED ON THE GEOTECHNICAL ENGINEER'S FIELD OBSERVATIONS DURING THE REPAIR.

2. FILTER FABRIC SHOULD CONSIST OF A NON-WOVEN GEOTEXTILE SUCH AS A MIRAFI S600, OR SIMILAR.

3. BACKFILL SHOULD CONSIST OF ENGINEERED FILL, APPROVED AND MONITORED BY THE GEOTECHNICAL ENGINEER.

NOT TO SCALE

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MOUNTAIN TOP PROPERTIES

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Sheet Title
GENERALIZED SINKHOLE REPAIR

SOIL LEGEND

FINE- AND COARSE-GRAINED SOIL INFORMATION

FINE-GRAINED SOILS (SILTS AND CLAYS)

SPT N-Value	Consistency	Estimated Q_u (TSF)
0 - 1	Very Soft	0 - 0.25
2 - 4	Soft	0.25 - 0.5
5 - 8	Firm	0.5 - 1.0
9 - 15	Stiff	1.0 - 2.0
16 - 30	Very Stiff	2.0 - 4.0
31+	Hard	4.0+

Q_u = Unconfined Compression Strength

COARSE-GRAINED SOILS (SANDS AND GRAVELS)

SPT N-Value	Relative Density
0 - 4	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
51+	Very Dense

PARTICLE SIZE

Name	Size (US Std. Sieve)
Boulders	>300 mm (>12 in.)
Cobbles	75 mm to 300 mm (3 - 12 in.)
Coarse Gravel	19 mm to 75 mm (3/4 - 3 in.)
Fine Gravel	4.75 mm to 19 mm (#4 - 3/4 in.)
Coarse Sand	2 mm to 4.75 mm (#10 - #4)
Medium Sand	0.425 mm to 2 mm (#40 - #10)
Fine Sand	0.075 mm to 0.425 mm (#200 - #40)
Silts and Clays	< 0.075 mm (< #200)

RELATIVE PROPORTIONS OF SAND AND GRAVEL

Descriptive Terms	Percent of Dry Weight
"Trace"	< 15
"With"	15 - 30
Modifier	> 30

RELATIVE PROPORTIONS OF CLAYS AND SILTS

Descriptive Terms	Percent of Dry Weight
"Trace"	< 5
"With"	5 - 12
Modifier	> 12

CRITERIA FOR DESCRIBING MOISTURE CONDITION

Description	Criteria
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp, but no visible water
Wet	Visible free water, usually soil is below water table

CRITERIA FOR DESCRIBING CEMENTATION

Description	Criteria
Weak	Crumbles or breaks with handling or little finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

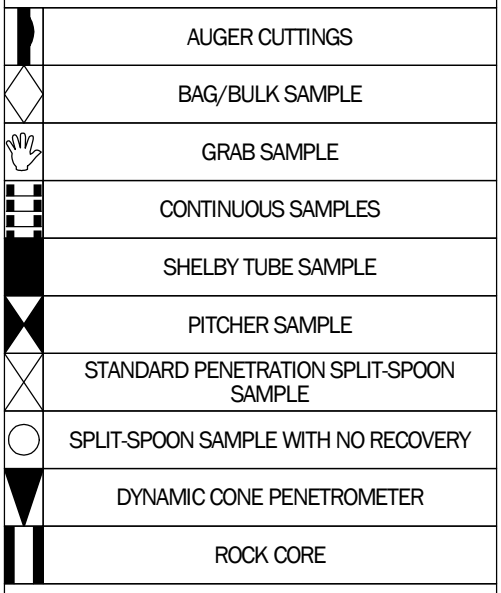
CRITERIA FOR DESCRIBING STRUCTURE

Description	Criteria
Stratified	Alternating layers of varying material or color with layers at least 6 mm thick; note the thickness
Laminated	Alternating layers of varying material or color with the layers less than 6 mm thick; note thickness
Fissured	Breaks along definite planes of fracture with little resistance to fracturing
Slickensided	Fracture planes appear polished or glossy, sometimes striated
Blocky	Cohesive soil that can be broken down into small angular lumps which resist further breakdown
Lensed	Inclusion of small pockets of different soils such as small lenses of sand scattered through a mass of clay; note thickness
Homogeneous	Same color and appearance throughout

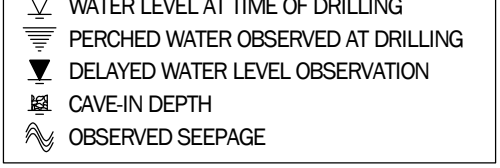
ABBREVIATIONS AND ACRONYMS

WOH	Weight of Hammer	N-Value	Sum of the blows for last two 6-in increments of SPT
WOR	Weight of Rod		
Ref.	Refusal	NA	Not Applicable or Not Available
ATD	At Time of Drilling	OD	Outside Diameter
DCP	Dynamic Cone Penetrometer	PPV	Pocket Penetrometer Value
Elev.	Elevation	SFA	Solid Flight Auger
ft.	feet	SH	Shelby Tube Sampler
HSA	Hollow Stem Auger	SS	Split-Spoon Sampler
ID	Inside Diameter	SPT	Standard Penetration Test
in.	inches	USCS	Unified Soil Classification System
lbs	pounds		

SAMPLERS AND DRILLING METHODS



WATER LEVEL SYMBOLS



TTL

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

COARSE GRAINED SOILS (>50% of the material is larger than the #200 sieve)	GRAVELS (>50% of coarse fraction is larger than the #4 sieve)	CLEAN GRAVEL WITH <5% FINES	Cu > 4 Cc = 1-3	GW	Well-graded gravels, gravel-sand mixtures with trace or no fines
			Cu < 4 and/or Cc < 1 Cc > 3	GP	Poorly-graded gravels, gravel-sand mixtures with trace or no fines
		GRAVEL WITH 5% TO 12% FINES	Cu > 4 Cc = 1-3	GW-GM	Well-graded gravels, gravel-sand mixtures with silt fines
				GW-GC	Well-graded gravels, gravel-sand mixtures with clay fines
			Cu < 4 and/or Cc < 1 Cc > 3	GP-GM	Poorly-graded gravels, gravel-sand mixtures with silt fines
				GP-GC	Poorly-graded gravels, gravel-sand mixtures with clay fines
		GRAVEL WITH MORE THAN 12% FINES		GM	Silty gravels, gravel-silt-sand mixtures
				GC	Clayey gravels, gravel-sand-clay mixtures
				GC-GM	Clayey gravels, gravel-sand-clay-silt mixtures
	SANDS (>50% of coarse fraction is smaller than the #4 sieve)	CLEAN SAND WITH <5% FINES	Cu > 6 Cc = 1-3	SW	Well-graded sands, sand-gravel mixtures with trace or no fines
			Cu < 6 and/or Cc < 1 Cc > 3	SP	Poorly-graded sands, sand-gravel mixtures with trace or no fines
		SAND WITH 5% TO 12% FINES	Cu > 6 Cc = 1-3	SW-SM	Well-graded sands, sand-gravel mixtures with silt fines
				SW-SC	Well-graded sands, sand-gravel mixtures with clay fines
			Cu < 6 and/or Cc < 1 Cc > 3	SP-SM	Poorly-graded sands, sand-gravel mixtures with silt fines
				SP-SC	Poorly-graded sands, sand-gravel mixtures with clay fines
		SAND WITH MORE THAN 12% FINES		SM	Silty sands, sand-gravel-silt mixtures
				SC	Clayey sands, sand-gravel-clay mixtures
				SC-SM	Clayey sands, sand-gravel-clay-silt mixtures
FINE GRAINED SOILS (>50% of material is smaller than the #200 sieve)		SILTS & CLAYS (Liquid Limit less than 50)		ML	Inorganic silts with low plasticity
				CL	Inorganic clays of low plasticity, gravelly or sandy clays, silty clays, lean clays
				CL-ML	Inorganic clay-silts of low plasticity, gravelly clays, sandy clays, silty clays, lean clays
				OL	Organic silts and organic silty clays of low plasticity
		SILTS & CLAYS (Liquid Limit more than 50)		MH	Inorganic silts of high plasticity, elastic silts
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays and organic silts of high plasticity

USCS - HIGHLY ORGANIC SOILS

Primarily organic matter, dark in color, organic odor

PT	Peat, humus, swamp soils with high organic contents

OTHER MATERIALS

- BITUMINOUS CONCRETE (ASPHALT)
- CONCRETE
- CRUSHED STONE/AGGREGATE BASE
- TOPSOIL
- FILL
- UNDIFFERENTIATED ALLUVIUM
- UNDIFFERENTIATED OVERBURDEN
- BOULDERS AND COBBLES

UNIFORMITY COEFFICIENT

$$C_u = D_{60}/D_{10}$$

COEFFICIENT OF CURVATURE

$$C_C = (D_{30})^2/(D_{60} \times D_{10})$$

Where:

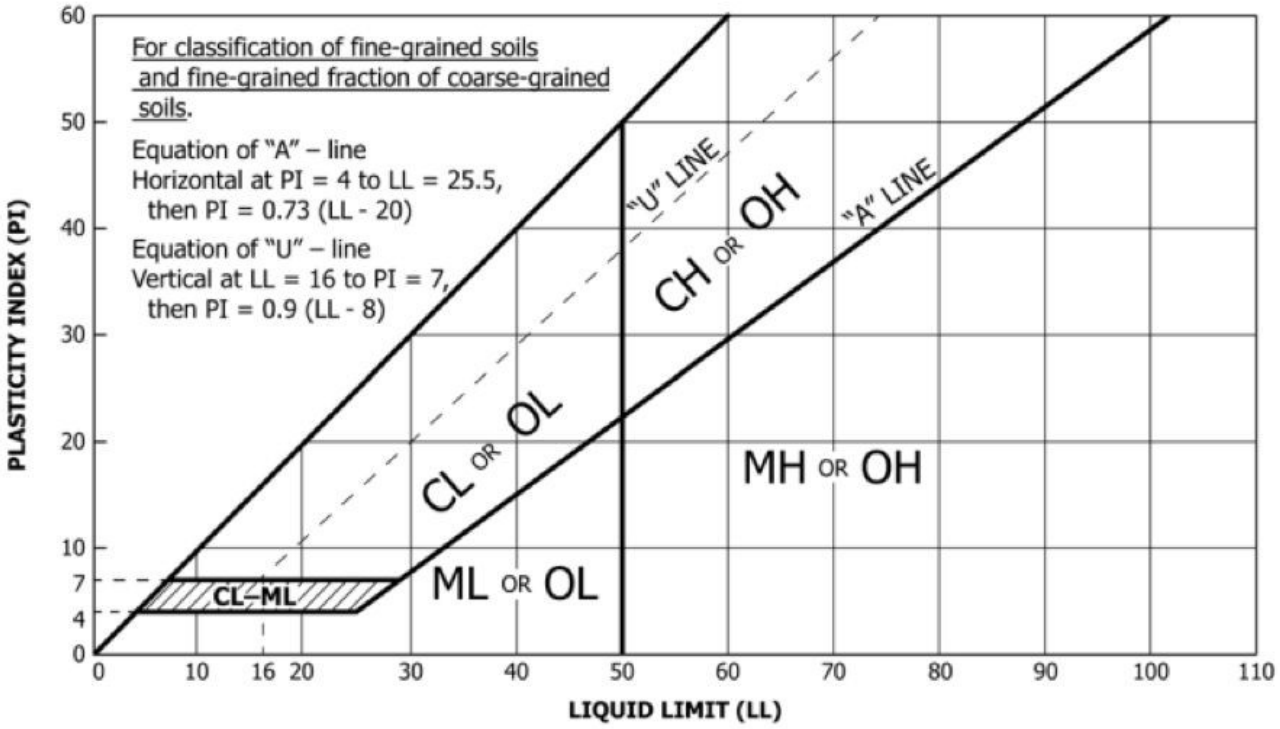
D_{60} = grain diameter at 60% passing

D_{30} = grain diameter at 30% passing

D_{10} = grain diameter at 10% passing

TTL

PLASTICITY CHART FOR USCS CLASSIFICATION OF FINE-GRAINED SOILS



IMPORTANT NOTES ON TEST BORING RECORDS

1) The report and graphics key are an integral part of these logs. All data and interpretations in this log are subject to the explanations and limitations stated in the report.

2) Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual or differ from those shown. Solid lines are used to indicate a change in the material type, particularly a change in the USCS classification. Dashed lines are used to separate two materials that have the same material type, but that differ with respect to two or more other characteristics (e.g. color, consistency).

3) No warranty is provided as to the continuity of soil or rock conditions between individual sample locations.

4) Logs represent general soil and rock conditions observed at the point of exploration on the date indicated.

5) In general, Unified Soil Classification System (USCS) designations presented on the logs were based on visual classification in the field and were modified where appropriate based on gradation and index property testing.

6) Fine-grained soils that plot within the hatched area on the Plasticity Chart, and coarse-grained soils with between 5% and 12% passing the #200 sieve require dual USCS symbols as presented on the previous page.

7) If the sampler is not able to be driven at least 6 inches, then 50/X" indicates that the sampler advanced X inches when struck 50 times with a 140-pound hammer falling 30 inches.

8) If the sampler is driven at least 6 inches, but cannot be driven either of the subsequent two 6-inch increments, then either 50/X" or the sum of the second 6-inch increment plus 50/X" for the third 6-inch increment will be indicated.
Example 1: Recorded SPT blow counts are 16 - 50/4", the SPT N-value will be shown as N = 50/4"
Example 2: Recorded SPT blow counts are 18 - 25 - 50/2", the SPT N-value will be shown as N = 75/8"

Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-01

Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*9 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*715 feet*
		Coordinates:	*Not Available*
No. of Samples:	*4*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch)
0	715			TOPSOIL (20 inches)					
1	714								
2	713		CL	**RESIDUUM:** LEAN CLAY, firm, brown, with trace fine roots, moist (CL)	29	0.75			
3	712								
4	711				25	0.75			
5	710								
6	709				28	0.75			
7	708		CL	LEAN CLAY, very stiff, tan and brown, moist (CL)					
8	707				19	3.5			
9	706			EXCAVATION TERMINATED AT 9 FEET.					
10	705								
11	704								
12	703								
13	702								

DYNAMIC CONE PENETROMETER BLOW COUNT scale: 5, 10, 15, 20, 25

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Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-02

Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*9 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*721 feet*
		Coordinates:	*Not Available*
No. of Samples:	*5*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch)
	721			TOPSOIL (7 inches)					
1	720		CL	**RESIDUUM:** LEAN CLAY, stiff, brown, with trace fine roots, moist (CL)					
2	719				25	1.25			
3	718								
4	717				21	1.25			
5	716		CH	FAT CLAY, very stiff, tan and red-brown, moist (CH)					
6	715				33	3.5			
7	714								
8	713				28	2.5			
9	712			EXCAVATION TERMINATED AT 9 FEET.	32	2.5			
10	711								
11	710								
12	709								
13	708								

DYNAMIC CONE PENETROMETER BLOW COUNT scale: 5, 10, 15, 20, 25

Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-03

Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*9 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*731 feet*
		Coordinates:	*Not Available*
No. of Samples:	*5*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch)
0	731			TOPSOIL (6 inches)					
			CL	**RESIDUUM:** LEAN CLAY, stiff, red-brown, with trace fine roots, moist (CL)					
1	730								
2	729				22	2.0			
3	728								
4	727			- bedrock pinnacle on east side of excavation from 3 feet to 9 feet	30	2.0			
5	726		CH	FAT CLAY, very stiff, red-brown, moist (CH)					
6	725				39	3.0			
7	724								
8	723				32	3.0			
9	722			EXCAVATION TERMINATED AT 9 FEET.	34	3.0			
10	721								
11	720								
12	719								
13	718								

DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch): 5, 10, 15, 20, 25

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Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-04

Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*8 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*720 feet*
		Coordinates:	*Not Available*
No. of Samples:	*4*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch)
0	720			TOPSOIL (9 inches)					
1	719		CL	**RESIDUUM:** LEAN CLAY, stiff, brown, with trace fine roots, moist (CL)					
2	718				27	1.5			
3	717								
4	716				24	1.75			
5	715		CH	FAT CLAY, very stiff, red-brown and brown, moist (CH)					
6	714			- bedrock pinnacle on south side of excavation from 5 feet to 8 feet	28	2.5			
7	713								
8	712			EXCAVATOR REFUSAL AT 8 FEET.	30	2.5			
9	711								
10	710								
11	709								
12	708								
13	707								

5 10 15 20 25

Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-05

Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*9.5 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*696 feet*
		Coordinates:	*Not Available*
No. of Samples:	*5*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch) 5 10 15 20 25
0	696			TOPSOIL (8 inches)					
1	695		CL	**RESIDUUM:** LEAN CLAY, stiff, brown, with trace fine roots, moist (CL)					
2	694				23	2.0			
3	693								
4	692		CL	LEAN CLAY, very stiff, brown, with trace limestone fragments, moist (CL)	26	2.5			
5	691								
6	690				25	3.0			
7	689								
8	688				22	3.0			
9	687				27	3.0			
10	686			EXCAVATION TERMINATED AT 9.5 FEET.					
11	685								
12	684								
13	683								

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Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-06

Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*7 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*686 feet*
		Coordinates:	*Not Available*
No. of Samples:	*3*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch) 5 10 15 20 25
0	686			TOPSOIL (10 inches)					
1	685		CL	**RESIDUUM:** LEAN CLAY, very stiff, brown, with trace fine roots, moist (CL)					
2	684				22	2.5			
3	683								
4	682		CH	FAT CLAY, very stiff, brown, moist (CH)	31	3.5			
5	681								
6	680				26	3.5			
7	679			EXCAVATOR REFUSAL AT 7 FEET.					
8	678								
9	677								
10	676								
11	675								
12	674								
13	673								

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Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-07

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Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*5 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*681 feet*
		Coordinates:	*Not Available*
No. of Samples:	*2*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch) 5 10 15 20 25
0	681			TOPSOIL (10 inches)					
1	680		CL	**RESIDUUM:** LEAN CLAY, stiff, brown, with trace fine roots, moist (CL)					
2	679				25	2.0			
3	678		CH	FAT CLAY, very stiff, brown, with trace black mineral staining, moist (CH)					
4	677				30	3.5			
5	676			EXCAVATOR REFUSAL AT 5 FEET.					
6	675								
7	674								
8	673								
9	672								
10	671								
11	670								
12	669								
13	668								

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Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-08

Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*9 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*690 feet*
		Coordinates:	*Not Available*
No. of Samples:	*5*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch)
0	690			TOPSOIL (2 inches)					
1	689		CL	**RESIDUUM:** LEAN CLAY, firm, brown, with trace fine roots, moist (CL)					
2	688				21	1.0			
3	687		CL	LEAN CLAY, stiff, brown, moist (CL)					
4	686				24	1.5			
5	685		CH	FAT CLAY, very stiff, brown, moist (CH)					
6	684				39	3.0			
7	683		CH	FAT CLAY, very stiff, tan, moist (CH)					
8	682				23	3.5			
9	681			EXCAVATION TERMINATED AT 9 FEET.	27	3.5			
10	680								
11	679								
12	678								
13	677								

DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch): 5, 10, 15, 20, 25

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Mountain Top Properties
700 Green Hill Boulevard

Nashville, Tennessee

Log of Test Pit
TP-09

Page 1 of 1

Excavating Co.:	*Rollins Excavation Company, LLC*	**TTL** Job No.:	*000230800151.00*
		Date Excavated:	*1/20/2023*
Logged by:	*M. Herrmann*	Test Pit Depth:	*9.5 feet*
Equipment:	*CAT 305SE2*	Ground Elevation:	*713 feet*
		Coordinates:	*Not Available*
No. of Samples:	*5*		

Remarks:

Test pit backfilled upon completion.

Groundwater not encountered.

Elevations obtained by interpolating between contours on provided drawing.

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS CLASSIFICATION	MATERIALS DESCRIPTION	SAMPLE DATA: MOISTURE (%)	PPV (tsf)	TYPE	DCP Count (Blows per 1.75")	DYNAMIC CONE PENETROMETER BLOW COUNT (Blows per 1.75 inch)
0	713			TOPSOIL (12 inches)					
1	712		CL	**RESIDUUM:** LEAN CLAY, firm, brown, with trace fine roots, moist (CL)					
2	711				23	1.0			
3	710		CL	LEAN CLAY, stiff, brown, with trace fine roots, moist (CL)					
4	709				21	2.0			
5	708		CH	FAT CLAY, very stiff, red-brown, with trace black oxide nodules, moist (CH)					
6	707				28	2.5			
7	706								
8	705				31	3.5			
9	704								
					39	3.0			
9.5				EXCAVATION TERMINATED AT 9.5 FEET.					
10	703								
11	702								
12	701								
13	700								

5 10 15 20 25

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TEST PIT PHOTOGRAPHS
700 Green Hill Boulevard
Brentwood, Tennessee
TTL Project No. 000230800151.00

Views of TP-01

Views of TP-02

Views of TP-03

Views of TP-04

Views of TP-05

Views of TP-06

Views of TP-07

Views of TP-08

Views of TP-09

Boring	Depth	Date Sampled	Classification	Water Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	%<#200 Sieve
TP-01	2	1/20/2023		29				
TP-01	4	1/20/2023	CL	25	34	16	18	
TP-01	6	1/20/2023		28				
TP-01	8	1/20/2023		19				
TP-02	2	1/20/2023		25				
TP-02	4	1/20/2023		21				
TP-02	6	1/20/2023		33				
TP-02	8	1/20/2023		28				
TP-02	8.75	1/20/2023		32				
TP-03	2	1/20/2023		22				
TP-03	4	1/20/2023	CL	30	49	16	33	
TP-03	6	1/20/2023		39				
TP-03	8	1/20/2023		32				
TP-03	8.75	1/20/2023		34				
TP-04	2	1/20/2023		27				
TP-04	4	1/20/2023		24				
TP-04	6	1/20/2023		28				
TP-04	7.5	1/20/2023		30				
TP-05	2	1/20/2023		23				
TP-05	4	1/20/2023	CL	26	47	15	32	
TP-05	6	1/20/2023		25				
TP-05	8	1/20/2023		22				
TP-05	9.25	1/20/2023		27				
TP-06	2	1/20/2023		22				
TP-06	4	1/20/2023		31				
TP-06	6	1/20/2023		26				
TP-07	2	1/20/2023		25				
TP-07	4	1/20/2023		30				
TP-08	2	1/20/2023		21				
TP-08	4	1/20/2023	CL	24	32	16	16	
TP-08	6	1/20/2023		39				
TP-08	8	1/20/2023		23				
TP-08	8.75	1/20/2023		27				
TP-09	2	1/20/2023		23				
TP-09	4	1/20/2023	CL	21	32	15	17	
TP-09	6	1/20/2023		28				
TP-09	8	1/20/2023		31				
TP-09	9.25	1/20/2023		39				

Note:

Summary of Laboratory Results

Client: Mountain Top Properties
Project: 700 Green Hill Boulevard
Location: Nashville, Tennessee
Project Number: 000230800151.00

APPENDIX B
REFERENCE MATERIALS

EXPLORATION PROCEDURES

Field Locating of Explorations

Exploratory test pits were located in the field by our personnel using a hand-help GPS device. The locations shown on the Exploration Location Plan should not be considered more accurate than implied by the methods used. Ground surface elevations included on the logs were obtained by interpolating between contours on a provided drawing and should be considered approximate. Surveying the test locations for vertical and horizontal control was beyond the scope of this exploration.

Test Pit Excavations

The test pit excavations were made by a Caterpillar 305E2 miniexcavator provided and operated by others. Each excavation proceeded in small depth increments. A TTL geoprofessional documented the conditions exposed by the excavations and visually classified the soil using the Unified Soil Classification System (USCS) defined by ASTM D2487 and D2488. Our personnel performed testing and obtained grab samples at select intervals. Soil consistency was measured using a pocket penetrometer. The pocket penetrometer test consists of forcing a circular-tip steel device, which is attached to a calibrated spring, a prescribed distance into the soil. The force required to insert the penetrometer is measured by a calibrated spring. The measured pocket penetrometer value (PPV) is correlated to the unconfined compressive strength of the soil in tons per square foot (tsf). The results of the testing can be correlated with the strength and compressibility of the tested soils. Upon completion, the test pits were observed for the presence of groundwater. The test pits were subsequently backfilled with the excavated materials and were tamped using the backhoe bucket at regular intervals. Please be aware some settlement of the backfill may occur with time. Our work scope does not include return trips to the property to level these areas if settlement occurs.

LABORATORY TESTING PROCEDURES

Visual Classifications

The recovered soil samples were reviewed in the laboratory by a geoprofessional. Soil samples were visually classified according to the Unified Soil Classification System (USCS) defined by ASTM D2487 and D2488. Visual classifications are shown on the logs in Appendix A.

Index Testing of Soil

Samples of soil were tested for the following properties in general accordance with the applicable ASTM standards:

- Moisture content (ASTM D2216)
- Atterberg Limits (ASTM D4318)

Results of tests for moisture content are presented on individual logs in Appendix A. Results of test for moisture content and Atterberg Limits are tabulated on the Summary of Laboratory Results sheet in Appendix A.

MADISON COVE
FLOOD STUDY
2/1/2023

Since the tributary that flows through this project has not been studied by FEMA, 100-year flood elevations were determined by the regression equations found in "Technique for Estimating Depth of Floods in Tennessee." This method was checked by applying Manning's equation to several cross-sections and modified to allow for the increase in flood elevation that culverts may have caused. The regression equation that is used to determine flood depths is:

$D = 5.91\ (A)^{0.224}$

Where A is the drainage area in square miles.

$A = 0.3\ mi^2$

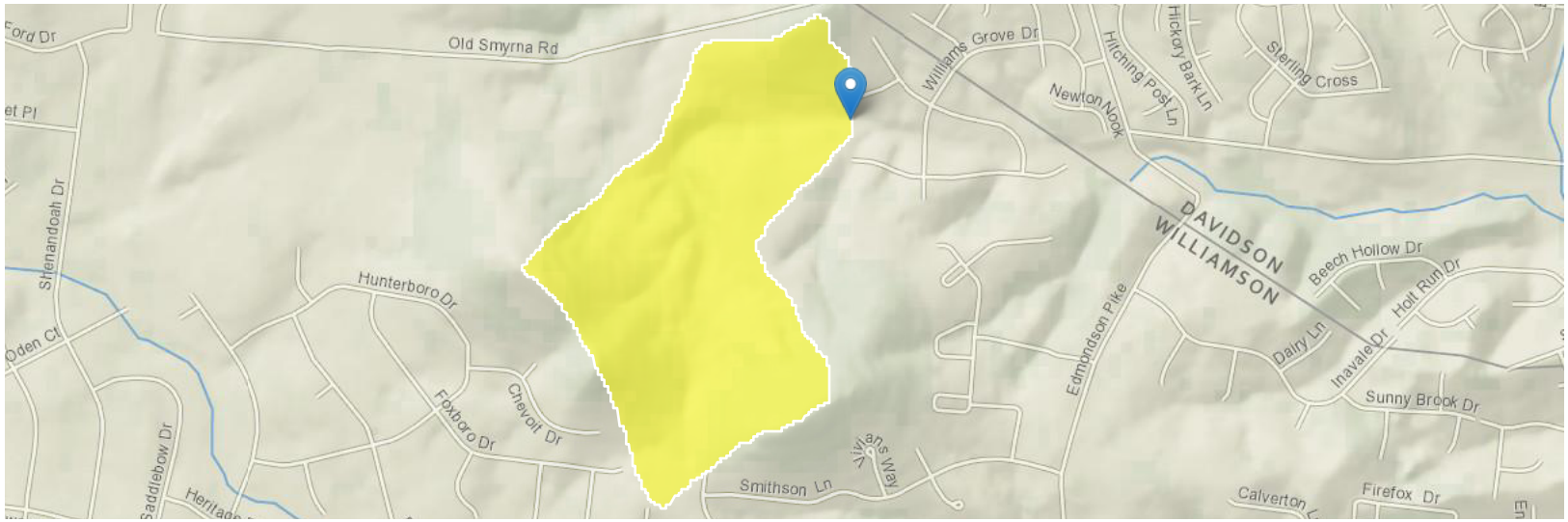
Therefore,

$D = 5.91\ (0.3)^{0.224} = 4.5\ ft$

The 100-year flood depth for the 192 acres that drain through the site is 4.5-ft.

MADISON COVER FLOOD STUDY - DRAINAGE MAP

Region ID: TN
Workspace ID: TN20230201192902796000
Clicked Point (Latitude, Longitude): 36.01592, -86.74983
Time: 2023-02-01 13:29:26 -0600



Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
CONTDA	Area that contributes flow to a point on a stream	0.3	square miles
CSL10_85	Change in elevation divided by length between points 10 and 85 percent of distance along main channel to basin divide - main channel method not known	168.01	feet per mi

Peak-Flow Statistics

Peak-Flow Statistics Parameters [MultiVariable Area 3 CDA LT 30.2]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	0.3	square miles	0.173	30.2

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CSL10_85	Stream Slope 10 and 85 Method	168.01	feet per mi	2.12	132

Peak-Flow Statistics Disclaimers [MultiVariable Area 3 CDA LT 30.2]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Peak-Flow Statistics Flow Report [MultiVariable Area 3 CDA LT 30.2]

Statistic	Value	Unit
50-percent AEP flood	109	ft^3/s
20-percent AEP flood	181	ft^3/s
10-percent AEP flood	232	ft^3/s
4-percent AEP flood	299	ft^3/s
2-percent AEP flood	351	ft^3/s
1-percent AEP flood	402	ft^3/s
0.2-percent AEP flood	520	ft^3/s

Peak-Flow Statistics Citations

Law, G.S., and Tasker G.D.,2003, Flood-Frequency Prediction Methods for Unregulated Streams of Tennessee, 2000: U.S. Geological Survey Water-Resources Investigations Report 03-4176, 79p. (http://pubs.usgs.gov/wri/wri034176/)

Application Version: 4.12.0
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

Chris Milton
DIRECTOR

Richard Rigsby
CONSTRUCTION SUPERVISOR

Drew Muirhead
ASST. DIRECTOR

Travis Lankford
OPERATIONS SUPERVISOR

BRENTWOOD
WATER SERVICES

03/08/2023

Mr. Jason Kilgore
Ragan Smith
315 Woodland Street
Nashville, TN 37206

RE: Water & Sewer Availability
3 Lot Subdivision
691 Green Hill Blvd
Map 10 Parcel 20.1

Dear Mr. Kilgore:

The Brentwood Water Services Department is in receipt of your request for water & sewer availability for the subject development consisting of 3 residential lots. According to the submitted application, the development is proposing water service for up to 930 gpd/average day and sewer service for up to 930 gpd/average day. Based on the information submitted, water & sanitary sewer service is approved as submitted. This development is proposed to connect to the Owl Creek Sewer Basin which is not under any State or Federal sewer moritorium. The development shall be responsible for any water and/or sewer main extensions/improvements required to connect to the public water and sewer system.

This approval shall be contingent upon meeting any and all requirements of the City of Brentwood including payment of all fees and approval of water and sewer construction plans. It is the responsibility of the developer of the project to verify all required fire flows prior to construction plan approval.

The availability is granted based on water and sewer construction plans being submitted to the Water Services Department within 12 months and construction starting within 24 months from the date of this approval.

Should you have any questions, please feel free to contact our office at (615) 371-0080.

Sincerely,

Drew Muirhead, PE
Assistant Director

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 05/01/2023

Information

PROJECT NUMBER

PROJECT DESCRIPTION

Monthly Security Report

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Securities -- April 2023

Bob Leeman
PLANNING AND CODES DIRECTOR

Michael Rinehart
BUILDING CODES OFFICIAL

Todd Petrowski
SENIOR CITY PLANNER

Allison Roberts
PLANNER I

BRENTWOOD
PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM

TO: Planning Commission Members

FROM: Bob Leeman, AICP, Planning & Codes Department

SUBJECT: Security Summary – April 2023

DATE: **April 21, 2023**

The following securities were received or administered by Planning and Codes Department staff during the months of March and April 2023.

Raintree Forest, Section 4: March 24, 2023 – Staff recently completed a review of the Letter of Credit for Section Four of the Reserve at Raintree Forest Subdivision and approved an extension to April 15, 2024. Based upon these reviews the amount of the letter of credit will need to remain at the current amount of **$331,419.00**.

IMPROVEMENT		***REDUCED AMOUNT***
Roadway, Drainage & Utilities		$238,816.00
Water & Sewer		$92,603.00
TOTAL		**$331,419.00**

Academy at Holly Tree: March 24, 2023 -- Staff recently completed a review of the Letter of Credit for Academy at Holly Tree Gap and approved a reduction and an extension to May 5, 2024. This reduces the current amount from $139,748.00 to a new amount of $10,000 for maintenance of landscaping**.**

Beech Creek Hill: April 12, 2023 -- Staff recently completed a review of the Letter of Credit for Beech Creek Hill, which is a perpetual LOC, and approved an extension for one year to April 18, 2024. This keeps the current amount at $152,333.00.

Morgan Farms, Sec. 1, 2, 3, 5 and 7 – Staff recently completed a review of the approved construction plans and conducted a site inspection of Sections One, Two, Three, Five and Seven of the Morgan Farms Subdivision. Based upon these reviews, City staff has recommended the following reductions, as detailed in the following table:

SECTION #	Roads/Drainage Amount	Roads/Drainage 2023 Amounts	W/S AMOUNT	Current Total Amount	New TOTAL AMOUNT
Morgan Farms, Sec 1	$200,000.00	$133,475.70	$0.00	$200,000.00	$133,475.70
Morgan Farms, Sec 2	$28,365.00	$28,365.00	$34,320.00	$62,685.00	$62,685.00
Morgan Farms, Sec 3	$20,688.00	$17,569.60	$24,691.00	$45,379.00	$42,260.60
Morgan Farms, Sec 5	$53,984.00	$42,410.00	$58,696.00	$112,680.00	$101,106.00
Morgan Farms, Sec 7	$41,463.00	$41,463.00	$21,138.00	$62,601.00	$62,601.00
TOTAL	**344,500.00**	**263,283.30**	***$138,845.00***	***$483,345.00***	***$402,128.30***

Staff received an amended Letter of Credit in the amount of **$402,128.30**. This amended LOC extends the date to **April 28, 2024.** All other terms and conditions of the original letter of credit shall remain unchanged, including the automatic renewal clause.

Tuscany Hills, Sec. 7: April 17, 2023 – Staff recently completed a review of the Letter of Credit for Tuscany Hills, Sec. 7, Subdivision and approved an extension and reduction to March 15, 2024. Based on these reviews, the letter of credit was reduced to $102,863.50. An amended Letter of Credit was received in this amount. A further reduction (to $80,153.00) is also in order, but that amended Letter of Credit has not been received at the time of this Security Report.

Should you have any questions or require additional information, please feel free to contact me at Bob.Leeman@Brentwoodtn.gov

SECURITY REPORT

CITY OF BRENTWOOD

BY EXPIRATION DATE

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 RATING Q1 2022	ORIGINAL DATE OF ISSUANCE
Taramore, Subdivision, Ph. 15	70002531	$87,007.00	RDL, W/S	P	SunTrust Bank -- Truist	LOC	4/18/2023	5/18/2023	5/31/2022	YES	B	5/18/2017
Allen's Green Subdivision	1250062776	$739,593.00	RDU, W/S, LAND, ENT FEAT.	P	FirstBank	LOC	5/16/2023	6/16/2023	12/22/2020	YES	B	6/16/2021
Taramore, Subdivision, Ph 13	IS0432338U	$60,709.00	RDL,W/S	P	Wells Fargo Bank	LOC	5/16/2023	6/16/2023	7/1/2022	YES	B	6/16/2016
Valley View Subdivsion	36536	$174,429.00	RDL,W/S	P	Servis 1st Bank	LOC	5/22/2023	6/22/2023	7/1/2022	YES	B	6/25/2016
The Heights	SLCMMSP09551	$203,034.70	RDU & BUFER LAND	P	U.S. Bank	LOC	6/30/2023	7/31/2023	7/21/2022	YES	Aa3*	7/31/2019
Rosebrooke Sub., Sec 1 -- (8-Lots)	90721867	$182,211.00	RDU	P	Pinnacle National Bank	LOC	7/18/2023	8/18/2023	12/23/2020	YES	B+	8/10/2021
Terrabrooke Subdivision	5098	$188,230.00	RDL,W/S & LAND	P	Franklin Synergy Bank -- FirstBank	LOC	7/20/2023	8/20/2023	7/21/2022	YES	B	2/2/2016
Taramore, Subdivision Ph.10	IS0333349U	$81,429.00	RDL, W/S	M	Wells Fargo Bank	LOC	8/3/2023	9/3/2023	12/6/2020	YES	B	9/3/2015
Oman Subdivision	1250038637	$414,611.50	RDL,W/S & LAND	P	FirstBank	LOC	8/7/2023	9/7/2023	8/26/2022	YES	B	9/6/2019
Taramore, Subdivision, Ph. 12	70004240	$461,679.00	RDU, W/S	P	SunTrust Bank -- Truist	LOC	8/20/2023	9/20/2023	12/9/2020	YES	B	9/19/2019
American Tower	3029729	$20,000.00	TOWER REM.	P	Bank of America	LOC	8/26/2023	9/26/2023	8/11/2022	YES	B	9/26/2000
Witherspoon Sub. Sec. 8	90727896	$314,560.00	RDU, W/S & LAND	P	Pinnacle National Bank	LOC	8/27/2023	9/27/2023	9/30/2021	YES	B+	9/28/2021
Taramore, Subdivision Ph. 11	IS0342670U	$165,064.00	RDL,W/S	P	Wells Fargo Bank	LOC	9/13/2023	10/13/2023	9/30/2022	YES	B	10/13/2015
Broad Oaks Sub	SLCMMSP10192	$811,428.00	RDU, W/S & LAND	P	U.S. Bank	LOC	9/22/2023	10/22/2023	9/30/2022	YES	Aa3*	7/31/2019
Marshall Place ***PERPETUAL***	40037500	$162,493.00	RDL, W/S & LAND	P	Lineage Bank	LOC	11/5/2023	12/22/2023	11/3/2022	YES	B	12/22/2021
Witherspoon Sec. Seven	90610443	$381,736.00	RDU, W/S, LAND	P	Pinnacle National Bank	LOC	12/8/2023	1/8/2024	12/2/2022	YES	B+	1/8/2021
Witherspoon Subdivision, Sec. Four	90020122	$169,088.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	12/24/2023	1/24/2024	1/20/2023	YES	B+	1/26/2018
Delfino Subdivision ***PERPETUAL***	2690071471	$294,726.00	RDU, W/S, LAND, SIGN	P	FirstBank	LOC	12/28/2023	1/28/2024	12/13/2022	YES	B	1/5/2022
Taramore Subdivision, Ph. 14	70002305	$53,267.00	RDL, W/S	P	SunTrust Bank -- Truist	LOC	12/30/2023	1/30/2024	1/31/2022	YES	B	1/30/2017
Witherspoon, Sub. Sec. Five	90359703	$373,525.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	1/22/2024	2/22/2024	9/30/2022	YES	B+	2/22/2019
Tuscany Hills Sec. Seven	1250031570	$102,863.50	RDL,W/S	P	FirstBank	LOC	2/15/2024	3/15/2024	3/31/2022	YES	B	3/15/2019
Crown Castle Small Cell Node Removal- Veriz	68145854	$15,000.00	SMALL CELL REMOVAL	P	Bank of America	LOC	2/22/2024	3/22/2024	3/31/2022	YES	B	5/3/2019
935 Edmondson Pike	2720059121	$96,100.00	RDU	P	FirstBank	LOC	3/1/2024	4/1/2024	12/20/2020	YES	B	4/1/2021
Reserve at Raintree Forest, Sec. Four	90412148	$331,419.00	RDU, W/S	P	Pinnacle National Bank	LOC	3/15/2024	4/15/2024	3/23/2023	YES	B+	4/17/2019
Beech Creek Hill -- ***PERPETUAL***	403822500	$152,333.00	RDU & S	P	Franklin Synergy Bank -- FirstBank	LOC	3/18/2024	4/18/2024	4/12/2023	YES	B	10/18/2019
Harlan Sub.	90744937	$1,714,735.00	RDU, AMENITY & LAND	P	Pinnacle National Bank	LOC	3/20/2024	4/20/2024	4/21/2022	YES	B+	4/20/2022
Morgan Farms Secs 1, 2, 3, 5, & 7	IS000188884U	$402,128.30	RDL, W/S	P	Wells Fargo Bank	LOC	3/28/2024	4/28/2024	4/12/2023	YES	B	5/19/2021
Cromwell, Sec. One	69408855-711	$42,999.50	RDL, W/S & LAND	M	Synovus Bank	LOC	3/28/2024	4/28/2024	12/14/2022	YES	B	5/7/2013
Cromwell, Sec. Two	69408855-712	$127,457.00	RDL, W/S	M	Synovus Bank	LOC	3/30/2024	4/30/2024	12/14/2022	YES	B	1/9/2017
Academy at Holy Tree	1001	$10,000.00	RDU & LAND	P	FirstBank	LOC	4/5/2024	5/5/2024	3/23/2023	YES	B	5/5/2021
Harpeth on the Green,, Building Two	S223221	$128,157.70	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
Harpeth on the Green,, Building Three	S223222	$128,157.70	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
Harpeth on the Green,, Building Four	S223223	$93,142.50	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
Harpeth on the Green,, Building Five	S223224	$88,887.70	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
100 Winners Circle	S223225	$163,606.30	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
Brentwood Family YMCA	75000574	$121,000.00	LAND	P	Truist Bank	LOC	4/21/2024	5/21/2024	6/2/2022	YES	B	6/1/2022
Rosebrooke Sub., Sec. 2A	90755320	$2,507,799.85	RD, Amenity, Landscape St Trees, Entrance	P	Pinnacle Bank	LOC	7/30/2024	8/30/2024	8/19/2022	YES	B+	8/19/2022
Reserve at Raintree Forest, Sec. Ten	0000002690083195	$126,669.50	RDU, WS	P	FirstBank	LOC	8/6/2024	9/6/2024	9/7/2022	YES	B	9/7/2022
Grand Oaks	90760579	$151,793.04	RDU, WS	P	Pinnacle Bank	LOC	9/19/2024	10/19/2024	10/20/2022	YES	B+	10/19/2024
Rosebrooke, Sec. 2B	90761260	$369,500.54	RDU, Street Trees	P	Pinnacle Bank	LOC	9/25/2024	10/25/2024	11/10/2022	YES	B+	11/8/2022
Bella Collina ***PERPETUAL***	2710088345	$141,075.75	DU, Street lighting, Land, Sew	P	FirstBank	LOC	1/7/2025	2/7/2025	2/7/2023	YES	B	2/7/2023
Chase Bank Citypark Brentwood Landscaping	NUSCGS045362	$70,922.00	LAND	P	JPMorgan Chase	LOC	1/11/2025	2/11/2025	2/14/2023	YES	B+	2/10/2023
TOTAL	**$12,424,568.08**											
***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

PROJECT NAME	*AMOUNT OF ESCROW*	*DESIGNATED IMPROVEMENT*	*P/M*	*ORIGINAL CASHIERS CHECK NUMBER*	*DATE RECEIVED*
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
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
PWSF -- 8217 Alamo Drive	$5,747.50	LAND	P	5501777477	4/24/2014
Tomlinson Subdivision	$15,000.00	LAND	P	8732105553	4/10/2015
Traditions Section 1	$240,295.00	RDU & W/S	P	001060	3/31/2017
Elmbrooke, Sec. 1	$5,000.00	RDU & LAND	M	201755368	6/8/2017
Traditions Section 2	$298,234.00	RDU & W/S	P	003273	8/16/2018
Hidden Creek Sections 1 & 2	$25,000.00	LAND	M	001402	8/8/2018
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
Traditions, Section 3	$703,066.80	RDU & W/S	P	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
Springhill Suites	$6,000.00	STREET FURN	P	1343110	12/14/2020
Fish Split Log Road Subdivision	$62,486.70	RDU & W/S	P	9671300959	7/16/2022
	$2,472,032.90				

TOTAL ESCROW ACCOUNT HOLDINGS	**$2,472,032.90**
TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY	**$14,896,600.98**

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 05/01/2023

Information

PROJECT NUMBER

Planning and Codes Department Monthly Report

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Monthly Report -- March 2023

Bob Leeman
PLANNING AND CODES DIRECTOR

Michael Rinehart
BUILDING CODES OFFICIAL

Todd Petrowski
SENIOR CITY PLANNER

Allison Roberts
PLANNER I

BRENTWOOD
PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM
2023-3

TO: HONORABLE MAYOR AND MEMBERS OF THE BOARD OF COMMISSIONERS

THROUGH: KIRK BEDNAR, CITY MANAGER

FROM: Todd Petrowski, Senior City Planner

SUBJECT: March 2023 MONTHLY REPORT

DATE: April 18, 2023

PLANNING COMMISSION

The Planning Commission conducted their regular monthly meeting on March 6, 2023. The following presents a summary of the Planning Commission case file review, completed by staff to date in FY 2023.

PLANNING COMMISSION CASE FILE REVIEW -- SUMMARY -- FY 2023 (FROM FINAL AGENDA)														
REVIEW TYPE	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	YTD	TOTAL
ADOPTION OF PROPOSED REVISIONS TO SUBDIVISION REGULATIONS													***0***	
FINAL PLAT	1	2	2	1	2	2	1		2				***13***	
FOOD TRUCK RALLY													***0***	
HILLSIDE PROTECTION SITE PLAN	1						1		1				***3***	
LIMITED DURATION EVENT	2	1	1	2	1								***7***	
MASTER GRADING PLAN													***0***	
PRELIMINARY PLAN	1	1	1			1	2		1				***7***	
PUBLIC HEARING -- TBCH			1										***1***	
REVISED BUILDING ELEVATIONS													***0***	
REVISED FINAL PLAT	1		1		1		1	2					***6***	
REVISED HILLSIDE PROTECTION SITE PLAN					2	1		1					***4***	
ORD. 2022-06 SAM DONALD RD ZONING		1											***1***	
ORD. 2022-12 - ASSIGN C-3 TO SUMMIT VIEW PLACE			1										***1***	
ORD. 2023-01 - WINDY HILL PARK REZONING (R-2 TO SI-3)								1						
RES. 2022-84 - POS EXPANSION OF UGB SAM DONALD RD			1										***1***	
ORD. 2022-14 Old Smyrna Road Prop. to AR-IP					1									
REVISED MASTER PLAN													***0***	
REVISED PRELIMINARY PLAN		3	3	2	2	1	3		1				***15***	
REVISED SITE PLAN	3	4	4	1	3		3	2	6				***26***	
MASTER PLAN							1	1						
SITE PLAN	1					1		1	1				***4***	
SMALL CELL WIRELESS FACILITIES													***0***	
REVISED PWSF SITE PLAN													***0***	
TEMPORARY MODEL HOME/SALES OFFICE													***0***	
													0	
MONTHLY TOTAL	**10**	**12**	**15**	**6**	**12**	**6**	**12**	**8**	**12**	**0**	0	0	***93***	

BOARD OF ZONING APPEALS

The Board of Zoning Appeals had four cases on their March agenda. Three cases were approved, and one was deferred by the applicant.

BOARD OF ZONING APPEALS -- CASE FILE REVIEW SUMMARY-- FY 2023 (FROM FINAL AGENDA)													
REVIEW TYPE	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	YTD TOTAL
ACCESSORY STRUCTURE	1	3	3	1	2	2	1	3	4				20
HOME OCCUPATION													0
SPECIAL EXCEPTION													0
VARIANCE				1	1								2
APPEAL OF STAFF DECISION													0
TOTALS	1	3	3	2	3	2	1	3	4	0	0	0	22

AMENDMENTS TO THE ZONING ORDINANCE/ANNEXATIONS/REZONINGS/CODE REVISIONS

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

PERMIT SUMMARY

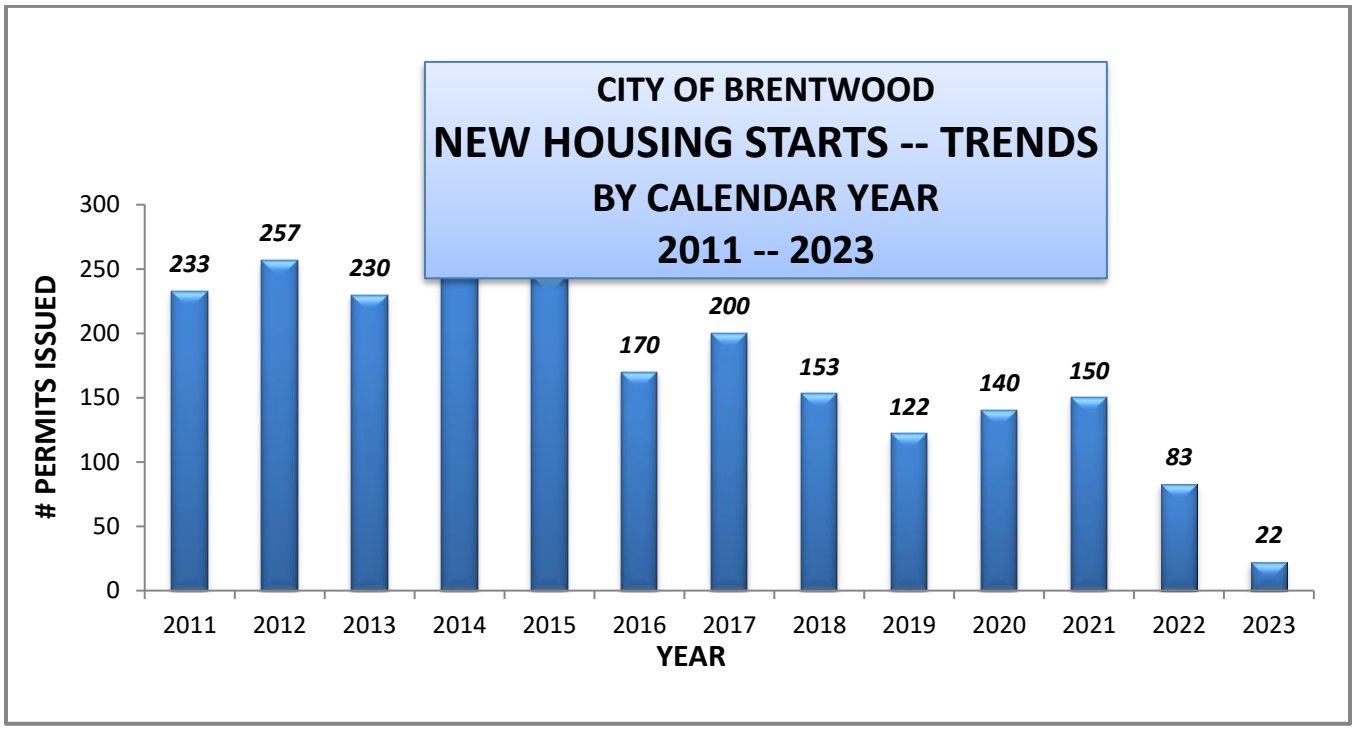
Staff issued a total of **6** single-family residential permits for the month of March 2023. The total valuation of the single-family permits issued was **$8,532,234.00.** A total of **12** single-family permits were issued for the same period last year.

The total number of single-family permits issued this **calendar year**, through March, is **22.** The total number of single-family permits issued last calendar year for the same period was **31**. A total of 51 single-family building permits have been issued to date in FY 2023.

The tables below provide additional details on the total number of permits issued in March.

SUMMARY -- PERMIT VALUATION/FEES COLLECTED -- FY 2023			
PERMIT COUNT VALUES FEES			
MONTH	***PERMITS ISSUED***	***VALUATION***	***FEES COLLECTED***
JULY	222	$47,972,152.00	$442,025.13
AUGUST	272	$93,074,993.00	$324,053.98
SEPTEMBER	179	$40,573,245.00	$138,031.65
OCTOBER	179	$17,510,544.00	$61,578.77
NOVEMBER	151	$12,324,294.00	$48,091.40
DECEMBER	144	$21,936,245.00	$104,744.04
JANUARY	180	$20,705,119.00	$155,542.68
FEBRUARY	147	$24,002,115.00	$141,381.90
MARCH	182	$21,345,911.00	$112,723.80
APRIL			
MAY			
JUNE			
TOTAL FY 2023	**1656**	**$299,444,618.00**	**$1,528,173.35**

Permits Issued			
Date xlRange from March 2023			
Permit Type	**# Issued**	**Valuation**	**Fees**
Commercial Addition	1	$ 1,800,000.00	$ 5,025.38
Commercial Exterior Renovation	1	$ 150,000.00	$ 881.63
Commercial Tenant Finish	10	$ 1,659,351.00	$ 9,464.29
Demolition	4	$ 168,500.00	$ 1,000.00
Grading	3	$ 2,731,460.00	$ 1,325.00
Irrigation/Fire Sprinkler Sys/Domestic	15	$ 92,450.00	$ 847.50
Mechanical	43	$ 668,088.00	$ 2,678.50
Plumbing	37	$ 872,527.00	$ 15,055.00
Residential Addition	2	$ 161,000.00	$ 925.75
Residential Covered Porch	10	$ 778,032.00	$ 3,529.75
Residential Deck	6	$ 279,236.00	$ 1,509.00
Residential Detached Garage	1	$ 110,000.00	$ 477.75
Residential Fence	5	$ 55,651.00	$ -
Residential Gazebo	1	$ 25,000.00	$ 169.00
Residential Hot Tub or Spa	1	$ 125,000.00	$ 519.00
Residential New Building	6	$ 8,532,234.00	$ 56,328.50
Residential Remodel/Basement or Att	2	$ 31,200.00	$ 265.25
Residential Renovation / Repair	8	$ 446,100.00	$ 2,176.50
Residential Shed	2	$ 260,195.00	$ 972.25
Residential Swimming Pool	8	$ 2,065,397.00	$ 7,564.75
Residential Windows and Doors	11	$ 124,490.00	$ 959.00
Retaining Wall	4	$ 210,000.00	$ 1,000.00
Special Event	1	$ -	$ 50.00
GRAND TOTAL	182	$ 21,345,911.00	$ 112,723.80



INSPECTION SUMMARY

The number of inspections conducted by staff in March increased from the previous month. The number of inspections completed in March was 886. These are combined inspection totals for Planning & Codes, Engineering, and Fire. The total number of inspections completed to date in FY 2023 is 7,476.

MONTHLY COMPARISON OF INSPECTIONS COMPLETED -- 2011 - 2023													
	2011	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**
January	1,201	1,332	1,485	1,099	1,273	1,098	1,032	879	829	721	828	552	780
February	1,156	1,423	1,334	1,233	1,165	1,175	966	896	774	766	641	652	621
March	1,530	1,384	1,472	1,332	1,473	1,255	1,147	1,138	983	824	1,103	900	886
April	1,504	1,598	1,678	1,400	1,620	1,158	1,039	944	779	944	967	890	
May	1,709	2,025	1,792	1,350	1,451	1,355	1,315	912	775	924	946	848	
June	1,840	1,693	1,648	1,423	1,622	1,323	1,165	1,057	764	962	1,076	1,025	
July	1,599	1,768	1,830	1,602	1,495	1,109	1,119	1,117	881	743	1,058	797	
August	1,765	2,014	1,757	1,466	1,446	1,538	1,198	1,087	896	862	925	993	
September	1,712	1,801	1,562	1,575	1,595	1,270	1,153	1,124	736	897	845	1,042	
October	1,337	1,918	1,717	1,522	1,365	1,270	1,111	986	869	934	970	956	
November	1,331	1,440	1,397	1,281	1,120	1,305	1,051	743	635	912	794	792	
December	1,402	1,384	1,516	1,455	1,188	1,071	994	729	737	865	737	609	
TOTAL	**18,086**	**19,780**	**19,188**	**16,738**	**16,813**	**14,927**	**13,290**	**11,612**	**9,658**	**10,354**	**10,890**	**10,056**	**2,287**
INSPECTOR ACTIVITY SUMMARY													

PUBLIC WORKS PROJECT FEES

A summary of the Public Works Project fees collected in March 2023 are detailed in the table below.

SUMMARY PUBLIC WORKS PROJECT FEES COLLECTED FY 2023 (VERIFIED)		
MONTH	***PERMITS ISSUED***	***FEES COLLECTED***
JULY	2	$156,250.00
AUGUST	4	$22,945.00
SEPTEMBER	3	$17,580.00
OCTOBER	1	$5,860.00
NOVEMBER	0	$0.00
DECEMBER	4	$23,100.00
JANUARY	6	$78,423.00
FEBRUARY	7	$42,735.00
MARCH	4	$24,420.00
APRIL		
MAY		
JUNE		
TOTAL FY 2023	**31**	**$371,313.00**

WATER AND SEWER TAP FEES RECEIVED

WATER & SEWER TAP FEE SUMMARY - FY 2023							
MONTH	**SEWER**			**WATER**			**TOTAL FEES RECEIVED**
	TAP FEES	**PERMITS ISSUED**	**ACCOUNT SET UP FEES**	**TAP FEES**	**PERMITS ISSUED**	**ACCOUNT SET UP FEES**	
JULY	$138,750.00	4	$60.00	$5,000.00	3	$75.00	$143,885.00
AUGUST	$84,500.00	5	$60.00	$35,000.00	7	$100.00	$119,660.00
SEPTEMBER	$18,000.00	4	$45.00	$22,500.00	4	$100.00	$40,645.00
OCTOBER	$5,000.00	1	$15.00	$0.00	1	$25.00	$5,040.00
NOVEMBER	$0.00	0	$0.00	$0.00	0	$0.00	$0.00
DECEMBER	$15,000.00	3	$45.00	$12,000.00	3	$75.00	$27,120.00
JANUARY	$20,015.00	5	$60.00	$19,000.00	3	$125.00	$39,200.00
FEBRUARY	$15,000.00	3	$45.00	$17,000.00	3	$75.00	$32,120.00
MARCH	$10,000.00	2	$30.00	$24,500.00	3	$75.00	$34,605.00
APRIL							$0.00
MAY							$0.00
JUNE							$0.00
TOTAL	**$306,265.00**	**27**	**$360.00**	**$135,000.00**	**27**	**$650.00**	**$442,275.00**

CODES ENFORCEMENT

The Municipal Codes Officer opened a total of 3 codes violation cases during the month of March.

The bulk of the Municipal Codes Officer's time this month has been spent doing sign enforcement. Approximately 55 illegally placed signs were pulled from the right-of-way during the month of March.

CODE ENFORCEMENT CASE SUMMARY MARCH 2023		
CASE TYPE	*TOTAL CASES*	*CLOSED CASES*
Building Safety	0	0
Drainage	0	0
Nuisance	2	1
Sanitary	0	0
Sign Obstruction	0	0
Vehicle	0	0
Zoning	1	0
TOTAL	**3**	**1**

ROUTINE TASKS AND RESPONSIBILITIES

- Customer support in the use of the permitting software.
- Daily inspections conducted by the Inspection staff on open permits.
- 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 if properties are located within floodplain areas for contractors and homeowners.
- Updated & maintained the department's portion of the city's website as needed.

CITY OF BRENTWOOD

SUMMARY OF VACANT RESIDENTIAL LOTS

MARCH 2023

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
ANNANDALE	OLD SMYRNA RD.	168	168	168	0	0	0	208.00	4	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	23	0	0	0	32.14	1	Recorded
BEECH CREEK HILL	BEECH CREEK RD.	6	6	6	0	0	0	10.68	1	Final Plat approved by PC -- 6/4/2018
BELLE TERRA	CONCORD RD.	5	5	5	0	0	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	2	2	0	0	0	40.45	1	Final Plat Recorded -- PB P68, PG 146
BORGATA	WILSON PK.	27	27	27	0	0	0	40.67	4	All Sections Recorded
BRASS LANTERN FARMS	MURRAY LN.	9	9	9	0	0	TRUE	15.06	1	All Sections Recorded
BRENTWOOD CLOSE	WILSON PK.	29	29	29	0	0	0	34.02	4	All Sections Recorded
BRENTWOOD GLEN	WILSON PK.	47	47	47	0	0	0	52.40	6	All Sections Recorded
BRIDGETON PARK	CONCORD RD.	146	146	146	0	0	0	77.53	5	All Sections Recorded
BROOKFIELD	SUNSET RD.	472	472	472	0	0	0	273.00	5	All Sections Recorded
CHEVOIT HILLS	HUNTERBORO DR.	16	16	16	0	0	0	17.98	4	All Sections Recorded
CROMWELL SUBDIVISION (LOMBARDY EST.)	SPLIT LOG RD.	62	62	62	0	0	0	70.67	5	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
CROSS POINTE	SPLIT LOG RD.	14	14	14	0	0	0	21.49	6	Includes the Historic Fly House
EDENBROOK	LIBERTY CHURCH RD.	13	13	13	0	0	0	19.63	5	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
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
GENE SACKS PROPERTY	RAGSDALE RD.	3	3	3	0	0	0	24.65	5	Recorded South Tract Became Echo
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
HALCYON ESTATES	HAROGATE DR.	8	8	8	0	0	0	9.96	4	Recorded
HIDDEN CREEK	PINKERTON RD.	25	25	25	0	0	0	28.92	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
MCGAVOCK FARMS	MURRAY LN.	192	192	192	0	0	0	211.00	1	All Sections Recorded
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
OWL CREEK, ALL PHASES	CONCORD RD.	85	85	85	0	0	0	87.60	5	All Sections Recorded
PENA ESTATES	CONCORD PASS	2	2	2	0	0	0	5.19	5	Recorded
PRESERVE AT CONCORD	CONCORD RD.	22	22	22	0	0	0	25.10	4	All Sections Recorded
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 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
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
TUSCANY HILLS	SPLIT LOG RD.	125	125	125	0	0	0	97.70	5	Sections 1 - 7 -- Recorded
VALLE VERDE	MOORES LN.	40	40	40	0	0	0	75.05	2	Recorded -- Private Streets
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
WOODLANDS AT COPPERSTONE	SUNSET RD.	119	119	119	0	0	0	75.87	5	All Sections Recorded

THE SUBDIVISIONS ABOVE, INDICATED IN RED TEXT HAVE BEEN BUILT OUT

#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
1165 WALLER ROAD	WALLER RD.	2	0	2	0	0	0	5.01	5	Property owner decided not to subdivide. On 12/21/2021 the BZA approved a request to construct a 1,900 sf detatched structure on the lot w/ sleeping quarters in addition to the principal structure.
1181 WALLER ROAD	WALLER RD.	2	2	1	0	1	1	5.5	5	Corner of Waller and Sunset Roads
919 EDMONDSON PIKE	EDMONDSON PIKE	2	2	2	0	0	0	7.42	4	Plat Aproved by PC -- 9/8/2020
935 EDMONDSON PIKE	EDMONDSON PIKE	3	3	3	0	0	0	7.55	4	Plat Recorded -- 4/5/2021 -- Inc. 931, 933 & 935 Edmondson Pk
9829 CONCORD ROAD	CONCORD ROAD	2	2	0	0	1	0	3	6	aka COX PROPERTY - recorded 7/27/2022
9784 CONCORD ROAD	CONCORD ROAD	2	0	0	0	0	0	4.87	6	Preliminary Plan approved 8/1/2022
AIX RETREAT	9919 MAUPIN RD	10	0	0	0	0	10	13.2	5	Preliminary Plan approved 1/3/2023
ALLENS GREEN, FKA -- ALLEN PROPERTY	SPLIT LOG RD.	18	18	14	0	4	0	28.00	6	Preliminary plan approved 8/3 -- Plat App. By PC 5/3/2021 -- Plat Recorded
AMELIA, FKA ROBERTS PROPERTY	310 WILSON PK.	4	0	0	0	0	4	6.00	4	Preliminary Plan approved 1/3/2023
ARDEN WOODS	JOHNSON CHAPEL RD.	30	30	27	0	3	0	41.38	1	All Sections Recorded
BELLA COLLINA	CONCORD RD.	8	8	0	8	8	8	17.71	6	Prelim Plan Appr -- 10/1/2018 & 3/2/2020
BOYD SUBDIVISION	CONCORD RD.	2	0	0	0	0	1	4.53	6	Preliminary Plan only
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 FARMS	SOUTHERN WOODS	13	0	0	0	0	13	16.52	5	Prelim Plan App -- 5-1-2017
BRENTWOOD LIGHTS	WILDWOOD DR.	13	13	11	0	2	0	41.24	1	All Sections Recorded
BROAD OAKS (LAWSON)	WILSON PIKE	8	8	3	8	5	0	23.96	6	Rev. Prelim. Plan Approved by PC -- 5-2020 -- Final Plat App - 7-2020
CALISTOGA ESTATES -- FKA SAM DONALD EST.	SAM DONALD	62	0	0	62	0	62	147	5	Preliminary Plan Approved 12/5/2022
CANNON SUBDIVISION	MURRAY LN.	2	2	1	0	1	0	9.24	1	Recorded -- PB P72, PG 30
CROCKETT FORGE ESTATES	CROCKETT RD.	2	2	2	0	0	0	3.92	6	All Sections Recorded
DELFINO SUBDIVISION -- FKA DOLPHIN CLUB	WILSON PIKE	5	5	5	0	0	0	10.27	4	Ord 2020-08 approved -- 8/24/2020
DUKE ROSE JR. SUBDIVISION	BELLE RIVE DR.	2	1	0	0	1	1	2.60	1	Revised Final Plat Approved by PC -- 7/6/2021
ECHO SUBDIVISION	RAGSDALE ROAD	13	0	0	0	0	13	20.40	5	Prelim Plan App. -- 8/2/2021
FISH SPLIT LOG ROAD SUBDIVISION	SPLIT LOG ROAD	3	3	3	3	0	0	12.78	5	Final Plat recorded. -- 8/5/2022
FOUNTAINBROOKE	PINKERTON RD.	188	188	186	0	2	0	151.00	5	All Sections Recorded
GOVERNORS CLUB	CONCORD RD.	424	424	418	0	6	0	610.00	5	All Sections Recorded -- Private Streets
GRAND OAKS SUBDIVISION -- RANDOLPH SUB.	GRAND OAKS DRIVE	3	3	2	0	1	0	4.16	1	Prelim Plan Approved 4/6/2021
HAMPTON RESERVE	CONCORD RD.	91	91	90	0	1	0	105.47	6	All Sections Recorded -- Private Streets
HARLAN SUBDIVISION	OLD SMYRNA RD.	21	21	0	0	21	0	71.01	4	Ord 2021-06 -- App 3/22/2021 -- Prelim Plan App 5/3/2021 -- Final Plat App -- 4/5/2022
HIGH POINT	CONCORD RD.	5	5	1	0	4	0	7.43	5	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	7	0	3	0	13.72	4	Private Streets -- Plat Recorded -- 2/2018
MCADAMS PROPERTY	NEW BRISTOL LN	5	0	0	0	0	0	26.80	5	Rezonge -- Ord 2021-09
MORGAN FARMS, (AZALEA PARK)	SPLIT LOG RD.	173	173	172	0	1	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
OMAN SUBDIVISION	FRANKLIN RD.	21	21	15	0	6	0	33.66	1	Recorded -- 9-2019
PARKSIDE AT BRENTHAVEN PH. II, SEC. I	DEVENS DR.	69	69	48	0	21	0	210.00	3	Phase II Not Recorded
PARKSIDE DOWNS	WILSON PK.	8	8	6	0	2	0	40.00	3	Recorded
PRESERVE AT ARDEN WOODS	FISCHER CT.	4	4	3	0	1	0	10.17	1	Prelim Plan App -- 6-6-2017 -- Final Plat Recorded 3/30/2020
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	3	Prelim Plan Approve by PC -- 12-3-2018
RAGSDALE SUBDIVISION	RAGSDALE RD.	66	0	0	0	0	66	115.29	5	Rev. Plan Approved -- 9-7-2021 -- OSRD-IP
RANDOLPH SUBDIVISION	JOHNSON CHAPEL RD. W.	2	2	1	0	1	1	7.52		Rear 4.2 acres will become the Grand Oaks Sub.
RESERVE AT RAINTREE FOREST, SEC 1-3	EASTWOOD DR.	100	100	98	0	2	0	272.00	6	All Sections Recorded
RESERVE AT RAINTREE FOREST, SEC 4-10	EASTWOOD DR.	113	36	23	0	13	77	282.00	6	Final Plat for Sec. 4 Recorded 6/7/2019, Sec. 10 recorded 9/23/22
RESERVE AT WALNUT HILLS	WALNUT HILLS DR.	38	0	0	38	0	38	57.00	5	Preliminary Plan approved 3/6/2023
ROSEBROOK SUBDIVISION (GAW)	SUNSET / SPLIT LOG RD.	124	43	14	0	29	81	154.34	5	OSRD Dev. Plan approved -- 2-22-2021 -- Sec 1 plat approved 5/3/2021 Recorded 10/11/2021, Sec. 2A recorded
SNEED MANOR	OLD SMYRNA RD.	6	6	4	0	2	0	31.42	4	Private Streets -- Plan Approved -- 11-2-2015 -- Plat Recorded -- 7-18-2017
TERRABROOKE	SPLIT LOG RD.	8	8	8	0	0	0	13.12	5	Recorded -- Several homes under construction
THE HEIGHTS	CONCORD RD.	7	7	6	0	1	0	7.36	5	Preliminary Plan Last APP by PC 4/3/2018 -- Recorded -- 9-2019
TARAMORE	SPLIT LOG RD.	275	275	266	0	9	0	312.00	5	All Phases Recorded
TAUBE PROPERTRY	SPLIT LOG RD.	24	0	0	0	0	24	58.24		Preliminary Plan Approval only -- 11/12/2021 -- Vacant
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	116	0	11	0	146.74	5	Sections 1, 2, 3, 4 & 5 -- Recorded
VALENTINE PROPERTY	MURRAY LN.	2	0	0	0	0	0	6.74	6	Final Plat approved by PC -- 6/2021 -- Lot Split
VALLEY VIEW SUBDIVISION	OLD SMYRNA RD.	11	11	9	0	2	0	14.00	4	Recorded
WITHERSPOON SUBDIVISION	CROCKETT RD.	154	154	150	0	4	0	260.72	6	Sec. 1, thru 8 & R-2 Lot Recorded.
WINDSTONE	MURRAY LN.	108	108	106	0	2	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
TOTALS		***6,306***	***5,876***	***5,688***	***121***	***189***	***426***	***7,956***		
						Available *	***W/Plans *****			
TOTAL VACANT LOTS IN CITY						***310***	***736***			