AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD MUNICIPAL PLANNING COMMISSION
Monday, October 6, 2025 -- 7:00PM
BRENTWOOD CITY HALL

Agenda Item Location Map

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

1. September 2, 2025

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. A sign-in sheet will be provided fifteen (15) minutes prior to the start of the meeting. Anyone wishing to speak may, but are not required to, sign in.

Consent Agenda

1. **BPC2507-004 Revised Final Plat - Foxboro Estates Subdivision, Section 1, Lot 12, 1003 Steeplechase Drive, Zoning R-2 -** *Applicant: Homeland Surveying and Mapping, LLC. 4828 Bethesda Duplex Road, College Grove, TN 37046*

2. **BPC2508-005 Minor Site Plan Alteration - Tesla Chargers, EV Auto, 7116 Moores Lane, Zoning C-3 -** *Applicant: H. Michael Hindman Architects, 1607 Westgate Circle, Suite 100, Brentwood, TN 37027*

3. **BPC2509-001 Minor Site Plan Alteration - Hilton Brentwood/Nashville Suites, Overlook Park, Lot 2, 9000 Overlook Boulevard, Zoning C-2 -** *Applicant: Hilton Brentwood/Nashville Suites, 9000 Overlook Blvd, Brentwood, TN 37027*

4. **BPC2509-003 Revised Final Plat - Governors Club, Lot 389, 25 Sawgrass Lane, Zoning OSRD -** *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

5. **BPC2509-006 Minor Site Plan Alteration, Monument Sign - Tennessee Baptist Children's Home, 1310 Franklin Road, Zoning SI-2/SR -** *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville , TN 37206*

6. **BPC2509-010 Final Plat - Tiburon Subdivision, Section 1, 9809 Sam Donald Road, Zoning R-2 -** *Applicant: RaganSmith Associates, 315 Woodland Street, 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. **BPC2509-005 Revised Site Plan - Baseball Field Lighting and Dugout Addition, Brentwood Academy, 219 Granny White Pike, Zoning SI-2 -** *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

2. **BPC2509-007 Site Plan - AthElite, Envirotest Systems Corporation, Lot 1, 273 Wilson Pike Circle, Zoning C-2 -** *Applicant: Fulmer Lucas Engineering, LLC, 2002 Richard Jones Road, Suite B200, Nashville, TN 37215*

Other Business

1. Monthly Security Report - September 2025

2. Board and Commission Reports

Todd Petrowski, 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: 10/06/2025

Approval or correction of minutes from Regular Scheduled Planning Commission meeting

Submitted by: Holly Earls, Administration

Department: Administration

Information

Subject

Approval or correction of minutes from the September 2, 2025 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, September 2, 2025 at 7:00 pm at Brentwood City Hall.

Present:	Chair Michael Kaplan; Vice Chair Preston Bain; Commissioner Ken Travis; Commissioner Betsy Crossley; Commissioner Rick Lundgren; Commissioner Christopher Rand; Commissioner Tracy Stadnick; Commissioner John Vitucci; Commissioner Connie Weisner
Absent:	Commissioner Ryan Crowley
Staff Present:	City Manager Jason Gage; Assistant City Manager Jay Evans; Planning & Codes Director Todd Petrowski; City Planner II Allison Roberts; City Attorney Kristen Corn

Election of Officers

Moved by Commissioner Ken Travis to nominate Michael Kaplan as Chair, seconded by Commissioner Tracy Stadnick

Vote: 9 - 0 Approved - Unanimously

Moved by Commissioner Betsy Crossley to nominate Preston Bain as Vice Chair, seconded by Chair Michael Kaplan

Vote: 9 - 0 Approved - Unanimously

Approval or Correction of Minutes

August 4, 2025

Moved by Commissioner Betsy Crossley for approval of the minutes as written, seconded by Commissioner Ken Travis

Vote: 7 - 0 Approved

Other: Commissioner Christopher Rand (Abstain)
Commissioner Connie Weisner (Abstain)

Consent Agenda

BPC2408-006 Revised Hillside Protection Site Plan Review - Hillview Estates, Section 2, Lot 46, 1108 Chelsey Court, Zoning R-2 - *Applicant: BFT Land Design, 105 Westpark Drive, Suite 335, Brentwood, TN 37027*

BFT Land Design requested approval of a Hillside Protection Site Plan for Lot 46 of the Hillview Estates Subdivision. The request was to expand the current driveway so it can wrap around to the rear of the house.

The current layout of the driveway ends at the lower level of the garage and does not allow for access to the front door. This extension would allow for easier daily access into the home and also allow for more room for parking at the current residence.
Staff recommended approval of the proposed revised hillside protection overlay site plan subject to the following conditions:

1. 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 extend feasible and practical. Additional evergreen trees and shrubs may be required to effectively screen the structure.

2. Removal of established trees outside of 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.

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

4. Add the following note to the site plan:

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **September 2, 2028**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

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

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

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

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

9. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

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

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

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

13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2507-006 Revised Final Plat - Heathrow Hills Subdivision, 5216 Harpeth Ridge Drive, Lot 21, Zoning R-2 - *Applicant: Homeland Surveying and Mapping, LLC. 4828 Bethesda Duplex Road, College Grove, TN 37046*

Homeland Surveying and Mapping LLC requested approval of a revised final plat for 5216 Harpeth Ridge Drive, Lot 21 within the Heathrow Hills Subdivision. The purpose of this request was to consolidate Parcel G with the existing lot 21 (5216 Harpeth Ridge Drive).

Parcel G and Lot 21 also known as 5216 Harpeth Ridge Drive were owned by the same person.

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. 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. 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.

6. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.)

7. 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.

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

9. 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.

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

11. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2507-010 Revised Final Plat - Forest of Brentwood Subdivision, Section 2, Lot 55, 706 Forest Park Drive, Zoning R-2 - *Applicant: Brackman Land Surveying, 1701 Gale Lane, Nashville, TN 37212*

Brackman land Surveying requested approval of a revised final plat for 706 Forest Park Drive, which was lot 55 of the Forest of Brentwood Subdivision. The purpose for this application was to remove the 20 foot drainage easement in the rear of the property to allow for more buildable area for potential expansion.

The site currently had a non-conforming accessory structure (detached garage) in the right react of the lot which was labeled to be removed.

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

1. The detached accessory structure is to be removed prior to the final plat being signed and recorded.

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

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

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

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

4. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. 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. 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.

7. 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.

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

9. 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.

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

11. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2507-011 Hillside Protection Site Plan Review - Heathrow Hills Subdivision, Lot 15, 1007 Lookout Ridge, Zoning R-2 - *Applicant: Keith Gray, 303 Walter Roberts Street, Franklin, TN 37064*

Keith Gray requested approval of a Hillside Protection Site Plan for Lot 15 of the Heathrow Hills Subdivision. The request was for the construction of a 4,143 square-foot house. The property was 1.37 acres and was accessed from a shared private drive located off of Heathrow Hills Boulevard. The proposed residence will include board-and-batten siding painted black, with light gray stone and cedar used as accent materials. The roof will consist of black shingles with standing seam metal elements.

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

1. A mandatory pre-construction meeting will be required for the site prior to issuance of permits.

2. A residential fire sprinkler system is required.

3. 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.

4. Removal of established trees outside of 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.

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 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 **September 2, 2028**, 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 (BPC2507-011) 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. 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.

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

17. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2508-002 Revised Hillside Protection Site Plan Review - Hillview Estates, Section 2, Lot 92, 1007-B Highland Road, Zoning R-2 - *Applicant: Caleb Tucker, 1007-B Highland Road, Brentwood, TN 37027*

Caleb Tucker requested approval of a revised Hillside Protection Site Plan for Lot 92 of the Hillview Estates Subdivision. The property was approximately 6.84 acres. The request was to construct a 531-square-foot garage, a 510-square-foot first floor addition, a new entryway, and a new front porch. There was an existing desk that was proposed to be removed and replaced. All additions will utilize brick and Hardie siding with a standing seam metal roof, consistent with the existing lime-washed brick and off-white siding residence.

The request also included construction of a 2,702-square-foot accessory structure in the rear buildable area. The structure will have a 1,760-square-foot footprint with additional storage on a second level. It will be constructed of painted metal with a standing seam metal roof to complement the primary residence. No sleeping quarters were proposed. Because the accessory structure exceeds staff's administrative approval authority, it required approval by the Board of Zoning Appeals.

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

1. Approval by the Board of Zoning Appeals is required before an accessory structure may be released.

2. The new addition shall require residential fire sprinklers if existing home has fire sprinklers.

3. Removal of established trees outside of 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. 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.

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

6. Add the following note to the site plan:

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **September 2, 2028**, 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.

7. 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.

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. 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. 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.

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

15. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2508-003 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 11:15 am to 1:15pm on Friday, September 19, 2025. The trucks will be located in the front parking lot along Murray Lane, in front of the STEM building.

There will be 14 food trucks invited to the event, which were intended for students only and not open to the public. The food trucks will set up at 10:15am and leave around 1:30pm.

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.

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. 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.

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

4. A separate food truck rally permit is required.

5. All food trucks that will be participating in the event must be permitted to operate in the City of Brentwood. Any food trucks on the site shall comply with the requirements of Article VI of the Municipal Code.

6. 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.

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

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

9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to the Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2508-006 Minor Site Plan Alteration - PLC Business Park, Section 1, Lot 1, 200 Powell Place, Zoning C-1 - *Applicant: ASD Sky, 4101 Charlotte Avenue, Suite F182, Nashville, TN 37203*

ASD Sky requested approval of minor site work revisions at the building entrance to include a new courtyard. This site work will include new plantings, paths and amenities. New amenities included an outdoor freestanding fire place, fire pit, and an outdoor grilling station. The exterior work included painting the exterior of the building and providing exterior access to the second level. The building will be painted urbane bronze with olive accents. Exterior access to the second level was being provided through the addition of an exterior stair, mezzanine and elevator. The elevator will be located within the proposed rebar screen.

The rebar structure will extend three feet above the existing roofline of the building. The height of the building was approximately 29 feet tall and the top of the rebar structure will be approximately 33 feet tall. The maximum allowed height of a building in the C-1 zoning district was 46 feet tall. The addition of the rebar structure will not exceed the maximum height of the building that was allowed per code.

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

1. Following Planning Commission approval, the applicant shall submit final construction documents to the Engineering Department for review and issuance of a Grading Permit.

2. Prior to issuance of a Certificate of Occupancy, the applicant shall execute a Stormwater Facility Inspection and Maintenance Agreement, including a long-term maintenance plan, following issuance of the Grading Permit.

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

4. Add the following note to the site plan:

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **September 2, 2028**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

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

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

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

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

9. 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.

10. 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.

11. 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 (**BPC2508-006**) 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.

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. 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.

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

15. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2508-008 Minor Site Plan Alteration - AutoPro of Nashville, 1610 Franklin Road, Zoning C-2 - *Applicant: AutoPro of Nashville, 1610 Franklin Road, Brentwood, TN 37027*

AutoPro of Nashville requested approval for a Minor Site Plan Alteration to remodel an existing outbuilding located at 1610 Franklin Road. The remodel will include new metal siding, a new roof, and 8 new garage doors. The existing building previously had 22 garage doors that will be removed and replaced. The building will consist of tan metal siding with a gray metal roof.

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

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

2. Add the following note to the site plan:

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **September 2, 2028**, 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 (**BPC2508-008**) 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. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

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

11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Ken Travis for approval of the items on the Consent Agenda, seconded by Commissioner Connie Weisner

Vote: 9 - 0 Approved - Unanimously

<u>Regular Agenda</u>

BPC2507-016 Revised Preliminary Plan - Tiburon Subdivision FKA Errico Subdivision, 9809 Sam Donald Road, Zoning R-2 - *Applicant: Ragan Smith Associates, 310 Woodland Street, Nashville, TN 37206*

Ragan Smith Associates requested approval of a revised preliminary plan for the Tiburon Subdivision (formerly Errico). The revision proposed a total of 28 lots on approximately 43 acres. This revision added 15 acres and 8 additional lots east of the existing development. The original plan was approved by the Planning Commission on January 2, 2024. All proposed lots comply with the requirements of the R-2 zoning district.

Lots 20–22 will front Sam Donald Road, with Lot 20 utilizing the existing driveway and Lots 21–22 sharing a new driveway. These lots will each be two acres in size. All other new lots will be accessed via

the extension of Road “C" and vary in size.

A designated sinkhole feature will be preserved within open space, consistent with subdivision regulations prohibiting such features within building envelopes. Mail service for Lots 20–22 will be provided by individual mailboxes along Sam Donald Road, while Lots 23–28 will be served by the previously approved cluster box units (CBUs).

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

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

2. Add the following note to the preliminary plan:

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **September 2, 2028**, 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 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.

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. 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.

9. 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.

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

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

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

13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Betsy Crossley for approval subject to the above conditions being met to the satisfaction of staff, seconded by Vice Chair Preston Bain

Vote: 9 - 0 Approved - Unanimously

BPC2508-007 Minor Site Plan Alteration - Peartree Village Shopping Center, 210 Franklin Road, Zoning C-2 - *Applicant: Regency Centers Corporation, 400 3715 Northside Pkwy NW Suite 400, Atlanta, GA 30327*

Regency Centers Corporation requested approval for a Minor Site Plan Alteration to repaint the Peartree Village Shopping Center. The current coloring on the shopping center was tans and browns with white accents along the roof line and metal accents at each front entrance. These modifications will encompass the entire shopping center which included Kroger and Petco.

The proposal would modify the current white roofline accents to Alabaster, the metal front door accents to a black coloring, the tan brick areas to Grizzle Gray, and the light brown striping along the front to Urban Bronze.

This modification will modernize the existing shopping center. Please note that the work had already been completed.

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

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

2. Add the following note to the site plan:

   This site plan is subject to a three year vesting period, during which the development standards in

effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **September 2, 2028,** 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. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

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

5. 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.

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

7. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **September 2, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Ken Travis for approval subject to the above conditions being met to the satisfaction of staff, seconded by Commissioner Betsy Crossley

Vote: 9 - 0 Approved - Unanimously

Moved by Commissioner Christopher Rand to amend the motion to add a condition that the blue around the Little Clinic be painted dark grey, seconded by Vice Chair Preston Bain

The main motion as amended was approved unanimously.

Vote: 9 - 0 Approved - Unanimously

BPC2508-004 PWSF - 1598A Ragsdale Road, Zoning R-2 - *Applicant: Tower Engineering Professionals, 3201 Rotary Drive, Charlotte, NC 28269*

Tower Engineering Professionals requested approval to remove and replace the wireless installation on the existing monopole located at 1598 Ragsdale Road. There was existing Sprint equipment on the tower that consisted of one (1) mount and two (2) antennas which will be removed. The Sprint equipment will be replaced with Verizon equipment. The Verizon equipment will consist of one (1) mount and twelve (12) antennas.

Existing Equipment	Proposed Equipment
One (1) mount	One (1) mount with mount modifications
Two (2) antennas	Twelve (12) antennas
Eight (8) coax cables	Three (3) remote radio heads
	One (1) OVP box "surge"
	Two (2) hybrid cables

A new generator and equipment cabinets will be installed on a new concrete pad. There will be an ice bridge from the tower to the generator and the equipment cabinets. There will be no changes to the existing tower height or existing compound lease area. There are two existing carrier antennas on the tower that were not proposed to be modified.

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

1. The installation shall comply with all requirements as defined in Section 78-536 of the zoning ordinance.

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 in this plan may be subject to standards other than those that were applicable during the vesting period. The initial vesting period for this plan expires on **September 2, 2028**, 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 in the plan.

4. When the construction authorized pursuant to a site plan is not completed within three years of 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 of the date of approval, the site plan shall then be considered as 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. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

9. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work begins. Additionally, all required electrical permits issued by the State of Tennessee must be received before any work begins.

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

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 the 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 **September 2, 2025**. Any changes to the Planning Commission-approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Tracy Stadnick for approval subject to the above conditions being met to the satisfaction of staff, seconded by Vice Chair Preston Bain

Vote: 9 - 0 Approved - Unanimously

Other Business

Monthly Security Report - August 2025

Moved by Commissioner Ken Travis for approval, seconded by Commissioner Connie Weisner

Vote: 9 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 7:22 pm.

APPROVED _____

Holly Earls, City Recorder

Consent Agenda 1.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 10/06/2025

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BPC2507-004 Revised Final Plat - Foxboro Estates Subdivision, Section 1, Lot 12, 1003 Steeplechase Drive, Zoning R-2 - *Applicant: Homeland Surveying and Mapping, LLC. 4828 Bethesda Duplex Road, College Grove, TN 37046*

General Information

Homeland Surveying and Mapping, LLC requests approval of a Revised Final Plat for Section 1, lot 12, 1003 Steeplechase Drive in the Foxboro Estates Subdivision to abandon the platted septic area on their lot.

The house has been disconnected from septic and has officially switched over to City of Brentwood Sewer with a grinder pump.

Conditions of Approval

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

1. A fence permit will be required for any future changes to the fence to achieve code compliance and must be removed from crossing the property line as well as removal from PUDE encroachments prior to issuance of any City required permit for the property.

Standard Requirements

Staff recommends that the following **12** conditions be attached to the approval of the request.

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

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. Final Plats must be printed on an 18" x 24" mylar copy.

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. 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.

7. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.)

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. 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.

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

12. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. 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 final plat subject to the requirements of the staff report.

Attachments

Proposed Final Plat

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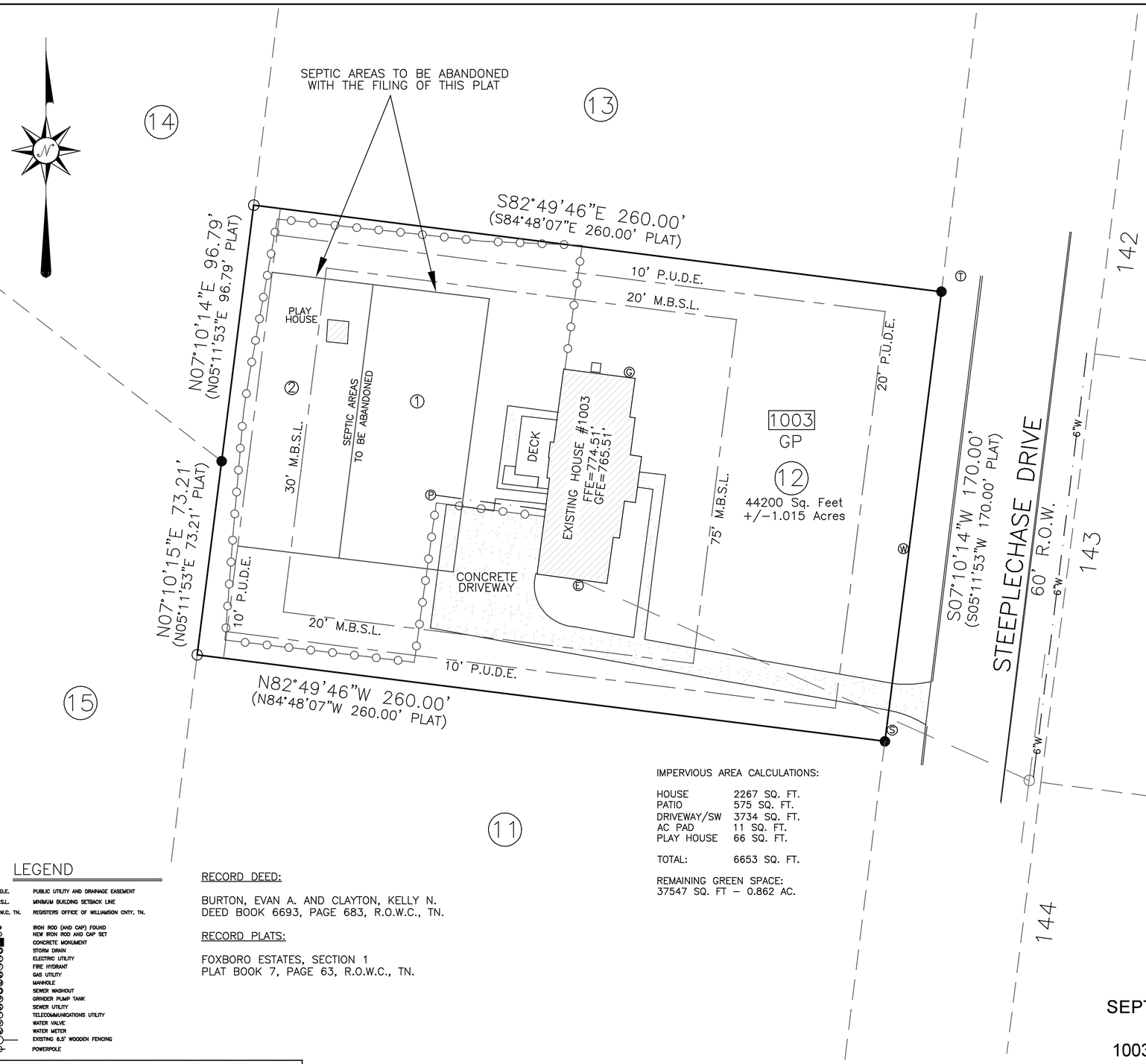
0 30 60 90

GRAPHIC SCALE 1"=30'



VICINITY MAP – N.T.S.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON THE EXISTING SEPTIC AREAS THAT ARE NOT IN USE. SHOWN IN THE PLAT OF RECORD: "FOXBORO ESTATES, SECTION 1" FOUND IN PLAT BOOK 7, PAGE 63, R.O.W.C., TN."

2. THIS PLAT VOIDS, VACATES, AND SUPERCEDES SAID FOXBORO ESTATES FOR MATTERS PERTAINING TO LOT 12.

3. BEARING AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARING.

4. SUBJECT PROPERTY IS TAX PARCEL 029M–A–012.00, AND HAS A STREET ADDRESS OF 1003 STEEPLECHASE DRIVE, BRENTWOOD, TN. 37027.

5. SUBJECT PROPERTY IS ZONED: R–2
SETBACKS:
FRONT: 75'
SIDE: 20'
REAR: 30'

ALL ZONING INQUIRIES SHOULD BE MADE TO THE CITY OF BRENTWOOD ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS.

6. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.

7. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

8. UTILITIES SHOWN ARE BASED ON PLAT OF RECORD AND WHAT WAS VISIBLE AT THE TIME THE SURVEY WAS CONDUCTED.

9. PROPERTY IS ON CITY SEWER AND NOT ON SEPTIC. SEPTIC INFORMATION SHOWN ON PLAT OF RECORD IN NOT SHOWN ON THIS PLAT AS A RESULT.

10. THIS IS NOT A TRANSITIONAL LOT ACCORDING TO THE PLAT OF RECORD: BOOK 7, PAGE 63, R.O.W.C., TN.

11. THIS LOT IS DESIGNATED AS "GP" FOR USING A GRINDER PUMP WITH CITY SEWER.

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.

IMPERVIOUS AREA CALCULATIONS:

HOUSE	2267 SQ. FT.
PATIO	575 SQ. FT.
DRIVEWAY/SW	3734 SQ. FT.
AC PAD	11 SQ. FT.
PLAY HOUSE	66 SQ. FT.
TOTAL:	6653 SQ. FT.

REMAINING GREEN SPACE:
37547 SQ. FT – 0.862 AC.

RECORD DEED:

BURTON, EVAN A. AND CLAYTON, KELLY N.
DEED BOOK 6693, PAGE 683, R.O.W.C., TN.

RECORD PLATS:

FOXBORO ESTATES, SECTION 1
PLAT BOOK 7, PAGE 63, R.O.W.C., TN.

LEGEND

P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.W.C. TN.	REGISTERS OFFICE OF WILLIAMSON CNTY. TN.
●	IRON ROD (AND CAP) FOUND
○	NEW IRON ROD AND CAP SET
■	CONCRETE MONUMENT
D	STORM DRAIN
E	ELECTRIC UTILITY
F	FIRE HYDRANT
G	GAS UTILITY
M	MANHOLE
W	SEWER WASHOUT
P	GRINDER PUMP TANK
S	SEWER UTILITY
T	TELECOMMUNICATIONS UTILITY
V	WATER VALVE
W	WATER METER
—○—	EXISTING 6.5' WOODEN FENCING
—○—	POWERPOLE

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date: Department of sewage disposal management

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(s): Date:

Title

CERTIFICATE OF APPROVAL OF STREET NAMES

I hereby certify that the Williamson County Department of Emergency Communications has approved the street name(s).

Williamson County Department of Emergency Services Date:

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I hereby certify that the City of Brentwood Planning and Codes Department has approved the subdivision name.

Secretary, Planning Commission or Planning and Codes Director Date:

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.

Engineering Director Date:

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I hereby certify that the requirements set forth in rules, regulations, by–laws, policy and operational bulletins, plat approval checklists and tree planting guidelines have been met for the electrical provider below. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Electrical Provider Date:

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Brentwood, with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission.

Secretary, Planning Commission or Planning and Codes Director Date:

CERTIFICATE OF 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.

City of Brentwood Addressing Authority Date:

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current applicable regulations.

Date: Name, Title, and Agency of Approving Agent (Water)

Date: Name, Title, and Agency of Approving Agent (Sewer)

SURVEYOR CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the specifications of the Brentwood Planning Commission.

Registered Land Surveyor #3350 Date:

KADE SLAUGENHOUPT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
09/11/2025
TENNESSEE NO. 3350

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON

SEPTIC ABANDONMENT PLAT OF 1003 STEEPLECHASE DRIVE BRENTWOOD, TN. 37027

LOT 12
FOXBORO ESTATES, SECTION 1
OF RECORD IN BOOK 7, PAGE 63, R.O.W.C., TN.

WILLIAMSON COUNTY TAX PARCEL: 029M–A–012.00

PREPARED FOR: KELLY CLAYTON–BURTON

SEPTIC ABANDONMENT PLAT
WILLIAMSON COUNTY, TENNESSEE

DATE OF SURVEY: 09/11/25 FIELD WORK: 04/29/25

CAD FILE: 1003 STEEPLECHASE PROJECT NO: 25–515–001

SCALE: 30' SURVEYOR: KJS #3350

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
4832 BETHESDA DUPLEX ROAD
COLLEGE GROVE, TN. 37046
TN. RLS. #2583
(615) 268–9658
Jake@HomelandTN.com
WWW.HomelandTN.com

Consent Agenda 2.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 10/06/2025

Current Zoning: C-3 - COMMERCIAL SERVICE - WAREHOUSING

Information

Subject

BPC2508-005 Minor Site Plan Alteration - Tesla Chargers, EV Auto, 7116 Moores Lane, Zoning C-3 - *Applicant: H. Michael Hindman Architects, 1607 Westgate Circle, Suite 100, Brentwood, TN 37027*

General Information

Michael Hindman Architects requests approval for a Minor Site Plan Alteration for EV Auto located at 7116 Moores Lane to install additional Tesla Superchargers, charging cabinets, and a new switchboard on site.

This site work will also include a new pad mounted transformer added by Middle Tennessee Electric and a new service rack. The site currently has approved EV chargers adjacent to the building and these additional ones will be on the other side of the drive isle.

The supercharger cabinet will have a screen wall that will encompass it to provide a more appealing look. The new superchargers will stand approximately 6.5 feet tall, 3 feet wide,and 1 foot deep.

Conditions of Approval

Staff does not recommend additional conditions of approval at this time.

Standard Requirements

Staff recommends that the following **10** conditions be attached to the approval of the request.

1. Approval of a site plan by the Planning Commission shall remain valid for a period of three years for the original date of the original approval.

2. Add the following note to the site plan:

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **Ocotber 6, 2028**, 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. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

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

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

10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. 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

Proposed Site Plan

Scope of Work

NEW EV CHARGERS FOR

EV AUTO

7116 MOORES LANE
BRENTWOOD, TENNESSEE

PLANNING COMMISSION RESUBMITTAL 09.02.25

PROJECT DATA

PROJECT NAME / ADDRESS:	NEW EV CHARGERS FOR EV AUTO (FORMER GLOBAL MOTORSPORTS LOCATION) 7116 MOORES LANE BRENTWOOD, TENNESSEE 37027
OWNER:	EV AUTO 612 WEST 800 SOUTH WOOD CROSS, UT 84087 PHONE: (385) 396-7865 CONTACT: ALEX LAWRENCE EMAIL: alex@evauto.com
DEVELOPER:	EV AUTO 612 WEST 800 SOUTH WOOD CROSS, UT 84087 PHONE: (385) 396-7865 CONTACT: ALEX LAWRENCE EMAIL: alex@evauto.com
EXISTING ZONING:	C3 COMMERCIAL SERVICE, WAREHOUSE (NO PROPOSED ZONING CHANGE)
EXISTING / PROPOSEDUSE:	AUTO SALES (NO PROPOSED CHANGE)
LAND AREA:	1.28 ACRES (EXISTING)
TOTAL BUILDING AREA:	3,219 S.F. (EXISTING)

LIST OF DRAWINGS

COVER SHEET

ARCHITECTURAL

S1.0 NEW EV CHARGER SITE PLAN
S1.1 SITE PLAN NOTES

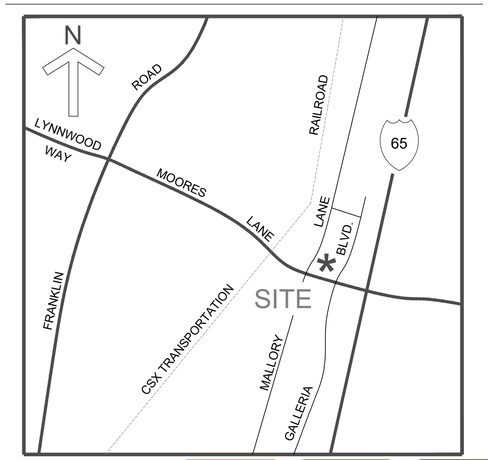
ELECTRICAL

E0.0 SITE PLAN ELECTRICAL

ARCHITECT / ENGINEER CONTACTS

ARCHITECT	H. MICHAEL HINDMAN ARCHITECTS, P.C. 1607 WESTGATE CIRCLE, SUITE 100 BRENTWOOD, TENNESSEE 37027 PHONE: (615) 370-3252 CONTACT: HARRY HARRIS EMAIL: hharris@hmharchitects.com
ELECTRICAL ENGINEER	PARSONS ENGINEERING 4751 TROUSDALE DRIVE, SUITE 202 NASHVILLE, TENNESSEE 37220 PHONE: (615) 386-9396 CONTACT: RODNEY RUNIONS EMAIL: rrunions@parsonsengineering.com

VICINITY MAP



VICINITY MAP
NOT TO SCALE

A DEVELOPMENT OF

EV AUTO
WOOD CROSS, UTAH

H. Michael Hindman
Architects, P.C.
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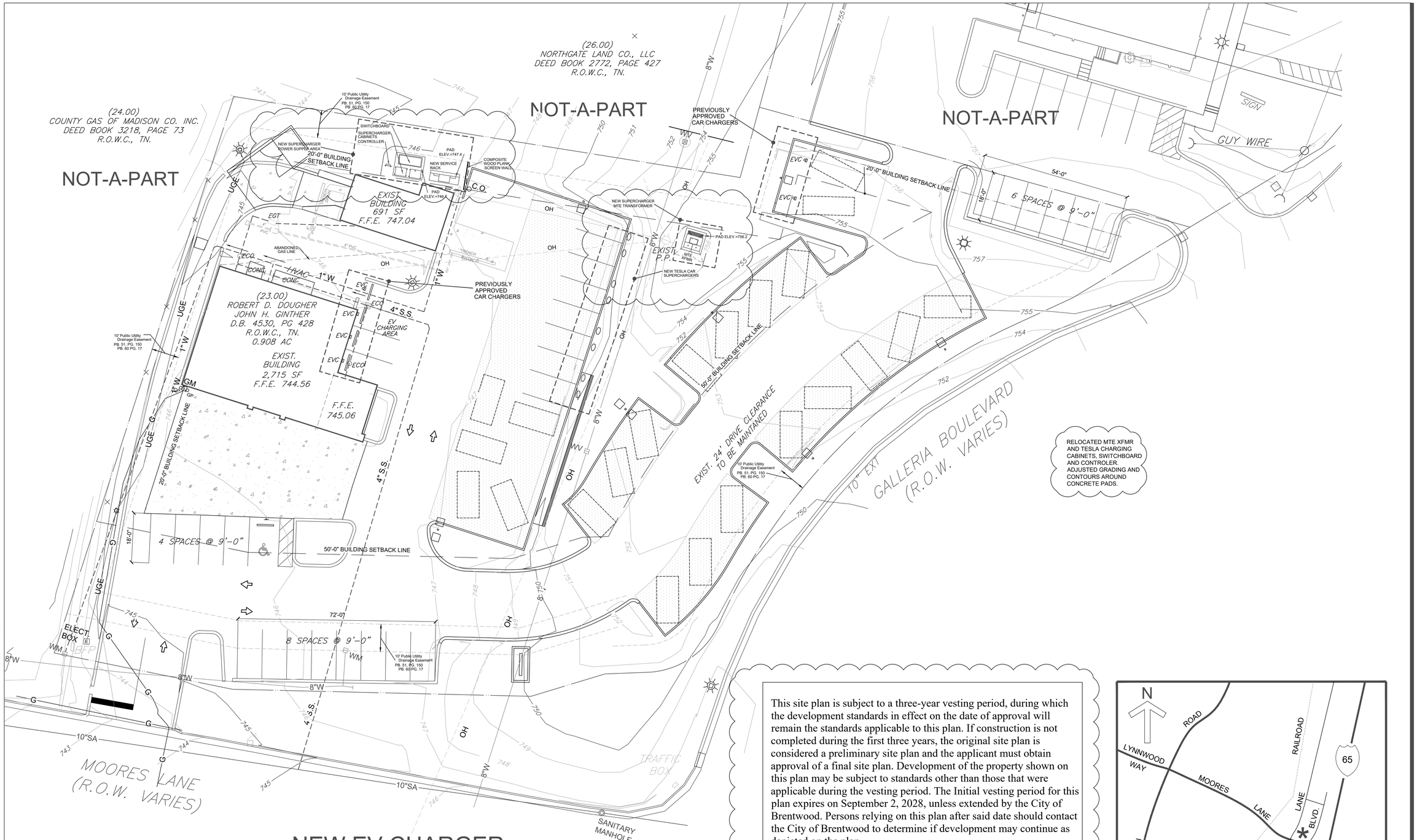
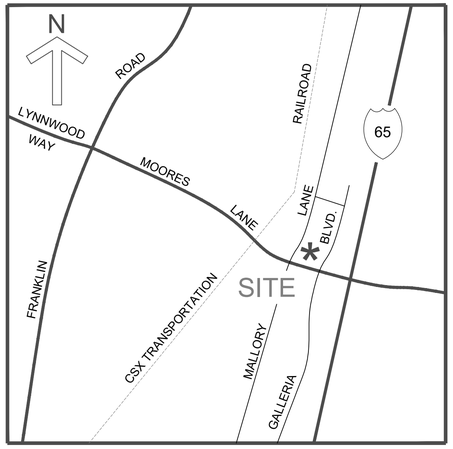
615.370.3252
www.hmharchitects.com



NEW EV CHARGER SITE PLAN

Scale: 1/16"=1'-0"

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on September 2, 2028, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.



VICINITY MAP

NOT TO SCALE

PAVING LEGEND:

- EXISTING ASPHALT W/ NEW SEALCOAT
- EXISTING PERMEABLE ASPHALT
- EXISTING CONCRETE TO REMAIN

Z:\HMH Project Files\2025\25001 EV\C AUTO - BRENTWOOD\04 - Site Plans\25001 8-25-25 EV AUTO NEW CHARGERS SITE PLAN.S1.0 SITE PLAN

H. Michael Hindman
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NEW EV CHARGERS FOR

EV AUTO

7116 MOORES LANE
BRENTWOOD, TN 37027

EV AUTO
612 WEST 800 SOUTH
WOOD CROSS, UT 84087

Revisions
PLANNING REVIEW COMMENTS 8-19-25
PLANNING REVIEW COMMENTS 8-21-25
PLANNING REVIEW COMMENTS 9-2-25

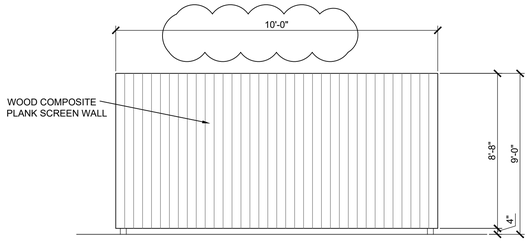
HMH Job Number
25001

Drawn By
HH

Date
8-4-25

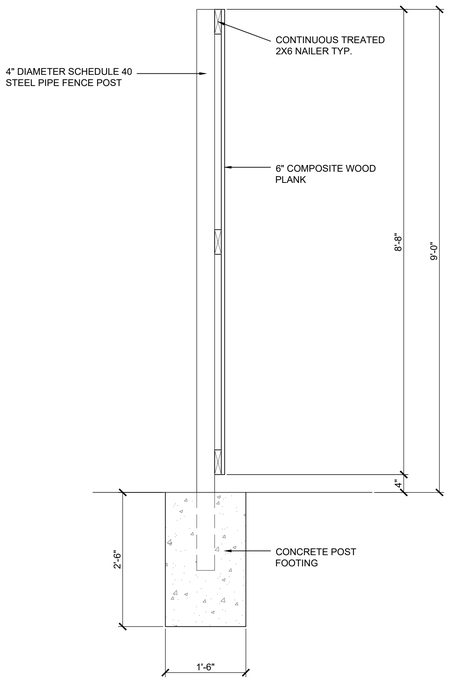
Drawing
SITE PLAN

S1.0



SUPERCHARGER CABINET SCREEN WALL ELEVATION

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

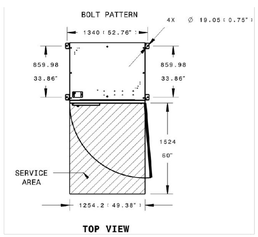


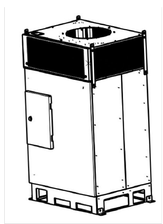
SUPERCHARGER CABINET SCREEN WALL DETAIL

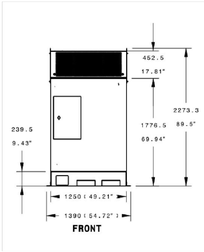
SCALE: 3/4" = 1'-0"

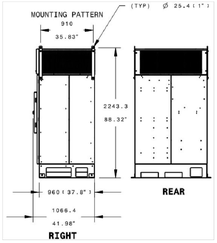
TYPICAL SUPERCHARGER CABINETS WITH SERVICE RACK (EV AUTO CONDITION SMALLER AND SCREENED)

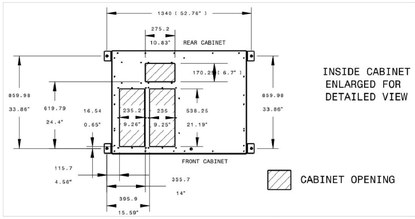
V3.5 Supercharger Cabinet Dimensions











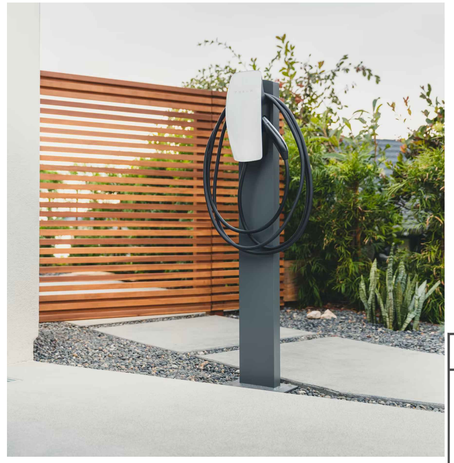
Tesla V3.5 Supercharger Cabinet 2023-05-05 4

SUPERCHARGER CABINET DIMENSIONS

EV AUTO SCOPE OF WORK:

SITE

1. INSTALLING ADDITIONAL TESLA SUPERCHARGERS ON SITE.
2. ADDING NEW TESLA SUPERCHARGER CABINETS AND SWITCHBOARD.
3. ADDING NEW SERVICE RACK.
4. NEW SUPERCHARGER CABINETS, SWITCHBOARD AND SERVICE TO BE SCREENED WITH COMPOSITE WOOD PLANK SCREEN WALLS.
5. A NEW PAD MOUNTED TRANSFORMER IS ADDED BY MIDDLE TENNESSEE ELECTRIC.
6. A FULL SUBMITTAL ON THE SCOPE OF WORK WILL BE SUBMITTED FOR BUILDING PERMIT AFTER PLANNING COMMISSION APPROVAL.



PREVIOUSLY APPROVED EV CHARGER

TESLA LEVEL 2 CAR CHARGER ON BLACK POST OR STEEL PIPE. APROX. 4'-5' TALL.

NEW TESLA V4 SUPERCHARGERS

TESLA V4 CAR SUPERCHARGER. APROX. 78" TALL X 35" WIDE X 13" DEEP.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
5. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
6. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
7. THE ARCHITECT AS A REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUB-CONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL NOT HAVE CHARGE OF THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE, OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS OR OTHER WORK AIDS.

SITE DATA:

SITE DATA

LOT AREA:	55756.8 S.F. (1.28 ACRES)
DEVELOPMENT:	EV AUTO
PARCEL/LOT #:	23.00
GROUP:	"A"
TAX MAP:	53D
ADDRESS:	7116 MOORES LANE
CITY:	BRENTWOOD
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
FRONT YARD (COLLECTOR/ARTERIAL STREET):	50'
SIDE YARD EAST (COLLECTOR/ARTERIAL STREET):	50'
SIDE YARD WEST:	20'
REAR YARD:	20'

ZONING CLASSIFICATION

JURISDICTION:	CITY OF BRENTWOOD
EXISTING ZONING:	C-3 (COMMERCIAL SERVICE - WAREHOUSE)

BUILDING AREA

MAIN BUILDING SQUARE FOOTAGE:	2,715 S.F.
BUILDING COVERAGE RATIO (0.30 MAX.):	0.048
BUILDING HEIGHT (42' MAX.):	19'-4" (FRONT OF BLDG. @ ENTRANCE) 14'-4" ALL OTHER SIDES
DETAILING BUILDING SQUARE FOOTAGE:	691 S.F.
BUILDING COVERAGE RATIO (0.30 MAX.):	0.012
BUILDING HEIGHT (42' MAX.):	19'-4" MAX AT FRONT 14'-4" ALL OTHER SIDES

LANDSCAPING REGULATIONS

PROPOSED GREENSPACE (17,401.47 S.F.)	31.20% (0.4 AC.)

PARKING SUMMARY

RATIO REQUIRED	SPA. REQ'D	SPA. PROV'D
AUTOMOBILE SALES:		
1 SPACE/500 SF OF ENCLOSED DISPLAY AREA (9'x18'x2=324 SF), PLUS	0.65	19
1 SPACE/8 OUTDOOR VEHICLE DISPLAY SPACES (59 SPACES), PLUS	8	
2 SPACE/SERVICE BAY (1 BAY FOR DETAILING), PLUS	2	
1 SPACE/EMPLOYEE (7 EMPLOYEES FOR MAX. SHIFT)	7	
TOTAL REQUIRED (INCLUDES 1 ADA ACCESSIBLE SPACES)	18	19

APPLICANT

H. MICHAEL HINDMAN ARCHITECTS, P.C.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TN 37027
PHONE: (615) 370-3252
CONTACT: MR. HARRY N HARRIS JR, AIA

ARCHITECT

H. MICHAEL HINDMAN ARCHITECTS, P.C.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TN 37027
PHONE: (615) 370-3252
CONTACT: MR. HARRY N HARRIS JR, AIA

OWNER

GMS HOLDINGS, LLC
305 5TH AVE N
FRANKLIN, TN 37064

DEVELOPER

EV AUTO
612 WEST 800 SOUTH
WOOD CROSS, UT 84087
PHONE: (385) 396-7865
CONTACT: MR. ALEX LAWRENCE

PLANNING COMMISSION NOTE

THIS SITE PLAN HAS BEEN DESIGNED TO MEET CITY OF BRENTWOOD STANDARDS

H. Michael Hindman Architects, P.C.
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Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

NEW EV CHARGERS FOR

EV AUTO

7116 MOORES LANE
BRENTWOOD, TN 37027

EV AUTO
612 WEST 800 SOUTH
WOOD CROSS, UT 84087

Revisions
PLANNING REVIEW COMMENTS 9-2-25

HMH Job Number
25001

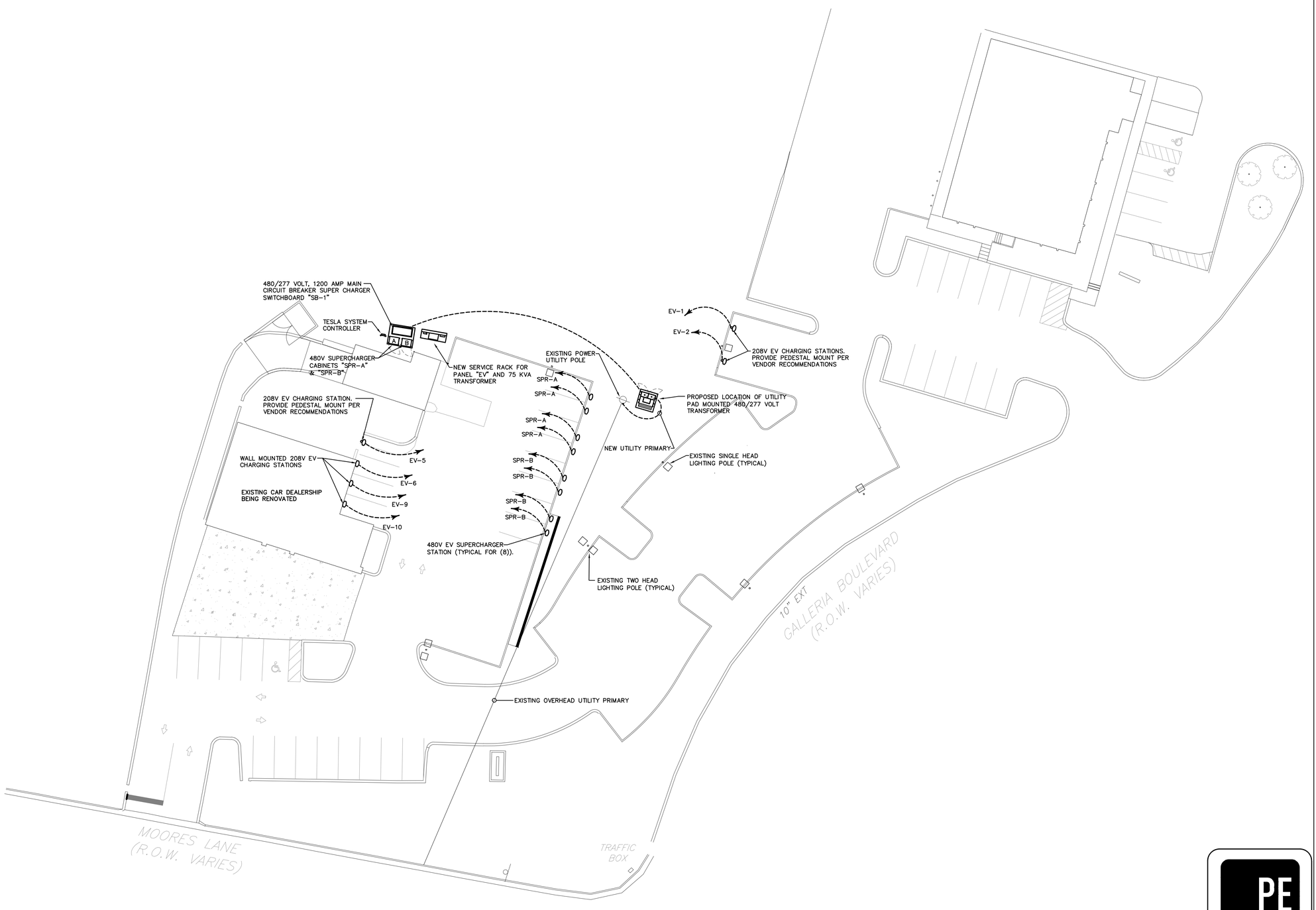
Drawn By
HH

Date
8-4-25

Drawing
SITE PLAN NOTES

S1.1

Z:\HMH Project Files\2025\25001 EVC AUTO - BRENTWOOD\04 - Site Plans\25001 8-25-25 EV AUTO NEW CHARGERS SITE PLAN.S1.1 SITE PLAN NOTES)



SITE PLAN – ELECTRICAL
SCALE: 1'-0" = 20'-0"

H M H A
H. Michael Hindman
Architects, P.C.
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Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

RODNEY D. RUNIONS
REGISTERED ENGINEER
AGRICULTURE
00108739
STATE OF TENNESSEE
8/26/25

TESLA SUPERCHARGERS BRENTWOOD, TN

EV AUTO SUPERCHARGERS

7116 MOORES LANE
BRENTWOOD, TN 37027 USA

NO.	REVISION	DATE

ELECTRICAL SITE PLAN

E-101

08/26/2025

PE
PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

PROPRIETARY AND CONFIDENTIAL

Project: 25175 Drawing: 25175-E-101.dwg

9-2-25 EV Auto Supercharger PC Resubmittal Scope of Work

1. The Tesla Supercharger power supply equipment is relocated behind the Detail building.
2. The Middle TN Electric transformer has been relocated adjacent to the power pole onsite.
3. New grading contours and spot elevations for relocated equipment pads have been added to the site plan.
4. All equipment has been relocated out of the PUDE.
5. Also please see the revised electrical site plan, which will be part of the building permit submittal for the supercharger addition.

Consent Agenda 3.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 10/06/2025

Current Zoning: C-2 - COMMERCIAL RETAIL

Information

Subject

BPC2509-001 Minor Site Plan Alteration - Hilton Brentwood/Nashville Suites, Overlook Park, Lot 2, 9000 Overlook Boulevard, Zoning C-2 - *Applicant: Hilton Brentwood/Nashville Suites, 9000 Overlook Blvd, Brentwood, TN 37027*

General Information

Hilton Brentwood/Nashville Suites requests approval for a Minor Site Plan Alteration to add a new manual gate to the rear parking lot entrance coming from Church Street East.

This new metal tube gate will be 26 feet wide and approximately 3.5 feet in height. The gate will remain open during daytime hours and be closed through the night. The gate will have a provided chain with a padlock for locking as well as reflective tape and signage on the gate so drivers are not hitting the gate in the dark.

Conditions of Approval

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

1. The applicant will be required to put reflective tape and signage on both sides of the gate for nighttime situations.

Standard Requirements

Staff recommends that the following **10** conditions 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.

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 **October 6, 2028**, 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. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

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

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

10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

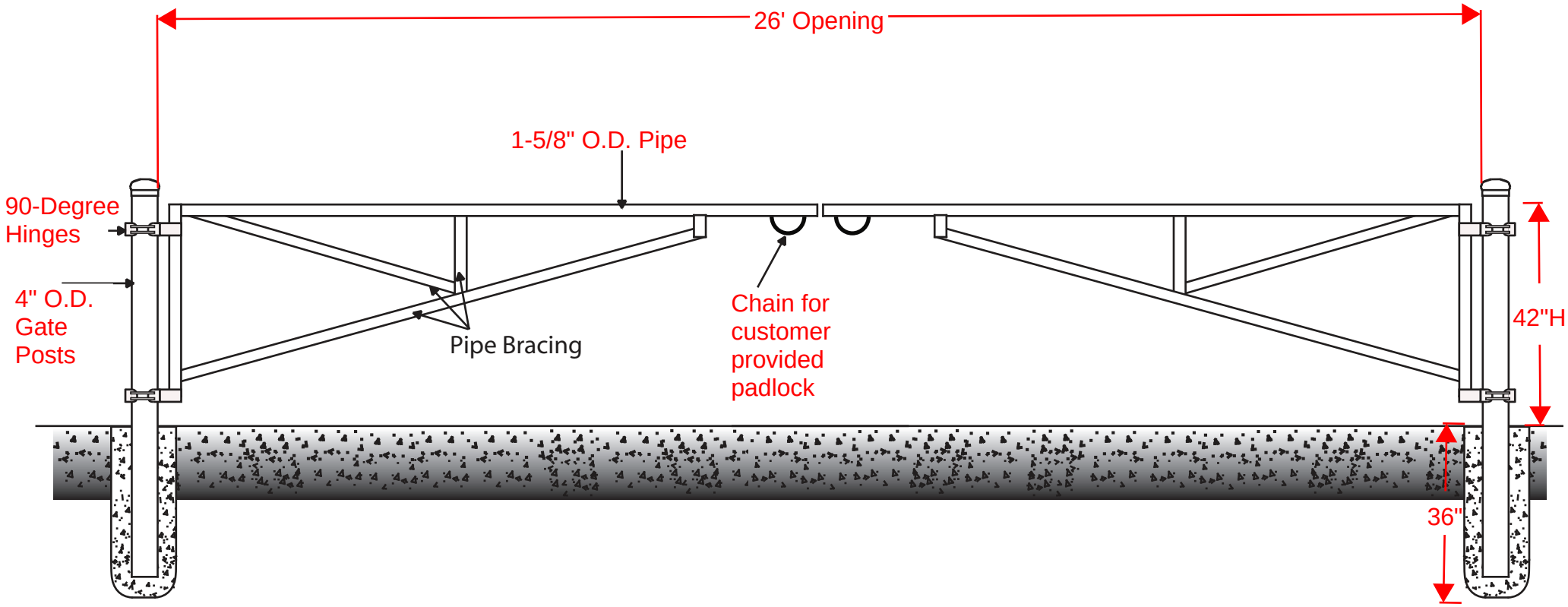
Staff Recommendation

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

Attachments

Gate Location
Gate Dimensions
Gate Visual

Church St E
Church St E
Church St E
bur bun
Hilton Brentwood/
Nashville Suit
4.4 (1330)
3-star hotel
9002


26' Opening
1-5/8" O.D. Pipe
90-Degree Hinges
4" O.D. Gate Posts
Pipe Bracing
Chain for customer provided padlock
42"H
36"

Consent Agenda 4.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 10/06/2025

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL DEVELOPMENT

Information

Subject

BPC2509-003 Revised Final Plat - Governors Club, Lot 389, 25 Sawgrass Lane, Zoning OSRD - *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

General Information

Ragan Smith Associates requests approval of a Revised Final Plat for lot 389, Phase 11, located at 25 Sawgrass Lane in the Govenors Club Subdivision. The property will include a total of 0.82 acres and currently sits vacant .

The creation of lot 389 was approved as a revised preliminary plan on July 7, 2025 Brentwood Planning Commission and forwarded a recommendation of approval to the Board of Commissioners which was then favorably approved on July 28, 2025.

Conditions of Approval

Staff does not recommend any additional conditions of approval at this time.

Standard Requirements

Staff recommends that the following **12** conditions be attached to the approval of the request.

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

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. Final Plats must be printed on an 18" x 24" mylar copy.

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

6. 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.

7. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.)

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

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

12. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on Ocotber 6, 2025 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 final plat subject to the requirements of the staff report.

Attachments

Proposed Final Plat

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO RE-CREATE LOT 389 FROM OPEN SPACE 72.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS PROPERTY IS ZONED OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT) MINIMUM BUILDING SETBACKS: (UNLESS SHOWN OTHERWISE)

   FRONT - 50'
   SIDE - 15'/25' (UNLESS SHOWN OTHERWISE)
   SIDE ABUTTING A PUBLIC STREET - 30'
   REAR - 30'
   ABUTTING PROJECT PERIMETER - 35'
   ABUTTING ARTERIAL BUFFER - 50'

4. LOT 389 SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT.
5. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
6. 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 PLAT. 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 PLAT.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47187C0230G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NUMBER 470205, PANEL NUMBER 0230, 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 OF MINIMAL FLOOD HAZARD.
8. 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.
9. IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 78-14 OF THE MUNICIPAL CODE, 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.
10. 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.
11. THE RECORDING OF THIS FINAL PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF "PHASE XI, REVISION OF LOT 389 TO OPEN SPACE 72" OF RECORD IN PLAT BOOK P42, PAGE 53, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
12. THE PRELIMINARY PLAN CONVERTING OPEN SPACE AREA 72 TO LOT 389 WAS APPROVED BY THE PLANNING COMMISSION JULY 7, 2025. THE REVISED OSRD DEVELOPMENT PLAN WAS APPROVED BY THE BOARD OF COMMISSIONERS ON JULY 28, 2025. OPEN SPACE 64 IS DESIGNATED PUBLIC UTILITY AND DRAINAGE EASEMENT PER CURRENT RECORDED PLAT (PLAT BOOK P38, PAGE, 96, R.O.W.C.T.).
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 GREATER THAN 1 : 10,000 AS SHOWN HEREON.

BY: _____ DATE: 09/16/2025
CHRISTOPHER J. MABERY, R.L.S. NO. 2483

DEED REFERENCE

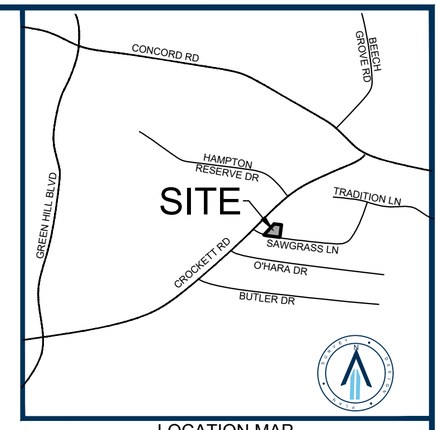
BEING THE SAME PROPERTY CONVEYED TO THE GOVERNORS CLUB PROPERTY OWNERS ASSOCIATION BY QUITCLAIM DEED OF RECORD IN DEED BOOK 3701, PAGE 105, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL 003.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 034G GROUP B.

SEE GENERAL NOTE 2.

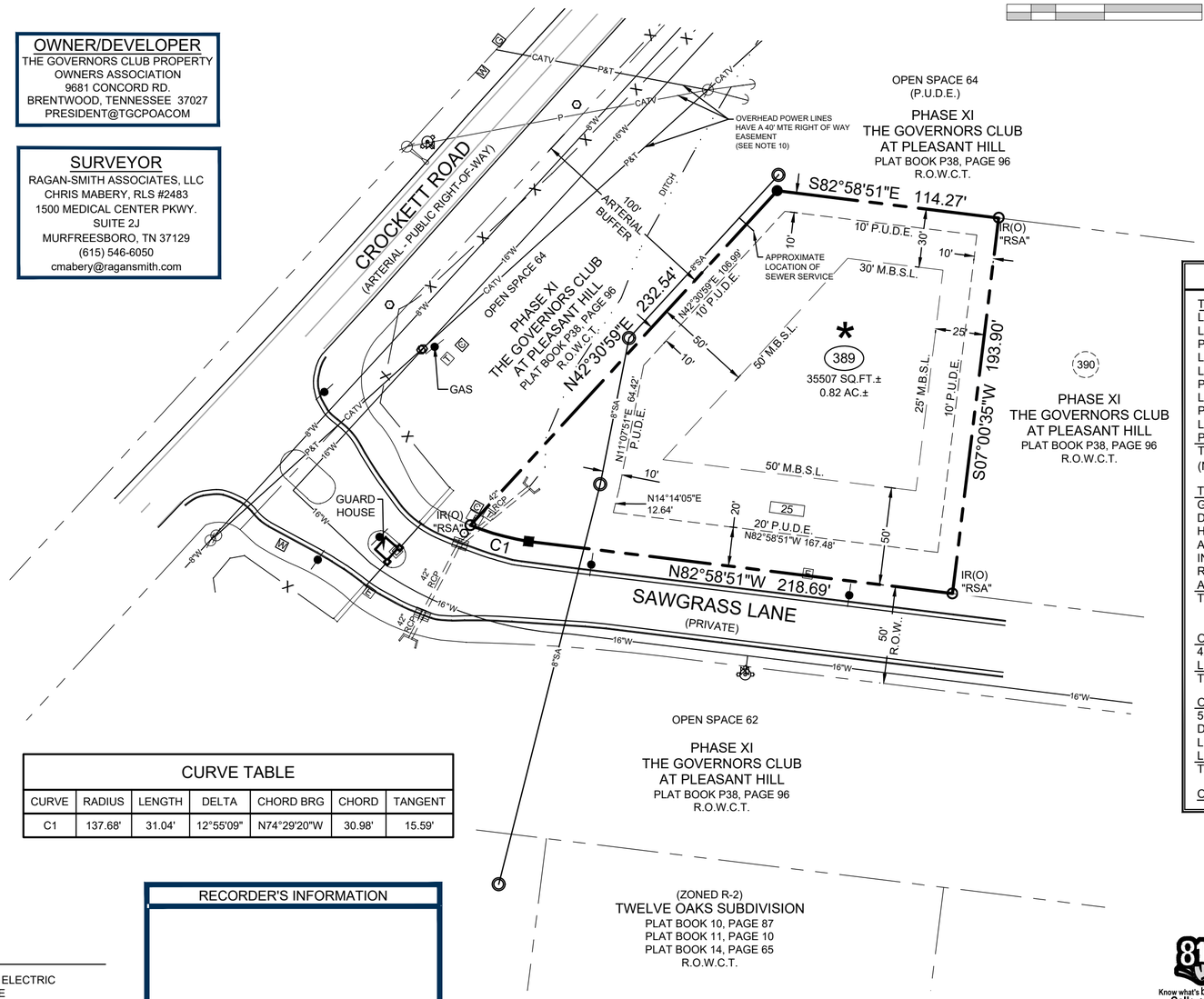
0 50 100



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER
THE GOVERNORS CLUB PROPERTY OWNERS ASSOCIATION
9681 CONCORD RD.
BRENTWOOD, TENNESSEE 37027
PRESIDENT@TGCPOACOM

SURVEYOR
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C1	137.68'	31.04'	12°55'09"	N74°29'20"W	30.98'	15.59'

OSRD CALCULATIONS (OVERALL SITE)	
TOTAL SITE AREA:	614.00 AC.
LESS R.O.W. DEDICATION	2.80 AC.
LESS SLOPES OVER 25% (OUTSIDE LOTS)	19.8 AC.
PLUS 25% OF SLOPES OVER 25%	4.95 AC.
LESS INTERNAL ROADWAY ESMT'S/ISLANDS	50.99 AC.
LESS GOLF COURSE	155.22± AC.
PLUS 50% OF GOLF COURSE	77.61 AC.
LESS FLOODWAY	6.80 AC.
PLUS 25% OF FLOODWAY	1.70 AC.
LESS AREA OF LOTS OVER 1 AC.	9.08 AC.
PLUS CREDIT FOR HISTORICAL AREAS	5.00 AC.
TOTAL USABLE LAND AREA	458.57
(NO. OF AVAILABLE LOTS 458)	
TOTAL AREAS	
GOLF COURSE	155.22± AC.
DEDICATED OPEN SPACE	144.15± AC.
HISTORICAL SITES	5.00 AC.
AREA IN LOTS	252.64± AC.
INTERNAL ROADWAY EASEMENTS	50.99± AC.
R.O.W. DEDICATION	2.80 AC.
AREA IN ISLANDS (NOT OPEN SPACE)	3.20 AC.
TOTAL	614.00 AC.
OPEN SPACE REQUIRED	
427 LOTS @ 1 AC.	427.00 AC.
LESS AREA IN LOTS	252.64 AC.
TOTAL	174.36 AC.
OPEN SPACE PROVIDED	
50% OF GOLF COURSE	77.61 AC.
DEDICATED OPEN SPACE	144.15 AC.
LESS FLOODWAY	6.80 AC.
LESS 25% SLOPES OUTSIDE LOTS	19.80 AC.
TOTAL	195.16 AC.
OPEN SPACE EXCESS 20.80 AC.	

LEGEND

- IRON ROD (NEW) 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
- IR(O) IRON ROD (OLD)
- FENCE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIGN
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- HEADWALL
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ✱ TRANSITIONAL LOT (SEE NOTE 9)
- 389 LOT NUMBER
- GAS VALVE
- GAS METER
- 123 STREET ADDRESS
- OVERHEAD ELECTRIC POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD CABLE TELEVISION LINE
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- TELEPHONE RISER
- ELECTRIC BOX
- TRANSFORMER PAD
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY.

RECORDER'S INFORMATION

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 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, LLC

_____ DATE: 09/16/2025
CHRIS MABERY, RLS #2483

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

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

CERTIFICATE OF APPROVAL OF 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

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.

THE GOVERNORS CLUB PROPERTY OWNERS ASSOCIATION

OWNER NAME: _____

BY: _____

TITLE: _____ DATE:_____

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

CERTIFICATE OF APPROVAL OF STREETS

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

_____ DATE:_____
ENGINEERING DIRECTOR

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 APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PHASE XI REVISION OF OPEN SPACE 72 TO LOT 389 THE GOVERNORS CLUB AT PLEASANT HILL" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM_____20___ _____
NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT — AUTHORIZED AGENT

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

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

FINAL SUBDIVISION PLAT

PHASE XI
REVISION OF OPEN SPACE 72
TO LOT 389
THE GOVERNORS CLUB AT PLEASANT HILL

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

REVISED: 09/16/2025
SCALE: 1" = 50' DATE: 09/02/2025
PROJECT NUMBER: 95176-5078

RaganSmith
a Pape Dawson Company

G:\95176-5078\1-SURVEY\PLAT\PHASE 11 OS 72 REVISED TO LOT 389\PH 11 LOT 389 FINAL PLAT.DWG

Consent Agenda 5.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 10/06/2025

Current Zoning: SI-2 - SERVICE INSTITUTION - (EDUCATIONAL)

Information

Subject

BPC2509-006 Minor Site Plan Alteration, Monument Sign - Tennessee Baptist Children's Home, 1310 Franklin Road, Zoning SI-2/SR - *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville , TN 37206*

General Information

Ragan Smith Associates requests approval for a Minor Site Plan Alteration for two new monument signs at the Tennessee Baptist Childrens Home located at 1310 Franklin Road. The two new signs will be located at the entrance of Franklin Road and Wikle Road West. Both signs meet the Brentwood sign ordinance.

There were two previously approved signs at each corner of the Franklin Road entrance but the applicant decided to go down to one sign at this entrance and place it in the median. This new location will not interfere with driving visibility.

The second sign location is at the entrance off of Wikle Road West and will be placed in such a way as to also not interfere with driver visibility when entering and exiting the site.

Conditions of Approval

Staff recommends that the following **2** conditions be attached to the approval of the request.

1. Both signs cannot be internally illuminated.

2. Sight distance must be reviewed and approved by Engineering Department prior to sign construction based on staked location of sign.

Standard Requirements

Staff recommends that the following **13** conditions be attached to the approval of the request.

1. A site inspection is required after the sign is installed.

2. A foundation permit and footing inspection will be required prior to construction of the monument sign.

3. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning & Codes

Department for review. Submit a signage package for review and approval to Jackson Reid at jackson.reid@brentwoodtn.gov. Banners and off-site signage are not allowed per the sign ordinance.

4. Approval of a site plan by the Planning Commission shall remain valid for a period of three years for the original 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 **Ocotber 6, 2028,** 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 property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

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

11. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood

Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

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

13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2026**. 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

Proposed Site Plan

Sign Package

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

TENNESSEE BAPTIST CHILDREN'S HOMES

FOR

THE RIVERSTONE GROUP

1310 FRANKLIN ROAD, CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: NTS

Date: MARCH 10, 2025

Approved By: H.GRIMES

Revisions:

- – –
- – –
- – –
- – –

4 09/16/2025 PER SIGN RESUBMITTAL

3 09/02/2025 PER SIGN REVISIONS

Drawing Title:

MASTERPLAN

Drawing No.

00.0

Project No.

22-0057

SITE PLAN
FOR
TENNESSEE BAPTIST CHILDREN'S HOMES
THE RIVERSTONE GROUP

CONTACTS

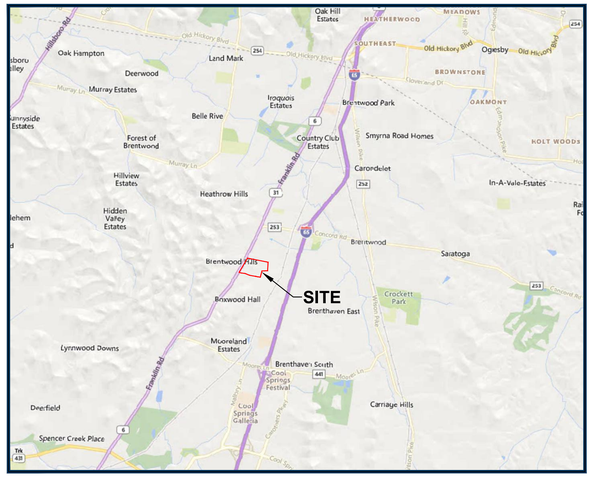
OWNER
GREG McCOY
TN BAPTIST CHILDREN'S HOMES
P.O. BOX 2206
BRENTWOOD, TN 37024
(615) 375-3140
gregmccoy@tennesseechildren.org

DEVELOPER
DAVID ATCHISON
THE RIVERSTONE GROUP
1035 SIMMONS LANE
FRANKLIN, TN 37069
(615) 210-7770
david@theriverstonegroup.com

CIVIL
EVAN FOSTER, PE
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
efoster@ragansmith.com

LANDSCAPE ARCHITECTURE
HEATHER GRIMES
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
hgrimes@ragansmith.com

ARCHITECTURE
BRAD SHAPIRO
SHAPIRO & COMPANY ARCHITECTS, P.C.
4646 POPULAR AVE., SUITE 517
MEMPHIS, TN 38117
(901) 685-9001
BShapiro@ShapiroAndCo.com



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
00.0	MASTER PLAN
C0.0	COVER SHEET

CIVIL PLANS

C0.1	CIVIL NOTES
C0.2	EXISTING CONDITIONS PLAN
C0.3	DEMOLITION PLAN PHASE 1
C0.4	DEMOLITION PLAN PHASE 2
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	ENLARGED SITE LAYOUT PLAN PHASE 1
C1.2	ENLARGED SITE LAYOUT PLAN PHASE 2
C1.3	TRUCK TURNING MOVEMENT PLAN
C2.1	INITIAL EROSION CONTROL PLAN
C2.2	INTERMEDIATE EROSION CONTROL PLAN
C3.0	OVERALL SITE GRADING & DRAINAGE PLAN
C3.1	ENLARGED SITE GRADING & DRAINAGE PLAN PHASE 1
C3.2	ENLARGED SITE GRADING & DRAINAGE PLAN PHASE 2
C3.3	FINAL EROSION CONTROL PLAN
C3.4	STORM PROFILE
C4.0	OVERALL SITE UTILITY PLAN
C4.1	ENLARGED SITE UTILITY PLAN PHASE 1
C4.2	ENLARGED SITE UTILITY PLAN PHASE 2
C4.3	SANITARY SEWER PROFILES 1
C4.4	SANITARY SEWER PROFILES 2
C4.5	SANITARY SEWER PROFILES 3
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
C5.4	TDOT DETAILS

LANDSCAPE ARCHITECTURAL PLANS

L1.0	TREE PRESERVATION
L2.0	CODE MINIMUM LANDSCAPE
L2.1	BIORETENTION LANDSCAPE
L3.0	LANDSCAPE NOTES, SCHEDULES & DETAILS

ARCHITECTURAL PLANS

ARCHITECTURAL RENDERINGS & ELEVATIONS
SIGNAGE PACKAGE

VESTING NOTE:
This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on October 6, 2028, 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 .

1310 FRANKLIN ROAD,
CITY OF BRENTWOOD,
15TH CIVIL DISTRICT OF
WILLIAMSON COUNTY,
TENNESSEE

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EVAN BLAKE FOSTER
REGISTERED ENGINEER
No. 120451
STATE OF TENNESSEE

TENNESSEE BAPTIST CHILDREN'S HOMES
FOR
THE RIVERSTONE GROUP
1310 FRANKLIN ROAD, CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: -
Date: MARCH 10, 2025
Approved By: E. FOSTER
Revisions:
- – –
- – –
4 09/16/2025 PER SIGN RESUBMITTAL
3 09/02/2025 PER SIGN REVISIONS
2 07/15/2025 ADD DETAIL
1 03/12/2025 RE-ISSUE SHEET

Drawing Title:
COVER SHEET

Drawing No.
C0.0

Project No.
22-0057

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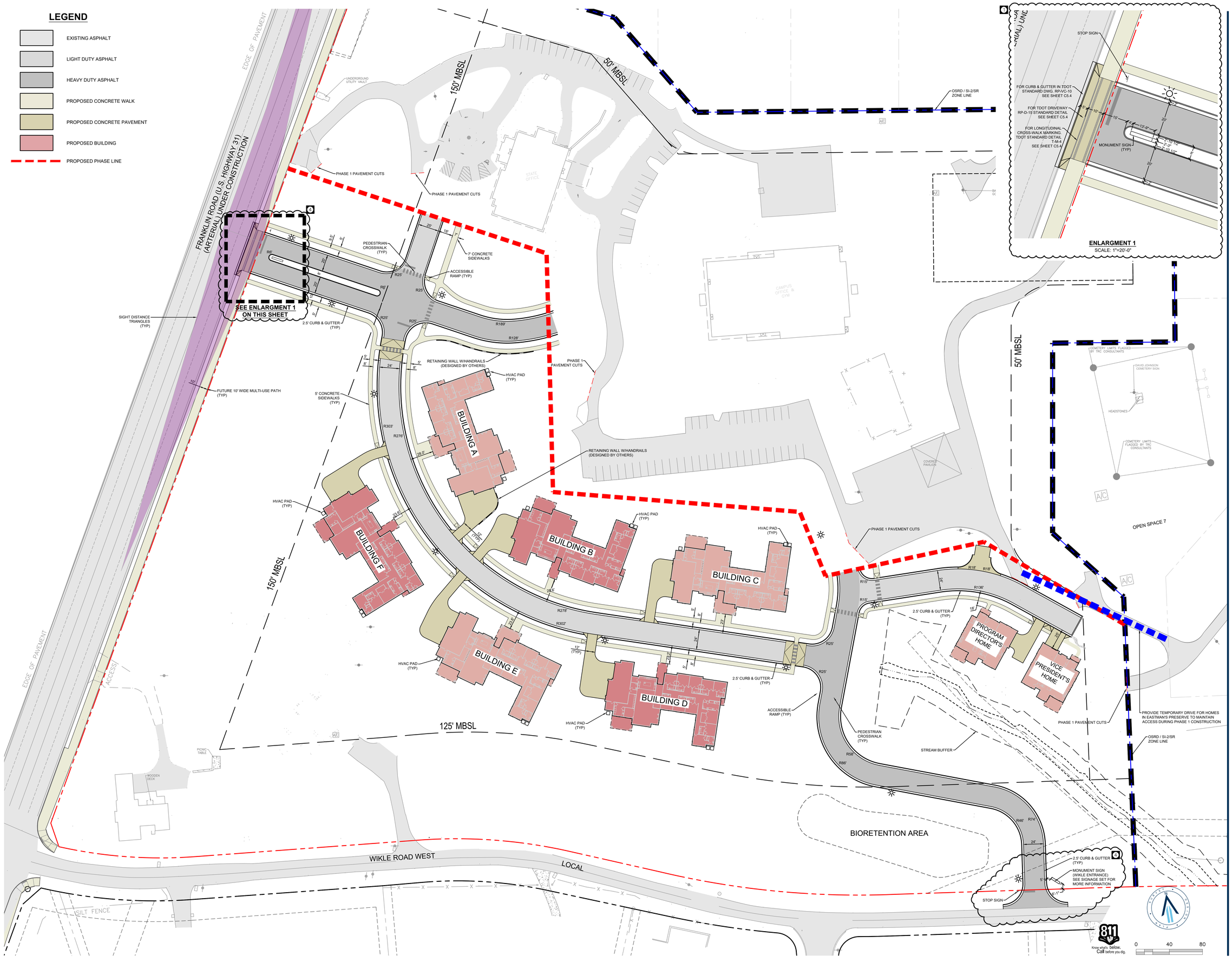
LEGEND

- EXISTING ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED PHASE LINE



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FOR

THE RIVERSTONE GROUP

1310 FRANKLIN ROAD, CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=40'

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Revisions:

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

4 09/16/2025 PER SIGN RESUBMITTAL

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Drawing Title:

ENLARGED SITE LAYOUT PLAN PHASE 1

Drawing No.

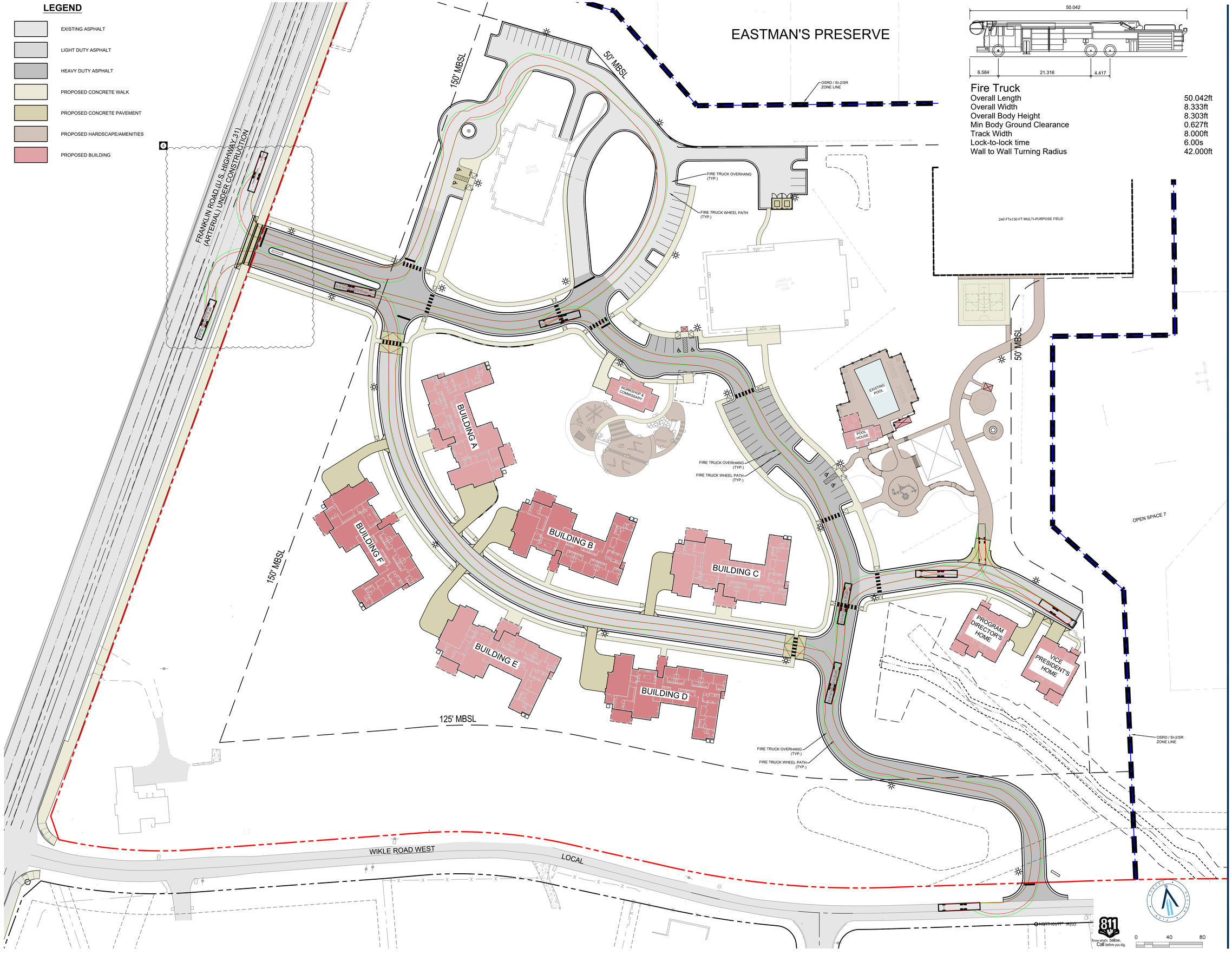
C1.1

Project No.

22-0057

LEGEND

- EXISTING ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HARDSCAPE/AMENITIES
- PROPOSED BUILDING



Fire Truck

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	8.303ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

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THE RIVERSTONE GROUP

1310 FRANKLIN ROAD, CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=40'

Date: MARCH 10, 2025

Approved By: E. FOSTER

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3 09/02/2025 PER SIGN REVISIONS

Drawing Title:

TRUCK TURNING MOVEMENT PLAN

Drawing No.

C1.3

Project No.

22-0057

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
39A	60 INCH CYLINDRICAL STRUCTURE	1111	752.44	747.80 (S39) 748.00 (S37) 748.00 (39B)
39B	SINGLE GRATE INLET	4310	750.38	748.34 (39A)
EX	EXISTING STORM MANHOLE	REINFORCED CONCRETE	-0.50	762.92 (S17)
S2	SINGLE CURB INLET	3300	770.47	763.53 (S8) 763.73 (S3)
S3	SINGLE CURB INLET	3300	770.53	765.75 (S2)
S4	SINGLE CURB INLET	3300	770.44	764.50 (S8)
S5	SINGLE CURB INLET	3300	769.00	763.15 (S6)
S6	SINGLE CURB INLET	3300	768.91	759.98 (S5) 759.98 (S19) 759.78 (S25)
S8	SINGLE CURB INLET	3300	768.08	761.12 (S9) 760.82 (S11) 761.12 (S2) 761.12 (S4)
S9	SINGLE CURB INLET	3300	767.08	763.11 (S8)
S10	SINGLE CURB INLET	3300	767.04	761.58 (S16)
S11	SINGLE CURB INLET	3300	766.52	759.18 (S8) 758.98 (S17)
S12	SINGLE CURB INLET	3300	766.31	762.66 (S13)
S13	SINGLE CURB INLET	3300	766.31	761.34 (S15) 761.54 (S12)
S14	SINGLE CURB INLET	3300	765.81	758.94 (S15) 758.79 (S22)
S15	SINGLE CURB INLET	3300	765.13	757.47 (S37) 757.67 (S14) 757.67 (S13)
S16	SINGLE CURB INLET	3300	764.00	757.75 (S10) 757.55 (S24) 757.75 (S18)
S17	SINGLE CURB INLET	3300	764.05	756.68 (S11) 756.68 (EX) 756.49 (S26)
S18	SINGLE CURB INLET	3300	763.91	760.17 (S16)
S19	SINGLE CURB INLET	3300	763.60	760.52 (S6)

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
S20	SINGLE GRATE INLET	4310	762.70	758.64 (S23)
S21	SINGLE CURB INLET	3300	760.78	753.90 (S24) 753.70 (S32)
S22	HEADWALL	----	761.08	759.14 (S14)
S23	HEADWALL	----	759.49	757.55 (S20)
S24	SINGLE CURB INLET	3300	760.22	754.94 (S16) 754.74 (S21)
S25	HEADWALL	----	758.24	756.30 (S6)
S26	STORM MANHOLE	1111	760.00	754.00 (S17) 753.80 (S29)
S27	SINGLE GRATE INLET	4310	758.79	755.05 (S28)
S28	SINGLE CURB INLET	3300	757.61	752.54 (S37) 752.74 (S27)
S29	SINGLE CURB INLET	3300	754.48	747.56 (S26) 747.56 (S30) 747.36 (S33)
S30	SINGLE CURB INLET	3300	754.44	748.77 (S29)
S31	HEADWALL	----		52.28 (S35)
S32	HEADWALL	----	755.40	753.46 (S21)
S33	SINGLE CURB INLET	3300	752.38	746.42 (S29) 746.22 (S43)
S34	SINGLE GRATE INLET	4310	754.94	752.02 (S37)
S35	STORM MANHOLE	1111	753.22	749.62 (S31) 749.42 (S38)
S36	BIO O.S.	SEE DETAIL	754.50	748.00 (S48)
S37	SINGLE CURB INLET	3300	757.01	751.90 (S34) 751.90 (S28) 751.90 (S15) 751.70 (39A)
S38	SINGLE CURB INLET	3300	752.37	747.48 (S35) 747.28 (S44)
S39	SINGLE CURB INLET	3300	750.02	745.35 (S49) 745.55 (39A) 745.55 (S40) 745.55 (S41)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
39A-39B	12" HDPE	66'	0.52%
39A-S37	15" RCP	119'	3.12%
S2-S8	15" RCP	60'	4.00%
S3-S2	15" RCP	50'	4.00%
S4-S8	15" RCP	77'	4.39%
S5-S6	15" RCP	53'	6.00%
S6-S25	15" RCP	63'	5.50%
S8-S11	15" RCP	52'	3.15%
S9-S8	15" RCP	132'	1.50%
S10-S16	15" RCP	48'	8.00%
S11-S17	15" RCP	99'	2.33%
S12-S13	15" RCP	28'	4.00%
S13-S15	15" RCP	71'	5.17%
S14-S15	15" RCP	55'	2.30%
S16-S24	15" RCP	131'	2.00%
S17-EX	10" HDPE	51'	12.25%
S17-S26	15" RCP	59'	4.22%
S18-S16	15" RCP	161'	1.50%
S19-S6	15" RCP	108'	0.50%
S20-S23	15" RCP	42'	2.60%

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
S21-S32	15" RCP	24'	1.00%
S22-S14	15" RCP	25'	1.40%
S24-S21	15" RCP	28'	3.00%
S26-S29	15" RCP	95'	6.57%
S27-S28	15" RCP	77'	3.00%
S29-S30	15" RCP	60'	-2.02%
S29-S33	15" RCP	71'	1.33%
S31-S35	12" RCP	62'	4.30%
S33-S43	15" RCP	76'	-2.01%
S34-S37	15" RCP	24'	0.50%
S35-S38	15" RCP	31'	6.29%
S37-S15	15" RCP	223'	2.50%
S37-S28	15" RCP	31'	2.07%
S38-S44	15" RCP	69'	3.77%
S39-39A	15" RCP	72'	3.12%
S39-S40	15" RCP	28'	0.52%
S41-S39	15" RCP	36'	1.49%
S42-S40	15" RCP	25'	0.50%
S43-S46-A	15" RCP	51'	2.33%
S44-S43	15" RCP	28'	0.71%

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
S45-S50	24" RCP	115'	0.50%
S46-A-S46	15" RCP	51'	2.33%
S46-A-S46-B	15" RCP	6'	3.05%
S46-S47	15" RCP	28'	3.41%
S47-S55	24" RCP	29'	0.57%
S48-S36	15" RCP	88'	3.99%
S49-S39	15" RCP	161'	1.79%
S50-S49	24" RCP	33'	0.50%
S51-S52	15" RCP	25'	0.50%
S52-S54	15" RCP	28'	0.50%
S53-S49	15" RCP	21'	0.50%
S54-S47	24" RCP	100'	0.53%
S54-S49	24" RCP	66'	0.50%
S59-S60	15" RCP	28'	1.00%
S60-S66	15" RCP	34'	2.00%
S61-S57	24" RCP	243'	0.66%
S65-S59	15" RCP	31'	1.00%

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
S40	SINGLE CURB INLET	3300	750.14	745.70 (S39) 745.80 (S42)
S41	SINGLE GRATE INLET	4310	749.54	746.10 (S39)
S42	SINGLE GRATE INLET	4310	748.39	745.93 (S40)
S43	SINGLE CURB INLET	3300	749.19	747.75 (S33) 744.30 (S46-A) 744.40 (S44)
S44	SINGLE CURB INLET	3300	747.91	744.60 (S43) 744.70 (S38)
S45	HEADWALL	----	745.54	742.79 (S50)
S46	SINGLE GRATE INLET	4310	745.88	741.92 (S46-A) 741.72 (S47)
S46-A	SINGLE GRATE INLET	4310	746.00	743.12 (S43) 743.12 (S46) 743.12 (S46-B)
S46-B	HEADWALL	----	745.24	743.30 (S46-A)
S47	SINGLE CURB INLET	3300	745.89	740.66 (S55) 740.76 (S54) 740.76 (S46)
S48	HEADWALL	----	746.44	744.50 (S36)
S49	SINGLE CURB INLET	3300	745.80	741.73 (S54) 742.48 (S39) 741.95 (S50) 741.95 (S53)
S50	SINGLE CURB INLET	3300	746.28	742.21 (S45) 742.11 (S49)
S51	SINGLE GRATE INLET	4310	744.22	741.76 (S52)
S52	SINGLE CURB INLET	3300	745.15	741.54 (S54) 741.64 (S51)
S53	SINGLE GRATE INLET	4310	744.33	742.05 (S49)
S54	SINGLE CURB INLET	3300	744.90	741.40 (S52) 741.40 (S49) 741.30 (S47)
S55	HEADWALL	----	743.25	740.50 (S47)
S57	BIO O.S.	SEE DETAIL	740.50	733.09 (S61)
S59	SINGLE CURB INLET	3300	738.21	735.36 (S65) 735.16 (S60)

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
S60	SINGLE CURB INLET	3300	738.13	734.88 (S59) 734.68 (S66)
S61	HEADWALL	----	734.25	731.50 (S57)
S65	HEADWALL	----	737.61	735.67 (S59)
S66	HEADWALL	----	735.94	734.00 (S60)

LEGEND

- EXISTING ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HARDSCAPE
- PROPOSED BUILDING
- PROPOSED BIORETENTION AREA
- PROPOSED PHASE LINE

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

0 80 160

BYPASS STORM LINES

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
S67	STORM MANHOLE	1111	750.47	742.60 (S73) 742.50 (S74)
S68	STORM MANHOLE	1111	746.46	737.80 (S74) 737.70 (S75)
S69	STORM MANHOLE	1111	762.08	754.00 (S70)
S70	STORM MANHOLE	1111	765.53	750.60 (S73) 750.70 (S69) 750.70 (S72)
S71	DOUBLE CURB INLET	3300	765.01	753.70 (S72)
S72	DOUBLE CURB INLET	3300	764.86	751.10 (S71) 751.00 (S70)
S73	STORM MANHOLE	1111	758.72	747.60 (S70) 747.50 (S67)
S74	STORM MANHOLE	1111	752.07	739.40 (S67) 739.30 (S68)
S75	HEADWALL	----	742.12	737.20 (S68)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
S67-S73	48" RCP	143'	3.43%
S70-S69	48" RCP	93'	3.53%
S70-S72	18" RCP	9'	3.33%
S72-S71	18" RCP	52'	4.99%
S73-S70	48" RCP	201'	1.50%
S74-S67	48" RCP	300'	1.03%
S74-S68	48" RCP	145'	1.04%
S75-S68	48" RCP	52'	0.96%

STORM DRAINAGE NOTES:

1. ALL STORMWATER WORKS ON THIS PROJECT WILL BE CONSTRUCTED TO BE IN COMPLIANCE WITH THE CITY OF BRENTWOOD WORKS SPECIFICATIONS AND REQUIREMENTS.
2. TRENCHES FOR STORMWATER PIPING WILL BE BEDDED WITH 4" OF CRUSHED STONE TO RECEIVE THE CULVERT PIPE AND GIVE A UNIFORM BEARING ALONG THE RUN OF THE TRENCH. REMAINING TRENCH SECTION TO BE BACKFILLED WITH CLEAN STONE #57 TO TOP OF PIPE OR TO SUBGRADE WHEN LOCATED IN PAVEMENT.
3. TOP OF CASTING EL. REFERS TO TOP OF GRATE OF "K" AND "M" & "H" CASTINGS. DRAINAGE STRUCTURE CASTING SHALL BE DRY SET WHEN BUILT AND MORTAR SET LATER WHEN ADJUSTED TO GRADE OF FINAL SURFACE TREATMENT.

EROSION CONTROL SEQUENCING:

PHASE III

- SITE GRADING OPERATIONS, BUILDING PADS.
- STORMWATER AND UTILITY INFRASTRUCTURE INSTALLED.
- INSTALLATION OF BIORETENTION AREA AFTER UPSTREAM DRAINAGE AREA HAS BEEN STABILIZED AND SITE IS NEAR COMPLETION.

NOTES:

1. ALL PROPOSED ELEVATIONS ARE APPROXIMATE PENDING FINAL DESIGN.
2. ALL STORMWATER DESIGN PENDING CITY OF BRENTWOOD APPROVAL.
3. ADDITIONAL STORMWATER YARD INLETS ARE MOST LIKELY NEEDED, PENDING FINAL DESIGN.
4. GRADES SHOWN IN AREAS OUTSIDE OF ROADWAY, DEPICT AREAS THAT NEED GRADING WORK OR MILL AND OVERLAY.
5. ALL PAVEMENT IMPROVEMENTS PER CITY OF BRENTWOOD, NASHVILLE DEPARTMENT OF TRANSPORTATION, AND/OR TDOT STANDARDS; DEPENDING ON JURISDICTION OF PAVEMENT WORK.

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FOR

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Scale: 1"=80'

Date: MARCH 10, 2025

Approved By: E. FOSTER

Revisions:

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4 09/16/2025 PER SIGN RESUBMITTAL

3 09/02/2025 PER SIGN REVISIONS

Drawing Title:

OVERALL SITE GRADING & DRAINAGE PLAN

Drawing No.

C3.0

Project No.

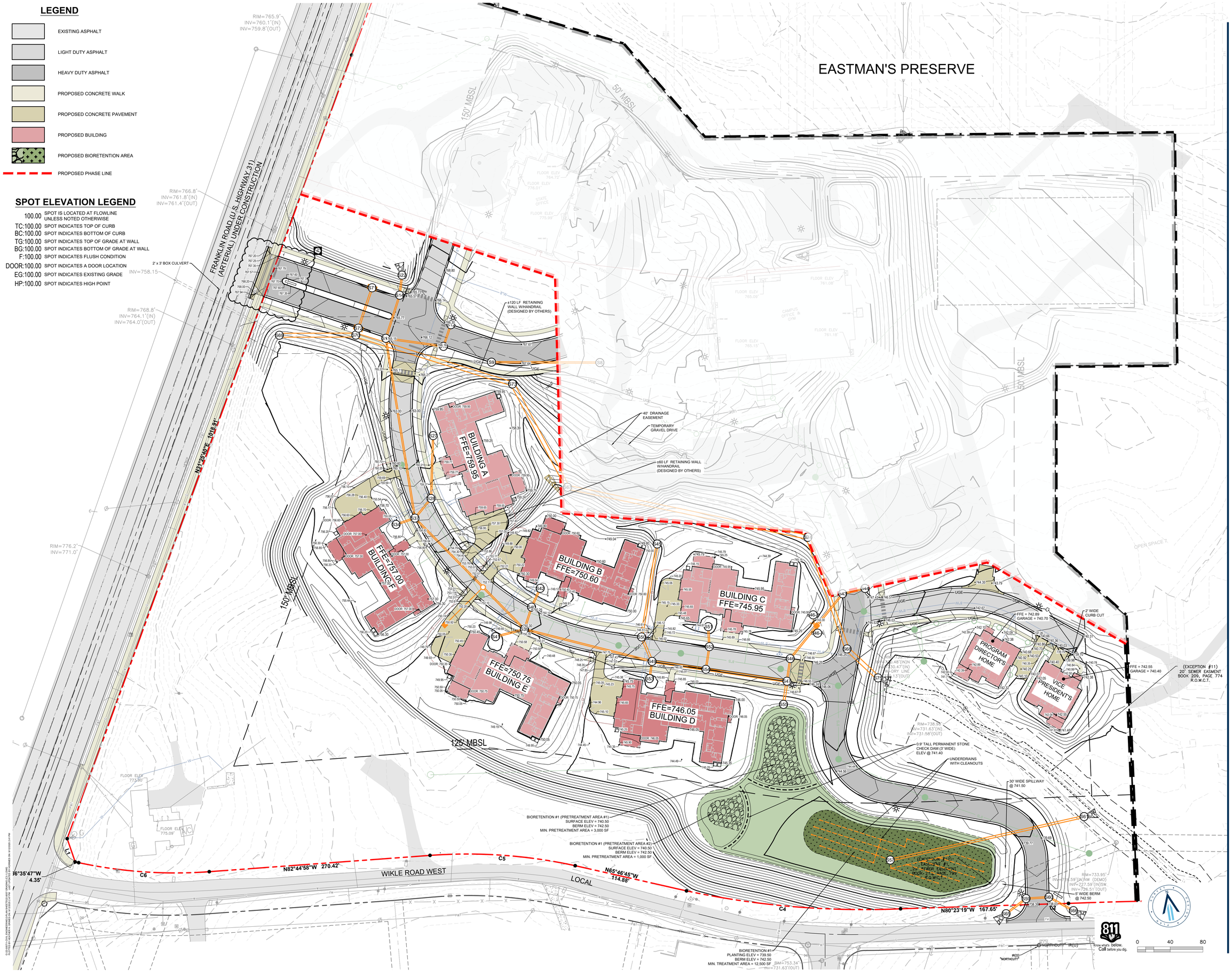
22-0057

LEGEND

- EXISTING ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED BIORETENTION AREA
- PROPOSED PHASE LINE

SPOT ELEVATION LEGEND

100.00	SPOT IS LOCATED AT FLOWLINE UNLESS NOTED OTHERWISE
TC:100.00	SPOT INDICATES TOP OF CURB
BC:100.00	SPOT INDICATES BOTTOM OF CURB
TG:100.00	SPOT INDICATES TOP OF GRADE AT WALL
BG:100.00	SPOT INDICATES BOTTOM OF GRADE AT WALL
F:100.00	SPOT INDICATES FLUSH CONDITION
DOOR:100.00	SPOT INDICATES A DOOR LOCATION
EG:100.00	SPOT INDICATES EXISTING GRADE
HP:100.00	SPOT INDICATES HIGH POINT



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FOR

THE RIVERSTONE GROUP

1310 FRANKLIN ROAD, CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

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Drawing Title:

ENLARGED SITE GRADING & DRAINAGE PLAN PHASE 1

Drawing No.

C3.1

Project No.

22-0057

PLANT SCHEDULE BUFFER AND SUPPLEMENTAL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	16	ACER SACCHARUM 'BAILSTA' TM	FALL FIESTA SUGAR MAPLE	DECIDUOUS	2" CAL.	12 - 14' HT.		B&B, STRONG CENTRAL LEADER.
	36	CEDRUS DEODARA	DEODAR CEDAR	EVERGREEN		6' MIN.		B&B, FULL TO BASE.
	19	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	ORNAMENTAL DECIDUOUS	2" CAL.	10' MIN		B&B, SINGLE STEM.
	131	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	EVERGREEN		8' MIN.		B&B, FULL TO BASE.
	176	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	EVERGREEN		6' MIN.		B&B, FULL TO BASE.
	157	JUNIPERUS VIRGINIANA 'BURKII'	BURKII EASTERN REDCEDAR	EVERGREEN		8' MIN.		B&B, FULL TO BASE.
	6	LIRIODENDRON TULIPIFERA	TULIP POPLAR	DECIDUOUS	3" CAL.	14 - 16' HT.		B&B, STRONG CENTRAL LEADER, 6' CLEAR
	49	MAGNOLIA GRANDIFLORA 'TMGH' TM	ALTA SOUTHERN MAGNOLIA	EVERGREEN		8' MIN.		B&B, FULL TO BASE.
	90	MAGNOLIA GRANDIFLORA ' BRACKENS BROWN BEAUTY'	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	EVERGREEN		8' MIN.		B&B, FULL TO BASE.
	15	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	ORNAMENTAL DECIDUOUS	2" CAL.	10' MIN		B&B, MULTI-STEM (3-5 CANES MAX)
	15	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	ORNAMENTAL DECIDUOUS	2" CAL.	10' MIN		B&B, SINGLE STEM.
	7	NYSSA SYLVATICA	TUPELO	DECIDUOUS	2" CAL.	12 - 14' HT.		B&B, STRONG CENTRAL LEADER
	65	PICEA ABIES	NORWAY SPRUCE	EVERGREEN		8' MIN.		B&B, FULL TO BASE.
	15	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	ORNAMENTAL DECIDUOUS	3" CAL.	10' MIN		B&B, 4' CLEAR.
	10	QUERCUS NUTTALLII	NUTTALL OAK	DECIDUOUS	2" CAL.	12 - 14' HT.		B&B, STRONG CENTRAL LEADER.
	2	QUERCUS SHUMARDII	SHUMARD OAK	DECIDUOUS	2" CAL.	12-14' HT		B&B, STRONG CENTRAL LEADER
	45	QUERCUS SHUMARDII	SHUMARD OAK	DECIDUOUS	3" CAL.	14 - 16' HT.		B&B, STRONG CENTRAL LEADER, 6' CLEAR.
	15	TAXODIUM DISTICHUM 'AUTUMN GOLD'	BALD CYPRESS	DECIDUOUS	2" CAL.	12 - 14' HT.		B&B, STRONG CENTRAL LEADER
	28	ULMUS PARVIFOLIA 'EMER II' TM	ALLEE LACEBARK ELM	DECIDUOUS	3" CAL.	14 - 16' HT.		B&B, STRONG CENTRAL LEADER, 6' CLEAR
	4	ULMUS PARVIFOLIA 'UPMTF' TM	BOSQUE LACEBARK ELM	DECIDUOUS	2" CAL.	12 - 14' HT.		B&B, STRONG CENTRAL LEADER.
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZEHT	SPREAD	SPACING	REMARKS
SHRUBS								
	103	ILEX X MESERVEAE' 'BLUE BOY'	BLUE BOY HOLLY	EVERGREEN	36" MIN	24" W.	4' O.C.	FULL CONTAINER, WELL-MATCHED
	41	PRUNUS LAUROCERASUS 'ETNA'	ETNA ENGLISH LAUREL	EVERGREEN	48" HT.	36" W.	AS SHOWN	FULL CONTAINER, WELL-MATCHED

NOTE:
1. SEED/SOD PER OWNER DISCRETION.
2. CANOPY TREES TO BE A MIN. OF 15' FROM ANY LIGHTPOLE.

LANDSCAPE SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS: 1310 FRANKLIN RD
SITE ACREAGE: +/- 25.4 ACRES

PROJECT LANDSCAPE ARCHITECT:

TYLOR FISCHER, PLA
RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
TFISCHER@RAGANSMITH.COM

LANDSCAPE BUFFER REQUIREMENTS:

ROAD FRONTAGE (FRANKLIN ROAD) 1155 L.F.
BUFFER WIDTH PROVIDED: 150+
TREES REQUIRED (1155/100 X 45): 520 TREES

SI2/ OSRD (EASTMANS PRESERVE) 1996 L.F.
BUFFER WIDTH PROVIDED: 50+
TREES REQUIRED (1996/100 X 25): 499 TREES

TOTAL TREES REQUIRED: 1019

TOTAL TREES PROVIDED: 1044
(EXCLUDES BIORETENTION)

EXISTING VEGETATION: 71 TREES
PROPOSED VEGETATION: 973
901 TREES =(144 SHRUBS /2) 72
EVERGREEN (MIN. 75%): 778 (80%)
DECIDUOUS: 193 (20%)

SERVICE/ INSTITUTIONAL STANDARDS:

CALIPERS REQUIRED (50 CAL PER AC)
25.4 AC X 50: 1270"

CALIPERS PROVIDED: 3599"

STREET/ACCENT TREES (73 X 3" CAL.): 219"
BUFFER TREES (781 X 2"): 1562"
EXISTING VEGETATION TO REMAIN: 1746"
BIORETENTION TREES (36 X 2"): 72"

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

TENNESSEE BAPTIST CHILDREN'S HOMES
FOR
THE RIVERSTONE GROUP
1310 FRANKLIN ROAD, CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=50'
Date: MARCH 10, 2025
Approved By: HGRIMES
Revisions:
4 09/16/2025 PER SIGN RESUBMITTAL
3 09/02/2025 PER SIGN REVISIONS

Drawing Title:
OVERALL SITE TREES + BUFFER PLAN

Drawing No.
L2.0

Project No.
22-0057

CONSTRUCTION DOCUMENTS PACKAGE

Revision 06 / Sept 15, 2025

TENNESSEE BAPTIST CHILDREN'S HOMES

Site Wayfinding Signage

SIFT DESIGN CO.

4611 Camellia Place
Nashville, TN 37216

865-803-6341
lauren@siftdesign.co

\\ PROJECT ADDRESS

1316 Franklin Road
Brentwood , TN 37207

\\ GRAPHIC DESIGNER

Lauren Harris, Environmental Graphic Designer
lauren@siftdesign.co
865.803.6341

\\ OWNER'S SITE CONTACT

Ryan Musser | Director
The Riverstone Group
p / 615-818-4457
ryan@theriverstonegroup.com

\\ PROJECT SCHEDULE

05.30.2025 \ Bids Due

06.06.2025 \ Project Awarded

06.13.2025 \ Fabricator Schedule Due to Sift

06.20.2025 \ Shops/Samples Due to Sift
(Allow 2 weeks design team review)

08.18.2021 \ Est. Fab Complete/Install Due

\\ SAMPLE SUBMITTALS

(2) samples of all colors/finishes

(2) samples of scaled section of tulip poplar graphic for print quality / color review

\\ PROJECT NOTES:

Note: The terms "Fabricator" and "Installer" apply to any entity who performs or is awarded all or part of the Work to conform to the design documents herein. In some instances these terms may apply to the same entity.

1 \ Do not scale the drawings. All sign copy should be considered to be representative and is subject to change. Refer to final message schedule for final copy on all signs.

2 \ The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. The Fabricator and Installer shall coordinate all required portions of work in contract scope.

3 \ The Fabricator shall conform to these drawings and specifications, submitting and securing approval for samples of all finishes in scope from Sift Design Co. prior to commencing work.

4 \ For the purpose of the bidding process, proprietary names identifying items of work are used solely to describe the standard of the product or the color of the finish, unless the items of work are explicitly noted as not having an equal. Fabricator shall submit and secure approval for any substitutions from Sift Design Co.

5 \ All dimensions are to the exterior face of the finished material and elevations are noted from finished floor elevations or exterior surface elevations, unless otherwise noted.

6 \ All dimensions of existing work and those required for work that are connected with work in place shall be verified by the Fabricator and Installer. The Fabricator shall verify all existing conditions, notifying and coordinating with Sift Design Co. in the event any discrepancies arise, prior to performing any work.

7 \ The Fabricator and Installer shall notify Sift Design Co. of any discrepancies in the fabrication documents immediately and shall not proceed or allow sub-fabricators to work in those areas until said discrepancies are resolved.

8 \ When changes are required, for any reason, the Fabricator and Installer shall notify Sift Design Co. before performing any work. Changes which alter the Contract Documents must have the approval of Sift Design Co. before commencement of such work. Changes which modify the contract amount must have the approval of Sift Design Co. and Owner before commencement of such work.

9 \ All graphics and colors provided must conform to scale, specifications, and PMS (Pantone) selections, where provided.

10 \ All work shall be done in accordance with all applicable local jurisdictional requirements and codes, as well as to the highest standards of trade practice.

11 \ Prior to commencing any work, the Fabricator or Installer who is awarded all or part of fabrication and/or installation shall review with the Owner and Sift Design Co. the phasing of their work and secure approval from all parties. The Fabricator shall submit to Sift Design Co. a master schedule of the awarded work one (1) week after the contract is awarded.

12 \ All interior finish and trim materials are to meet Class III flame spread ratings, per applicable code.

13 \ The Fabricator and/or Installer is responsible for obtaining and paying for all applicable permits and certificates required of their work.

14 \ The Fabricator shall warrant that all merchandise is free of defects in material or workmanship and shall provide Owner with a warranty to replace or repair any merchandise that fails to conform to above for a period of no less than one (1) year from date of final acceptance.

15 \ The Installer shall provide and install adequate blocking and support for all project elements.

16 \ The Installer shall patch and repair all existing surfaces as required prior to applying new finishes. All openings, voids, or unfinished surfaces created by removal or alteration of existing work, shall be closed or patched and finished as necessary to match existing continuous surfaces or new finishes required.

17 \ All hangers, channels, rods and other misc. support steel shall be installed by the Installer as necessary for the support of suspended equipment (signage), in compliance with local jurisdiction's requirements (including wind load requirements) and shall be fastened to the existing structure in such a manner as to not compromise its existing structural integrity or fire rated assembly.

18 \ The Installer shall keep the site work area(s) clear of unnecessary debris; and shall keep all work area(s) secured when unattended for the duration of the installation period.

19 \ The Installer shall clear the site of all debris and shall clean all surfaces within area(s) of work prior to vacating the site.

20 \ The Fabricator shall provide all required engineering for the scope of work, securing sealed drawings when necessary.

21 \ All ideas, design arrangements, or plans indicated or represented by these drawings are owned by, and remain the sole property of Sift Design Co. No ideas, designs, arrangements, or plans shall be disclosed to any other person, firm, or corporation for any purpose whatsoever without the express written consent of Sift Design Co.

22 \ **By submitting a Bid Package or performing any Work contained within these Documents, you, the Fabricator/ Installer, agree to all terms held within this document as a binding contract.**

\\ PROJECT FONTS

\ MARTINA – MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

\ BICYCLETTE – REGULAR

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

\ AVENIR NEXT – CONDENSED MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

\\ PROJECT SELECTIONS

P1 \ Charcoal
Custom Matthews
Paint Formulated to
match SW7048
Urbane Bronze

P2 \ Blue Grey
Custom Matthews
Paint Formulated to
match SW9162
African Gray

P3 \ Gold
Custom Matthews
Paint Formulated to
match SW6131
Chamois

P4 \ White
Custom Matthews
Paint Formulated to
match SW7103
Whitetail

P5 \ Blue
MP11740
Aguazul Blue

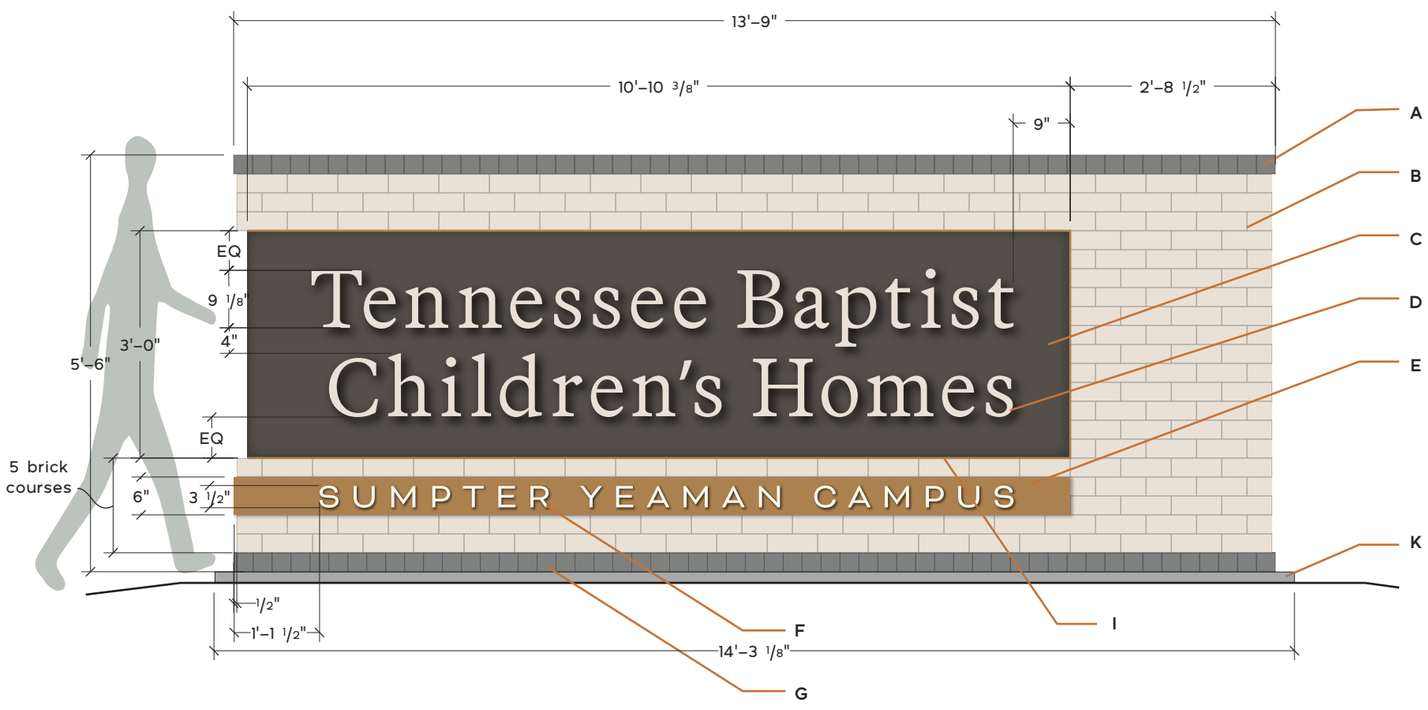
P6 \ Iron
Custom Matthews
Paint Formulated to
match SW7069
Iron Ore

V1 \ Reflective White 3M
Scotchlite Reflective
Graphic Film 5100R-10

03 NORTH ELEVATION // (FRANKLIN ROAD LOCATION)

Scale 1/2" = 1'-0"

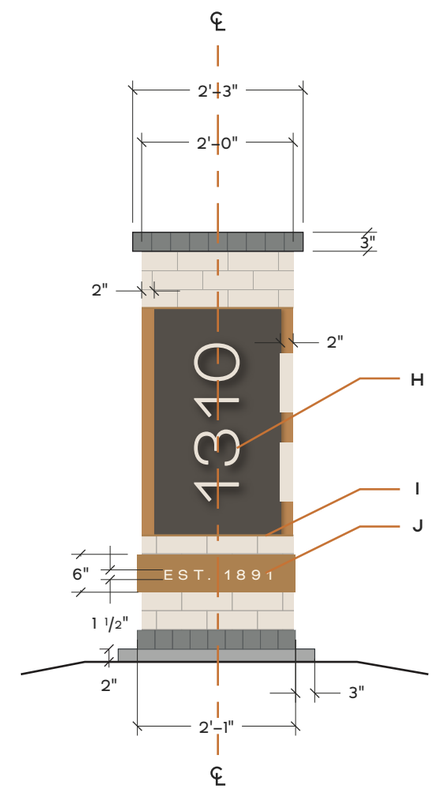
ESTIMATED SIGN AREA: 38.5 SF



01 SOUTH ELEVATION // (FRANKLIN ROAD LOCATION)

Scale 1/2" = 1'-0"

ESTIMATED SIGN AREA: 38.5 SF

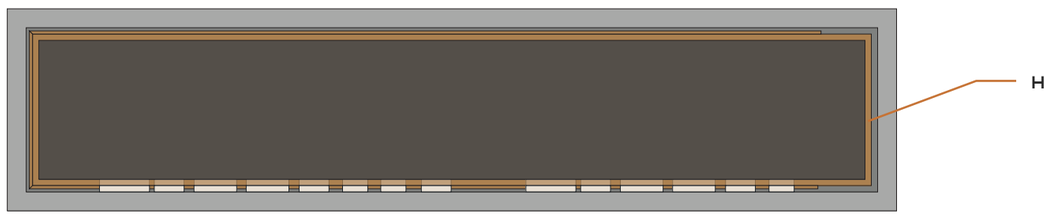


02 WEST ELEVATION (FACING FRANKLIN RD)

Scale 1/2" = 1'-0"

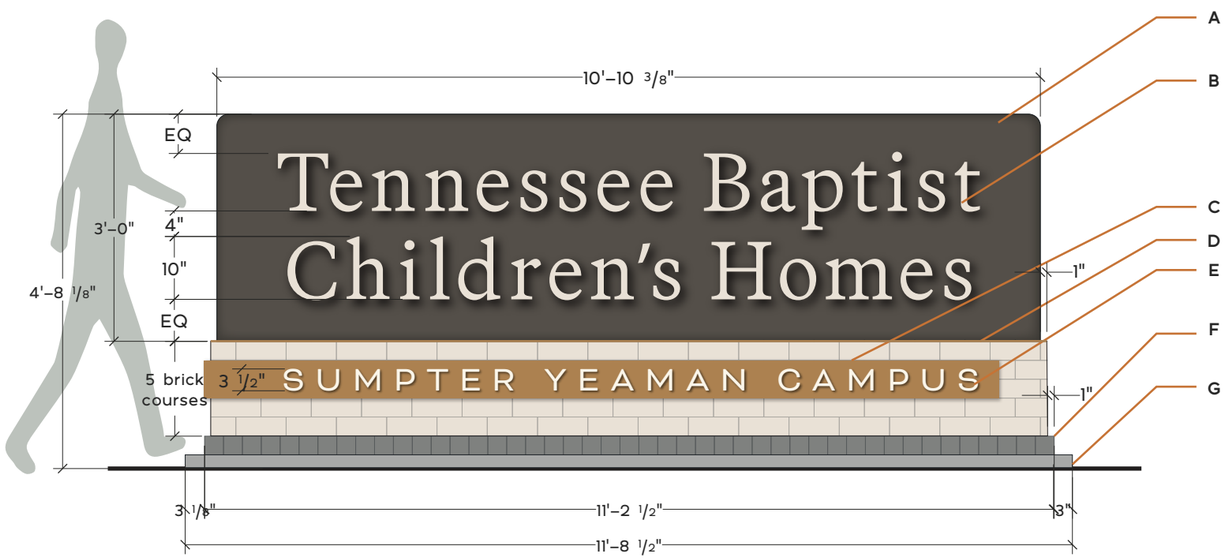
A	Brick rowlock cap to match P2.
B	Brick veneer painted to match P4. Coordinate with Designer for brick selection, pending architect.
C	Inset metal panel to match P1.
D	1 1/2" thick flush-mounted dimensional lettering with faces and returns to match P4.
E	Metal panel accent band, painted to match P3, wraps outer edge of sign and sits 1/2" off face of brick. Top of panel aligns with bottom of first course of brick.
F	3/4" thick flush-mounted dimensional lettering with faces and returns to match P4.
G	Brick rowlock base to match P2.
H	3/4" thick flush-mounted dimensional lettering with faces and returns to match P4.
I	Inner return of brick surrounding element "C" to match P3.
J	1/2" thick flush-mounted dimensional lettering with faces and returns to match P4.
K	CIP concrete foundation; depth and details determined by fabricator.

All materials and mounting methods to be durable and exterior grade. Hide all fasteners and structure. Provide mitered corners and all welds ground smooth.



03 PLAN VIEW

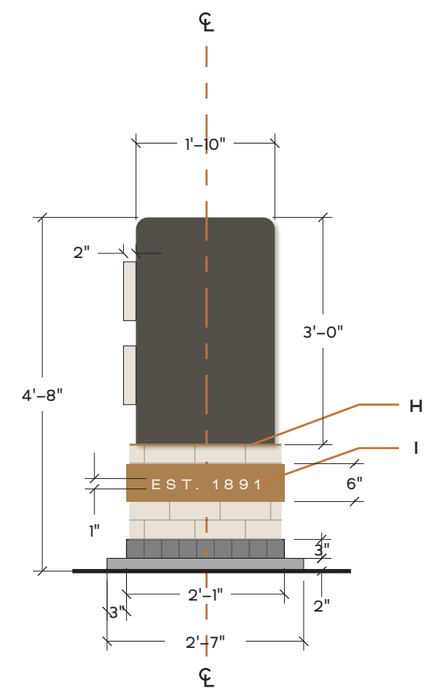
Scale 1/2" = 1'-0"



01 SOUTHWEST ELEVATION // (WIKLE ROAD LOCATION)

ESTIMATED SIGN AREA: 38.25 SF

Scale 1/2" = 1'-0"



02 SOUTHEAST ELEVATION

Scale 1/2" = 1'-0"

A Inset metal cabinet to match P1 with 2 3/4" radius at top corners.

B 1.5" thick flush-mounted dimensional lettering with faces and returns to match P4.

C Metal panel accent band, painted to match P3, wraps outer edge of sign and sits 1/2" off face of brick. Top of panel aligns with bottom of first course of brick.

D Brick veneer painted to match P4. Coordinate with Designer for brick selection, pending architect.

E 3/4" thick flush-mounted dimensional lettering with faces and returns to match P4.

F Brick rowlock base to match P2.

G CIP concrete foundation; depth and details determined by fabricator.

H Top ledge of brick course supporting element "A" to match P3.

I 1/2" thick dimensional lettering to match P4 flush-mounted to face of metal panel.

All materials and mounting methods to be durable and exterior grade. Hide all fasteners and structure. Provide mitered corners and all welds ground smooth.

Consent Agenda 6.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 10/06/2025

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BPC2509-010 Final Plat - Tiburon Subdivision, Section 1, 9809 Sam Donald Road, Zoning R-2 - *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

General Information

Ragan Smith Associates requests approval of a Final Plat for Section One of the Tiburon Subdivision. Section One includes 19 lots and three open space tracts on approximately 20.33 acres. The plat also establishes a reserve parcel intended for the future development of Section Two of the subdivision' which is not considered a buildable lot at this time.

A Preliminary Plan for the subdivision was previously approved by the Planning Commission in January 2024, following annexation of the property into the City of Brentwood in September 2023.

The Final Plat establishes two temporary dead-ends that will be abandoned upon future development. The temporary dead end for Vistazo Lane will be abandoned upon the recording of Section Two of the Tiburon Subdivision.

An existing access easement runs along the western boundary of the property and serves two existing properties to the south. This easement will continue to be maintained by its beneficiaries. A portion of the existing gravel drive has been relocated by the developer near the southern end to be placed within the easement. In addition, a secondary access easement and driveway is provided in between Lots 10 and 11 of the Tiburon Subdivision to allow the two southern properties access to the new cul-de-sac.

Conditions of Approval

Staff recommends that the following **2** conditions be attached to the approval of the request.

1. Prior to the signing of the Final Plat, the private driveway serving Mp 60 Parcel 10, and Map 60, Parcel 10.01 shall be constructed. An as-built drawing of the driveway, for any slopes exceeding 15%, shall be submitted to the Engineering Department for review and approval in accordance with the Transitional Lot Checklist before the plat being signed.

2. Prior to the signing of the Final Plat, the applicant shall submit a Stormwater Management Agreement and Long Term Maintenance Plan along with as-builts for all stormwater

management facilities and public stormwater networks to Engineering Dept for review and approval.

Standard Requirements

Staff recommends that the following **11** conditions be attached to the approval of the request.

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

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. Final Plats must be printed on an 18" x 24" mylar copy.

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. 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.

7. Per the requirements of Appendix Seven of the Subdivision Regulations, in lieu of individual mailboxes an address post shall be permanently placed in concrete at the end of each driveway, within the street right-of-way, or private ingress/egress easement displaying the assigned address for the structure. The address post must be installed before a Certificate of occupancy will be issued for the future structure. Refer to this Article for additional information.

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

9. 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.

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

11. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. 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 final plat subject to the requirements of the staff report.

Attachments

Proposed Final Plat

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO CREATE 19 SINGLE FAMILY LOTS, 3 OPEN SPACE TRACTS, A RESERVED TRACT FOR FUTURE DEVELOPMENT, AND TO DEDICATE RIGHT OF WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS PROPERTY IS ZONED R-2 (SUBURBAN RESIDENTIAL) MINIMUM BUILDING SETBACKS: (UNLESS SHOWN OTHERWISE)
   FRONT - 75' (UNLESS SHOWN OTHERWISE)
   SIDE - 20' (UNLESS SHOWN OTHERWISE)
   SIDE ABUTTING A PUBLIC STREET - 30'
   REAR - 30' (UNLESS SHOWN OTHERWISE)
   ABUTTING PROJECT PERIMETER - 35'
   ABUTTING 50' ARTERIAL BUFFER - 100'
4. DEVELOPMENT ON ALL LOTS WITHIN THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT.
5. ALL CORNER LOTS SHALL BE REQUIRED TO SUBMIT AN ACCESS PLAN TO THE PLANNING & CODES DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE ISSUANCE OF ANY PERMITS. ACCESS TO CORNER LOTS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN CHAPTER 78, ARTICLE VII, VEHICLE ACCESS CONTROL, OF THE BRENTWOOD MUNICIPAL CODE.
6. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
7. 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 PLAT. 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 PLAT.
8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47187C0230G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NUMBER 470205, PANEL NUMBER 0230, 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 OF MINIMAL FLOOD HAZARD.
9. 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.
10. IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 78-14 OF THE MUNICIPAL CODE, 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.
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. INDIVIDUAL SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. THE LOWEST FLOOR ELEVATIONS (LFE) SHOWN HEREON ARE BASED ON GRAVITY SEWER SERVICE DEPTH.
15. OPEN SPACE AREAS, INCLUDING DETENTION / WATER QUALITY PONDS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. THE PRELIMINARY PLAN FOR THE ERRICO SUBDIVISION (AKA TIBURON SUBDIVISION) WAS APPROVED BY THE PLANNING COMMISSION ON JANUARY 2, 2024. SUBSEQUENTLY, A REVISED PRELIMINARY PLAN FOR THE TIBURON SUBDIVISION WAS APPROVED ON SEPTEMBER 2, 2025.
17. 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 GREATER THAN 1 : 10,000 AS SHOWN HEREON.

BY: _____ DATE: 09/16/2025
CHRISTOPHER J. MABERY, R.L.S. NO. 2483

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO TURNBERRY HOMES, LLC FROM CHRISTOPHER J. ERRICO AND WIFE, SUSAN FABISCH ERRICO BY SPECIAL WARRANTY DEEDS OF RECORD IN BOOK 9403, PAGE 686, AND BOOK 9403, PAGE 691, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

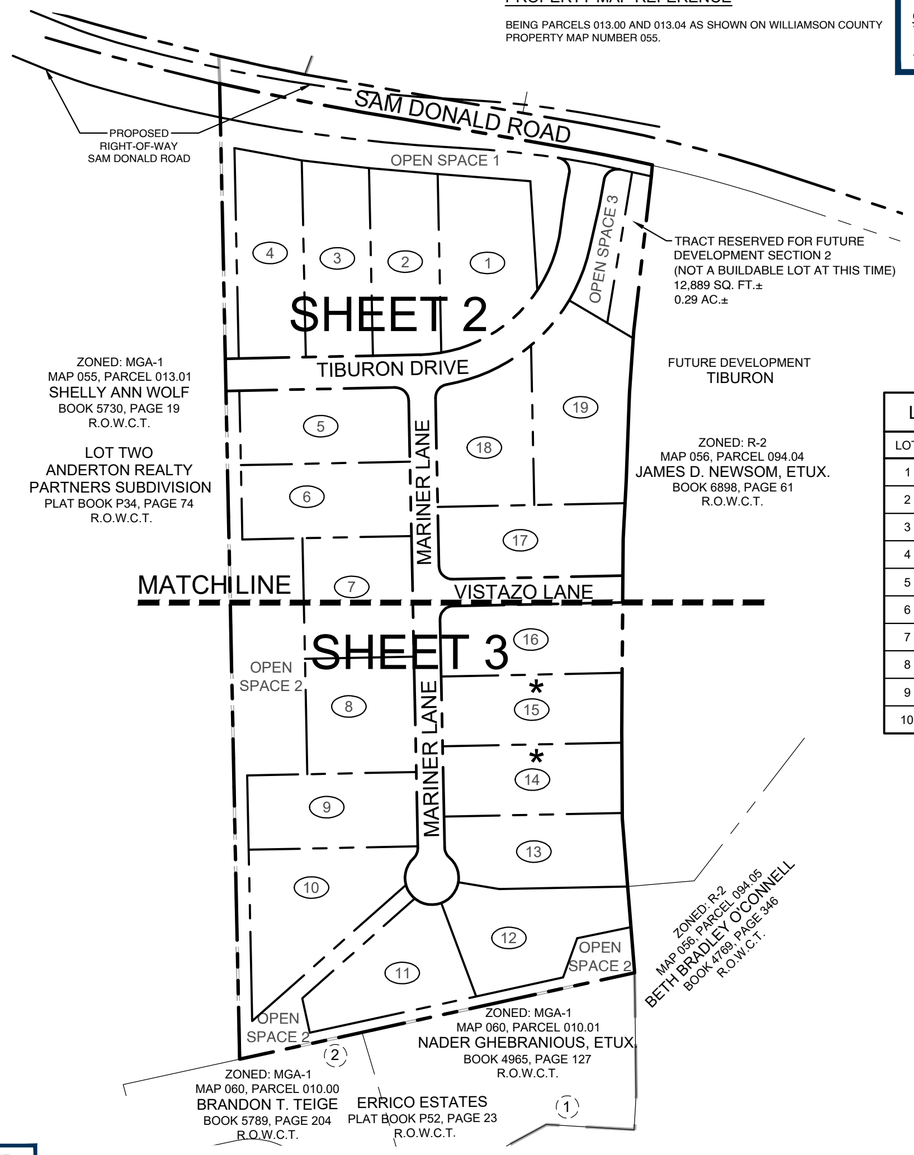
PROPERTY MAP REFERENCE

BEING PARCELS 013.00 AND 013.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 055.

SITE DATA TABLE

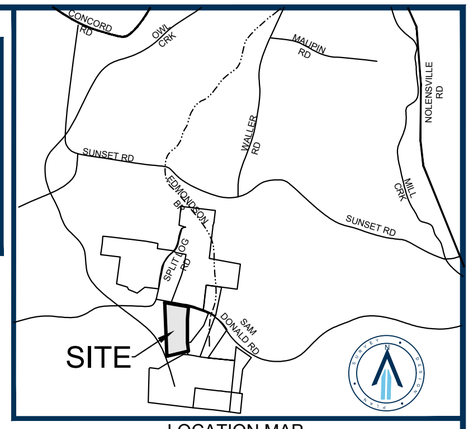
TOTAL LOT AREA	-	20.33 ACRES±
FUTURE DEVELOPMENT TRACT	-	0.29 ACRES±
RIGHT-OF-WAY AREA (SAM DONALD ROAD)	-	0.74 ACRES±
RIGHT-OF-WAY AREA (INTERNAL ROADS)	-	2.87 ACRES±
OPEN SPACE AREA	-	4.25 ACRES±
TOTAL SITE AREA	-	28.48 ACRES±

TOTAL LINEAR FEET OF INTERNAL ROADS - 2,229 FEET±



SEE GENERAL NOTE 2.

0 200 400



LOCATION MAP
NOT TO SCALE

LOT AREA TABLE

LOT	SQ.FT.±	ACRES±
1	50,809	1.17
2	43,660	1.00
3	44,760	1.03
4	47,412	1.09
5	43,574	1.00
6	43,628	1.00
7	45,623	1.05
8	43,644	1.00
9	43,644	1.00
10	57,551	1.32

LOT AREA TABLE

LOT	SQ.FT.±	ACRES±
11	43,962	1.01
12	48,777	1.12
13	44,102	1.01
14	43,622	1.00
15	43,612	1.00
16	44,284	1.02
17	46,423	1.07
18	45,076	1.03
19	61,229	1.41

TOTAL - 885,359 SQUARE FEET
20.33 ACRES±

OPEN SPACE TABLE

OS	SQ.FT.±	ACRES±
1	51,556	1.18
2	118,149	2.71
3	15,312	0.35

TOTAL - 185,017 SQUARE FEET
4.25 ACRES±

DEDICATED RIGHT-OF-WAY (SAM DONALD ROAD) AREA TABLE

SQ.FT.±	ACRES±
32,196	0.74

DEDICATED RIGHT-OF-WAY (INTERNAL ROADS) AREA TABLE

SQ.FT.±	ACRES±
124,804	2.87

RECORDER'S INFORMATION

OWNER/DEVELOPER

TURNBERYY HOMES
c/o NICKY WELLS
210 JAMESTOWN PARK RD.,
SUITE 102
BRENTWOOD, TENNESSEE 37027
(615) 376-7001
nicky.wells@turnberryhomes.com

SURVEYOR

RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

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

CERTIFICATE OF APPROVAL OF 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 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, LLC

_____ DATE: 09/16/2025
CHRIS MABERY, RLS #2483

LEGEND

(1) LOT NUMBER
R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

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

FINAL SUBDIVISION PLAT

TIBURON SECTION 1

LOTS 1-19 AND
OPEN SPACE LOTS 1-3

17th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE

REVISED: 09/16/2025
SCALE: 1" = 200' DATE: 09/02/2025
PROJECT NUMBER: 22-0357

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: TURNBERRY HOMES, LLC

BY: _____

TITLE: _____ DATE:_____

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TIBURON, SECTON 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM_____20___ _____
NOLENSVILLE COLLEGE GROVE AUTHORIZED AGENT
UTILITY DISTRICT

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 APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING SANITARY SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TIBURON, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES STANDARDS AND SPECIFICATIONS AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A PERFORMANCE AGREEMENT AND LETTER OF CREDIT HAS BEEN POSTED WITH METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES TO ASSURE COMPLETION OF ALL REQUIRED SANITARY SEWER IMPROVEMENTS IN CASE OF DEFAULT.

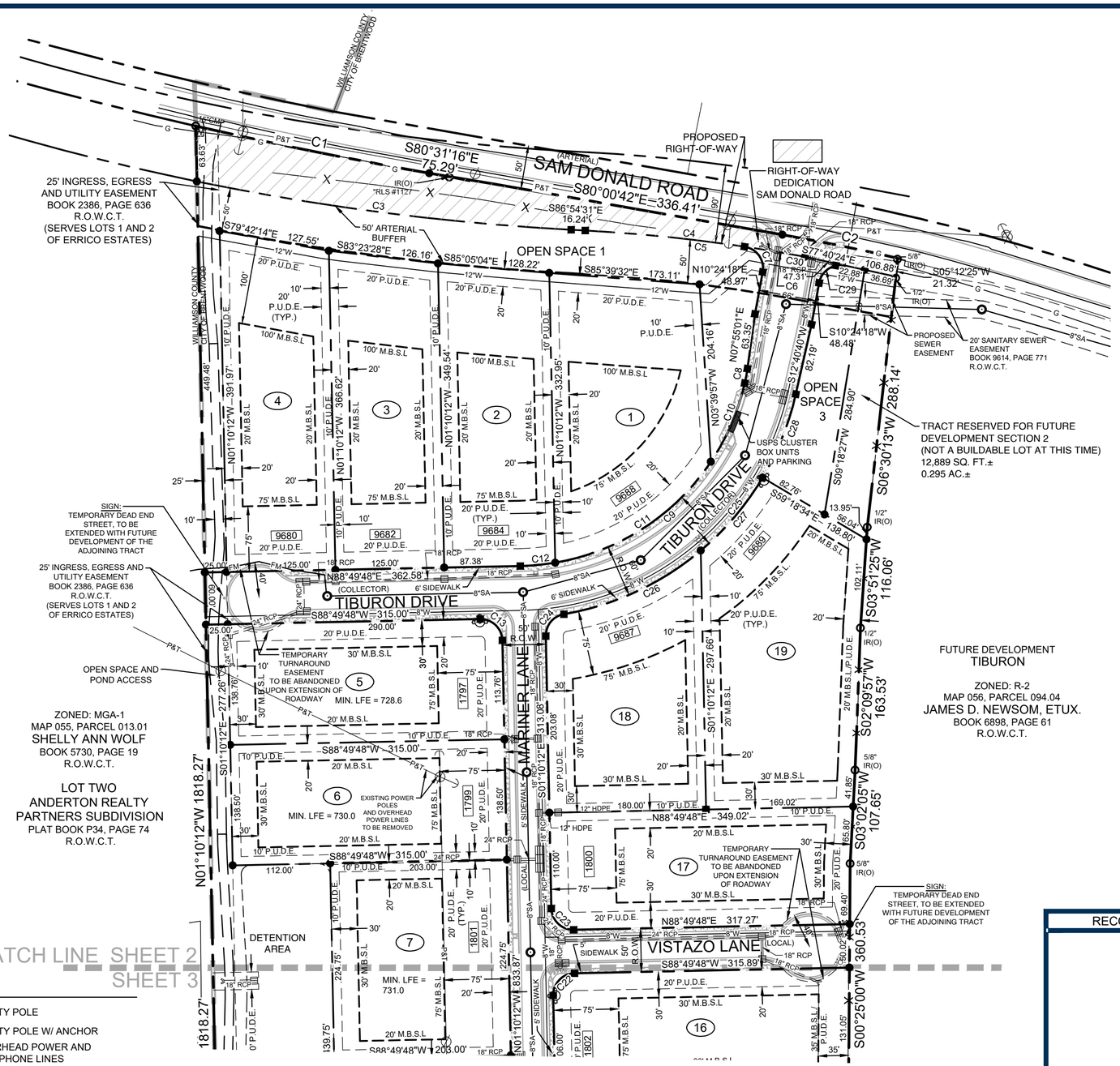
_____ DATE:_____
METRO NASHVILLE DEPARTMENT OF
WATER AND SEWERAGE SERVICES

RaganSmith
a Pape Dawson Company

G:\22-0357\1-SURVEY\PLAT\SECTION 1\22-0357 SEC 1 FINAL PLAT.DWG

NOTE

SEE SHEET 1 FOR GENERAL NOTES AND REFERENCES.



SEE GENERAL NOTE 2.

0 100 200

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	5182.01'	273.63'	3°01'31"	136.85'	273.60'	S78°35'32"E
C2	2551.20'	135.04'	3°01'58"	67.53'	135.02'	S78°29'43"E
C3	2909.79'	433.81'	8°32'31"	217.31'	433.40'	S82°38'15"E
C4	1955.00'	254.34'	7°27'15"	127.35'	254.17'	S83°10'53"E
C5	1955.00'	183.94'	5°23'27"	92.04'	183.88'	S84°12'47"E
C6	1955.00'	70.40'	2°03'48"	35.20'	70.40'	S80°29'10"E
C7	25.00'	40.11'	91°55'21"	25.85'	35.94'	N35°33'23"W
C8	200.00'	17.06'	4°53'15"	8.54'	17.06'	N10°21'38"E
C9	270.00'	358.26'	76°01'33"	211.04'	332.55'	N50°49'02"E
C10	270.00'	98.81'	20°58'09"	49.97'	98.26'	S23°17'20"W
C11	270.00'	219.18'	46°30'37"	116.03'	213.21'	S57°01'43"W
C12	270.00'	40.27'	8°32'47"	20.17'	40.24'	S84°33'25"W
C13	25.00'	39.27'	90°00'00"	25.00'	35.36'	N46°10'12"W
C23	25.00'	39.27'	90°00'00"	25.00'	35.36'	S46°10'12"E
C24	25.00'	35.55'	81°28'31"	21.53'	32.63'	S39°34'04"W
C25	330.00'	389.51'	67°37'39"	221.03'	367.29'	S46°29'30"W
C26	330.00'	175.46'	30°27'49"	89.86'	173.40'	N65°04'25"E
C27	330.00'	110.30'	19°09'04"	55.67'	109.79'	N40°15'58"E
C28	330.00'	103.75'	18°00'46"	52.30'	103.32'	N21°41'03"E
C29	25.00'	40.11'	91°55'18"	25.85'	35.94'	S56°21'57"W
C30	1955.00'	70.40'	2°03'48"	35.20'	70.40'	S80°29'10"E

LEGEND

- IRON ROD (NEW) 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
- IR(O) IRON ROD (OLD)
- 123 STREET ADDRESS
- L.F.E. LOWEST FLOOR ELEVATION (INCLUDING BASEMENT)
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ★ TRANSITIONAL LOT (SEE NOTE 10)
- 123 ADDRESS
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- —P&T— OVERHEAD POWER AND TELEPHONE LINES
- SANITARY SEWER MANHOLE
- —SA— SANITARY SEWER LINE
- —FM— FORCE MAIN SEWER LINE
- —G— GAS LINE
- ST STORM MANHOLE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH-DENISTY POLYETHYLENE PIPE
- CATCH BASIN
- —W— WATER LINE
- FIRE HYDRANT
- STREET LIGHT

NOTE

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

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: TURNBERRY HOMES, LLC

BY: _____

TITLE: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ DATE: _____

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

_____ DATE: _____

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF STREETS

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

_____ DATE: _____

ENGINEERING DIRECTOR

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TIBURON, SECTON 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM_____20____ _____

NOLENSVILLE COLLEGE GROVE UTILITY DISTRICT AUTHORIZED AGENT

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 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 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)

RECORDER'S INFORMATION

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, LLC

_____ DATE: 09/16/2025

CHRIS MABERY, RLS #2483

CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING SANITARY SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TIBURON, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES STANDARDS AND SPECIFICATIONS AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A PERFORMANCE AGREEMENT AND LETTER OF CREDIT HAS BEEN POSTED WITH METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES TO ASSURE COMPLETION OF ALL REQUIRED SANITARY SEWER IMPROVEMENTS IN CASE OF DEFAULT.

_____ _____

DATE: _____

METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES

FINAL SUBDIVISION PLAT

TIBURON SECTION 1

LOTS 1-19 AND OPEN SPACE LOTS 1-3

17th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE

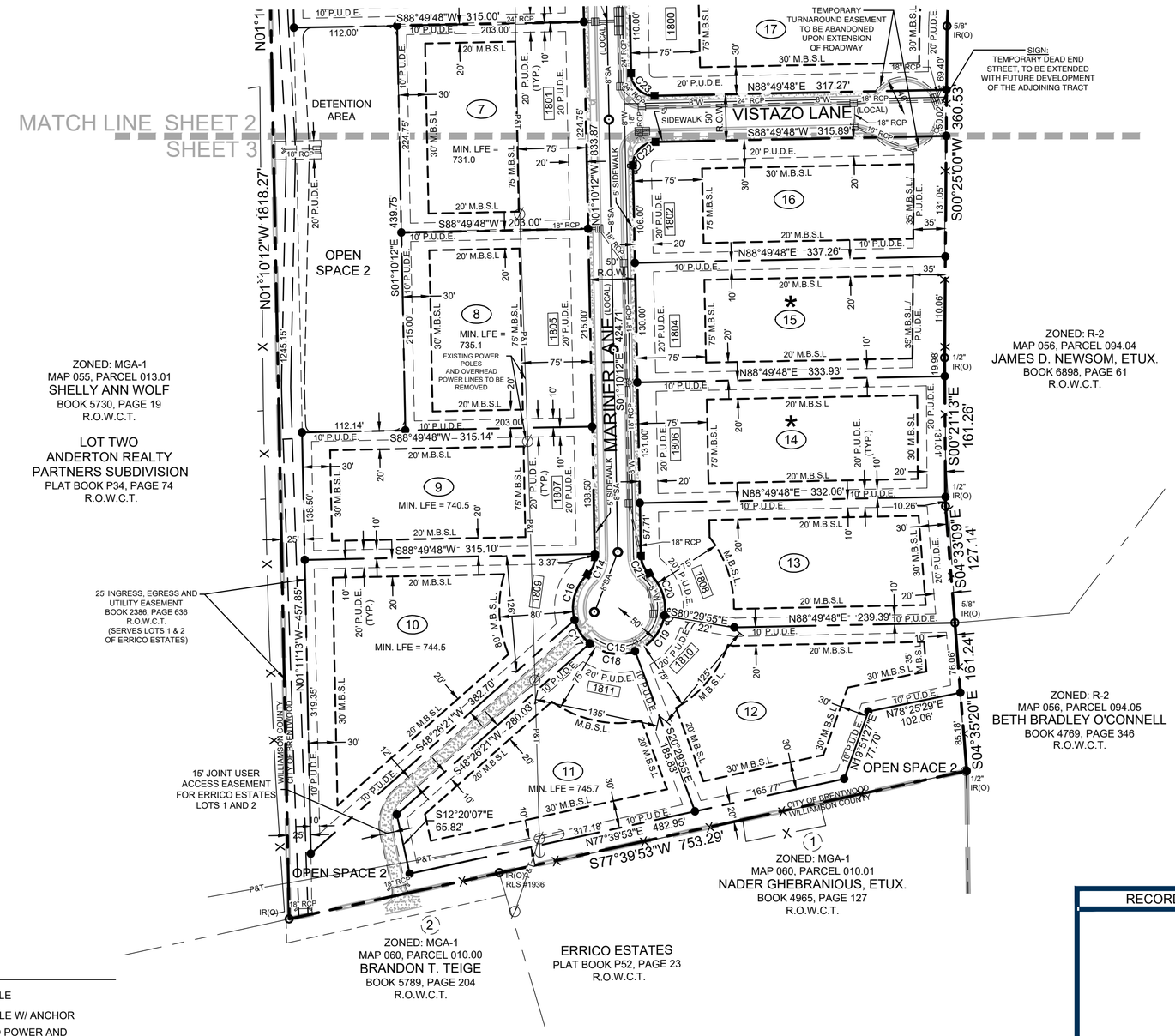
REVISED: 09/16/2025
SCALE: 1" = 100' DATE: 09/02/2025
PROJECT NUMBER: 22-0357

RaganSmith
a Pape Dawson Company

G:\22-0357\1-SURVEY\PLAT\SECTION 1\22-0357 SEC 1 FINAL PLAT.DWG

NOTE

SEE SHEET 1 FOR GENERAL NOTES AND REFERENCES.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C14	25.00'	21.03'	48°11'23"	11.18'	20.41'	N22°55'30"E
C15	50.00'	241.19'	276°22'46"	44.72'	66.67'	S88°49'48"W
C16	50.00'	54.26'	62°10'49"	30.15'	51.64'	S15°55'47"W
C17	50.00'	30.84'	35°20'17"	15.93'	30.35'	S32°49'46"E
C18	50.00'	52.36'	60°00'00"	28.87'	50.00'	S80°29'55"E
C19	50.00'	52.36'	60°00'00"	28.87'	50.00'	N39°30'05"E
C20	50.00'	51.37'	58°51'40"	28.21'	49.14'	N19°55'45"W
C21	25.00'	21.03'	48°11'23"	11.18'	20.41'	S25°15'53"E
C22	25.00'	39.27'	90°00'00"	25.00'	35.36'	S43°49'48"W

LEGEND

●	IRON ROD (NEW) 1/2" IRON ROD W/PLASTIC CAP MARKED RAGAN-SMITH ASSOCIATES	Ø	UTILITY POLE
		Ø⟶	UTILITY POLE W/ ANCHOR
		—P&T—	OVERHEAD POWER AND TELEPHONE LINES
■	MONUMENT (NEW) 1/2" IRON ROD W/ 4" DIAMETER ALUMINUM DISC MARKED RAGAN-SMITH ASSOCIATES	◎	SANITARY SEWER MANHOLE
IR(O)	IRON ROD (OLD)	—SA—	SANITARY SEWER LINE
123	STREET ADDRESS	—FM—	FORCE MAIN SEWER LINE
L.F.E.	LOWEST FLOOR ELEVATION (INCLUDING BASEMENT)	—G—	GAS LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE	(ST)	STORM MANHOLE
*	TRANSITIONAL LOT (SEE NOTE 10)	RCP	REINFORCED CONCRETE PIPE
		HDPE	HIGH-DENISTY POLYETHYLENE PIPE
123	ADDRESS	▤	CATCH BASIN
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	—W—	WATER LINE
			FIRE HYDRANT
R.O.W.C.T.	REGISTER OFFICE OF WILLIAMSON COUNTY, TENNESSEE	☼	STREET LIGHT

NOTE

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

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 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 ACCURACY

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

RAGAN-SMITH ASSOCIATES, LLC

_____ DATE: 09/16/2025
CHRIS MABERY, RLS #2483

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: TURNBERRY HOMES, LLC

BY: _____

TITLE: _____ DATE:_____

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TIBURON, SECTON 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM_____20____ _____
NOLENSVILLE COLLEGE GROVE AUTHORIZED AGENT
UTILITY DISTRICT

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 APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING SANITARY SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TIBURON, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES STANDARDS AND SPECIFICATIONS AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A PERFORMANCE AGREEMENT AND LETTER OF CREDIT HAS BEEN POSTED WITH METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES TO ASSURE COMPLETION OF ALL REQUIRED SANITARY SEWER IMPROVEMENTS IN CASE OF DEFAULT.

_____ DATE:_____
METRO NASHVILLE DEPARTMENT OF
WATER AND SEWERAGE SERVICES

FINAL SUBDIVISION PLAT

TIBURON
SECTION 1
LOTS 1-19 AND
OPEN SPACE LOTS 1-3

17th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE

REVISED: 09/16/2025
SCALE: 1" = 100' DATE: 09/02/2025
PROJECT NUMBER: 22-0357

RaganSmith
a Pape Dawson Company

G:\22-0357\1-SURVEY\PLAT\SECTION 1\22-0357 SEC 1 FINAL PLAT.DWG

Regular Agenda 1.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 10/06/2025

Current Zoning: SI-2 - SERVICE INSTITUTION - (EDUCATIONAL)

Information

Subject

BPC2509-005 Revised Site Plan - Baseball Field Lighting and Dugout Addition, Brentwood Academy, 219 Granny White Pike, Zoning SI-2 - *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

General Information

Ragan Smith Associates requests approval of a Revised Site Plan for Brentwood Academy to add lights to the baseball field and construct a locker room addition to the existing home dugout. The lighting design for the baseball field ensures illumination will not exceed three-foot candles at the property lines. The lights will not be equipped with timers but will be operated from a secure control cabinet. All fixtures will include shielding to direct light downward onto the field.The proposal also includes the addition of a locker room at the back of the existing home dugout. The current dugout is 498 square feet, and the proposed locker room will add 598 square feet, resulting in a total area of 1,096 square feet. The addition will be constructed with split-face block consistent with the existing dugout. The home and away dugout will be painted blue to match the school's color.

Conditions of Approval

Staff does not have any additional conditions of approval beyond the standard requirements listed below

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 with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Jackson Reid at jackson.reid@brentwoodtn.gov. The proposed wall sign shall not be internally illuminated.

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

3. Add the following note to the site plan:

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

plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **October 6, 2028**, 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. 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. 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.

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

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 **October 6, 2025**. 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 revised site plan subject to the requirements of the staff report.

Attachments

Proposed Site Plan and Elevations

BRENTWOOD ACADEMY

SITE DATA CHART:

PROJECT INFORMATION:

STREET ADDRESS:	219 GRANNY WHITE PIKE, BRENTWOOD, TN 37027
MAP / PARCEL:	WILLIAMSON COUNTY MAP 12, PARCELS 27, 27.01,32, & 36
ACREAGE:	PARCEL 27+ 27.01 – 20.10 AC (875,632 SF) PARCEL 32 – 0.816 AC (35,545 SF) PARCEL 36 – 28.65 AC (1,248,124 SF)
TOTAL:	**49.57 AC (2,159,301 SF)**
ZONING:	SI-2 SERVICE INSTITUTIONAL (EDUCATIONAL)
LAND USE:	EDUCATIONAL – HIGH SCHOOL AND MIDDLE SCHOOL
PROPOSED ACCESSORY BUILDING	
BASEBALL LOCKER ROOM:	631 SF [12'-8" X 49'-10"] **(2,500 MAX)** ***78-825 (1)***
HEIGHT:	10' ***(25' MAX)*** ***78-825 (2)***
ACCESSORY BUILDING SETBACKS	
FRONT:	*NOT APPLICABLE*
SIDE:	*NOT APPLICABLE*
REAR:	50.8' ***(50' MIN)*** ***78-825 (4)***
DEVELOPMENT STANDARDS	
FOOT CANDLES AT PROPERTY LINE:	2.0 ***(3.0 MAX)*** ***78-826 (d)***

SEC. 78-285. - LOCATION AND HEIGHT OF ACCESSORY USES.

AFTER A HEARING AND APPROVAL BY THE PLANNING COMMISSION, ACCESSORY USES MEETING THE FOLLOWING CONDITIONS MAY BE CONSTRUCTED IN AN SI-2 ZONING DISTRICT.

(1) MAXIMUM BUILDING AREA, 2,500 SQUARE FEET.

(2) MAXIMUM HEIGHT, 35 FEET, MEASURED FROM THE LOWEST GROUND LEVEL OF THE STRUCTURE TO THE HIGHEST POINT OF THE ROOF.

(3) SCREENING: THE PLANNING COMMISSION MAY ESTABLISH REASONABLE REQUIREMENTS FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING IMPROVEMENTS TO PROTECT THE CHARACTER OF THE ADJOINING RESIDENTIAL DISTRICT.

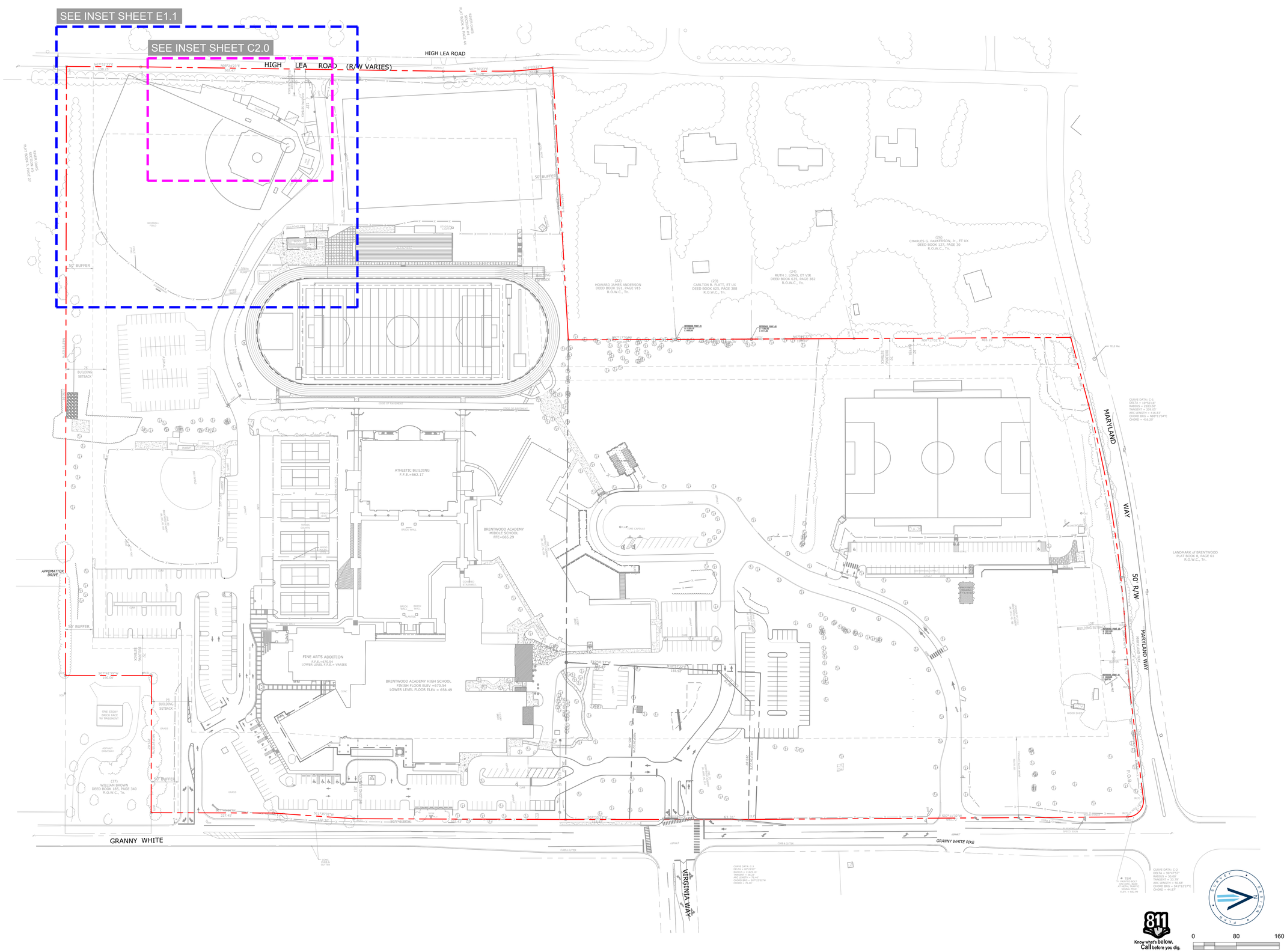
(4) LOCATION: REAR AND SIDE YARDS ONLY, PROVIDED THAT STRUCTURES LESS THAN 25 FEET IN HEIGHT SHALL BE AT LEAST 50 FEET FROM ALL LOT LINES AND STRUCTURES 25 FEET IN HEIGHT OR GREATER SHALL BE AT LEAST 75 FEET FROM ALL LOT LINES. ALL STRUCTURES SHALL BE AT LEAST 20 FEET FROM ANY OTHER BUILDINGS ON THE PROPERTY.

(5) CORNER LOTS: SHALL CONFORM WITH APPLICABLE SETBACKS FROM BOTH INTERSECTING STREETS.

SEC. 78-286. - DEVELOPMENT STANDARDS (LIGHTING).

(d) LIGHTING. ADEQUATE OUTSIDE LIGHTING SHALL BE PROVIDED TO ENSURE SAFE MOVEMENT OF PERSONS AND VEHICLES AND FOR SECURITY PURPOSES. AT THE SAME TIME, SUCH LIGHTING SHALL BE ARRANGED SO AS TO MINIMIZE GLARE AND REFLECTION ON ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC STREETS. THE PLANNING COMMISSION MAY REQUIRE THE SUBMISSION OF A LIGHTING PLAN BY A QUALIFIED PROFESSIONAL ENGINEER TO ENSURE THAT THE ILLUMINATION OF OUTSIDE LIGHTING AS DESIGNED AND INSTALLED DOES NOT EXCEED THREE FOOTCANDLES MEASURED AT THE PROPERTY LINE OF ABUTTING PROPERTY ZONED FOR RESIDENTIAL USE OR DEVELOPMENT.

GRANNY WHITE
Old Hickory Blvd
Land Mark
Brentwood Academy
SITE
Williamson Rd
Meadowlace
Maryland Way Park
Williamsburg Estates
Poplarvue Estates
Eventowne Place Shopping Center
Franklin Rd
Church St
Mallory Ln
Little Harpeth River
Adle Fire
Fort Downs
Cliffside Country Club
River Oak Estates
Johnson Chapel Cemetery
Deerfield Rd
Tupper Dr
Kim Oak Cir
Hickory Drive
Westwood Dr
Oak Grove
Cadillac Dr
Marmont Dr
Harwell Dr
Mulberry Way
Virginia Way
Maryland Way
Virginia Drive
Lee Dr
Oakdale Ln
Hawthorne Dr
Sycamore Ln
Sycamore Rd
Millstone Way
Millstone Rd
Blue Oak Ln
Blue Oak Dr
Bryan Ln
Bryan Rd
Deerfield Rd
Mill Ln
Jenny Ln
Jenny Rd
Cypress Village Dr
Cypress Village Rd
Lee Cir
Lee Ln
Meadowlark Dr
Corner Dr
Bluebird Rd
Fairview Dr
Mallory Ln
Church St
Cherry St
Pearl St
Harwell Dr
Mulberry Way
Marmont Dr
Cadillac Dr
Westwood Dr
Oak Grove
Hickory Drive
Tupper Dr
Kim Oak Cir
Fairview Dr
Bluebird Rd
Meadowlark Dr
Corner Dr
Lee Ln
Lee Cir
Oakdale Ln
Hawthorne Dr
Sycamore Ln
Sycamore Rd
Millstone Way
Millstone Rd
Blue Oak Ln
Blue Oak Dr
Bryan Ln
Bryan Rd
Deerfield Rd
Mill Ln
Jenny Ln
Jenny Rd
Cypress Village Dr
Cypress Village Rd
Little Harpeth River
Fort Downs
Adle Fire
Williamsburg Rd
Meadowlace
Meadow Rd
Franklin Rd
Church St
Mallory Ln



RaganSmith
a PAPE-DAWSON company

BRADFORD SAMUEL SLAYDEN
REGISTERED ENGINEER
AGRICULTURE
CIVIL
No. 109741
STATE OF TENNESSEE

BRENTWOOD ACADEMY

219 GRANNY WHITE PIKE, BRENTWOOD,WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=80'

Date: SEPTEMBER 16, 2025

Approved By: B. SLAYDEN

Revisions:

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Drawing Title:

OVERALL EXISTING CONDITIONS PLAN

Drawing No.

C1.0

Project No.

25-0251

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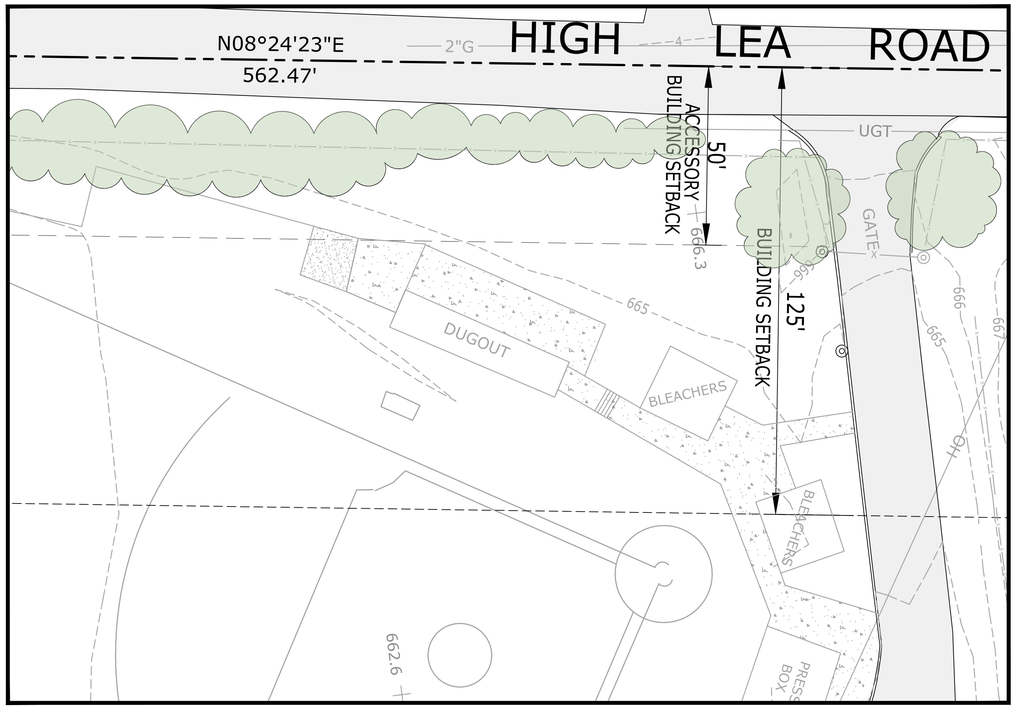
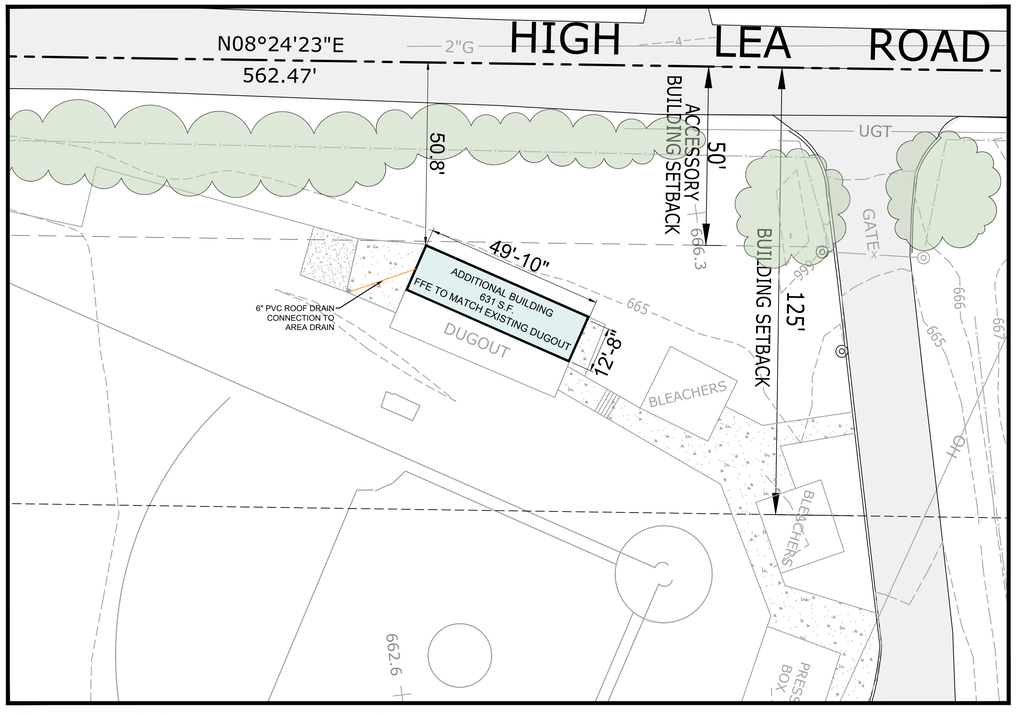


EXISTING PLAN

EXISTING DUGOUT



GRADING / UTILITY / LAYOUT PLAN

LANDSCAPE AERIAL PLAN

Know what's below. Call before you dig.

0 20 40

RaganSmith
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BRADFORD SAMUEL SLAYDEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 109714
STATE OF TENNESSEE

BRENTWOOD ACADEMY

219 GRANNY WHITE PIKE, BRENTWOOD,WILLIAMSON COUNTY, TENNESSEE

Scale:	1"=20'
Date:	SEPTEMBER 16, 2025
Approved By:	B. SLAYDEN

Revisions:

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Drawing Title:

SITE LAYOUT PLAN

Drawing No.

C2.0

Project No.

25-0251

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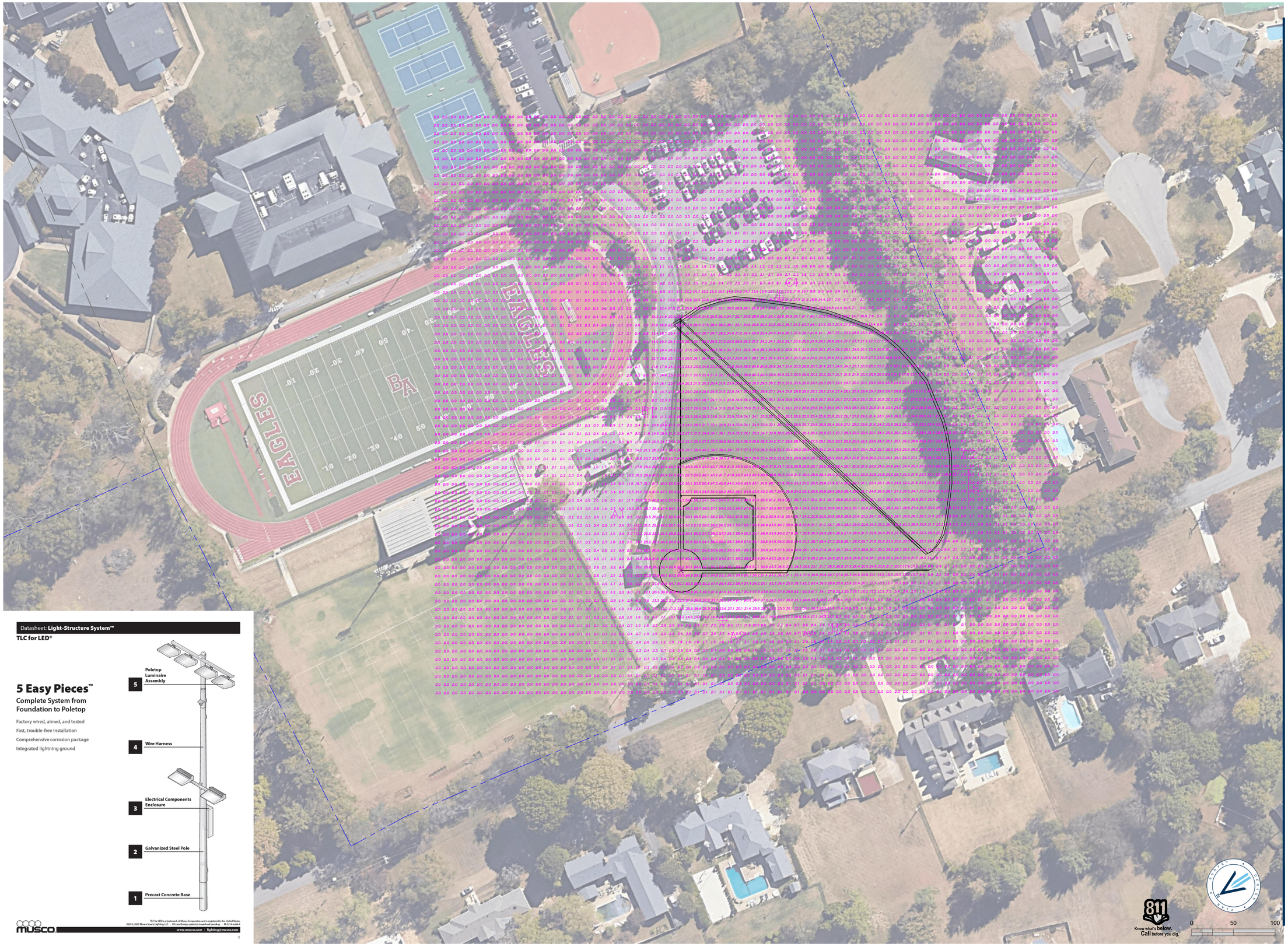

Datasheet: **Light-Structure System™**

TLC for LED®

5 Easy Pieces™

Complete System from Foundation to Poletop

Factory wired, aimed, and tested

Fast, trouble-free installation

Comprehensive corrosion package

Integrated lightning ground

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www.musco.com · lighting@musco.com

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PLOTTED BY KAIDEN KLEIN ON: 9/16/2025 8:51 AM LAST UPDATED BY KALLEN ON: 9/16/2025 8:50 AM

RaganSmith

a PAPE–DAWSON company

BRADFORD SAMUEL SLAYDEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 109741
STATE OF TENNESSEE

BRENTWOOD ACADEMY

219 GRANNY WHITE PIKE, BRENTWOOD,WILLIAMSON COUNTY, TENNESSEE

Scale:	1"=50'
Date:	SEPTEMBER 16, 2025
Approved By:	B. SLAYDEN

Revisions:

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Drawing Title:

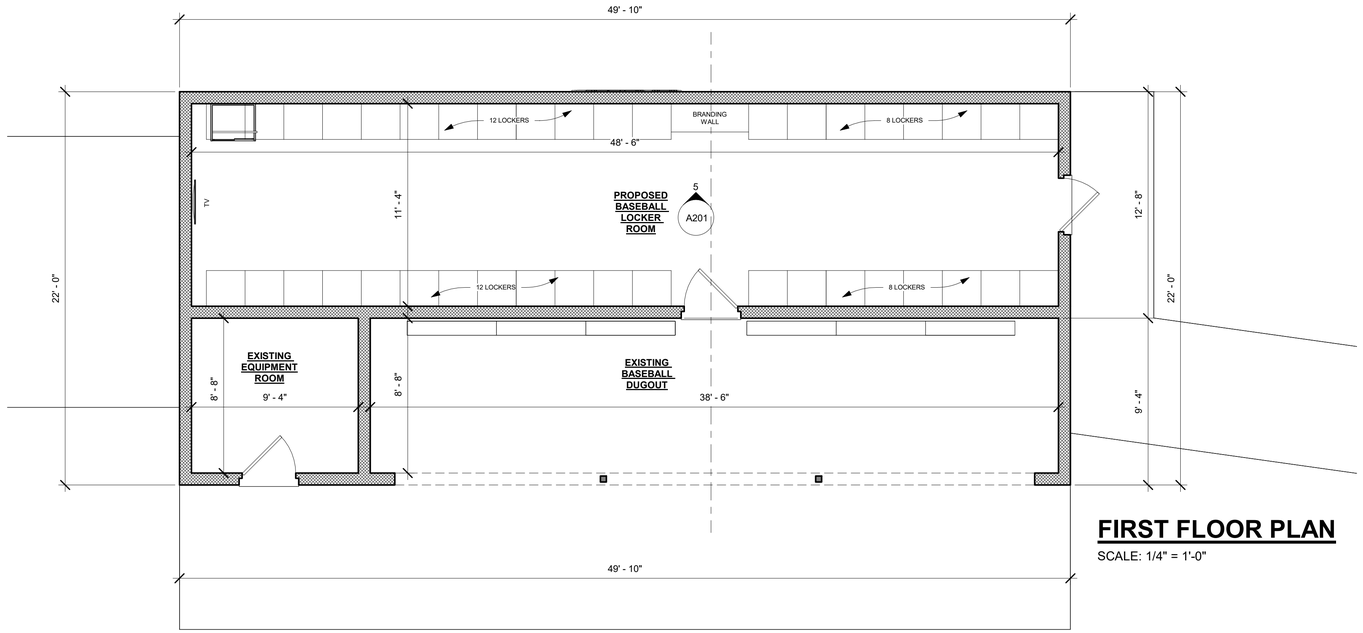
SITE LIGHTING PHOTOMETRIC PLAN

Drawing No.

E1.1

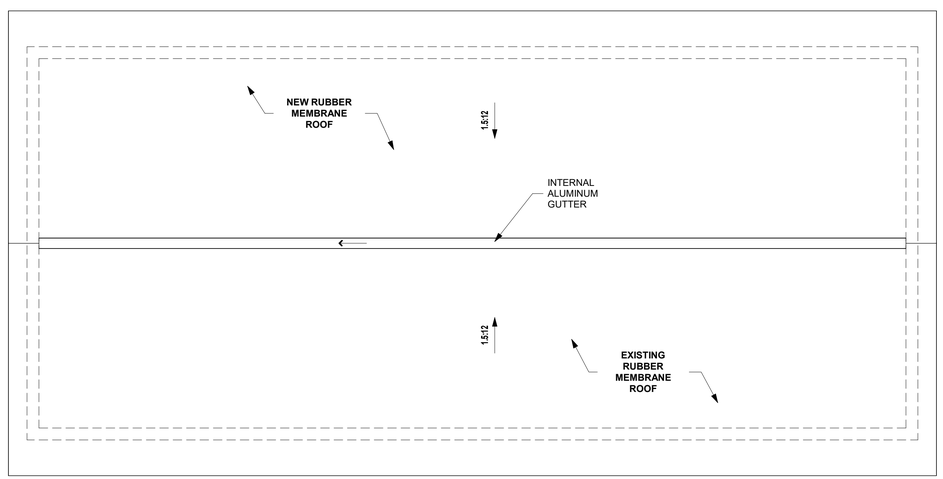
Project No.

25-0251



FIRST FLOOR PLAN

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



ROOF PLAN

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

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC.
4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.
6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

NOTE:
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER STRUCTURAL ENGINEER.

SQUARE FOOTAGE (O.F.S.)

(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)	
HEATED	
PROPOSED BASEBALL LOCKER ROOM	598 SF
	598 SF
UNHEATED	
EXISTING BASEBALL DUGOUT	498 SF
	498 SF
TOTAL UNDER ROOF	1,096 SF

ak designs
205 Powell Place, Suite 119
Brentwood, TN 37027

CONCEPTUAL DESIGN
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all

BRADFORD SAMUEL KNUDSEN
REGISTERED ENGINEER
AGRICULTURE
MECHANICAL
NO. 109741
STATE OF TENNESSEE

BRENTWOOD ACADEMY BASEBALL LOCKER ROOM

219 GRANNY WHITE PIKE
BRENTWOOD, TENNESSEE

First Floor Plan

Revision Date:

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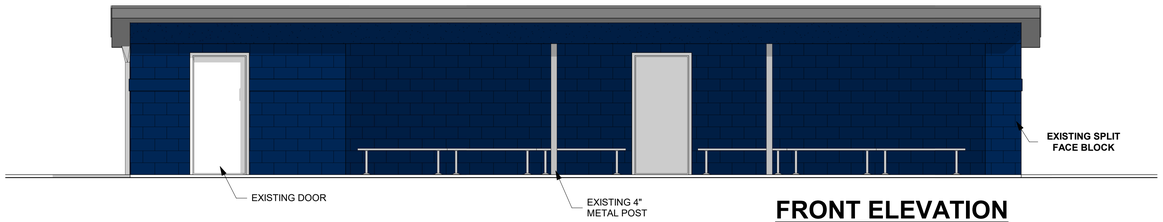
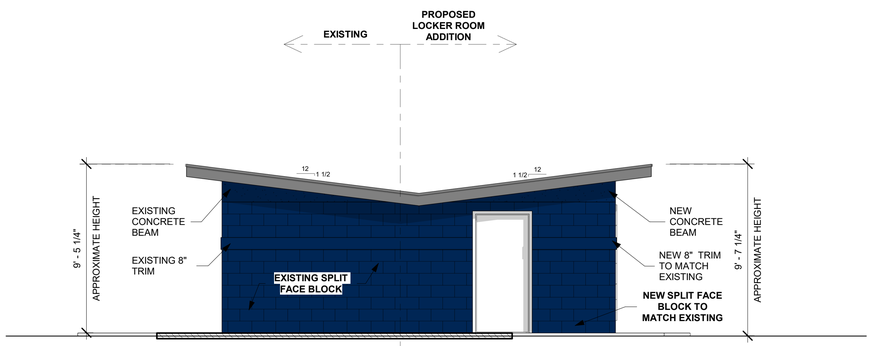
Project Number: A25040
Date: 08.29.25
Scale: 1/4" = 1'-0"

Sheet
A101



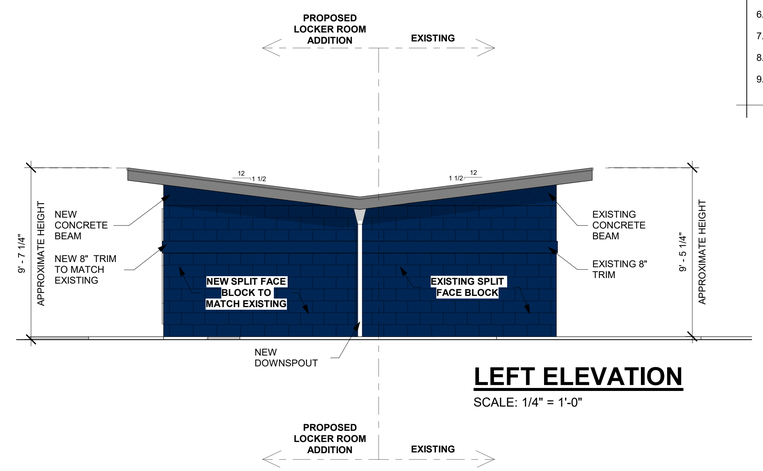
FRONT ELEVATION

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



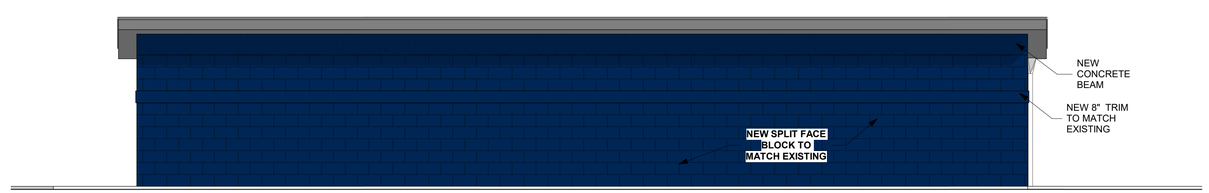
RIGHT ELEVATION

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



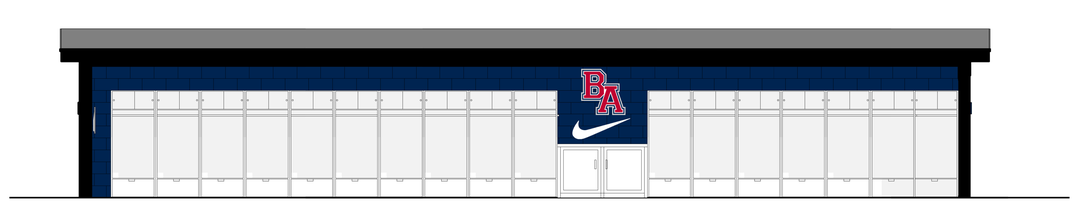
LEFT ELEVATION

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



REAR ELEVATION

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



BRANDING WALL ELEVATION

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

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

ak DESIGNS

ak designs
205 Powell Place, Suite 119
Brentwood, TN 37027

CONCEPTUAL DESIGN
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all

BRENTWOOD ACADEMY BASEBALL LOCKER ROOM

219 GRANNY WHITE PIKE
BRENTWOOD, TENNESSEE

Front & Left Elevations

Revision Date:

1.	
2.	
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Project Number: A25040
Date: 08.29.25
Scale: 1/4" = 1'-0"

Sheet

A201

Regular Agenda 2.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 10/06/2025

Current Zoning: C-2 - COMMERCIAL RETAIL

Information

Subject

BPC2509-007 Site Plan - AthElite, Envirotest Systems Corporation, Lot 1, 273 Wilson Pike Circle, Zoning C-2 - *Applicant: Fulmer Lucas Engineering, LLC, 2002 Richard Jones Road, Suite B200, Nashville, TN 37215*

General Information

Fulmer Lucas Engineering requests approval of a Site Plan for an 11,982 square foot, one-story building located at 273 Wilson Pike Circle. This is the existing site of the Emmissions Testing Facility. The project proposes to incorporate the existing building into the new building, which will be used for a combination of physical therapy and a fitness facility. The 1.87 acre site will provide a total of 69 parking spaces, including compact spaces, patient drop off spaces, and accessible handicap spaces. An outdoor track surface is also proposed on the south side of the building.

The brick on the existing building will be stained with a light gray masonry stain. The existing openings for the vehicle emission bays will be replaced with a storefront system. A new entry canopy will connect the existing structure with the proposed addition. The building addition will feature various shades of black metal panels with a light gray brick base to match the existing building. It should be noted that while older metal buildings exist in the area, the most recent approval for the adjacent property at 263 Wilson Pike Circle—a storage facility—features a predominantly brick design with metal accents.

Conditions of Approval

Staff recommends that the following **5** conditions be attached to the approval of the request.

1. The minimum distance between the building and any parking space shall be 10 feet. The northeast side of the building may need to be adjusted to meet this requirement.

2. A revised final plat is required to be recorded before issuance of building or grading permits for the site.

3. Prior to the issuance of a grading permit, applicant shall submit a condition assessment report for the existing bio-retention pond to verify compliance with current stormwater regulations. The report shall also include an assessment of the connection to the existing public storm line.

4. Prior to the issuance of a grading permit, submit a TDEC notice of coverage if disturbance is over 1.0 AC.

5. Prior to the issuance of the Certificate of Occupancy (CO), submit Stormwater Management Agreement and Long Term Maintenance Plan to Engineering Department for review and sign off for recording.

Standard Requirements

Staff recommends that the following **15** 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, wall or ground) with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Jackson Reid at jackson.reid@brentwoodtn.gov.

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 **October 6, 2028**, 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 78-246 (l) of the zoning ordinance.

9. 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.

10. 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.

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

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

13. 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.

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

15. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. 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 site plan subject to the requirements of the staff report.

Attachments

Proposed Site Plan
Proposed Building Elevations

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

SITE DEVELOPMENT PLANS FOR:

ATHELITE

273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027
PARCEL: 011B C 01200 00015011G

OWNER
BEE SAFE BRENTWOOD, LLC
201 NORTH ELM STREET #201
GREENSBORO, NC 37401

DEVELOPER
ATHELITE
1027 CALDWELL LANE
NASHVILLE, TN 37204

CONTACT: JEREMY HOLT
615-500-3969

CIVIL ENGINEER/APPLICANT
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

CONTACT: JASON MORELOCK
615-300-6486

LAND SURVEYOR
JTA LAND SURVEYING, INC.
3384 N. MT. JULIET ROAD, SUITE 900
MT. JULIET, TN 37122

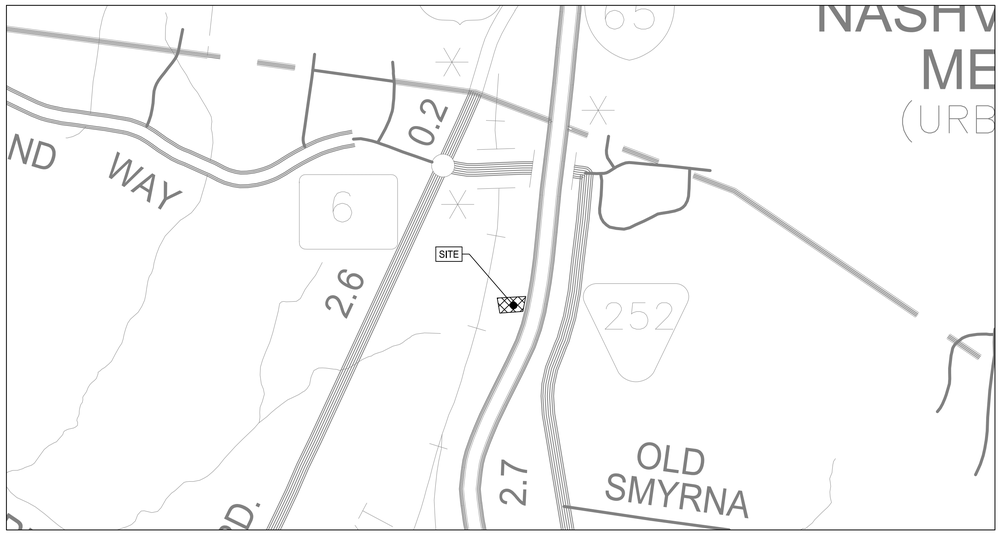
CONTACT: JAMES TERRY
615-490-6920

ARCHITECT
IRELAND ARCHITECTURAL SERVICES, LLC
614 SUMMERWIND CIRCLE
NASHVILLE, TN 37215

CONTACT: MIKE IRELAND
615-319-2342

LANDSCAPE ARCHITECT
H+B LAND DESIGN
106 MISSION COURT, SUITE 403B
FRANKLIN, TN 37067

CONTACT: CONNOR BALL
615-668-7280



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
C0.1	SITE DEMOLITION PLAN
C0.2	INITIAL EPSC PLAN
C0.3	INTERIM EPSC PLAN
C0.4	FINAL EPSC PLAN
C1.0	SITE LAYOUT PLAN
C1.1	FCC PLAN
C1.2	REFUSE TRUCK PLAN
C1.3	DELIVERY TRUCK PLAN
C2.0	SITE GRADING & DRAINAGE PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	SITE DETAILS
C4.4	SITE DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES
E2.0	ELECTRICAL SITE PLAN
E2.0A	ELECTRICAL SITE PHOTOMETRIC PLAN
E2.0B	ELECTRICAL SITE FIXTURE SPECIFICATION
A301	ARCH ELEVATIONS

UTILITY CONTACTS:

WATER
BRENTWOOD WATER & SEWER
1750 GENERAL GEORGE PATTON DRIVE
BRENTWOOD, TN 37027
CONTACT: DREW MUIRHEAD
PHONE: 615-371-0080, EXT. 5100
EMAIL: DREW.MUIRHEAD@BRENTWOODTN.GOV

SEWER
BRENTWOOD WATER & SEWER
1750 GENERAL GEORGE PATTON DRIVE
BRENTWOOD, TN 37027
CONTACT: DREW MUIRHEAD
PHONE: 615-371-0080, EXT. 5100
EMAIL: DREW.MUIRHEAD@BRENTWOODTN.GOV

UTILITY CONTACTS:

POWER
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
CONTACT: LARRY KELLEY
PHONE: 615-747-3688
EMAIL: LKELLEY@NESPOWER.COM

GAS
PIEDMONT GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
CONTACT: CRAIG OWEN
PHONE: 615-872-2403
EMAIL: CRAIG.OWEN@PIEDMONTNG.COM

UTILITY CONTACTS:

COMMUNICATION
LEVEL 3 COMMUNICATIONS
2530 PERIMETER PLACE DRIVE
NASHVILLE, TN 37214
CONTACT: LUKE WINGO
PHONE: 615-263-1124
EMAIL: LUKE.WINGO@LEVEL3.COM

COMMUNICATION
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: MATT MOORE
PHONE: 615-244-7462, EXT. 111-5138
EMAIL: MATTHEW_MOORE2@CABLE.COMCAST.COM

UTILITY CONTACTS:

COMMUNICATION
AT&T
333 COMMERCE ST. ROOM 23C10
NASHVILLE, TN 37201
CONTACT: JASON ARMES
PHONE: 615-585-3878
EMAIL: JA8744@ATT.COM

SITE PLAN VESTING NOTE:

THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN, IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON OCTOBER 6, 2028, 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.

PRELIMINARY TIME SCHEDULE:

THE EXPECTED DEVELOPMENT SCHEDULE FOR THIS PROJECT IS BETWEEN JANUARY 2026 AND JANUARY 2027.

REFERENCE:

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A BOUDARY & TOPOGRAPHIC SURVEY JTA LAND SURVEYING, INC., DATED JULY 2025. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD88.

2. THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47187C0093H", DATED: DECEMBER 20, 2024. FLOOD ZONE "X".

SURVEY INFO
PROVIDED BY: JTA LAND SURVEYING, INC. DATED 07.15.2025
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/02/2025

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

COVER SHEET

C0.0

1055-06 ATHELITE

Monday, September 29, 2025
Jason Morelock - 2013 Autodesk Plus Crack(s) - Cad Sheets/1055-06_Cover Sheet.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

BEE SAFE BRENTWOOD LLC, PROPERTY
273 WILSON PIKE CIRCLE
BRENTWOOD, TENNESSEE

PREPARED BY:
JTA LAND SURVEYING, INC
3384 N. MT. JULIET RD, SUITE 900
MT. JULIET, TN 37122
PHONE: (615) 490-6920

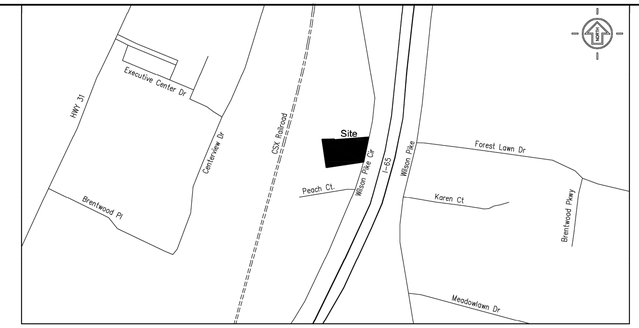
GRID NORTH

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD. BEARING	CHD. LENGTH
C1	4°54'21"	2606.18	111.64	223.15	S12°41'54"W	223.08

Scale : 1" = 40'

0' 20' 40' 80' 120'

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

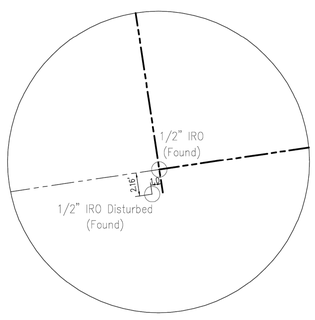
DEED REFERENCE

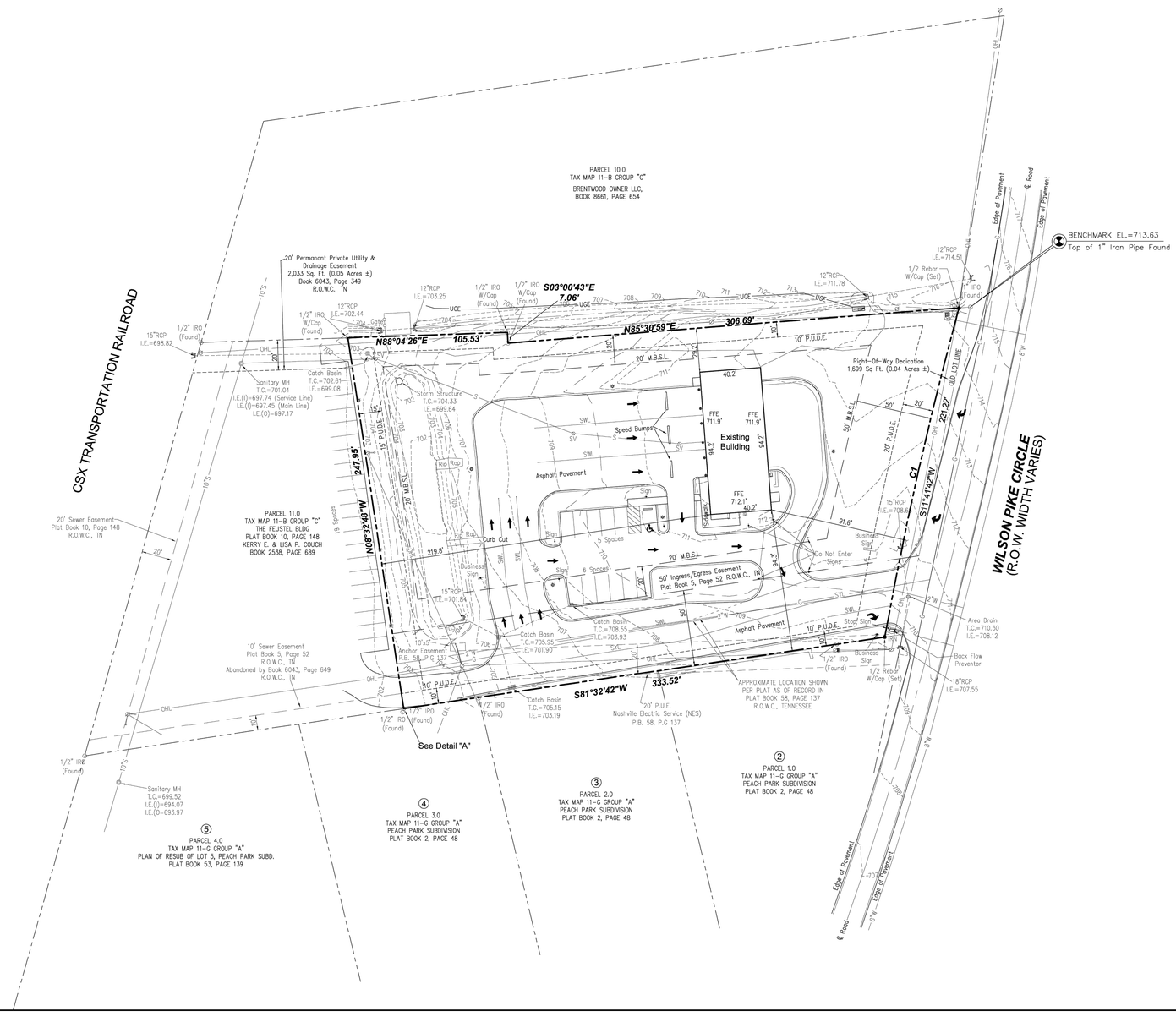
Being the same property conveyed to Bee Safe Brentwood LLC by Special Warranty Deed from Envirotest Systems Corp., a Delaware Corporation, as of record in Book 8938, Page 48 Register's Office for Williamson County, Tennessee.

PLAT REFERENCE

Land in Williamson County, Tennessee, being Lot 1 on the Final Plat of Envirotest Systems Corp,. as of record in Plat Book P58, Page 137, Register's Office for Williamson County, Tennessee.

Detail "A"
Not to scale





GENERAL NOTES

1. Bearing shown hereon are referenced to the Tennessee State Plane Coordinate System (NAD83).
2. Subject property is shown as Parcel 12.00 on Williamson County Tax Map No. 11-B, Group "C".
3. Subject property is currently zoned: C-2
4. This surveyor has not physically located all underground utilities. Above grade and underground utilities shown hereon were taken from visible appurtenances at the site, public records and/or maps prepared by others. This 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 as indicated. Therefore, reliance upon the type, size and location of all underground utilities 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, Tennessee One Call 1-800-351-1111 or 1-615-366-1987.
5. By graphic plotting and scaled map location only, this property is not within an area of flood inundation as designated by current Federal Emergency Management Agency maps which make up a part of the National Flood Insurance Administration report. As shown on F.E.M.A. Map No. 47187C0093H, which bears an effective date of Dec 20, 2024. The surveyed premises is in Flood Zone "X".
6. This surveyor has not been furnished with a Title Report, therefore, this survey is subject to the findings of an accurate Title Search.
7. Vertical control is based on NAVD 1988 Datum. Elevations shown were taken from a field-run survey using random spot elevations. Contours shown are at 2-foot intervals and were derived using surface-modeling techniques.
8. I hereby certify that this is a Catefory I Survey and was conducted in accordance accordance with rule 0820-03.11 (Cloba! position systems survey) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT corps system.

(A) Positional Accuracy: 0.05'

(B) Date of Survey: July 14, 2025

(C) Datum/Epoch: Tennessee State Plane (Horizontal=NAD83) (Vertical=NAVD88)
Occupations for control points are 5 minutes each, side shots are 3 seconds.

(D) GEOID18

(E) No combined grid factors were used.

SURVEYOR'S CERTIFICATE

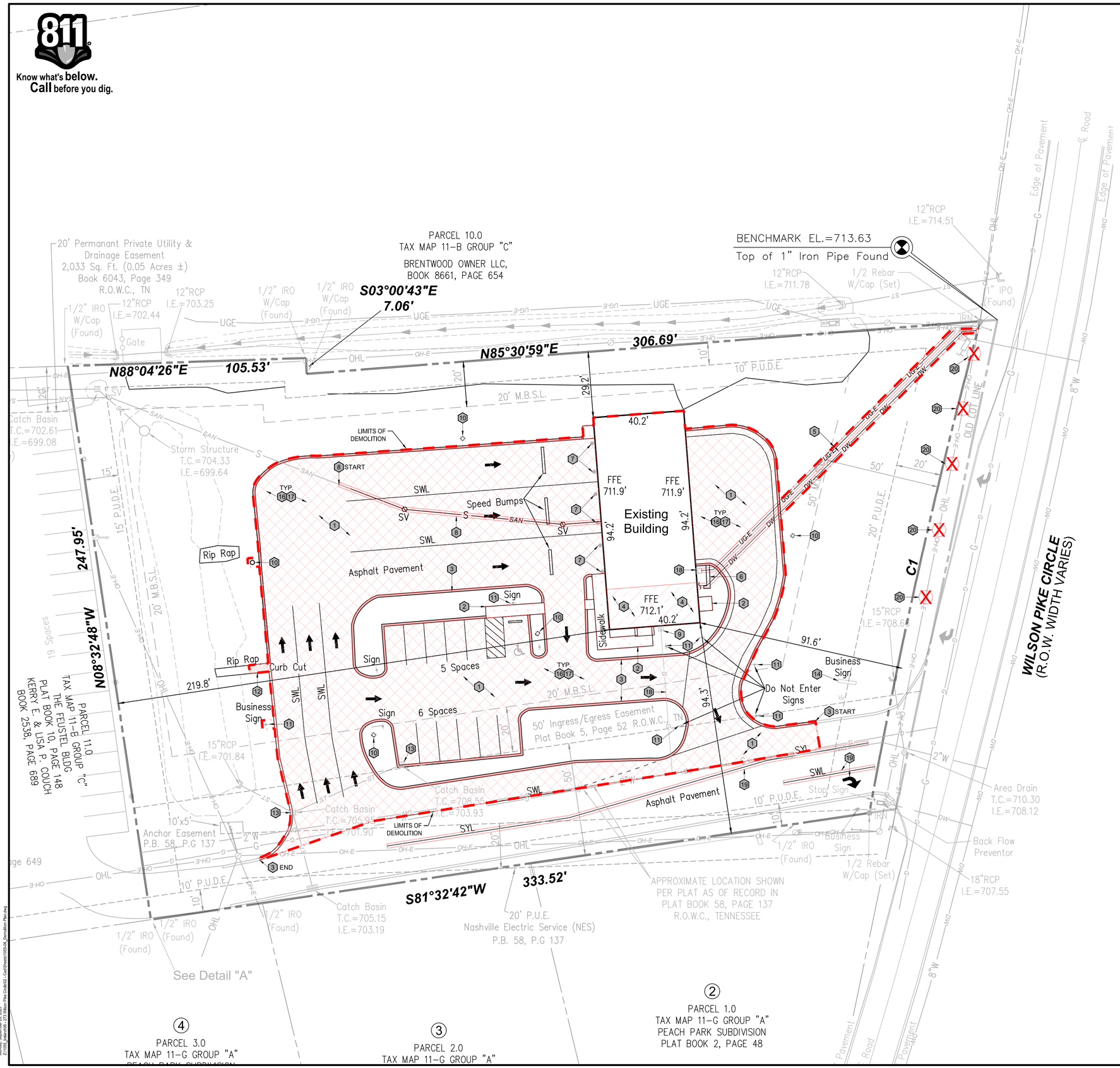
I hereby certify that this is a Category 1 survey, and the survey was performed in accordance with the current Standards of Practice for surveyors in the State of Tennessee. The unadjusted error of closure does not exceed 1:10,000.

JAMES G. TERRY
REGISTERED LAND SURVEYOR
No. 2267
AGRICULTURE
OWNER
7-18-25
TENNESSEE NO. 2267

LEGEND

IRO ○ Existing Iron Rod
IRN ● Iron Rod (Set) 1/2 Rebar W/Cap
Sanitary Manhole
Water Meter
Sign / Marker post
Utility Pole
Utility Pole W/Light
Metal Light Pole
Catch Basin
Area Drain
Anchor / guy wire
–S– Sanitary Sewer Line
–W– Water Line
–UGE– Underground Electric
–G– Gas Line
SWL Single White Line
SYL Single Yellow Line

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



GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

MAP REFERENCE:

PARCEL ID FOR SUBJECT PROPERTY IS 14704010800 ON DAVIDSON COUNTY PROPERTY MAP.

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

KEYNOTES:

1. SAW CUT (AS NEEDED) AND REMOVE EXISTING ASPHALT PAVEMENT OR CONCRETE PAVEMENT TO SUBGRADE. REMOVE SUFFICIENT AMOUNT OF MATERIAL TO INSTALL SECTION (IF REQUIRED) SHOWN ON SHEET C1.0 TO PROPOSED GRADES SHOWN ON SHEET C2.0. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT).
2. SAW CUT (AS NEEDED) AND REMOVE EXISTING SIDEWALK TO SUBGRADE. REMOVE SUFFICIENT AMOUNT OF MATERIAL TO INSTALL SECTION (IF REQUIRED) SHOWN ON SHEET C1.0 TO PROPOSED GRADES SHOWN ON SHEET C2.0. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT).
3. SAW CUT (AS NEEDED) AND REMOVE EXISTING CONCRETE CURB TO SUBGRADE.
4. REMOVE EXISTING BUILDING, CONCRETE SLAB AND CONCRETE FOOTERS/FOUNDATION TO SUBGRADE. REF. ARCH. DWGS. FOR MORE DETAIL. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT).
5. REMOVE NOTED SERVICE UTILITIES TO EXISTING BUILDING TO LIMITS SHOWN. (COORDINATE WITH APPROPRIATE UTILITY COMPANY).
6. REMOVE EXISTING BRICK SCREEN WALL AND FOUNDATION.
7. REMOVE EXISTING BOLLARDS AND FOUNDATION.
8. REMOVE EXISTING SANITARY SEWER SERVICE PIPE AND CLEANOUTS TO LIMITS SHOWN. (COORDINATE WITH APPROPRIATE UTILITY COMPANY).
9. REMOVE EXISTING GAS METER,COORDINATE WITH APPROPRIATE UTILITY COMPANY).
10. REMOVE EXISTING LIGHT POLE AND LIGHT POLE BASE.
11. REMOVE EXISTING SIGN.
12. REMOVE EXISTING RIPRAP APRON TO LIMITS SHOWN.
13. EXISTING CURB INLET TO REMAIN, REPLACE CURB INLET CASTING WITH AREA DRAIN CASTING.
14. EXISTING MONUMENT SIGN TO REMAIN, SIGN PANEL TO BE REPLACED.
15. INSTALL TREE PROTECTION FENCING TO PROTECT EXISTING TREES AS NECESSARY THROUGHOUT CONSTRUCTION.
16. ALL UNDERGROUND UTILITY SERVICES NOT ADDRESSED ON THIS DEMOLITION PLAN OR ADDITIONAL SERVICES FOUND DURING DEMOLITION THAT ARE WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED COMPLETELY UNLESS UTILITY WILL REMAIN IN SERVICE AFTER COMPLETION OF DEMOLITION. FOUND UTILITIES TO REMAIN WILL BE RELOCATED AS NEEDED. (COORDINATE ANY UTILITY REMOVAL/RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO REMOVAL/RELOCATION AND/OR TURN OFF.
17. ANY ITEMS NOT SPECIFICALLY ADDRESSED IN THESE DEMOLITION NOTES ARE TO REMOVED UNLESS DIRECTED OTHERWISE BY THE DEVELOPER.
18. EXISTING UTILITY TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
19. REMOVE EXISTING WHITE AND YELLOW PAINTED LINES, STOP BAR AND TRAFFIC ARROWS BY BEAD BLASTING (NO. 9 STEEL SHOT) OR OTHER APPROVED METHOD, CAUSE THE LEAST POSSIBLE DAMAGE TO THE EXISTING PAVEMENT.
20. REMOVE EXISTING TREE ALONG WILSON PIKE CIRCLE TO PROVIDE SUFFICIENT INTERSECTION SIGHT DISTANCE.

0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: JTA LAND SURVEYING, INC. DATED 07.15.2025
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELLI
REGISTERED ENGINEER
AGRICULTURE
No. 109893
STATE OF TENNESSEE
10/28/2025

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

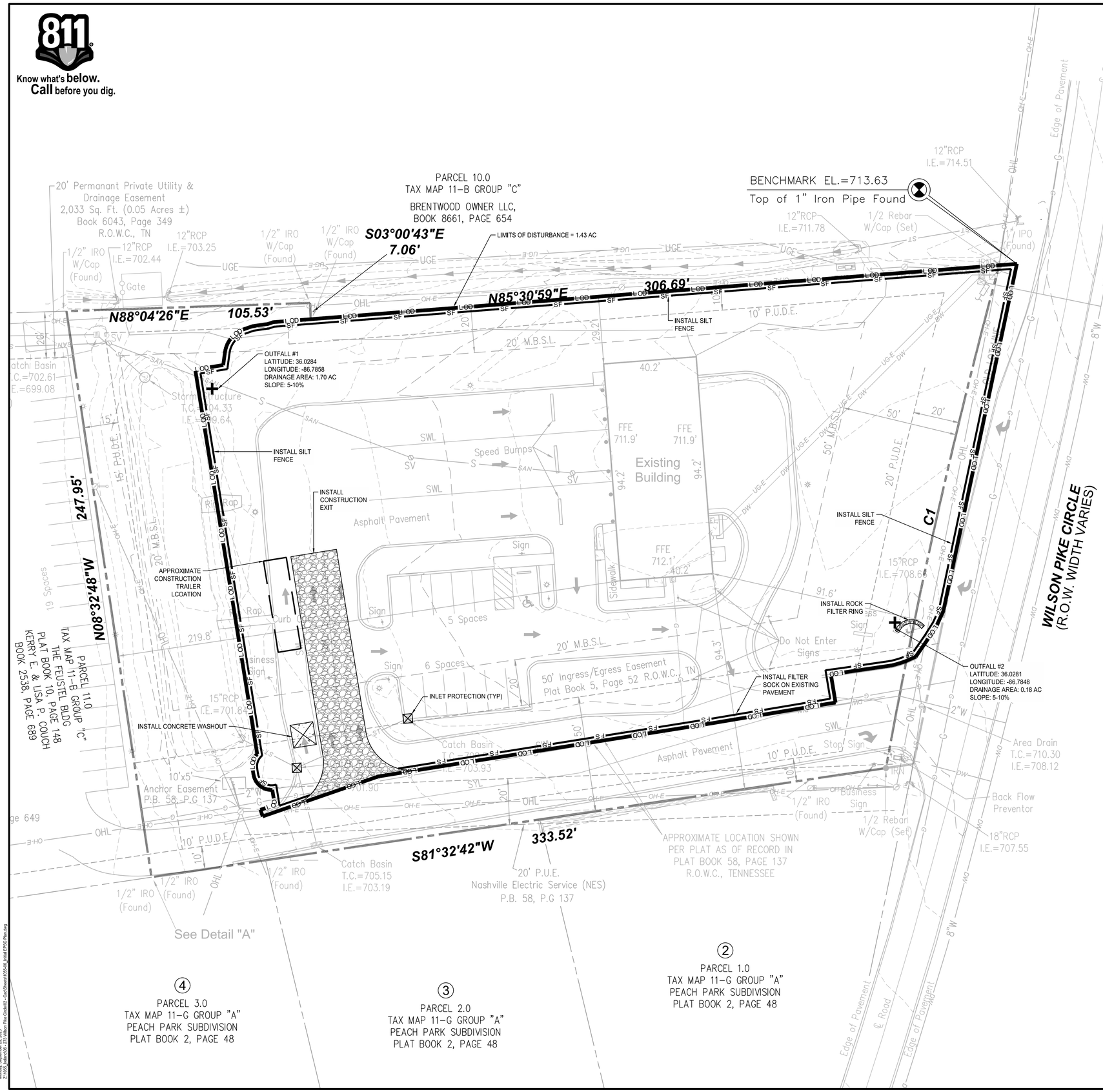
SITE DEMOLITION PLAN

C0.1

1055-06 ATHELITE

Monday, September 29, 2025
Jason Morelli, Fulmer Lucas Pike Circle/02 - Civil/Sheets/1055-06_Demolition Plan.dwg

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



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EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
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4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
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☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: Jason Moreland DATE: 09/26/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

EROSION CONTROL LEGEND:

- INLET PROTECTION (TCP-24)
- SF / FS — WIRE BACKED SILT FENCE (TCP-13), WEIGHTED SEDIMENT TUBE (TCP-14) OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT (TCP-03)
- CONCRETE WASHOUT AREA (ICP-03)
- ROCK CHECK DAM
- DIVERSION DITCH
- EROSION CONTROL MATTING
- ROCK FILTER RING

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WV — WATER VALVE
- WM — WATER METER
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NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: JTA LAND SURVEYING, INC. DATED 07.15.2025
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELAND
REGISTERED ENGINEER
AGRICULTURE
No. 109893
STATE OF TENNESSEE

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

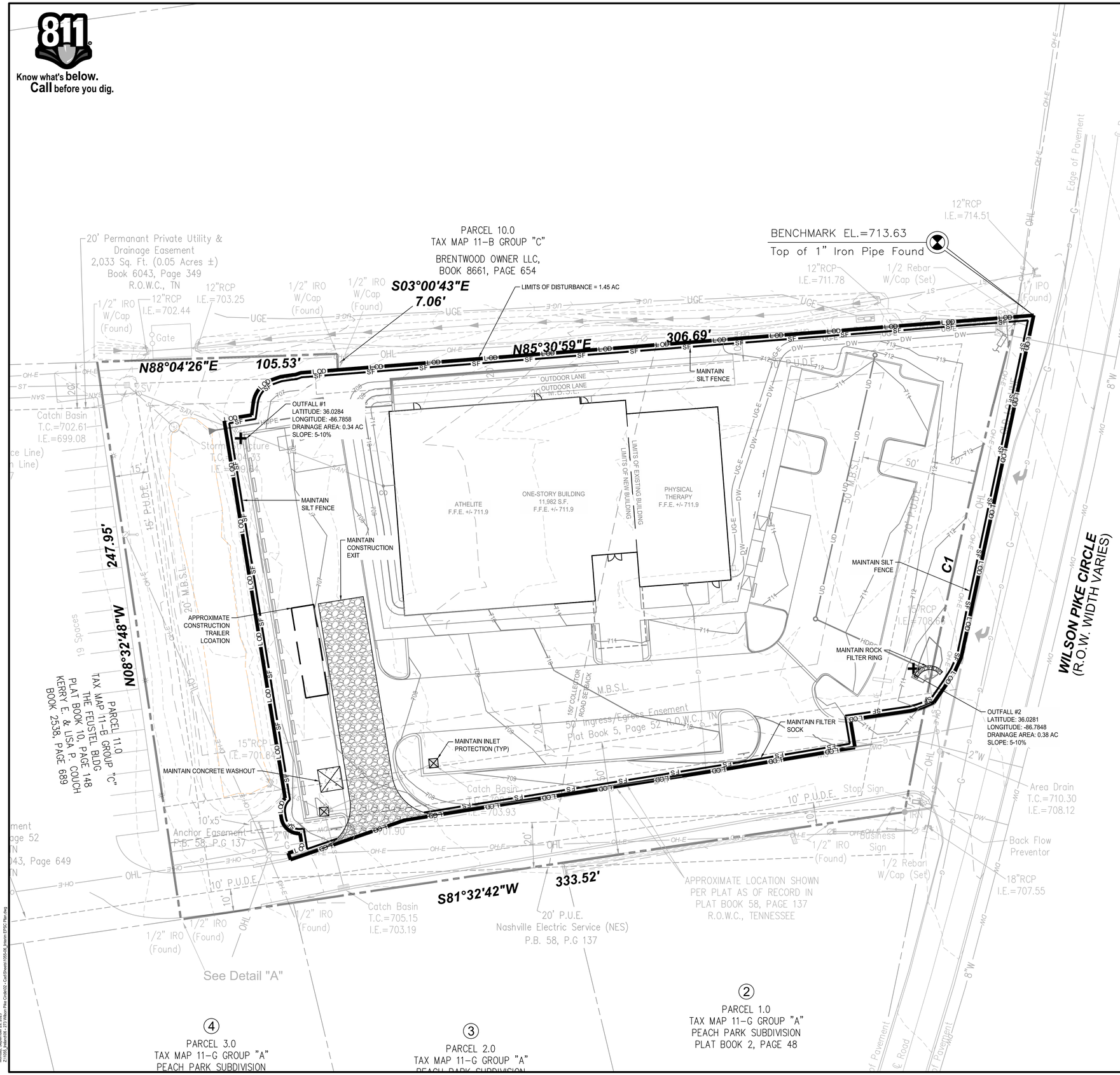
DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

INITIAL EPSC PLAN

C0.2

1055-06 ATHELITE

Monday, September 29, 2025
Monday, September 29, 2025 C:\Users\Jason\Dropbox\Fulmer Lucas\1055-06 Wilson Pike Circle\02 - Civil\Sheets\1055-06_Initial EPSC Plan.dwg



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6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
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SIGNATURE: Jason Moreland DATE: 09/26/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

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JASON C. MORELAND
REGISTERED ENGINEER
AGRICULTURE
No. 108893
STATE OF TENNESSEE
09/26/2025

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	08/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

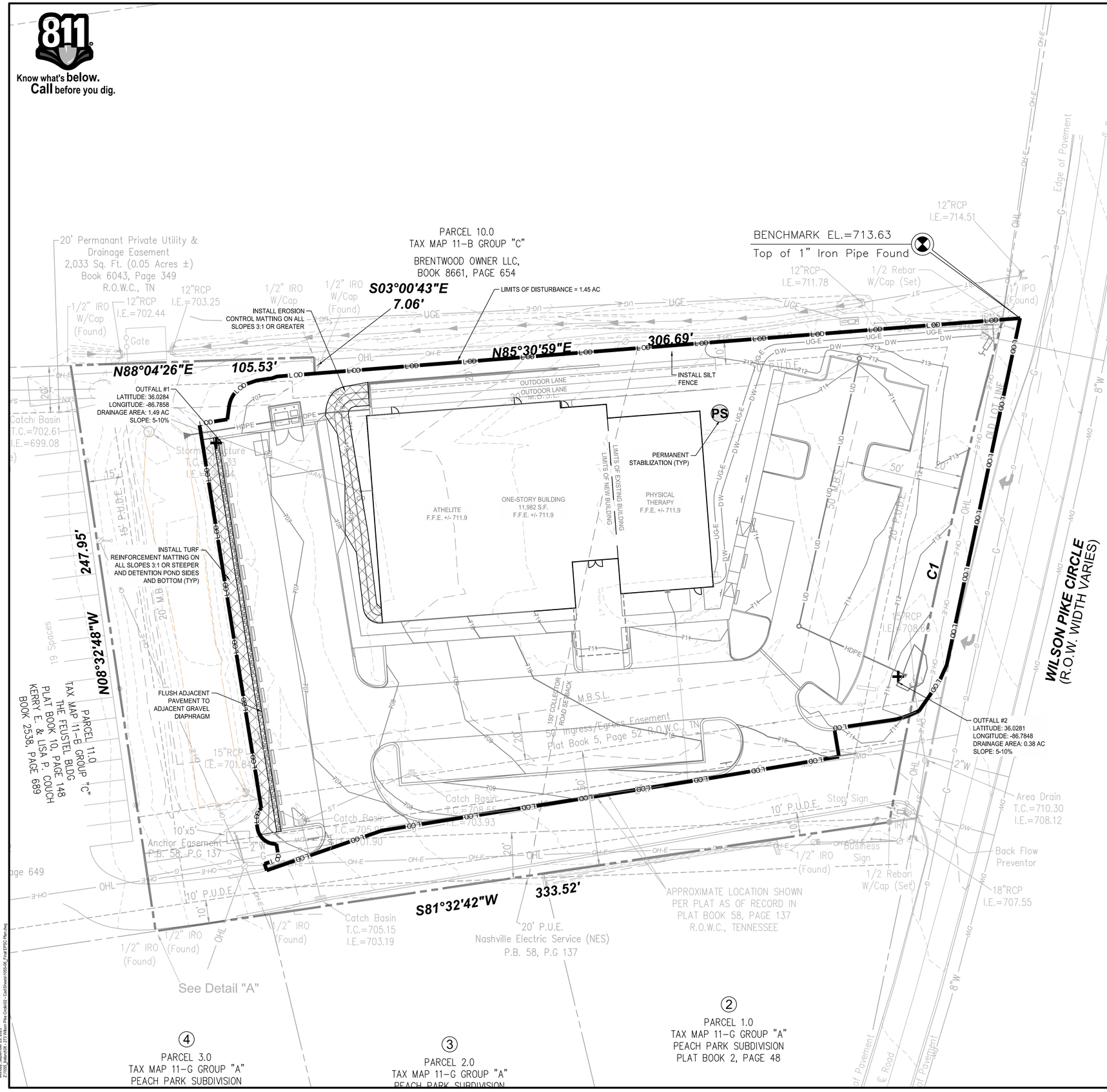
INTERIM EPSC PLAN

C0.3

1055-06 ATHELITE

Monday, September 29, 2025
Jason Moreland - 273 Wilson Pike Circle\02 - Cad\Sheets\1055-06_Interim EPSC Plan.dwg

Know what's below.
Call before you dig.



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FINAL EPSC PLAN

C0.4

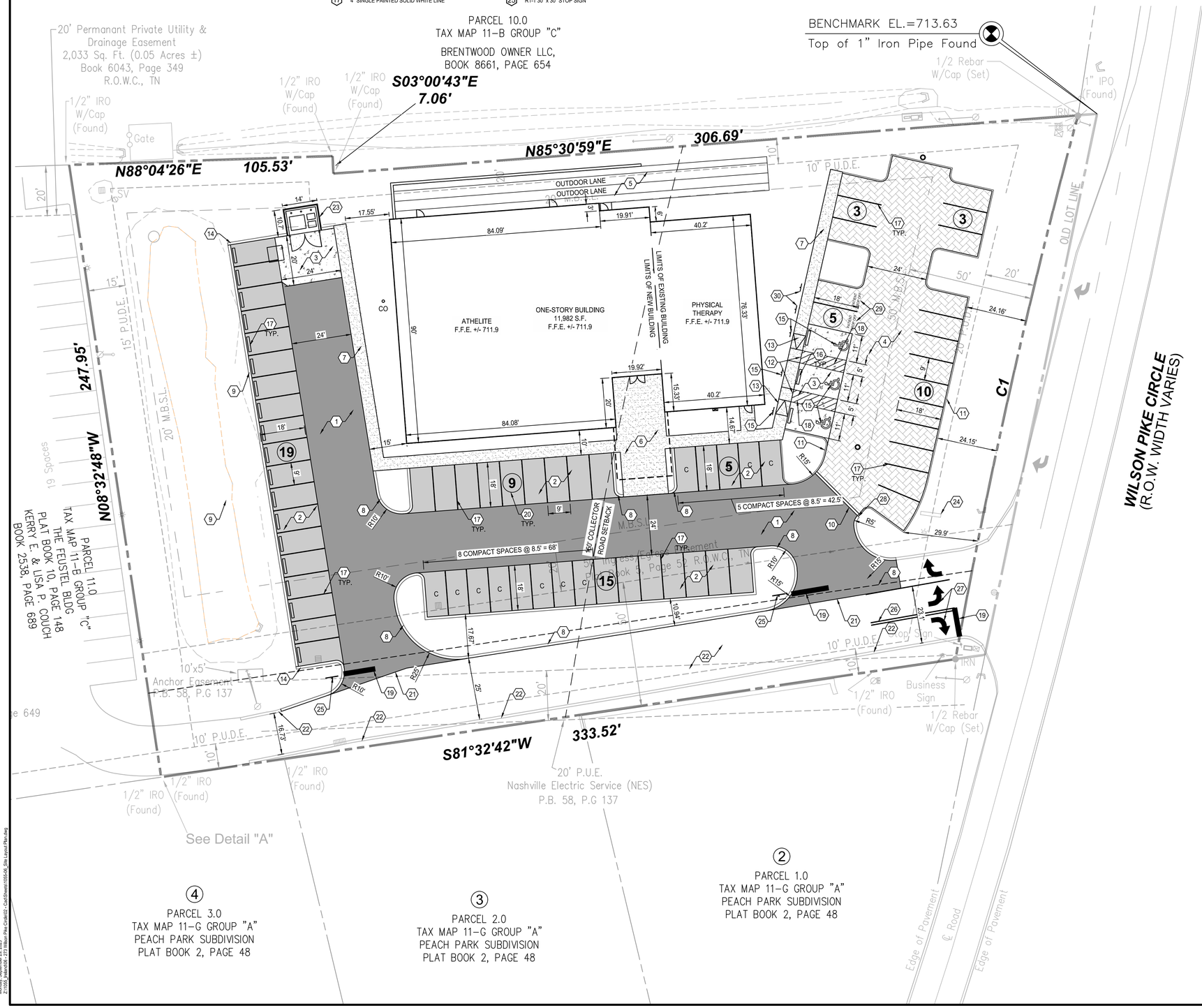
1055-06 ATHELITE

Monday, September 29, 2025
Jason Morelock - 2002 Richard Jones Pike Circle\02 - Civil\Sheets\1055-06_Final EPSC Plan.dwg

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

KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT
2. LIGHT DUTY ASPHALT PAVEMENT
3. CONCRETE PAVEMENT
4. PERVIOUS PAVERS
5. OUTDOOR TRACK SURFACE (DESIGN BY OTHERS)
6. CONCRETE SIDEWALK
7. INTEGRAL CONCRETE CURB AND SIDEWALK
8. CONCRETE MOUNTABLE CURB
9. CONCRETE FLUSH CURB
10. CONCRETE RIBBON CURB
11. CONCRETE POST CURB
12. FLUSH CONCRETE SIDEWALK AT PAVEMENT FOR ACCESSIBILITY
13. PARALLEL ACCESSIBLE RAMP WITH WITH DETECTABLE WARNING SURFACE
14. TAPER CONCRETE CURB
15. ACCESSIBLE PARKING SIGN (VAN ACCESSIBLE AS REQUIRED) & SYMBOL (TYP. FOR ALL ACCESSIBLE PARKING SPACES)
16. PARKING WHEELSTOP
17. 4" SINGLE PAINTED SOLID WHITE LINE
18. 4" WIDE PAINTED WHITE STRIPED, 3' O.C. @ 45°
19. 24" WIDE WHITE PAINTED STOP BAR
20. INDICATES NUMBER OF PARKING SPACES PER BAY
21. TIE PROPOSED ASPHALT PAVEMENT, CONCRETE CURB AND CONCRETE CURB & GUTTER TO EXISTING
22. EXISTING ASPHALT PAVEMENT AND CONCRETE CURB TO REMAIN
23. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
24. EXISTING MONUMENT SIGN, SIGN PANEL TO BE REPLACED. (MAXIMUM AREA OF 32 SQUARE FEET AND A MAXIMUM HEIGHT OF 8 FEET) (BY OTHERS)
25. R1-1 30" x 30" STOP SIGN
26. 4" WIDE PAINTED DOUBLE SOLID YELLOW LINE
27. PAINTED WHITE TRAFFIC ARROW
28. TRANSITION FROM MOUNTABLE CURB TO POST CURB
29. 12" HIGH WHITE PAINTED LETTERS "PATIENT DROP OFF"
30. 12" WIDE x 18" HIGH "PATIENT DROP OFF" SIGN WITH A WHITE BACKGROUND, BLACK LETTERING AND BLACK BORDER



SITE DATA TABLE

PROPERTY INFORMATION	
ADDRESS:	273 WILSON PIKE CIRCLE
TAX MAP / PARCEL ID:	PARCEL 12.00 - TAX MAP NO 11-B - GROUP C
LOT AREA:	1.87 AC. (81,626 SF)
CITY:	BRENTWOOD
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
STREET SETBACK:	50' (COLLECTOR)
SIDE SETBACK:	20'
REAR SETBACK:	20'
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF BRENTWOOD
EXISTING ZONING:	C2 (COMMERCIAL RETAIL)
PROPOSED ZONING:	C2 (COMMERCIAL RETAIL)
PROPOSED USE:	ATHLETIC PERFORMANCE TRAINING CENTER
BUILDING AREA	
TOTAL BUILDING SQUARE FOOTAGE:	11,982 SF
FAR (MAX.): (30% OF LOT AREA)	24,488 SF
FAR PROVIDED:	11,982 / 81,626 = 0.15
ISR (MAX.): (80% OF LOT AREA)	65,301 SF
ISR PROVIDED:	50,139 / 81,626 = 0.61
BUILDING HEIGHT (MAX.):	3 STORIES OR 46'
BUILDING HEIGHT PROVIDED:	30'-0" (ONE-STORY)
PARKING SUMMARY	
REQUIRED PARKING	
ATHELITE OCCUPANCY LOAD	
EXERCISE OCCUPANCY LOAD:	5,822 SF / 50 = 116 OCCUPANTS
LOCKER ROOMS OCCUPANCY LOAD:	570 SF / 50 = 11 OCCUPANTS
RECOVERY OCCUPANCY LOAD:	270 SF / 50 = 5 OCCUPANTS
OFFICE OCCUPANCY LOAD:	504 SF / 150 = 3 OCCUPANTS
OFFICE (MEZZANINE) OCCUPANCY LOAD:	518 / 150 = 3 OCCUPANTS
RETAIL OCCUPANCY LOAD:	560 / 60 = 9 OCCUPANTS
STORAGE OCCUPANCY LOAD:	200 SF / 200 = 1 OCCUPANT
UTILITY OCCUPANCY LOAD:	155 SF / 200 = 1 OCCUPANT
TOTAL OCCUPANCY LOAD:	149 OCCUPANTS
ATHELITE REQUIRED PARKING (1 SPACE PER 3 OCCUPANTS):	(149 / 3) = 50 SPACES
PHYSICAL THERAPY REQUIRED PARKING: 1 SPACE PER 250 SQUARE FEET + 2 DROP-OFF SPACES	(2,763 SF / 250) = 13 SPACES + 2 DROP OFF SPACES
TOTAL PARKING REQUIRED	63 SPACES + 2 DROP OFF SPACES
PROPOSED PARKING	
STANDARD PARKING SPACES PROVIDED:	51 SPACES
COMPACT PARKING SPACES PROVIDED:	13 SPACES (MAXIMUM 20% OF TOTAL)
ADA PARKING SPACES PROVIDED:	3 SPACES
DROP OFF SPACES PROVIDED:	2 SPACES
TOTAL SPACES PROVIDED:	69 SPACES

NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
15. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
16. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
17. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
18. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.

PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- PERVIOUS PAVERS
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 10 20 40 60
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: JTA LAND SURVEYING, INC. DATED 07.15.2025
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELLI
TENNESSEE REGISTERED
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/28/25

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	08/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

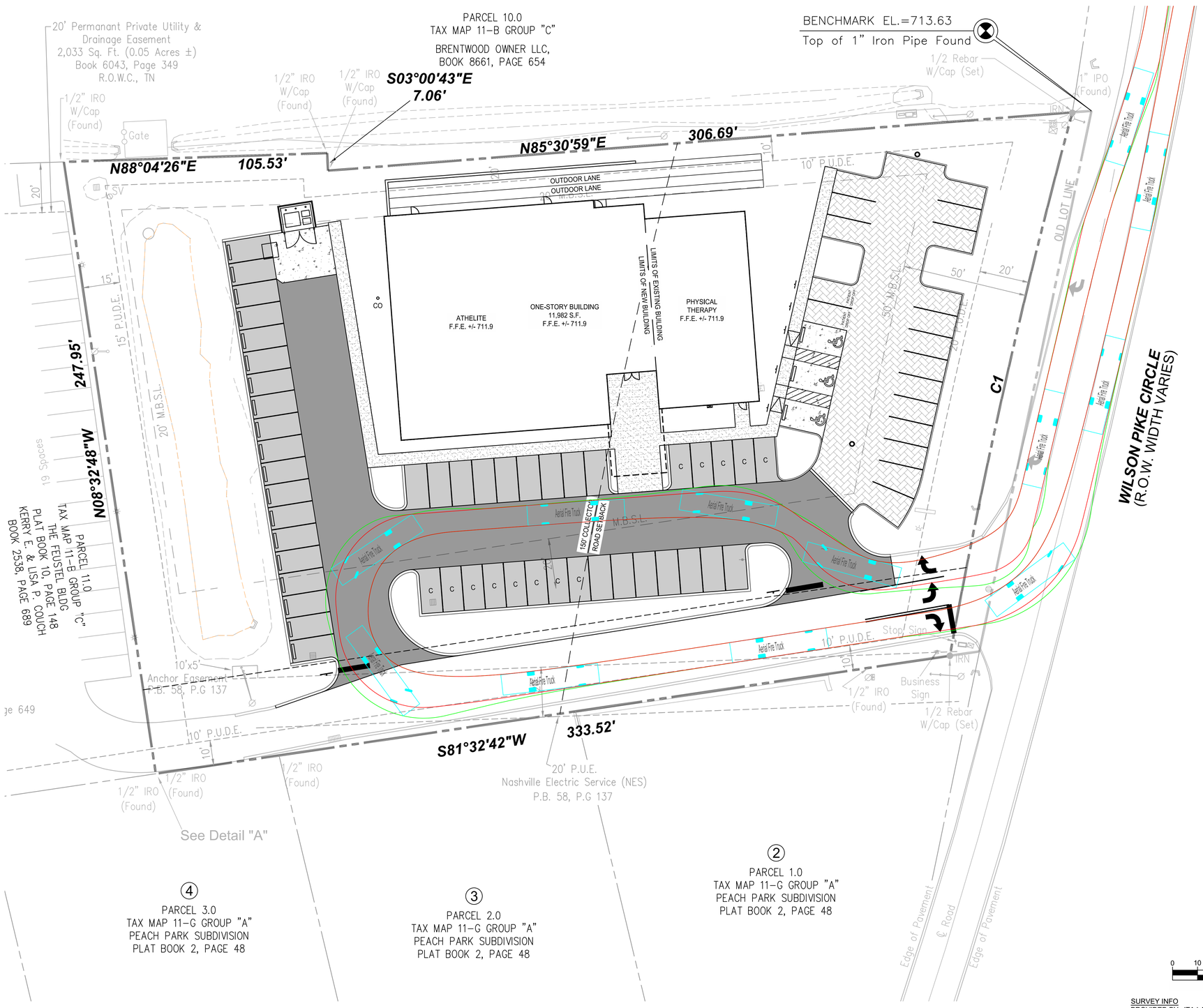
SITE LAYOUT PLAN

C1.0

1055-06 ATHELITE

Monday, September 29, 2025
Monday, September 29, 2025 10:44:00 AM
J:\1055-06 Wilson Pike Circle\02 - Civil\Sheets\1055-06_Site Layout Plan.dwg

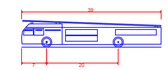
Know what's below.
Call before you dig.



LEGEND

TIRES

VEHICLE BODY



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	3.00s
Max Wheel Angle	45.00°

0 10 20 40 60

SCALE: 1" = 20'

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STATE OF TENNESSEE

SITE DEVELOPMENT PLANS FOR:

ATHELITE

273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

FCC PLAN

C1.1

1055-06 ATHELITE

Monday, September 29, 2025
Monday, September 29, 2025
J:\Projects\1055-06 273 Wilson Pike Circle\02 - Civil\Sheets\1055-06_FCC Plan.dwg

Know what's below.
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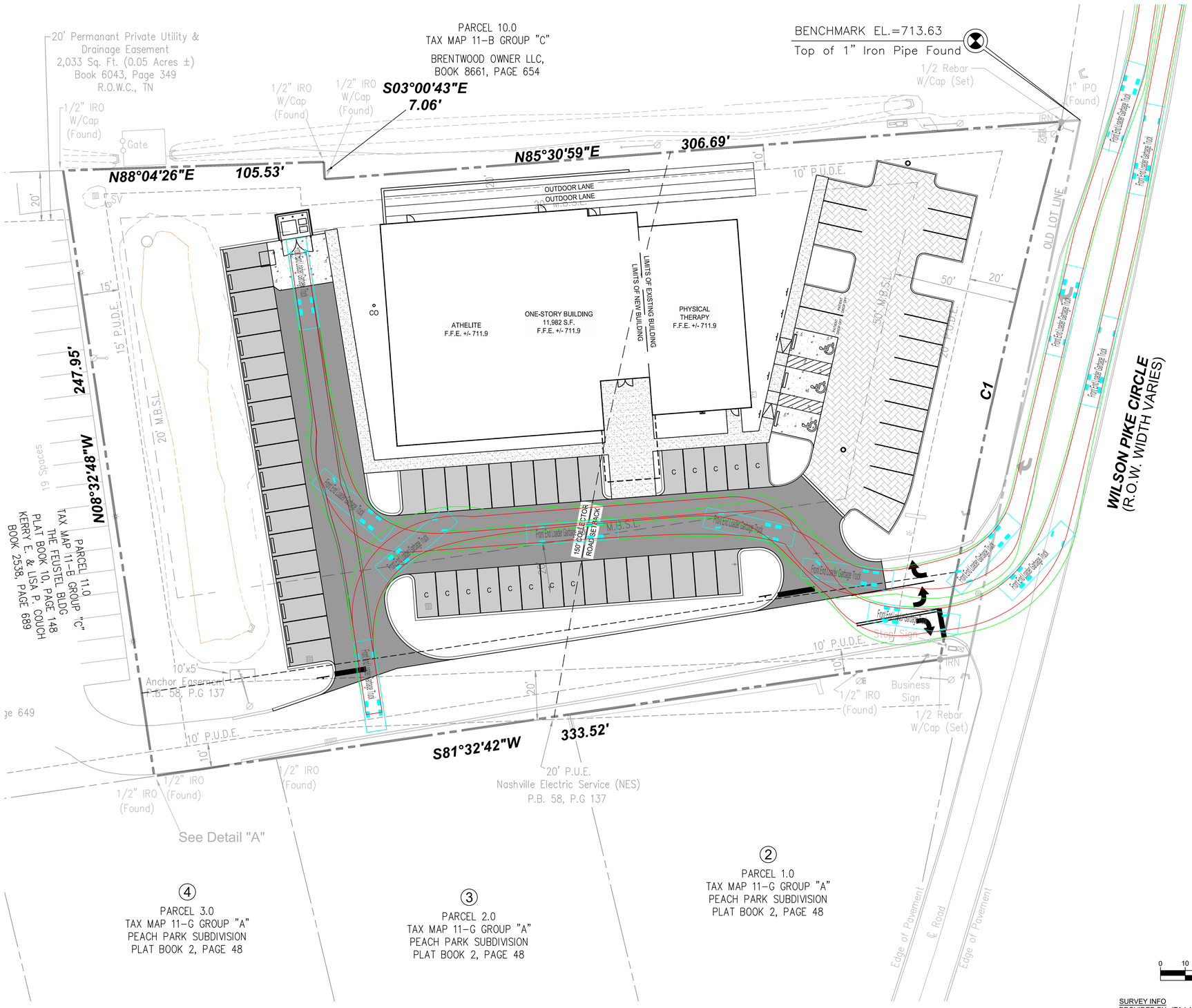
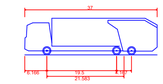


LEGEND

TIRES

VEHICLE BODY



Front End Loader Garbage Truck	
Overall Length	37.000ft
Overall Width	8.083ft
Overall Body Height	10.218ft
Min Body Ground Clearance	1.049ft
Track Width	6.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	46.000ft

0 10 20 40 60

SCALE: 1" = 20'

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SITE DEVELOPMENT PLANS FOR:

ATHELITE

273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

REFUSE TRUCK PLAN

C1.2

1055-06 ATHELITE

Monday, September 29, 2025
Monday, September 29, 2025
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Know what's below.
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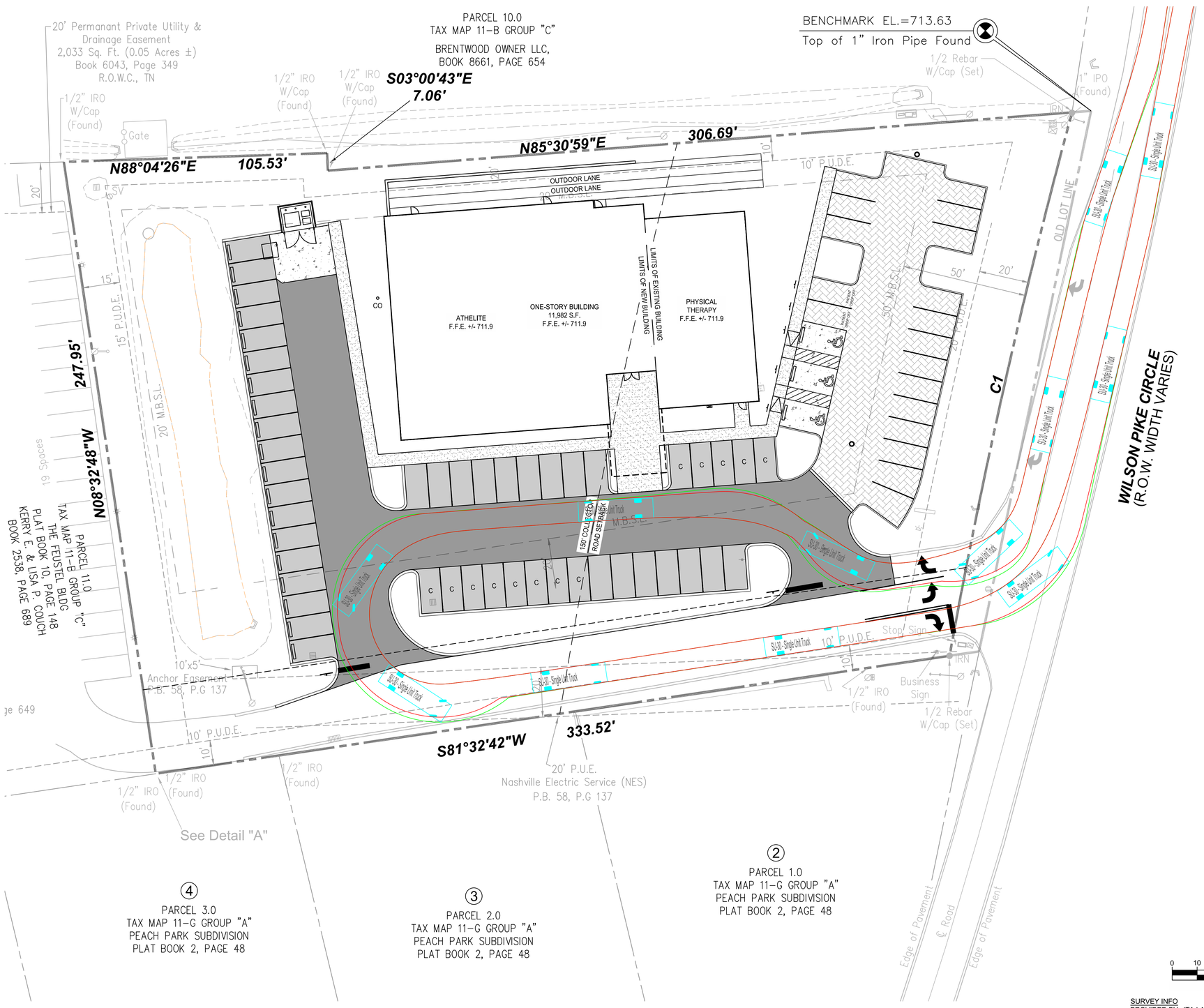
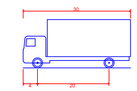


LEGEND

- TIRES
- VEHICLE BODY



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

0 10 20 40 60
SCALE: 1" = 20'

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JASON C. MORELL
TENNESSEE REGISTERED
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/16/2025

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

DELIVERY TRUCK PLAN

C1.3

1055-06 ATHELITE

Monday, September 29, 2025
Monday, September 29, 2025
C:\Users\jeremy.lucas\Dropbox\Fulmer Pike Circle\02 - Civil\Sheets\1055-06_FCC Plan.dwg

Know what's **below.**
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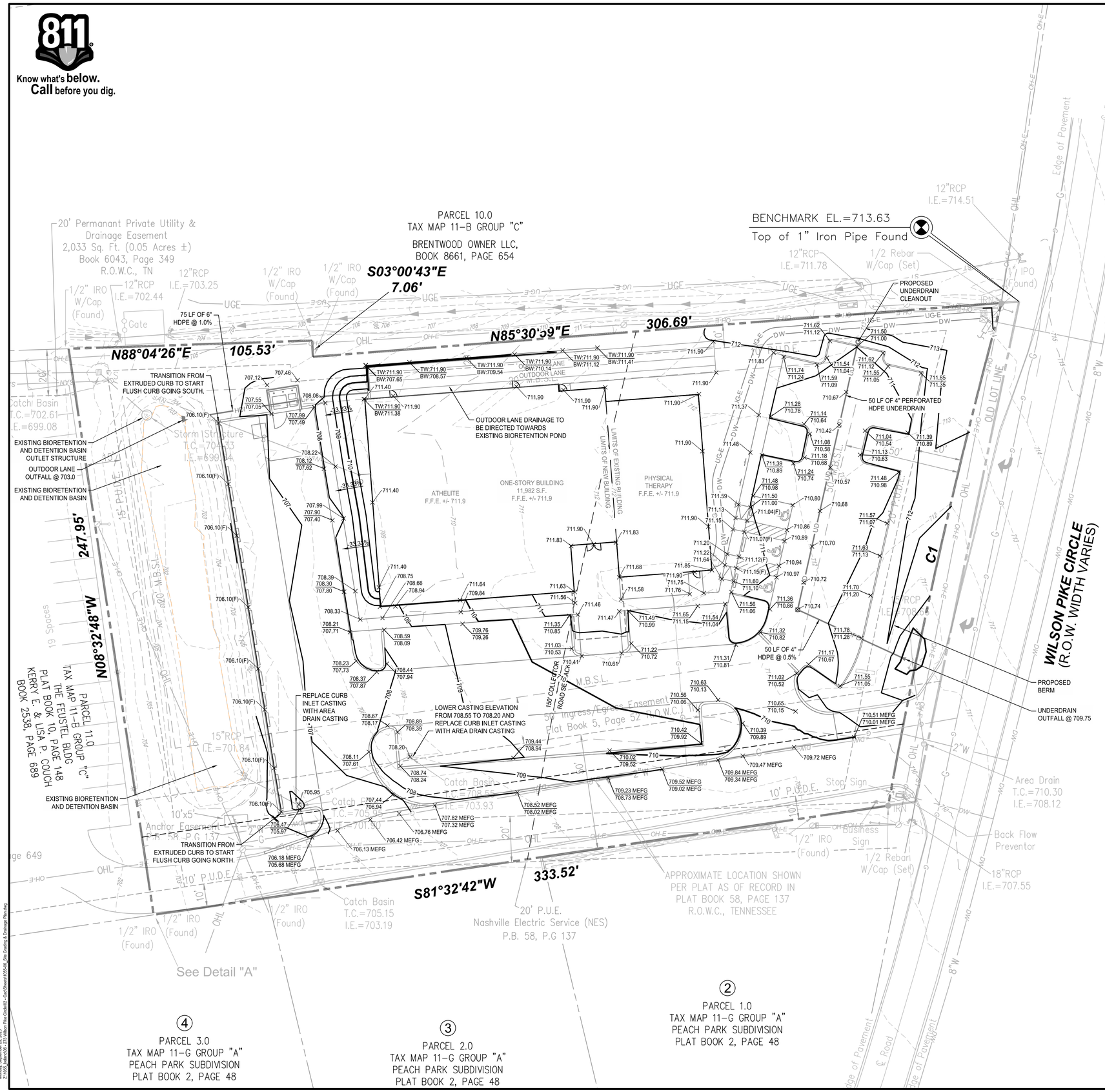

GRADING AND EROSION CONTROL NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS CITY OF BRENTWOOD SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
7. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY THE CITY OF BRENTWOOD (IF APPLICABLE), AND THE GRADING PERMIT HAS BEEN ISSUED.
9. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
10. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
13. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH TDEC STORMWATER BMP MANUAL. CONTRACTOR TO COORDINATE EXACT LOCATION WITH CITY OF BRENTWOOD INSPECTOR. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE ADDED TO THE EPSC PLAN.
14. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE ENGINEERING DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- S — SANITARY SEWER MANHOLE
- ST — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL: TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- XXX.XX (MEFG) — MEET EXISTING GRADE
- XXX.XX — SPOT ELEVATION
- XXX.XX — EXISTING SPOT ELEVATION
- XXX.XX (F) — FLUSH SPOT ELEVATION

0 10 20 40 60
SCALE: 1" = 20'

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DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELL
REGISTERED ENGINEER
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/09/2025

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

SITE GRADING & DRAINAGE PLAN

C2.0

1055-06 ATHELITE

Monday, September 29, 2025
Monday, September 29, 2025 Wilson Pike Circle\02 - Civil\Sheets\1055-06_Site Grading & Drainage Plan.dwg

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

KEYNOTES:

1. POINT OF CONNECTION - SANITARY SEWER (COORDINATE WITH BRENTWOOD WATER & SEWER PRIOR TO INSTALLATION)
2. INSTALL 6" SDR 26 PVC SANITARY SEWER SERVICE @ 2% MINIMUM SLOPE (PER BRENTWOOD WATER & SEWER SPECS)
3. INSTALL SEWER CLEANOUT ADJACENT TO THE BUILDING. REFER TO STANDARD DRAWING S-21, S-22 & S-23 ON FOR CLEANOUT AND BOX DETAIL. REFER TO PLUMBING PLANS FOR ALL SEWER LINES WITHIN 5' OF THE BUILDING FOOTPRINT.
4. POINT OF CONNECTION - WATER (COORDINATE WITH BRENTWOOD WATER & SEWER PRIOR TO INSTALLATION)
5. INSTALL ¾" PEXa DOMESTIC WATER PIPING (PER BRENTWOOD WATER & SEWER SPECS)
6. NEW IRRIGATION SYSTEM TO TIE INTO EXISTING IRRIGATION SYSTEM ON DOWNSTREAM SIDE OF EXISTING REDUCED PRESSURE BACKFLOW PREVENTER

KEYNOTES:

7. POINT OF CONNECTION - GAS (COORDINATE WITH PIEDMONT GAS PRIOR TO INSTALLATION)
8. PROPOSED GAS METER AND SERVICE LINE (METER SET BY GAS CO., GC TO OPEN & CLOSE DITCH)
9. POINT OF CONNECTION - PHONE/DATA, CABLE, ELECTRICAL SERVICE (COORDINATE WITH UTILITY PROVIDER PRIOR TO INSTALLATION)
10. PROVIDE SECONDARY TRENCH FROM POINT OF CONNECTION TO ELECTRICAL METER AT BUILDING. CONTRACTOR TO PROVIDE AND INSTALL A TRENCH AND ELECTRICAL GRADE PVC CONDUITS W/ PULL TAPE AND CONDUCTOR WIRE PER NES SPECS.
11. CONTRACTOR TO PROVIDE AND INSTALL (2) 4" SCH 40 PVC CONDUITS W/ NYLON PULL CORDS FOR TELEPHONE SERVICE FROM POINT OF CONNECTION TO 3/4" PLYWOOD TELEPHONE BOARD INSIDE BUILDING, PROVIDE 1-30" SWEEP UP TO PLYWOOD BOARD WITH #6 GROUND WIRE AND GROUND BAR. (PHONE PROVIDER TO PROVIDE AND PULL TELEPHONE WIRE).

KEYNOTES:

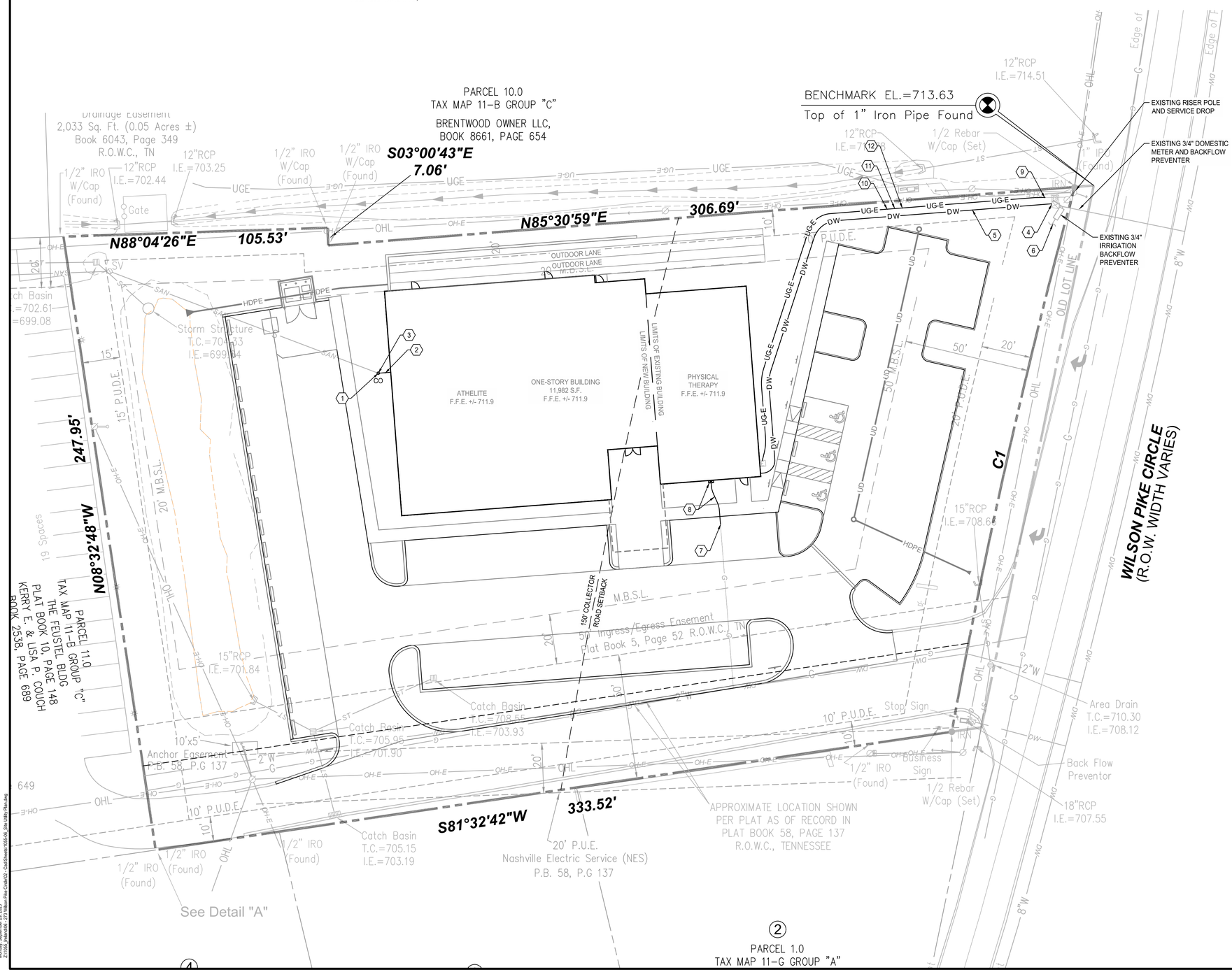
12. CONTRACTOR TO PROVIDE AND INSTALL (2) 4" SCH 40 PVC CONDUITS W/ NYLON PULL CORDS FOR CABLE SERVICE FROM POINT OF CONNECTION TO BUILDING. (CABLE PROVIDER TO PROVIDE AND PULL CABLE).

LEGEND

DW	DOMESTIC WATER SERVICE
G	GAS SERVICE
SAN	SANITARY SEWER SERVICE
OH-E	OVERHEAD ELECTRIC SERVICE
OH-T	OVERHEAD TELEPHONE SERVICE
UD	PERVIOUS PAVEMENT UNDERDRAIN
RD	ROOF DRAIN TRUNK LINE
	STORM PIPE (SEE PLANS FOR MATERIAL).
562	EXISTING CONTOUR
562	PROPOSED CONTOUR
	DRIVEWAY CENTERLINE
	PROPERTY LINE
S	SANITARY SEWER MANHOLE
ST	STORM SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	NYLOPLAST DRAIN BASIN
	ELECTRIC/COMMUNICATION POLE

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. ALL WATER METERS WILL BE PURCHASED FROM METRO WATER DEPARTMENT.
8. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
9. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
10. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
11. GC SHALL REVIEW NES AND METRO WATER SERVICES SPECIFICATIONS PRIOR TO INITIATING WORK.
12. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
13. GC IS TO CONTACT METRO WATER 72 HOURS PRIOR TO TAPPING MANHOLE FOR SANITARY SEWER SERVICE.
14. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
15. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.



SURVEY INFO
PROVIDED BY: JTA LAND SURVEYING, INC. DATED 07.15.2025
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

UTILITY CONTACTS:

SANITARY SEWER
CITY OF BRENTWOOD
1750 GEN GEORGE PATTON DR
BRENTWOOD, TN 37027

CONTACT: DREW MUIRHEAD
DREW.MUIRHEAD@BRENTWOODTN.GOV
615-370-0080 X 5100

WATER SERVICE
CITY OF BRENTWOOD
1750 GEN GEORGE PATTON DR
BRENTWOOD, TN 37027

CONTACT: DREW MUIRHEAD
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615-370-0080 X 5100

ELECTRIC SERVICE
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246

CONTACT: LARRY KELLEY
LKELLEY@NESPOWER.COM
615-747-3688

GAS SERVICE
PIEDMONT GAS
83 CENTURY DRIVE
NASHVILLE, TN 37214

CONTACT: CRAIG OWEN
CRAIG.OWEN@PIEDMONTNG.COM
615-872-2403

COMMUNICATION SERVICE
LEVEL 3 COMMUNICATIONS
2530 PERIMETER PLACE DR
NASHVILLE, TN 37214

CONTACT: LUKE WINGO
LUKE.WINGO@LEVEL3.COM
615-263-1124

AT&T
333 COMMERCE ST, RM 23C10
NASHVILLE, TN 37201

CONTACT: JASON ARMES
JA8744@ATT.COM
615-585-3878

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228

CONTACT: MATT MOORE
MATTHEW_MOORE2@CABLE.COMCAST.COM
615-244-7462 X 111-5138

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELLI
REGISTERED ENGINEER
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/28/25

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	08/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

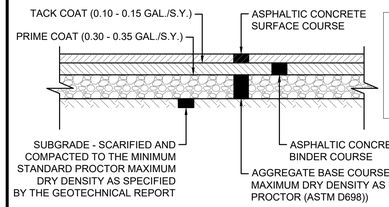
SITE UTILITY PLAN

C3.0

1055-06 ATHELITE

Monday, September 29, 2025
Friday, September 26, 2025 10:09am File:C:\Civil3D\Projects\1055-06_Site Utility Plan.dwg

FLEXIBLE PAVEMENT RECOMMENDATIONS			
MATERIALS	HEAVY DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	LIGHT DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS
ASPHALTIC CONCRETE SURFACE COURSE	X = 1 1/2"	X = 1 1/2"	SECTION 411, SECTION E
ASPHALTIC CONCRETE BINDER COURSE	Y = 2"	Y = 2"	SECTION 307, SECTION B
AGGREGATE BASE COURSE	Z = 8"	Z = 6"	SECTION 903 CLASS A, GRADING D
COMPACTION DENSITY REQUIREMENTS BY MARSHALL METHOD SECTION 407.			

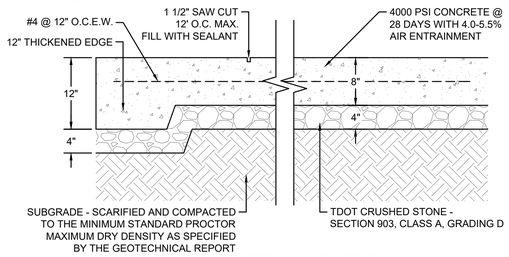


NOTE:
CONTRACTOR SHALL REFER TO "REPORT OF GEOTECHNICAL EXPLORATION" DATED JULY 9, 2024, COMPLETED BY TTL, INC. FOR INFORMATION REGARDING PAVING SECTION AND SUBGRADE PREPARATION.

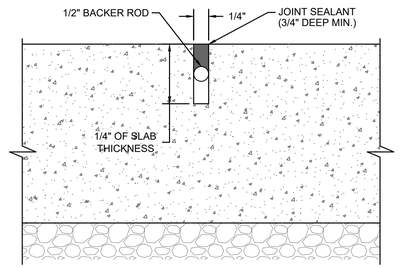
ASPHALT PAVEMENT
NOT TO SCALE

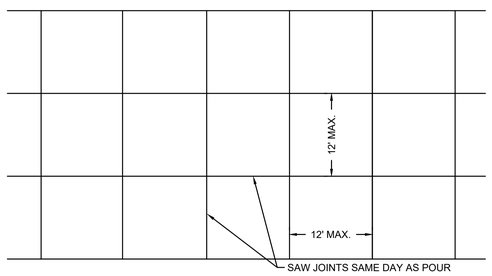
NOTES:
1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 501 FOR CONCRETE, AND SECTION 303 FOR BASE COURSE.
2. REFER TO DETAILS ON THIS SHEET FOR JOINT SPACING AND CONSTRUCTION.
3. EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

NOTE:
CONTRACTOR SHALL REFER TO "REPORT OF GEOTECHNICAL EXPLORATION" DATED JULY 9, 2024, COMPLETED BY TTL, INC. FOR INFORMATION REGARDING PAVING SECTION AND SUBGRADE PREPARATION.



CONCRETE PAVEMENT
NOT TO SCALE

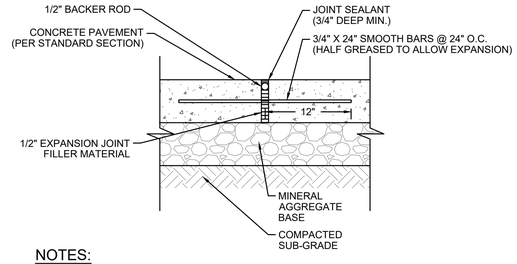




PLAN VIEW

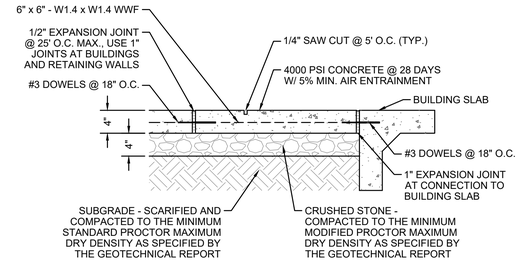
NOTES:
1. INSTALL SAW CUT JOINTS WITHIN 24 HOURS OF FINISHING CONCRETE.

CONCRETE PAVEMENT SAW CUT JOINT
NOT TO SCALE

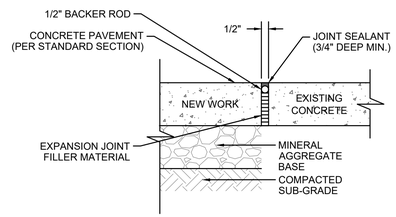


NOTES:
1. INSTALL CONSTRUCTION JOINTS WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.

CONCRETE PAVEMENT CONSTRUCTION JOINT
NOT TO SCALE

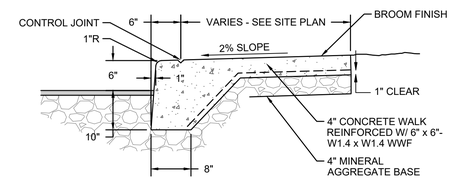


CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1. INSTALL EXPANSION JOINTS @ 20' O.C. IN EACH DIRECTION AND AGAINST ASPHALT PAVEMENT AND STRUCTURES.

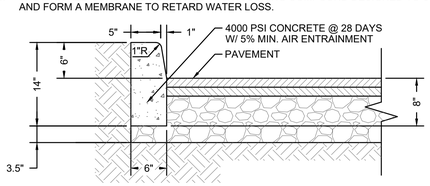
CONCRETE PAVEMENT EXPANSION JOINT
NOT TO SCALE



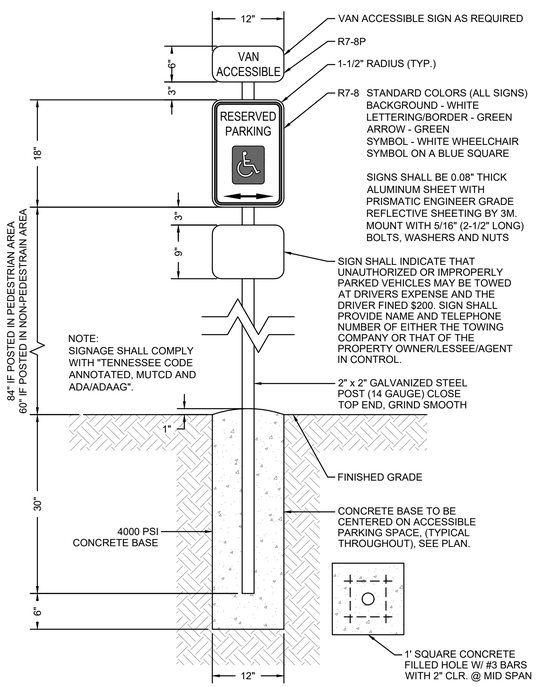
NOTES:
1. PROVIDE CONTROL JOINTS SPACED EVERY 5 FEET AND EXPANSION JOINTS EVERY 25 FEET.

INTEGRAL CONCRETE CURB AND SIDEWALK
NOT TO SCALE

NOTES:
1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
3. EQUALLY SPACE $\frac{3}{4}$" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
4. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
5. THE CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C94, 4,000 PSI WITH FIBER MESH ADDED.
6. THE FINISHED CURB WILL BE COATED WITH A CURING COMPOUND DESIGNED TO SEAL THE SURFACE AND FORM A MEMBRANE TO RETARD WATER LOSS.

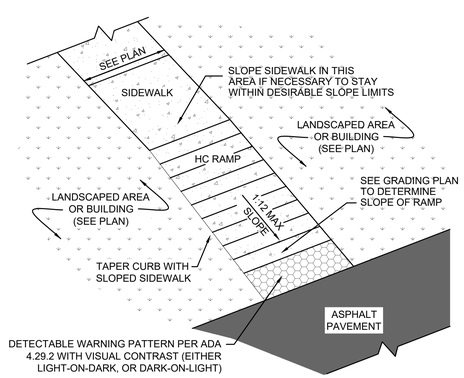


CONCRETE POST CURB
NOT TO SCALE

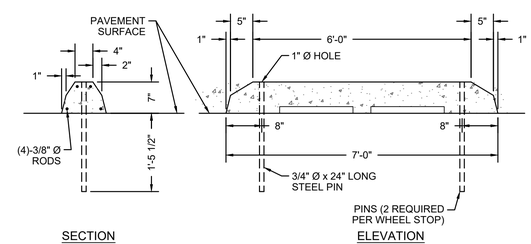


EXTERIOR ACCESSIBLE PARKING SIGN & SYMBOL
NOT TO SCALE

NOTES:
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

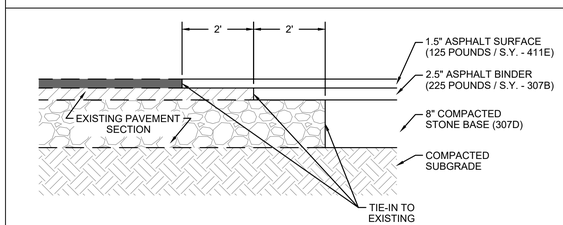


PARALLEL ACCESSIBLE RAMP
NOT TO SCALE

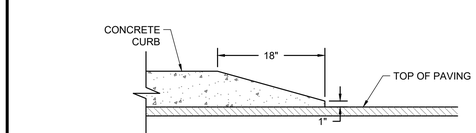


NOTES:
1. RECESS PINS BELOW TOP OF WHEEL STOP 1/2".

CONCRETE WHEELSTOP
NOT TO SCALE

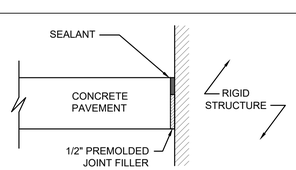


ASPHALT PAVEMENT TIE-IN TO EXISTING
NOT TO SCALE



TAPERED CONCRETE CURB
NOT TO SCALE

NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE SIDEWALK OR PAVEMENT ABUTS A RIGID STRUCTURE.



ISOLATION JOINT
NOT TO SCALE

FULMER LUCAS
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JASON C. MORELL
REGISTERED ENGINEER
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/28/2025

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

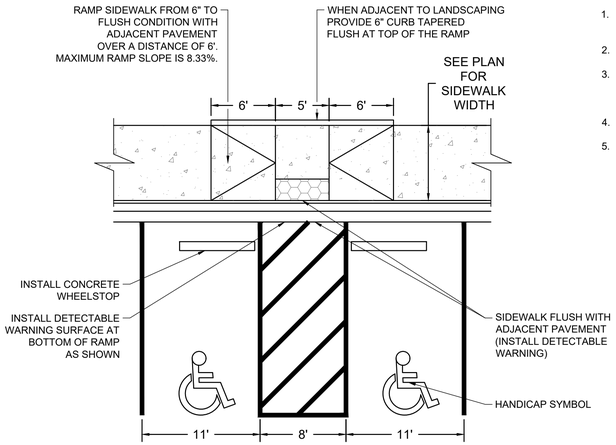
DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

SITE DETAILS

C4.0

1055-06 ATHELITE

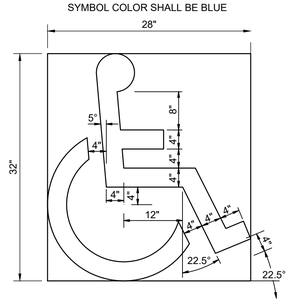
Monday, September 29, 2025
Jeremy Lawrence, 2002 Wilson Pike Circle\02 - Civil\Sheets\1055-06_Site Details.dwg



NOTES:

1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. MAXIMUM SLOPE OF 2% IN ANY DIRECTION WITHIN ADA PARKING SPACES.
5. REFER TO SITE PLAN FOR EXACT LAYOUT.

SYMBOL COLOR SHALL BE BLUE

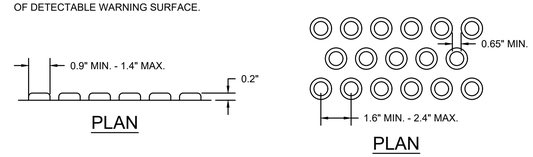


ADA PARKING DETAILS

NOT TO SCALE

NOTES:

1. DETECTABLE WARNING SURFACE IS REQUIRED AT ALL SIDEWALK RAMPS AT BOUNDARY WITH ADJACENT PAVEMENT.
2. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCHES MINIMUM TO 1.4 INCHES MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE
3. BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCHES.
4. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES MINIMUM AND 2.4 INCHES MAXIMUM, AND A BASE-TO-BASE SPACING OF (0.65 IN MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES.
5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
7. REFER TO FLARED HANDICAP RAMP DETAIL AND PARALLEL HANDICAP RAMP DETAIL FOR PLACEMENT OF DETECTABLE WARNING SURFACE.

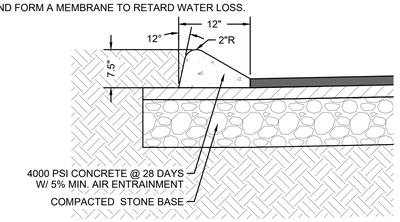


DETECTABLE WARNING SURFACE

NOT TO SCALE

NOTES:

1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
3. EQUALLY SPACE ¼" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
4. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
5. THE CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C94, 4,000 PSI WITH FIBER MESH ADDED.
6. THE FINISHED CURB WILL BE COATED WITH A CURING COMPOUND DESIGNED TO SEAL THE SURFACE AND FORM A MEMBRANE TO RETARD WATER LOSS.



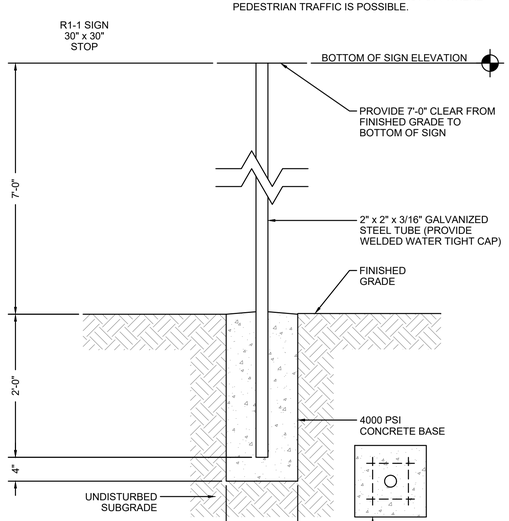
CONCRETE MOUNTABLE CURB

NOT TO SCALE

COLORS:
LEGEND - WHITE (RETROFELCTIVE)
BACKGROUND - RED (RETROFLECTIVE)

NOTES:

1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 24". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE, WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE.
4. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 84", WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.

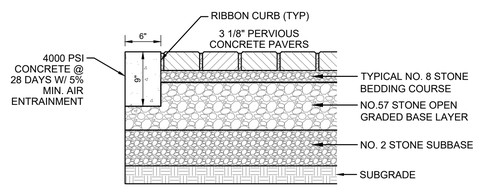


STOP SIGN

NOT TO SCALE

NOTES:

1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
3. EQUALLY SPACE ¼" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
4. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
5. THE CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C94, 4,000 PSI WITH FIBER MESH ADDED.
6. THE FINISHED CURB WILL BE COATED WITH A CURING COMPOUND DESIGNED TO SEAL THE SURFACE AND FORM A MEMBRANE TO RETARD WATER LOSS.



CONCRETE RIBBON CURB

NOT TO SCALE

NOTES:

1. CURBING SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
3. EQUALLY SPACE ¼" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
4. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
5. THE CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C94, 4,000 PSI WITH FIBER MESH ADDED.
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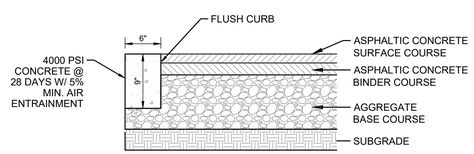
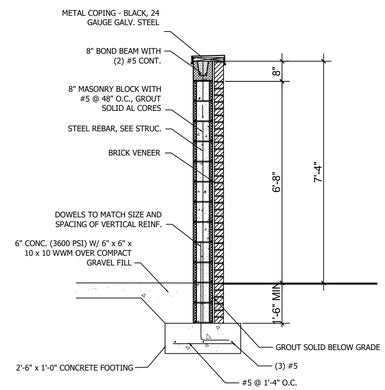
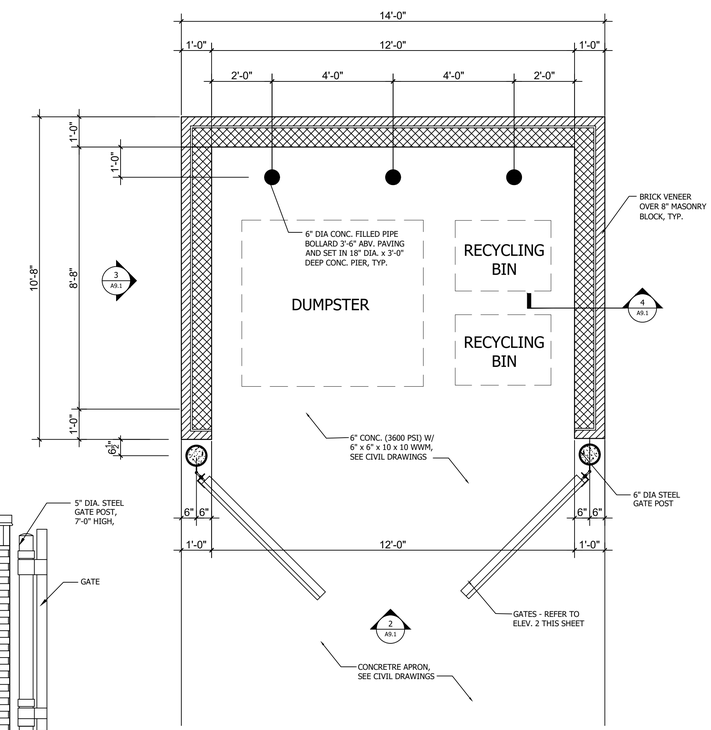
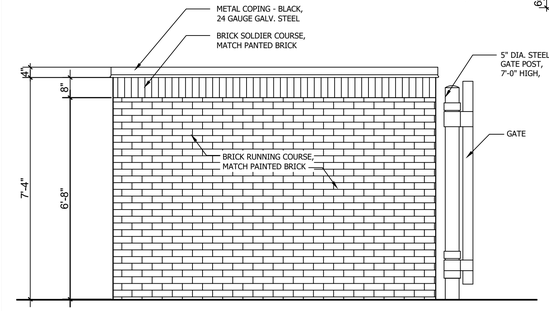


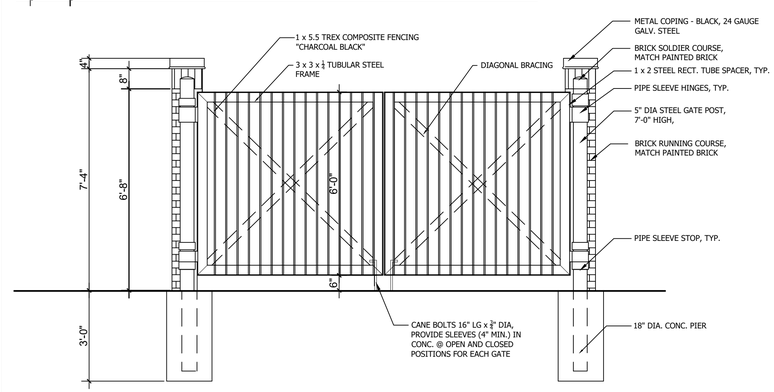
CONCRETE FLUSH CURB

NOT TO SCALE









DUMPSTER SCREEN NOTES:

1. ALL HARDWARE TO BE GALVANIZED UNLESS OTHERWISE NOTED
2. ALL STEEL POSTS AND GATE FRAME TO BE PRIMED AND PAINTED WITH 2 COATS EACH. COLOR TO MATCH PAINTED BRICK.
3. ALL STEEL MEMBERS TO BE SHOP WELDED. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ALL STEEL TO BE PAINTED TO MATCH BRICK.
4. ALL METAL FRAMING, POST AND HARDWARE TO BE PRIMED AND PAINTED W/ MIN. 1 COAT PRIMER, AND 2 COATS FINISH. PAINT TO BE OIL BASED AND COLOR TO MATCH PAINTED BRICK.
5. TREX FENCING COLOR TO BE "CHARCOAL BLACK".

DUMPSTER ENCLOSURE

NOT TO SCALE

FULMER LUCAS
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NASHVILLE, TENNESSEE 37215
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JASON C. MORELL
REGISTERED ENGINEER
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/28/2025

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

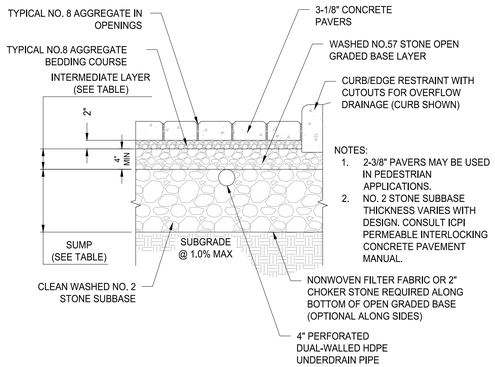
DR.	DATE	DESCRIPTION
JEL	03/02/2025	SITE PLAN SUBMITTAL
JEL	08/18/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

SITE DETAILS

C4.1

1055-06 ATHELITE

Monday, September 29, 2025
Zoyes, Jeffrey - Z:\1055-06 Athelite Pike Circle\02 - Cad\Sheets\1055-06_Site Details.dwg



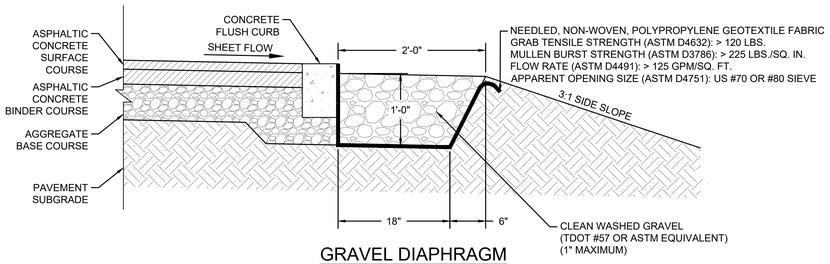
NOTES:
1. 2-3/8" PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

PERVIOUS PAVER SIZING SUMMARY

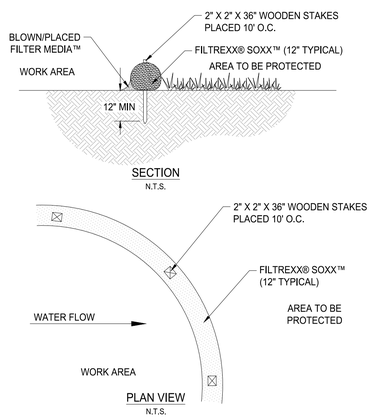
BMP #	SURFACE AREA (SF)	PAVER DEPTH (IN)	UNDERDRAIN PIPE SIZE (IN)	INTERMEDIATE STONE DEPTH (IN)	SUMP DEPTH (IN)	REQUIRED VOLUME (CF)	PROVIDED VOLUME (CF)
1	6,285	3-1/8	4	8	14	1,309	4,609

NOTES:
1. CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY THE CITY OF BRENTWOOD AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PERVIOUS LAYER TO OBSERVE THE SUB-BASE MATERIAL.
2. VEHICULAR TRAFFIC SHALL BE PROHIBITED ON THE PERVIOUS PAVERS UNTIL THE SITE IS STABLE TO PREVENT MUD FROM BEING DEPOSITED BY VEHICLES.
3. USE 4 DIAMETER PERFORATED DUAL WALL HDPE OR PVC (AASHTO M 252) PIPE, WITH 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER; EACH UNDERDRAIN INSTALLED AT A MINIMUM 0.5% SLOPE LOCATED 20 FEET OR LESS FROM THE NEXT PIPE.
4. PERFORATED PIPE INSTALLED FOR THE FULL LENGTH OF THE PERMEABLE PAVEMENT CELL, AND NON-PERFORATED PIPE, AS NEEDED, IS USED TO CONNECT WITH THE STORM DRAIN SYSTEM.
5. T'S AND Y'S INSTALLED AS NEEDED, DEPENDING ON THE UNDERDRAIN CONFIGURATION. EXTEND CLEANOUT PIPES TO THE SURFACE WITH VENTED CAPS AT THE TS AND YS.

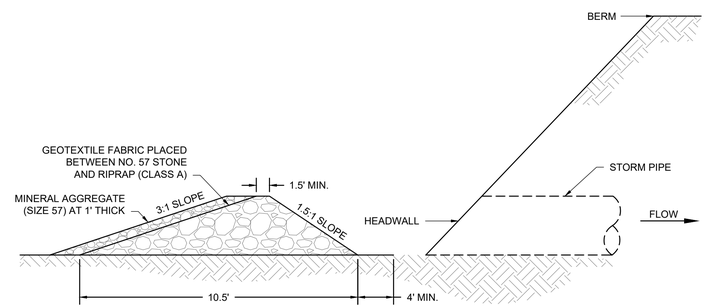
PERVIOUS PAVERS
NOT TO SCALE



GRAVEL DIAPHRAGM
NOT TO SCALE



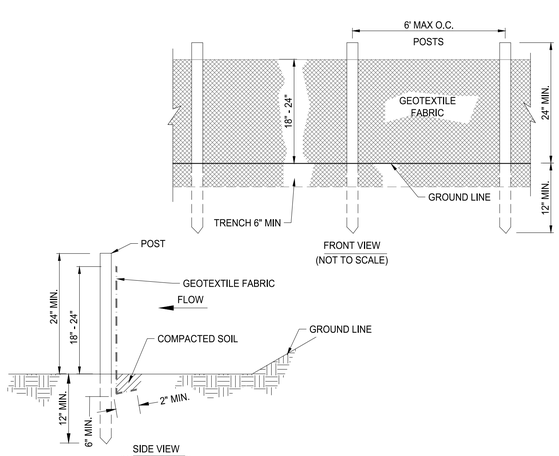
WEIGHTED SEDIMENT TUBE
NOT TO SCALE



SECTIONAL VIEW

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

ROCK FILTER RING
NOT TO SCALE



SILT FENCE
NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELL
REGISTERED ENGINEER
AGRICULTURE
No. 109893
STATE OF TENNESSEE
10/28/25

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

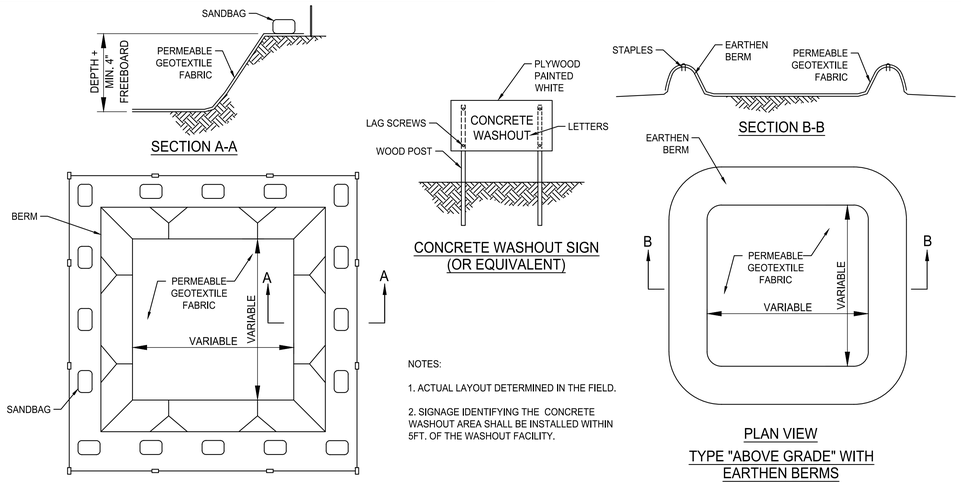
DR.	DATE	DESCRIPTION
JEL	08/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

SITE DETAILS

C4.2

1055-06 ATHELITE

Monday, September 29, 2025
Friday, September 26, 2025
P:\Projects\1055-06 Wilson Pike Circle\02 - Civil\Sheets\1055-06_Site Details.dwg



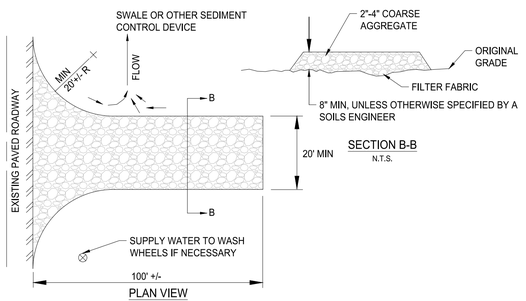
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.

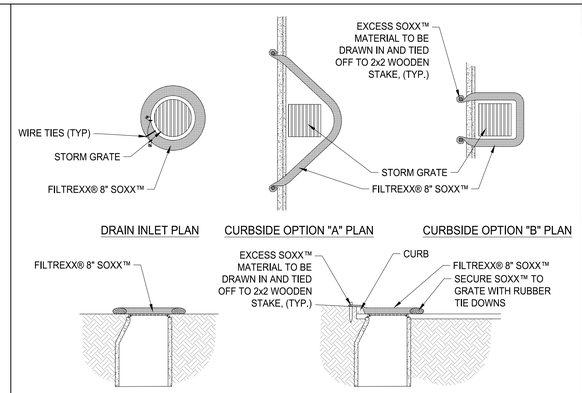
CONCRETE WASHOUT AREA

N.T.S.



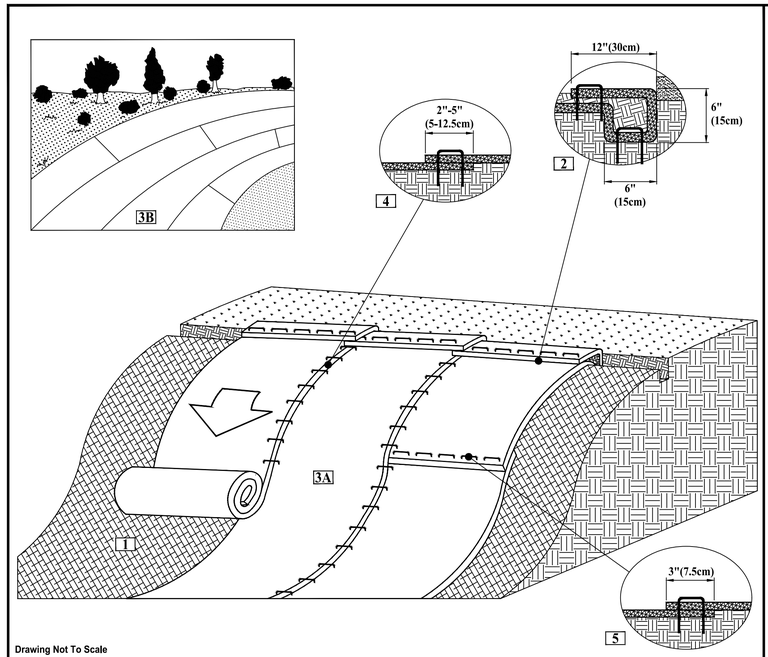
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



INLET PROTECTION

N.T.S.



Drawing Not To Scale

NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633
PH: 800-772-2040
www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS DITCHES, DIKES, DIVERSIONS, AND SEDIMENT BASINS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION:
GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. WHERE HYDROSEEDING METHODS ARE USED, THE SURFACE MAY BE LEFT WITH A MORE IRREGULAR SURFACE OF LARGE CLODS AND STONES.

LIMING:
APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH (ACIDITY) OF THE SOIL IS NOT KNOWN, AN APPLICATION OF GROUND AGRICULTURAL LIMESTONE AT THE RATE TO 1 TO 1½ TONS/ACRE ON COARSE TEXTURED SOILS AND 2-3 TONS/ACRE ON FINE TEXTURED SOILS IS USUALLY SUFFICIENT. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4-6
INCHES OF SOIL. SOILS WITH A PH OF 6 OR HIGHER DO NOT NEED TO BE LIMED.

FERTILIZER:
BASE APPLICATION RATES ON SOIL TESTS. WHEN SOIL TESTS ARE NOT POSSIBLE, APPLY A 10-10-10 GRADE FERTILIZER AT 700-1000LB/ACRE. BOTH FERTILIZER AND LIME SHOULD
BE INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. IF A HYDRAULIC SEEDER IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES BEFORE THE APPLICATION.

SURFACE ROUGHENING:
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE NECESSARY, EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

CONSTRUCTION SPECIFICATIONS

SEEDING:
SELECT A NON-INVASIVE GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEE FIGURES 7.8-1 TO 7.8-3 FOR SUGGESTIONS OF TEMPORARY SEEDING SPECIES. ALTHOUGH NATIVE PLANTS ARE PREFERRED, THERE ARE CURRENTLY NO AVAILABLE NATIVE SPECIES THAT ARE NOT COST PROHIBITIVE. NON-INVASIVE ANNUAL PLANTS ARE PREFERRED. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER. DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ¼ TO ½ INCHES DEEP. APPROPRIATE DEPTH OF PLANTING IS 10 TIMES THE SEED DIAMETER. SOIL SHOULD BE RAKED LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING:
THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS, AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS. HARSH SITE CONDITIONS
INCLUDE:
- SEEDING IN FALL FOR WINTER COVER
- SLOPES STEEPER THAN 3:1
- EXCESSIVELY HOT OR DRY WEATHER
- ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND), AND
- AREAS RECEIVING CONCENTRATED FLOW.

IRRIGATION:
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL ENSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE AS NEEDED. NEWLY SEEDED AREAS REQUIRE MORE WATER THAN MORE MATURE PLANTS.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATES	GRASS SEED	SOIL AMENDMENTS	MULCH	MAINTENANCE
JANUARY 1 TO MAY 1	RYE (120 LBS/ACRE)	FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.	APPLY 4,000 LBS/ACTE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESSED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.
MAY 1 TO AUGUST 15	OATS (60 LBS/ACRE)			
	BROWN TOP MILLET (30 LBS/ACRE)			
AUGUST 15 - DECEMBER 31	OATS (30 LBS/ACRE)			
	WINTER WHEAT (30 LBS/ACRE)			

NOTE:
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TEMPORARY SEEDING

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE THE SLOPE, WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF VEGETATION.

CONCENTRATIONS OF WATER THAT COULD CAUSE EXCESSIVE SOIL EROSION SHOULD BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES MUST CONFORM TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

PLANT SELECTION:
ONLY CERTIFIED SEED SHALL BE USED. REFER TO TABLE FOR SUGGESTED SPECIES. GRASS TYPE SHOULD BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS; SITE AND SOIL CONDITIONS; PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING, METHOD OF PLANTING; AND THE NEEDS AND DESIRES OF THE LAND USER.

PLANT SELECTION MAY ALSO INCLUDE ANNUAL COMPANION CROPS. ANNUAL COMPANION CROPS SHOULD BE USED ONLY WHEN THE PERENNIAL SPECIES ARE NOT PLANTED DURING THEIR OPTIMUM PLANTING PERIOD. CARE SHOULD BE TAKEN IN SELECTING COMPANION CROP SPECIES AND SEEDING RATES BECAUSE ANNUAL CROPS WILL COMPETE WITH PERENNIAL SPECIES FOR WATER, NUTRIENTS, AND GROWING SPACE. A HIGH SEEDING RATE OF THE COMPANION CROP MAY PREVENT THE ESTABLISHMENT OF PERENNIAL SPECIES.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERMANENT, PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER. HOWEVER, CRIMSON, CLOVER, OATS AND WINTER WHEAT
CAN BE PLANTED ANY TIME OF THE YEAR AND ARE RECOMMENDED AS A COVER CROP WITH NATIVE PERENNIAL SPECIES.

TOPSOIL:
TOPSOIL SHOULD BE REPLACED ON ALL AREAS TO BE SEEDED. SEE PRACTICE 7.3 FOR MORE INFORMATION ON THE REMOVAL, STORAGE AND REAPPLICATION OF TOPSOIL.

SEEDBED PREPARATION:
WHEN CONVENTIONAL SEEDING IS TO BE USED, TOPSOIL SHOULD BE APPLIED TO ANY AREA WHERE THE DISTURBANCE RESULTS IN SUBSOIL AT THE FINAL GRADE SURFACE. A MINIMUM DEPTH OF 4" IS REQUIRED. SOIL PH SHOULD BE ABOVE 5 – PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE LIME AND FERTILIZER RATES. SOIL SHOULD BE SUBMITTED TO A SOILS SPECIALIST OR COUNTY AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS. IN THE ABSENCE OF SOIL TEST RESULTS, THE FOLLOWING APPLICATION RATES CAN BE USED:

GROUND AGRICULTURAL LIMESTONE:
- LIGHT-TEXTURED, SANDY SOILS: 1- 1 1/2 TONS/ACRE
- HEAVY-TEXTURED, CLAYEY SOILS: 2-3 TONS/ACRE

FERTILIZER:
- GRASSES: 800-1200 LB/ACRE OF 10-10-10 (OR THE EQUIVALENT)
- GRASS-LEGUME MIXTURES: 800-1200 LB/ACRE OF 5-10-10 (OR THE EQUIVALENT)

BROADCAST SEEDING:
- SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.
- TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE TOPSOIL, LIME, AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A CRIMPER IS TO BE USED.
- TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD BE DONE PARALLEL TO THE CONTOUR WHERE FEASIBLE.
- ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE CONSECUTIVE BEDS, 6 TO 8 INCHES APART, IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

CONSTRUCTION SPECIFICATIONS

INOCULANTS:
NATIVE LEGUME SEEDS DO NOT NEED TO BE INOCULATED. ALL NON-NATIVE LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN FIXING BACTERIA. THE INOCULANTS SHALL BE PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANTS TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANTS RECOMMENDED BY THE MANUFACTURER.

NO-TILL SEEDING:
NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH. NATIVE GRASSES RESPOND VERY WELL TO DRILL SEEDING AT A DEPTH OF ONE-FOURTH INCH.

MULCH:
STRAW MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS AND MUST BE APPLIED IMMEDIATELY AFTER THE APPLICATION OF SEED. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%. ALL MULCH MUST BE ANCHORED.

MAINTENANCE AND INSPECTION POINTS:
ANY AREAS THAT HAVE WASHED OUT DUE TO HIGH STORMWATER FLOWS, AREAS THAT HAVE BEEN DISTURBED BY BLOWING WIND, AND AREAS THAT DO NOT SHOW GOOD GERMINATION SHOULD BE RETREATED.

INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.

RESEEDING:
IF A STAND HAS INADEQUATE COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND AFTER SEEDBED PREPARATION OR OVER-SEED THE STAND. CONSIDER SEEDING TEMPORARY, ANNUAL SPECIES IF THE TIME OF YEAR IS NOT APPROPRIATE FOR PERMANENT SEEDING.

PERMANENT COVER SEEDING MIXTURES

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (lb/ac PLS)
REGION II	LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS	AUG 25 - SEPT 15 FEB 15 - MAY 30	SEPT 15 - OCT 25 MAR 21 - MAY 30	15 BROWNTOP MULLET 5 LITTLE BLUESTEM 2 SWITCH GRASS 2 TALL DROPSEED 5 SIDEOATS GRAMMA 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER
	LOW MAINTENANCE; MODERATE SLOPES, SOILS >6in. DEPTH	AUG 25 - SEPT 15 FEB 15 - MAY 30	SEPT 15 - OCT 25 MAR 21 - MAY 30	15 BROWNTOP MULLET 5 PURPLETOP 5 LITTLE BLUESTREAM 5 VIRGINIA WILD RYE 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER
	HIGH MAINTENANCE	AUG 30 - OCT 15	FEB 15 - APR 15	15 BROWNTOP MULLET 2 PARTRIDGE PEA 45 RED FESCUE 45 HARD FESCUE 25 CHEWING FESCUE

NOTE:
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PERMANENT SEEDING

NOT TO SCALE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELL
TENNESSEE
REGISTERED
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/28/2025

SITE DEVELOPMENT PLANS FOR:
ATHELITE
273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

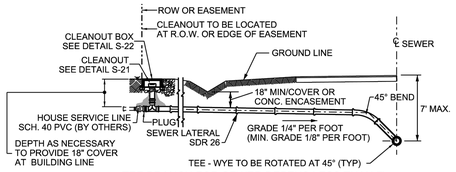
DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

SITE DETAILS

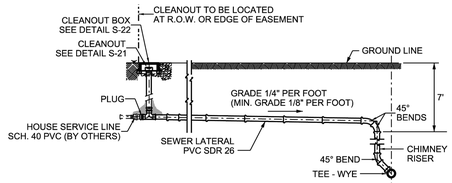
C4.3

1055-06 ATHELITE

Monday, September 29, 2025
Jason Morell - 273 Wilson Pike Circle\02 - Cad\Sheets\1055-06_Site Details.dwg



TEE BRANCH FOR SEWER DEPTHS LESS THAN 7'



TEE BRANCH FOR SEWER DEPTHS OF 7' OR MORE

NOTES:

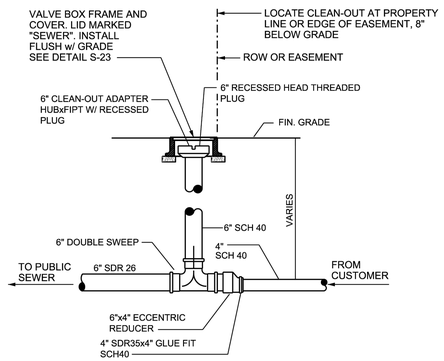
1. LATERAL SIZE TO BE 6" PVC SDR 26 SERVICES >6" MUST CONNECT AT A MANHOLE.
2. TEES SHALL BE SDR 26 WITH GASKETED BRANCHES OR MJ C153 DI TEE.
3. TEES SHALL NOT BE ORIENTED IN THE 12 O'CLOCK (STRAIGHT UP) POSITION.
4. TEES SHALL NOT BE PLACED BACK-TO-BACK. CONSECUTIVE TEES MUST BE SEPARATED BY AT LEAST 6 FT OF MAIN LINE PIPE.
5. PLACE TREATED 4"x 4" TIMBER, 42" LONG OR 2" SCH. 40 PVC PIPE FOR END OF SERVICE LOCATION. PAINT LOCATION MARKER GREEN.

CITY OF BRENTWOOD WATER SERVICES
STANDARD DETAIL

SANITARY SEWER LATERALS

MARCH 2023

DRAWING NO. S-21



CLEAN-OUT

FITTING	PART No. *
6" DOUBLE SWEEP	G1006
6"x4" CONCENTRIC REDUCER	G1216
6" CLEAN-OUT ADAPTER HUB W/ COUNTERSUNK PLUG	P8406
6"x4" ECCENTRIC REDUCER	G1306
4" SDR35xSCH40 ADAPTER	P1213

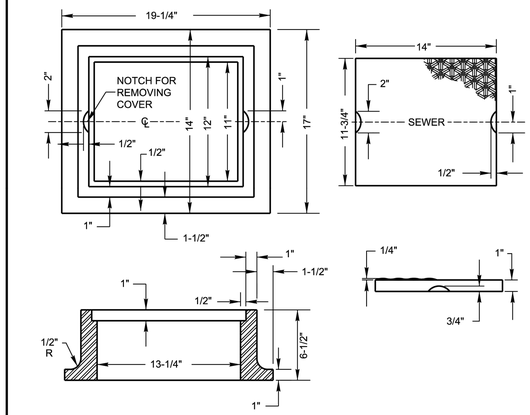
*AS MANUFACTURED BY PLASTIC TRENDS, INC. OR EQUIVALENT

CITY OF BRENTWOOD WATER SERVICES
STANDARD DETAIL

LOT LINE SEWER SERVICE CONNECTION

MARCH 2023

DRAWING NO. S-22



NOTES:

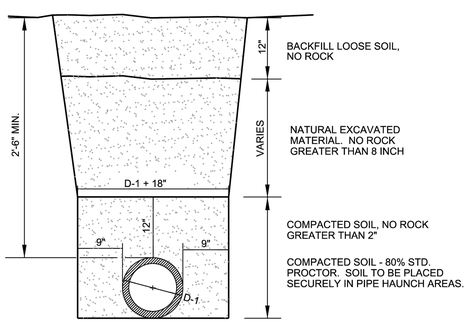
1. NO OPEN SAND CASTINGS, CASTINGS ARE TO BE MADE OF CAST IRON IN ACCORDANCE WITH CURRENT SPECIFICATIONS. COVER MUST FIT EVENLY ON RABBIT OF FRAME IN ORDER TO EQUALLY DISTRIBUTE WEIGHT OF COVER OVER FRAME MINIMUM WEIGHT OF FRAME 150 LBS. MINIMUM WEIGHT OF COVER 45 LBS.

CITY OF BRENTWOOD WATER SERVICES
STANDARD DETAIL

SANITARY SEWER CLEANOUT BOX FRAME & COVER

MARCH 2023

DRAWING NO. S-23



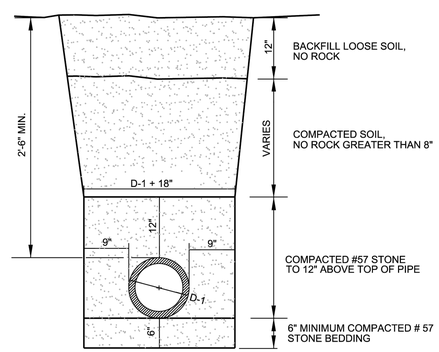
D-1 = OUTSIDE DIAMETER OF BELL

CITY OF BRENTWOOD WATER SERVICES
STANDARD DETAIL

TYPICAL TRENCH SECTION IN SOIL WATER PIPE

MARCH 2023

DRAWING NO. W-01A



D-1 = OUTSIDE DIAMETER OF BELL

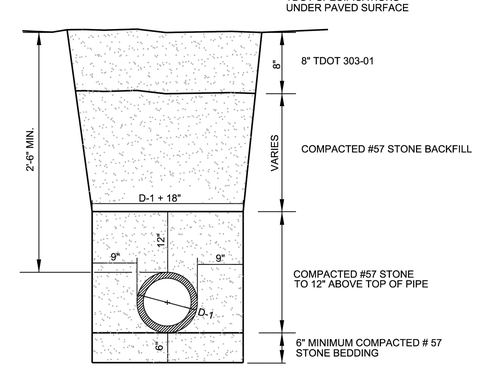
CITY OF BRENTWOOD WATER SERVICES
STANDARD DETAIL

TYPICAL TRENCH SECTION IN ROCK WATER PIPE

MARCH 2023

DRAWING NO. W-01B

NOTE: BACKFILL TO SUBGRADE WITH STONE AS PER TDOT SPECIFICATIONS UNDER PAVED SURFACE



D-1 = OUTSIDE DIAMETER OF BELL

CITY OF BRENTWOOD WATER SERVICES
STANDARD DETAIL

TYPICAL TRENCH SECTION INROADWAY OR PAVED AREAS WATER PIPE

MARCH 2023

DRAWING NO. W-01C

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JASON C. MORELL
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 108893
STATE OF TENNESSEE
10/28/25

SITE DEVELOPMENT PLANS FOR:

ATHELITE

273 WILSON PIKE CIRCLE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
JEL	09/02/2025	SITE PLAN SUBMITTAL
JEL	09/16/2025	SITE PLAN RE-SUBMITTAL
JEL	09/26/2025	SITE PLAN RE-SUBMITTAL

SITE DETAILS

C4.4

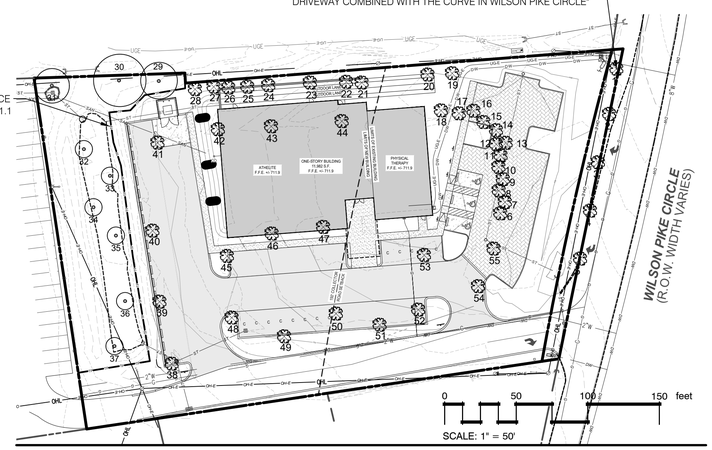
1055-06 ATHELITE

Monday, September 29, 2025
Jason Morell - 273 Wilson Pike Circle\02 - Civil\Sheets\1055-06_Site Details.dwg

Trees To Remain			Trees To be Removed	
NUMBER	TYPE	SIZE		
29	HACKBERRY	20	C-BERY	8
30	HACKBERRY	24	C-BERY	5
31	HACKBERRY	18	C-BERY	5
32	BIRCH	3X8	C-BERY	5
33	ELM	4	HOLLY	5
34	ELM	5	HOLLY	5
35	BIRCH	4	HOLLY	5
36	BIRCH	2X8	HOLLY	5
37	BIRCH	3X8	HOLLY	5
			HOLLY	5
			HOLLY	5
			MAPLE	6
			HOLLY	5
			CEDAR	4
			CEDAR	4
			CEDAR	4
			RED BUD	6
			BOX ELDER	8
			BOX ELDER	16
			BOX ELDER	18
			HACKBERRY	18
			HACKBERRY	18
			HACKBERRY	9
			HACKBERRY	14
			HACKBERRY	18
			HACKBERRY	8
			HACKBERRY	8
			POPLAR	8
			POPLAR	4
			POPLAR	6
			POPLAR	10
			RED BUD	8
			RED BUD	7
			RED BUD	8
			POPLAR	8
			POPLAR	9
			POPLAR	10
			POPLAR	11
			RED BUD	6
			POPLAR	8
			RED BUD	10
			MAPLE	6
			MAPLE	7
			MAPLE	8
			MAPLE	9

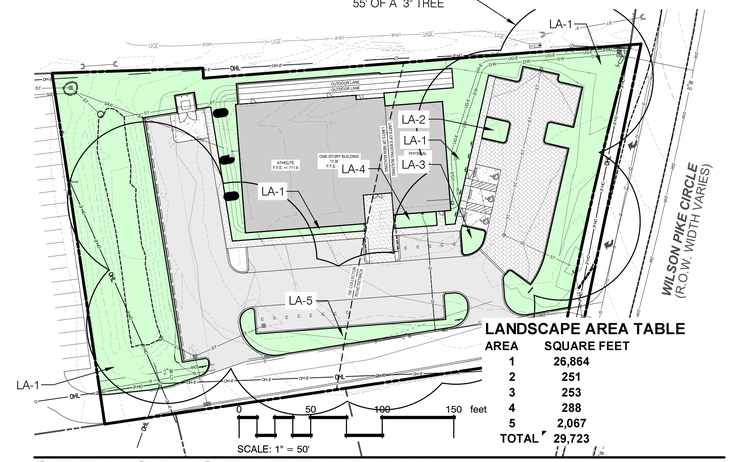
TREES IN ROW REQUESTED TO BE REMOVED BY THE TRAFFIC ENGINEER "THEY PRESENT A SIGHT DISTANCE CONSTRAINT FOR TRAFFIC EXITING THE DRIVEWAY COMBINED WITH THE CURVE IN WILSON PIKE CIRCLE"

TREE PROTECTION FENCE SEE DETAIL SHEET L1.1



TREE PROTECTION / REMOVAL PLAN

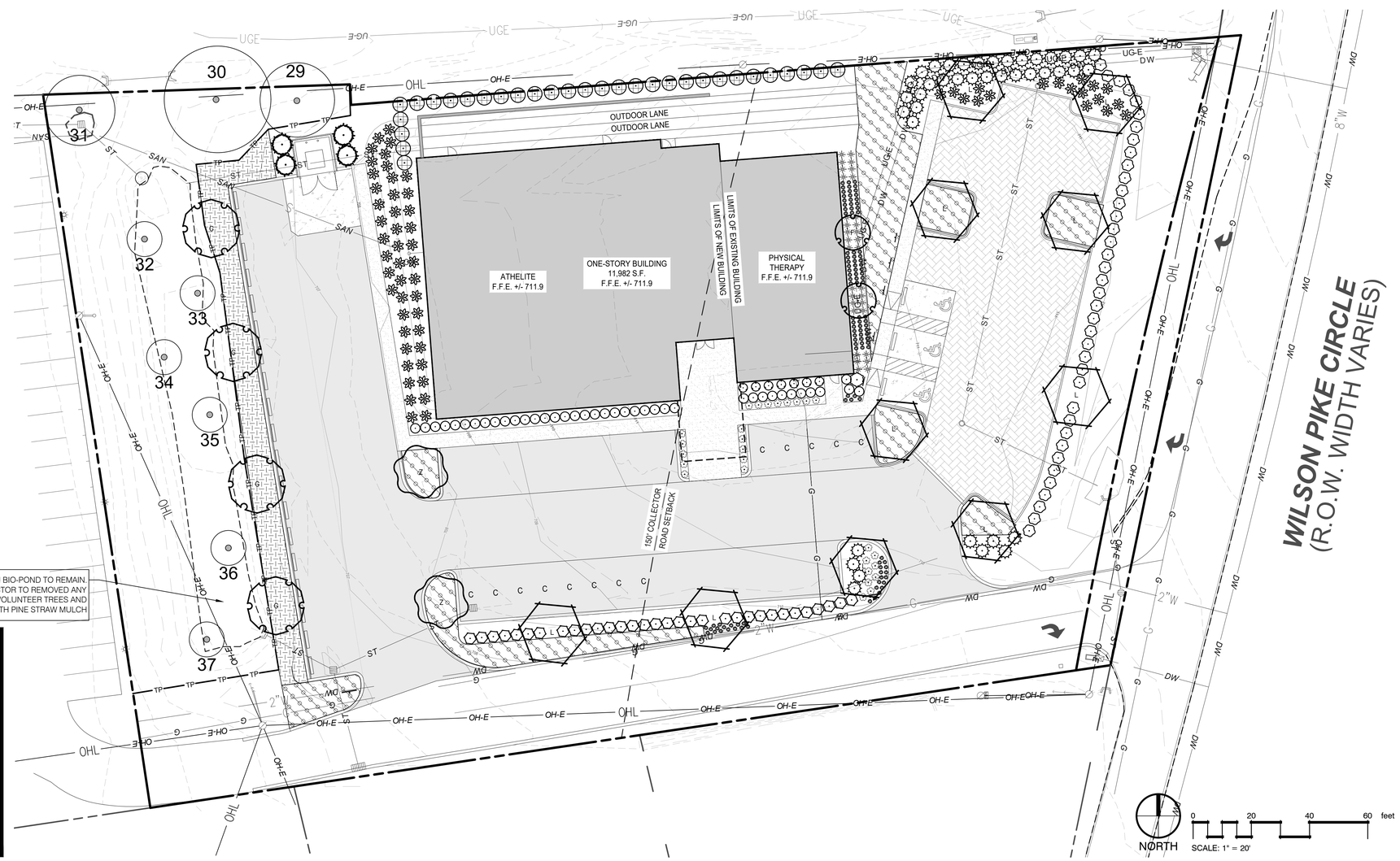
ALL PARKING SPACES ARE WITHIN 55' OF A 3" TREE



LANDSCAPE AREA TABLE

AREA	SQUARE FEET
1	26,864
2	251
3	253
4	288
5	2,067
TOTAL	29,723

OPEN SPACE AREA PLAN



PLANTS IN BIO-POND TO REMAIN. CONTRACTOR TO REMOVED ANY WEEDS OR VOLUNTEER TREES AND REMULCH WITH PINE STRAW MULCH

SITE DATA		
	REQUIRED	PROVIDED
SITE AREA		1.93 ACRES
CALCULATION AREA		1.93 ACRES
TOTAL LANDSCAPE AREA	0.39 ACRES	0.66 ACRES
	20.0%	34.2%
MINIMUM TREES @ 15PER ACRE	29	31
SUPPLEMENTAL CAL. INCH	97	
EXISTING TO REMAIN		93
NEW PLANTINGS		0
REPLACEMENT CAL. INCH	48	52
TOTAL CALIPER INCHES	145	145
CALIPER INCH DENSITY	75.1" /AC	75.13" /AC

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:
ATHELITE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
ARCHITECT
TENNESSEE
LICENSE NO. 102
LANDSCAPE ARCHITECT

Job # - 25231
BY: cb

L1.0

LANDSCAPE PLAN

PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to overseed areas that do not germinate and/or provide adequate coverage.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All areas of disturbance outside of landscape beds shall be repaired with turf.
15. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

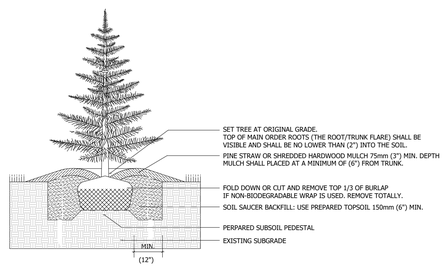
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

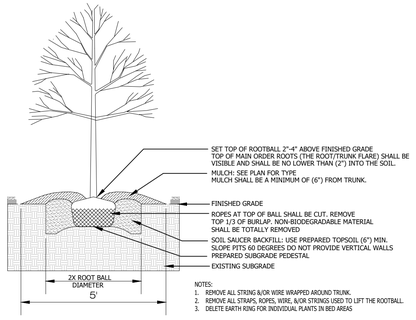
In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.



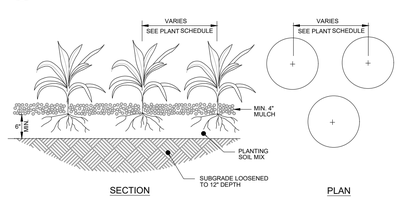
EVERGREEN TREE PLANTING



DECIDUOUS TREE PLANTING

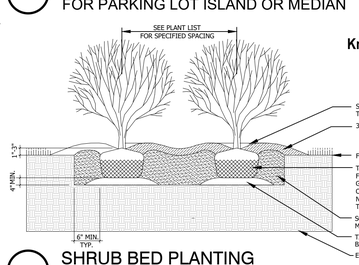
P-NO-12

PARKING ISLAND TREE PLANTING
FOR PARKING LOT ISLAND OR MEDIAN



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS



SHRUB BED PLANTING

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
2" TREES						
	F	2	Upright European Hornbeam / Carpinus betulus 'Fastigiata' 3` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
3" CALIPER TREES						
	G	4	Kentucky Coffeetree / Gymnocladus dioica 'Espresso' 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	L	10	Overcup Oak / Quercus lyrata 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	Z	2	Village Green Zelkova / Zelkova serrata `Village Green` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
SCREENING TREE						
	IN	4	Nellie Stevens Holly / Ilex x `Nellie R Stevens` Full to Base. Full Dense Form. Matched See Tree Specifications	B & B		6`-8` HT
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS						
	FG	7	Blue Shadow Fothergilla / Fothergilla x intermedia Blue Shadow Full; Dense; Well Rooted	#5 Container		
	HL	1	Limelight Hydrangea / Hydrangea paniculata `Limelight` Full; Dense Form; Matched	#5 Container		
	IS3	39	Soft Touch Holly / Ilex cornuta `Soft Touch` Full; Dense Form	#3 Container		
	IC2	32	China Girl Holly / Ilex x meserveae `China Girl` TM Full; Dense Form	24" HT		
	JO	63	Grey Owl Juniper / Juniperus virginiana `Grey Owl` Full. Heavy. Well Branched.	#3 Container		
	TM	38	Dense Yew / Taxus x media `Densiformis` Full; Dense Form	30" HT		
	TO	31	Emerald Green Arborvitae / Thuja occidentalis `Smaragd` Full to Base. Full Dense Form. See Tree Specifications	5`-6` HT		
	VP	40	Prague Viburnum / Viburnum x pragense Full; Dense Form. Matched	24" HT		
GRASSES						
	CA	32	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` Full; Dense; Well Rooted	#1 Container		
	LB2	109	Big Blue Lilyturf / Liriope muscari `Big Blue` Full; Dense; Well Rooted	#1 Container		
	NW	27	Junior Walker's Catmint / Nepeta x faassenii 'Novanepjun' Full; Dense Form. Matched	#1 Container		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
GROUND COVERS						
	SEED	1,776 sf	Drought Tolerant Fescue Blend / Turf Seed Seed @ 8#/1000SF over finished grade free of debris and cover seeded area with straw	seed		
	SOD	3,480 sf	Drought Tolerant Fescue Blend / Turf Sod Install Sod as per specifications over finished graded area free of debris. Stagger seems, do not overlap. Roll twice.	sod		

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. WITHIN THE EXISTING BIO-POND, THE CONTRACTOR SHALL REMOVED ANY WEEDS OR VOLUNTEER TREES AND REMULCH WITH 3" OF PINE STRAW MULCH
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
5. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.
6. NO TREES SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC WATER OR SEWER LINES
7. REQUIREMENTS SHOWN ARE PER THE CITY ZONING ORDINANCE. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY AND HEIBERT+BALL LAND DESIGN

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:
ATHELITE
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

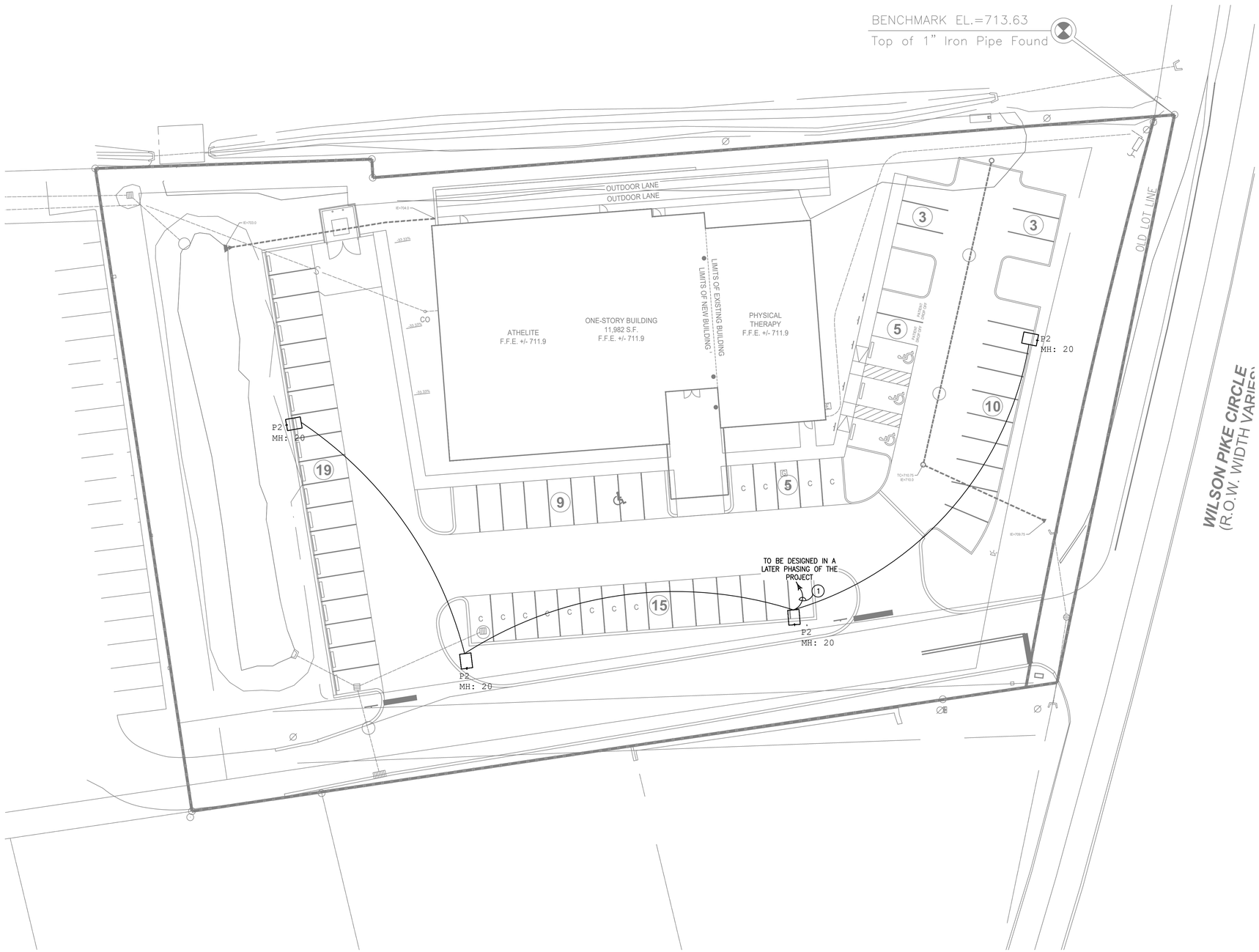
CONNOR L. BALL
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT
91

Job # - 25231
BY: cb

L1.1
LANDSCAPE NOTES

LIGHTING FIXTURE SCHEDULE

TYPE	MANUF.	MODEL	ELECTRICAL		LAMPS				MOUNTING		COMMENTS
			WATTS/FIXT.	VOLT	COLOR(K)	DELIVERED LUMENS(LM)	TYPE	DIMMABLE	TYPE	LOCATION	
P2	BEACON	RAR2-108L-215-4K7-R2-208	215	208	4K	27,000	LED	0-10V	POLE	EXTERIOR	SITE LIGHTING - STRIKE FIXTURE, 4W DISTRIB



KEYNOTES:

1. BREAK CIRCUIT THROUGH ASTRONOMICAL TIMECLOCK.

1 E2.0 ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

DF+H SERVICES PLLC
PO BOX 120371
NASHVILLE, TN 37212
office@dfhservices.com
615.390.6131
615.207.4721
JOB # 25.328

MIKE IRELAND
ARCHITECT, LEED AP
615-915-2141 (OFFICE)
615-292-2420 (CELL)
MIKEIRELAND@COMCAST.NET
614 SUMMERWIND CIRCLE
NASHVILLE, TN 37215

IRELAND
ARCHITECTURAL SERVICES, LLC.

ATHELITE
273 Wilson Pike Brentwood, Tennessee 37024

ELECTRICAL SITE PLAN

NO.	REVISIONS	DATE

DRAWING STATUS

NOT CONSTRUCTION DOCUMENTS

FOR COORDINATION

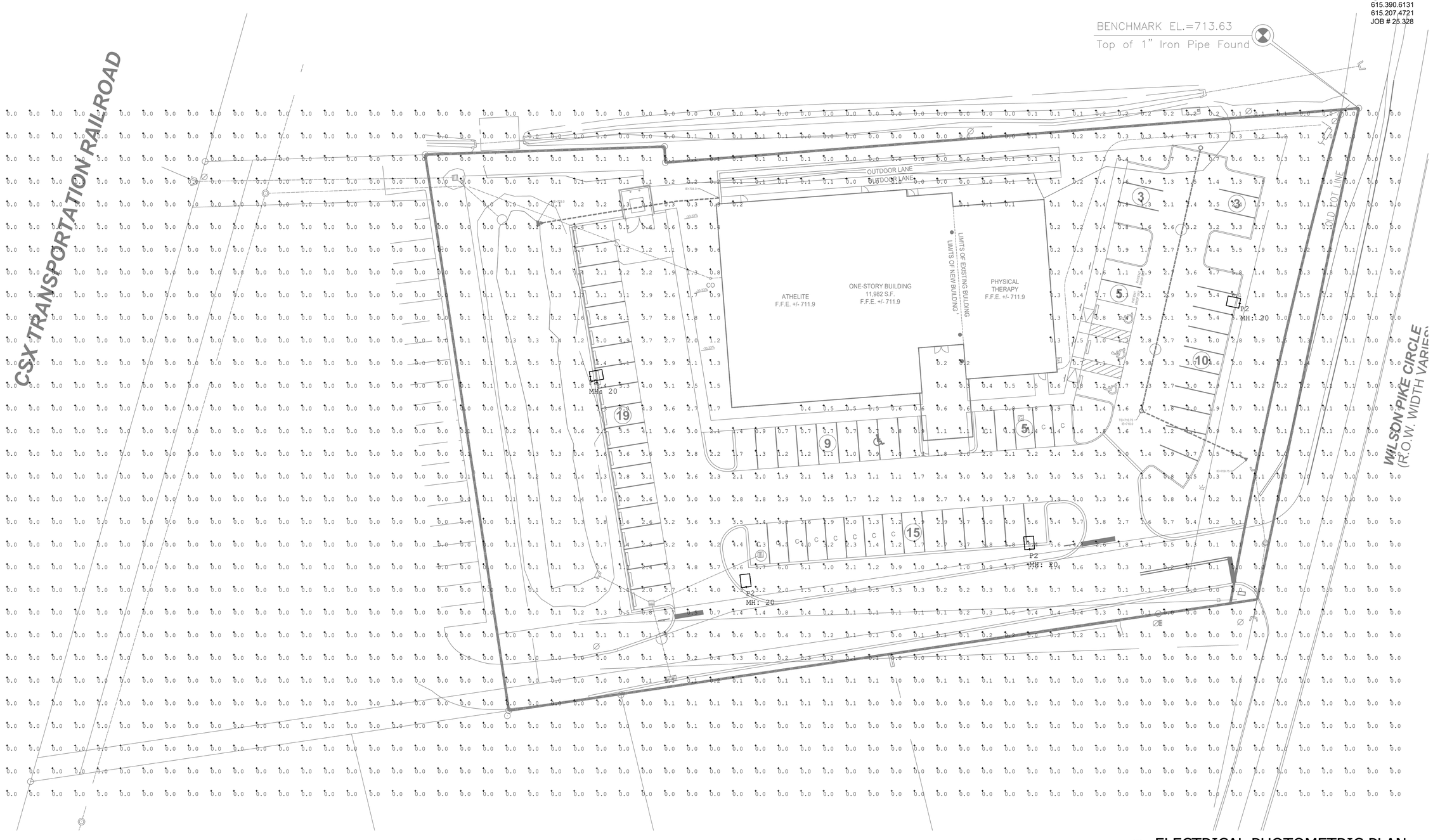
ELECTRICAL SITE PLAN

E2.0

DATE: 6.7.25

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]
	4	P2	Single	RAR2-108L-215-4K7-4W	0.900	26400	215	860	BEACON

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.50	6.4	0.0	N.A.	N.A.
Parking	Illuminance	Fc	2.64	6.4	0.5	5.28	12.80



1 E2.0A ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

DF+H SERVICES PLLC
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NASHVILLE, TN 37215

IRELAND
ARCHITECTURAL SERVICES, LLC.

ATHELITE
273 Wilson Pike Brentwood, Tennessee 37024

ELECTRICAL PHOTOMETRIC PLAN

NO.	REVISIONS	DATE

DRAWING STATUS

NOT CONSTRUCTION DOCUMENTS

FOR COORDINATION

ELECTRICAL PHOTOMETRIC PLAN

E2.0A

DATE: 6.7.25

BEACON
design. performance. technology

RATIO Series

AREA/SITE LIGHTER

DATE: | LOCATION:

TYPE: | PROJECT:

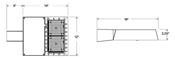
CATALOG #:

MICROSTRIKE | STRIKE OPTICS

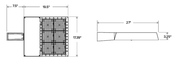
FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

RAR1



RAR2



CONTROL TECHNOLOGY

SERVICE PROGRAMS

STOCK QS10

	Weight	EPA at 0°
RAR1	13.5 lbs / 6.1 kg	.45ft.² / .13m²
RAR2	24 lbs / 10.9 kg	.55ft.² / .17m²

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

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BEACON
design. performance. technology

RATIO Series

AREA/SITE LIGHTER STRIKE

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

STRIKE OPTIC - ORDERING GUIDE

Example: RAR1-36L-39-3K7-2-UNV-ASQ-BLT-NXW-BC

CATALOG # RAR2-108L-215-4K7-4W-208

ORDERING INFORMATION

Series

RAR1	Ratio Area Size 1 - Strike Optics
RAR2	Ratio Area Size 2 - Strike Optics

 # LEDs - Wattage

36L-39	39W - 5,000 Lumens
36L-55	55W - 7,000 Lumens
36L-85	85W - 10,000 Lumens
36L-105	105W - 12,000 Lumens
36L-120	120W - 13,000 Lumens
72L-115	115W - 14,000 Lumens
72L-145	145W - 17,000 Lumens
72L-180	180W - 20,000 Lumens
72L-210	210W - 24,000 Lumens
72L-240	240W - 26,000 Lumens
108L-215	215W - 27,000 Lumens
108L-250	250W - 30,000 Lumens
108L-280	280W - 33,000 Lumens
108L-325	325W - 37,000 Lumens
108L-365	365W - 40,000 Lumens

CCT/CRI

3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI
3K8	3000K, 80 CRI
4K8	4000K, 80 CRI
5K8	5000K, 80 CRI

Distribution

FR	Auto Front Row
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5GN	Type 5 Square Narrow
5GW	Type 5 Square Wide
5GM	Type 5 Square Medium
5W	Type 5 Wide (Round)
5RW	Type 5 Rectangular
C	Corner Optic
TC	Tennis Court Optic

Optics Rotation

	Blank for no rotation
L	Optic rotation left
R	Optic rotation right

Voltage

UNV	Universal 120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting

ASQ	Arm mount for square pole/flat surface
ASQU	Universal arm mount for square pole/flat surface-Does not include round pole adapt or B3 drill pattern

Mounting Round Poles

A_	Arm mount for round pole[1] B3 drill pattern
A_U	Universal arm mount for round pole[1]

Mounting Other

WB	Wall bracket
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle

Color

BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option

CC	Custom Color

Control Options Network

NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[4,7]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[4,7]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[4,7]

Control Options Other

SCP_F	Programmable occupancy sensor[5,6]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADD	AutoDim Timer Based Dimming
ADT	AutoDim Time of Day Dimming
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]

Options

BC	Backlight control
F	Fusing[1]
TB	Terminal block
2PF	2 power feed with 2 drivers[3]

Notes:

1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.3"-6.5" OD pole
2 Not available with 25, 50, 255, 295 & 340W configurations
3 At least one SCPREMOTE required to program SCP motion sensor
4 Replace "_" with 8F or 40F lens
5 Must specify voltage
6 Networked Controls cannot be combined with other control options
7 Not available with 2PF option
8 BTS and BTSO available for 50 Watts or higher and only on 120-277 voltage

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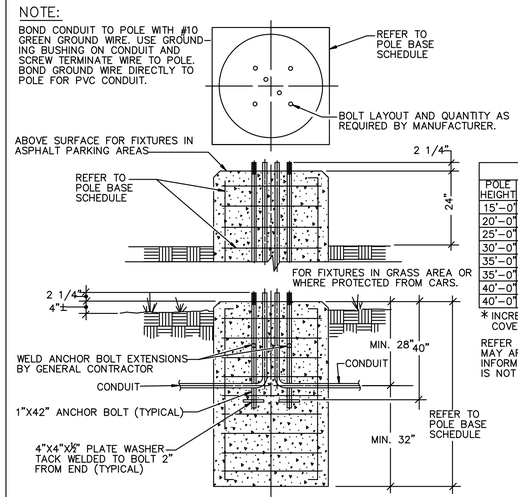
NOTE:

BOND CONDUIT TO POLE WITH #10 GREEN GROUND WIRE. USE GROUNDING BUSHING ON CONDUIT AND SCREW TERMINATE WIRE TO POLE. BOND GROUND WIRE DIRECTLY TO POLE FOR PVC CONDUIT.



POLE BASE SCHEDULE

POLE HEIGHT	MAXIMUM TOTAL EPA	MINIMUM PIER SIZE	DEPTH BELOW GRADE*	VERTICAL REINFORCEMENT	CIRCULAR TIES
15'-0"	0-10	20" DIAMETER	5'-0"	6-#6	#3 @ 12"
20'-0"	0-10	20" DIAMETER	6'-0"	6-#6	#3 @ 12"
25'-0"	0-10	20" DIAMETER	7'-0"	6-#6	#3 @ 12"
30'-0"	0-10	20" DIAMETER	8'-0"	6-#6	#3 @ 12"
35'-0"	0-10	24" DIAMETER	8'-0"	8-#6	#3 @ 12"
35'-0"	10-20	24" DIAMETER	10'-0"	8-#6	#3 @ 12"
40'-0"	0-10	30" DIAMETER	10'-0"	8-#6	#3 @ 16"
40'-0"	10-20	30" DIAMETER	12'-0"	8-#6	#3 @ 16"

* INCREASE DIAMETER IF NECESSARY TO MAINTAIN MINIMUM 6" CONCRETE COVER OF ANCHOR BOLTS.

REFER TO GEOTECHNICAL REPORT (IF AVAILABLE) FOR SOIL CONDITIONS THAT MAY AFFECT THE CONSTRUCTION OF POLE FOUNDATIONS. CONTRACTOR SHALL INFORM THE ARCHITECT OR OWNER, PRIOR TO BID DATE, IF DRILLING OF PIERS IS NOT POSSIBLE.

SQUARE POLE BASE DETAIL | 1

DF+H SERVICES PLLC

PO BOX 120371
NASHVILLE, TN 37212
office@dfhservices.com
615.390.6131
615.207.4721
JOB # 25.328

MIKE IRELAND
ARCHITECT, LEED AP
615-915-2141 (OFFICE)
615-319-2021 (CELL)
MIKEIRELAND@COMCAST.NET
614 SUMMERWIND CIRCLE
NASHVILLE, TN 37215

IRELAND
ARCHITECTURAL SERVICES, LLC.

ATHELITE

273 Wilson Pike Brentwood, Tennessee 37024

ELECTRICAL SITE FIXTURE SPECIFICATION

NO.	REVISIONS	DATE

DRAWING STATUS

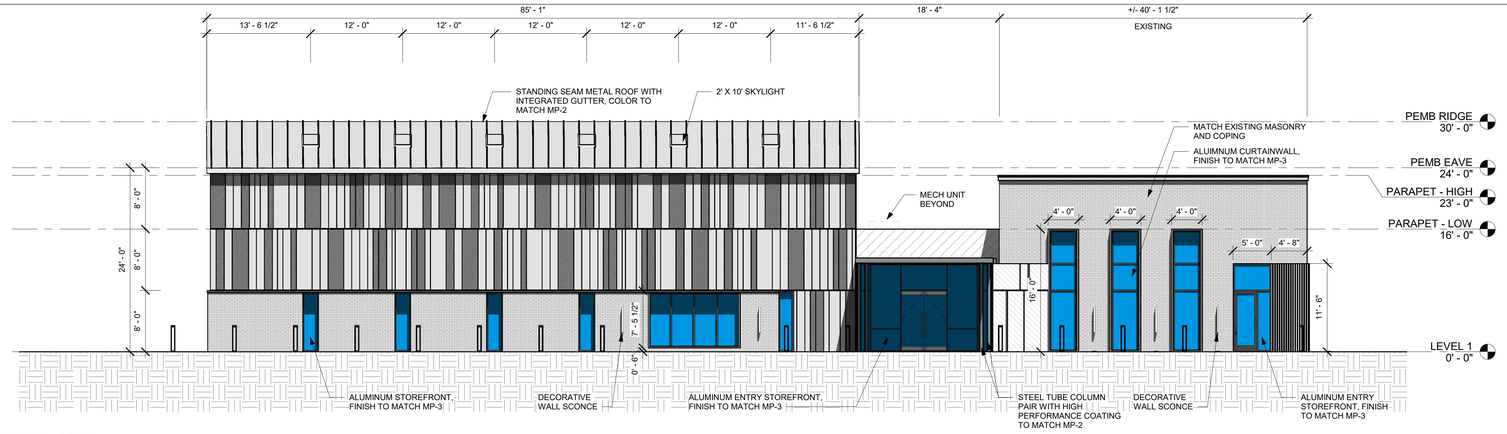
NOT CONSTRUCTION DOCUMENTS

FOR COORDINATION

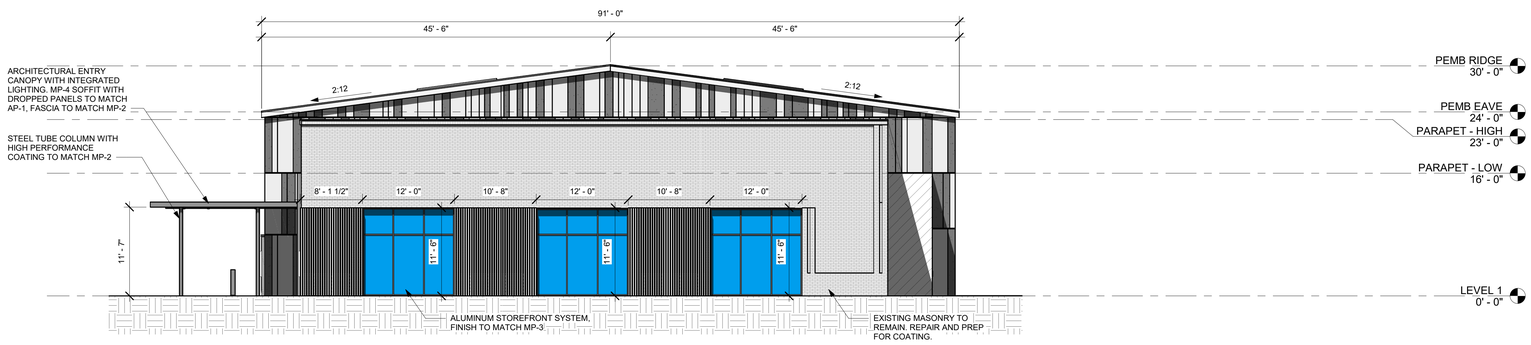
ELECTRICAL
SITE FIXTURE SPECIFICATION

E2.0B

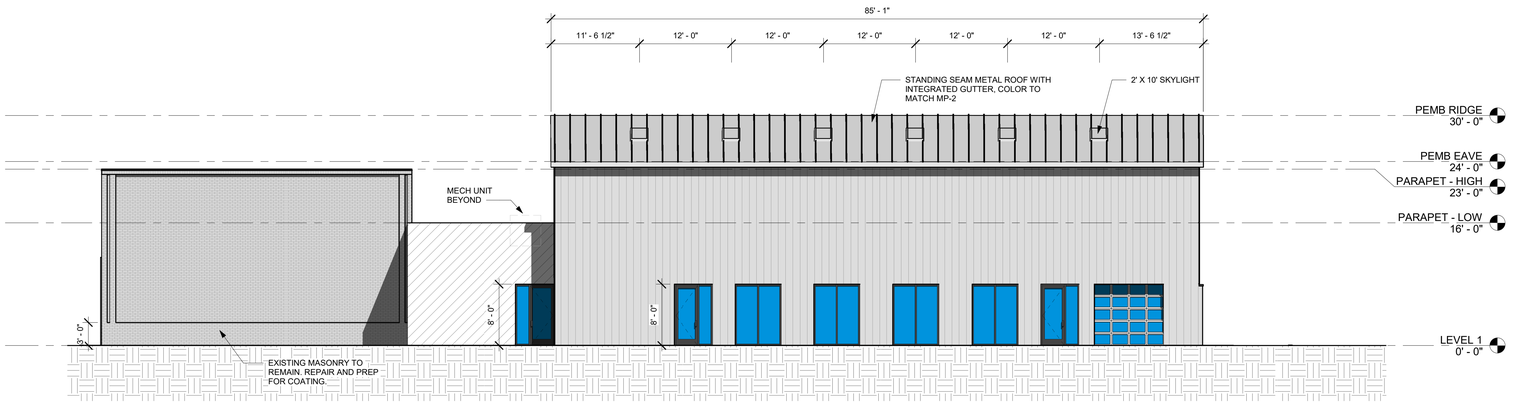
DATE: 6.7.25



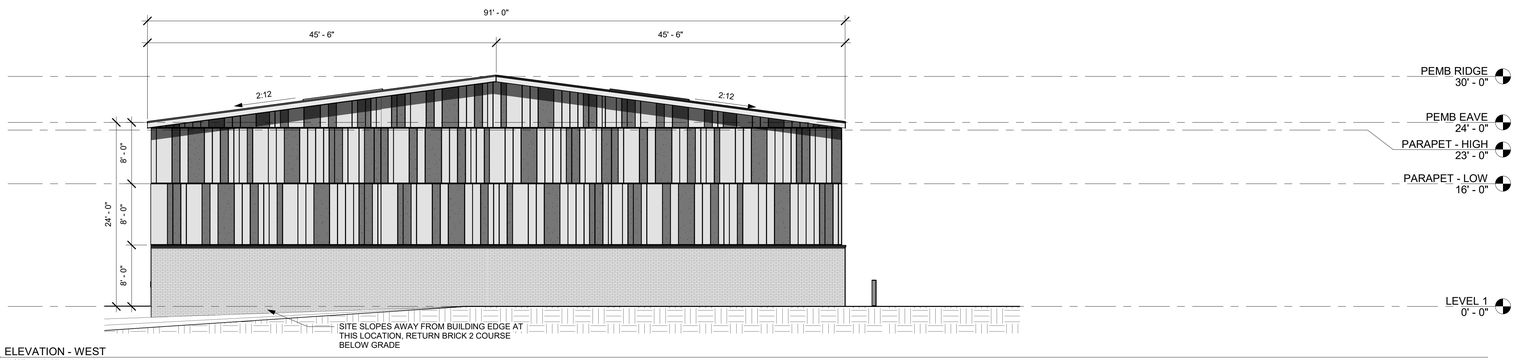
3 ELEVATION - SOUTH
1/8" = 1'-0"



2 ELEVATION - EAST
1/8" = 1'-0"



1 ELEVATION - NORTH
1/8" = 1'-0"



4 ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- MB-1 PAINTED MASONRY BRICK (NEW AND EXISTING) FINISH: IRON ORE (SW7069)
- AP-1 ARCHITECTURAL PANEL WITH INTEGRATED LIGHTING FINISH: LINEN
- AP-2 FLUTED ARCHITECTURAL PANEL FINISH: WHITE TIMBER, GLOSS
- EIFS-1 EXTERIOR INSULATION FINISH SYSTEM FINISH: CHARCOAL (MATCH MP-2)
- MP-1 PANEL 1 FINISH: METROPOLIS BLACK, OBLIQUE
- MP-2 METAL PANEL 2 FINISH: METROPOLIS BLACK, DIFFUSE
- MP-3 METAL PANEL 3 FINISH: METROPOLIS BLACK, SPECULAR
- MP-4 (SOFFIT / ACCENT) METAL PANEL 4 FINISH: WHITE TIMBER, GLOSS
- IMP-1 INSULATED METAL PANEL FINISH: COLOR TO MATCH MP-2

ATHELITE PERFORMANCE
EST. 2017

PHASE

IRELAND
ARCHITECTURAL SERVICES, LLC.

No.	Description	Date

ATHELITE PERFORMANCE

EXTERIOR ELEVATIONS

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A301

Scale 1/8" = 1'-0"

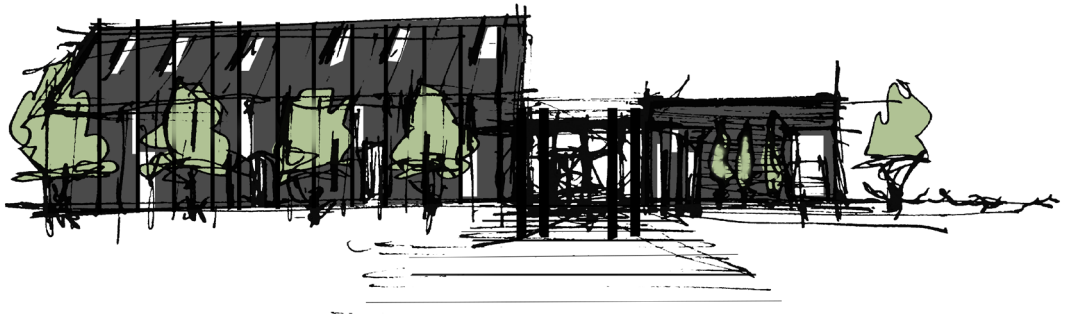
9/15/2025 8:50:41 PM

ATHELITE PERFORMANCE

EXTERIOR DESIGN CONCEPT

09 | 16 | 25

PHASE



ATHELITE PERFORMANCE

DESIGN NARRATIVE

In Brentwood, Tennessee, a long-dormant vehicle emissions facility is being reimagined as a high-performance training center. The design integrates refined architectural elements, metal panels with shifting tonal qualities, dynamic lighting, and layered textures, that collectively embody movement, athleticism, and energy. Defined by a bold entry canopy and a luminous feature wall, the project transforms an industrial relic into a meaningful environment for focus, strength, and connection.

REFINED AESTHETIC

Deliver a timeless, high-end expression through precision, material richness, and elevated detail.

COMMUNITY CONNECTION

Establish a powerful presence that can inspire others, creating meaningful cultural engagement.

EFFICIENT ADAPTABILITY

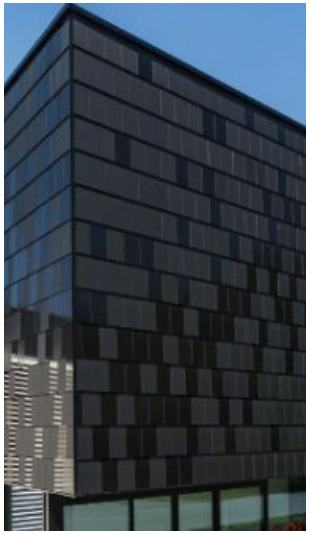
Maximize spatial efficiency with responsive planning that adapts seamlessly to present and future needs.

DESIGN INTENT
PRINCIPAL STRATEGY
DIAMGRAM - 1

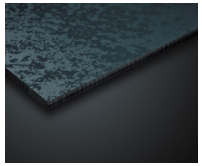
ATHELITE PERFORMANCE
EXTERIOR DESIGN CONCEPT
250916

BUILDING COMPONENTS
AXON VIEW
DIAMGRAM - 2

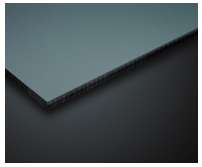
ATHELITE PERFORMANCE
EXTERIOR DESIGN CONCEPT
250916



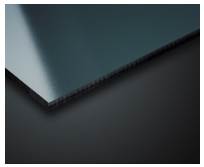
PRIMARY PANEL SYSTEM
BASIS OF DESIGN:
TRESPA METEON
COLOR: METROPOLIS BLACK



MP-1
BASIS OF DESIGN:
TRESPA METEON
COLOR: METROPOLIS BLACK
FINISH: OBLIQUE



MP-2
BASIS OF DESIGN:
TRESPA METEON
COLOR: METROPOLIS BLACK
FINISH: DIFFUSE

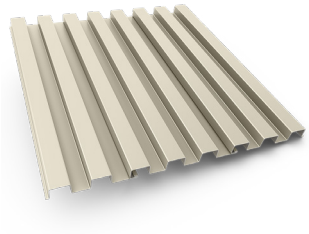


MP-3
BASIS OF DESIGN:
TRESPA METEON
COLOR: METROPOLIS BLACK
FINISH: SPECULAR

MP-4
BASIS OF DESIGN:
PAC CLAD
COLOR: STONE WHITE

MB-1 (PAINTED/STAINED)
SIZE: MATCH EXISTING
COURSING: MATCH EXISTING
BASIS OF DESIGN: STAYNTECH RENEW
HIDDEN WHITE

AP-1
BASIS OF DESIGN:
SLAT SOLUTION - FLEXIBLE STONE PANEL
FINISH: TUSCANY TRAVERTINE



AP-2
BASIS OF DESIGN:
PAC CLAD - BOX RIB 1
FINISH: WHITE TIMBER

MATERIAL SHEET
EXTERIOR FINISHES
DIAGRAM - 3

ATHELITE PERFORMANCE
EXTERIOR DESIGN CONCEPT
250916

THE CAPITAL CORPORATION
368 WILSON PIKE CIRCLE
CONTEXTUAL CUES: GRAY MASONRY WITH DARK METAL PANEL ACCENT

CROSSFIT TRIVIUM
312B WILSON PIKE CIRCLE
CONTEXTUAL CUES: MASONRY BASE WITH METAL SIDING ABOVE

BG
416 WILSON PIKE CIRCLE
CONTEXTUAL CUES: PAINTED MASONRY WITH TALL SKINNY WINDOWS

CUBESMART SELF STORAGE
263 WILSON PIKE CIRCLE
CONTEXTUAL CUES: MASONRY WITH RHYTHMIC GLAZING OPENINGS

PRECEDENT MATERIAL CONTEXT

ADJACENT EXTERIOR FINISHES
DIAGRAM - 4

ATHELITE PERFORMANCE

EXTERIOR DESIGN CONCEPT
250916

RENDERING VIEW
SECONDARY ELEVATION
V1

ATHELITE PERFORMANCE
EXTERIOR DESIGN CONCEPT
250916

RENDERING VIEW
MAIN ENTRY
V2

ATHELITE PERFORMANCE
EXTERIOR DESIGN CONCEPT
250916

RENDERING VIEW
CORNER PERSPECTIVE
V3

ATHELITE PERFORMANCE
EXTERIOR DESIGN CONCEPT
250916

RENDERING VIEW
MAIN ELEVATION
V4

ATHELITE PERFORMANCE
EXTERIOR DESIGN CONCEPT
250916

PHASE

CHANGE BY DESIGN

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 10/06/2025

Information

PROJECT NUMBER

Monthly Security Report

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Securities -- September 2025

Todd Petrowski
PLANNING & CODES DIRECTOR

Michael Rinehart
CHIEF BUILDING OFFICAL

Joe Hunter
PLANS EXAMINER

Allison Roberts
PLANNER

BRENTWOOD
PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM

TO: Planning Commission Members

FROM: Todd Petrowski, Planning & Codes Department

SUBJECT: Security Summary – September 2025

DATE: **September 23, 2025**

The following securities were received or administered by Planning and Codes Department staff during the month of September 2025, and since the last Security Report.

935 Edmondson Pike, August 29, 2025: Release of LOC in the amount of $18,000 for RDU.

Should you have any questions or require additional information, please feel free to contact me at Todd.Petrowski@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
Rosebrooke, Sec. 2B	90761260	$369,500.54	RDU, Street Trees	P	Pinnacle Bank	LOC	9/7/2025	10/25/2025	9/11/2024	YES	B	11/8/2022
Taramore, Subdivision Ph. 11	IS0342670U	$8,290.00	RDL,W/S	P	Wells Fargo Bank	LOC	9/13/2025	10/13/2025	8/22/2024	YES	B	10/13/2015
Grand Oaks	90760579	$19,802.25	RDU, WS	P	Pinnacle Bank	LOC	9/19/2025	10/19/2025	7/30/2024	YES	B	10/19/2022
Broad Oaks Sub	SLCMMSP10192	$423,531.80	RDU, W/S & LAND	P	U.S. Bank	LOC	9/22/2025	10/22/2025	10/1/2024	YES	Aa3*	7/31/2019
Marshall Place	40037500	$47,549.33	RDL, W/S & LAND	M	Lineage Bank	LOC	11/8/2025	12/22/2025	12/19/2024	YES	B	12/22/2021
Anna Subdivision	1250099103	$1,221,957.92	RDU, WS, LAND and Amen	P	FirstBank	LOC	12/26/2025	1/26/2026	1/25/2025	YES	B	1/26/2024
Taramore Subdivision, Ph. 14	70002305	$53,267.00	RDL, W/S	P	SunTrust Bank -- Truist	LOC	12/30/2025	1/30/2026	1/27/2025	YES	B	1/30/2017
Shaub Office Building - 1641 Mallory Lane	90794318	$80,821.40	Landscaping	P	Pinnacle Bank	LOC	1/1/2026	2/1/2026	2/10/2025	YES	B	12/6/2024
Bella Collina ***PERPETUAL***	2710088345	$141,075.75	RDU, Street lighting, Land, Sewer	P	FirstBank	LOC	1/7/2026	2/7/2026	2/10/2025	YES	B	2/7/2023
Chase Bank Citypark Brentwood Landscaping	NUSCGS045362	$70,922.00	LAND	P	JPMorgan Chase	LOC	1/11/2026	2/11/2026	2/10/2025	YES	B+	2/10/2023
Primm Farm Subdivision	1366-3	$1,047,141.50	RDU, WS, LAND	P	Wilson Bank and Trust	LOC	2/21/2026	3/21/2026	3/24/2025	YES	B	3/21/2023
Beech Creek Hill -- ***PERPETUAL***	403822500	$13,400.20	RDU	P	Franklin Synergy Bank -- FirstBank	LOC	3/18/2026	4/18/2026	4/25/2025	YES	B	10/18/2019
Harlan Subdivision	90744937	$1,714,735.00	RDU, AMENITY & LAND	P	Pinnacle Bank	LOC	3/20/2026	4/20/2026	5/23/2025	YES	B	4/20/2022
Subdivision of the Grant Ventures, LLC (9784	20180103-10340	$146,388.00	Drainage	P	Studio Bank	LOC	3/29/2026	4/29/2026	5/23/2025	YES	B	4/29/2024
Academy at Holy Tree	1001	$10,000.00	RDU & LAND	P	FirstBank	LOC	4/5/2026	5/5/2026	5/23/2025	YES	B	5/5/2021
Taramore, Phase 15	70002531	$87,007.00	RDL, W/S	P	SunTrust Bank -- Truist	LOC	4/18/2026	5/18/2026	5/23/2025	YES	B	5/18/2017
Townplace Suites	69918027	$205,000.00	Sidewalks and Landscape	P	Simmons Bank	LOC	4/21/2026	5/21/2026	5/23/20225	YES	B	5/21/2023
Telluride, Phase 2	1250102574	$1,373,686.00	RDU, Land, Monument Sign	P	First Bank	LOC	4/21/2026	5/21/2026	5/22/2024	YES	B	5/21/2024
Echo Subdivision	1801789-3	$325,356.90	RDU, WS, LAND	P	First Farmers Bank	LOC	4/22/2026	5/22/2026	5/23/2025	YES	B+	5/22/2023
Crown Castle Small Cell Node Removal- Veriz	68145854	$15,000.00	SMALL CELL REMOVAL	P	Bank of America	LOC	4/22/2026	5/22/2026	4/252025	YES	B	5/3/2019
Rosebrooke, Sec. 3	90805242	$340,852.00	RDU, St. Trees and Lights	P	Pinnacle Bank	LOC	5/7/2026	6/7/2026	6/10/2024	YES	B	6/7/2024
Taramore, Subdivision, Ph 13	IS0432338U	$60,709.00	RDL,W/S	P	Wells Fargo Bank	LOC	5/16/2026	6/16/2026	6/5/2024	YES	B	6/16/2016
Reserve at Raintree Forest, Sec 5 and 6	40117900	$900,204.31	RDU, WS, LAND	P	Lineage Bank	LOC	5/23/2026	6/23/2026	6/26/2023	YES	B+	6/23/2023
Eastmans Preserve, Phase 1	1803584-1	$999,558.23	RDU, Land, Water	P	First Farmers and Merchants Bank	LOC	7/6/2026	8/6/2026	8/7/2024	YES	B+	8/6/2024
Rosebrooke Sub., Sec. 2A	90755320	$367,584.25	RD, Amenity, Landscape St Trees, Entrance	P	Pinnacle Bank	LOC	7/30/2026	8/30/2026	9/22/2025	YES	B	8/19/2022
Taramore, Subdivision Ph.10	IS0333349U	$5,060.55	RDL, W/S	M	Wells Fargo Bank	LOC	8/3/2026	9/3/2026	8/22/2024	YES	B	9/3/2015
Reserve at Raintree Forest, Sec. 10	0000002690083195	$99,988.80	RDU, WS	P	FirstBank	LOC	8/6/2026	9/6/2026	8/23/2024	YES	B	9/7/2022
Oman Subdivision	1250038637	$103,135.75	RDL,W/S & LAND	P	FirstBank	LOC	8/7/2026	9/7/2026	8/30/2024	YES	B	9/6/2019
Taramore, Subdivision, Ph. 12	70004240	$53,261.45	RDU, W/S	P	SunTrust Bank -- Truist	LOC	8/20/2026	9/20/2026	8/23/2024	YES	B	9/19/2019
American Tower	3029729	$20,000.00	CELL TOWER REM.	P	Bank of America	LOC	8/26/2026	9/26/2026	8/23/2024	YES	B	9/26/2000
Rosebrooke Sub., Sec. 5	90817738	$582,841.00	RDL, W/S, ST	P	Pinnacle Bank	LOC	9/15/2026	10/15/2026	10/22/2024	YES	B	10/16/2024
Calistoga, Section 1	1250108044	$1,790,162.00	RDL, LAND	P	FirstBank	LOC	11/2/2026	12/2/2026	12/19/2024	YES	B	12/2/2024
Baron Construction Office Bldg 5023 Harpeth	1527	$55,000.00	LAND	P	First Citzens National Bank	LOC	11/6/2026	12/6/2026	12/9/2024	YES	B+	12/6/2024
Arcadia Subdivision, Sec. 1	1549-2	$1,178,546.00	RDL, W/S & LAND	P	Wilson Bank and Trust	LOC	11/9/2026	12/9/2026	12/10/2024	YES	B+	12/9/2024
Amelia Subdivision	20230103-10030	$260,483.00	RDL, W/S	P	Studio Bank	LOC	1/3/2027	2/3/2027	2/10/2025	YES	B-	2/3/2025
Tennessee Baptist Childrens Home	68203692	$992,822.70	D, Storm, Bio, Phase I land	P	Bank of America	LOC	3/30/2027	4/30/2027	4/8/2025	YES	A-	4/7/2025
Rosebrooke 4A	90852430	$503,900.00	RDL, LAND	P	Pinnacle Bank	LOC	4/23/2027	5/23/2027	6/4/2025	YES	B	5/20/2025
Reserve at Raintree Forest, Sec 7 & 8	55111634	$549,260.00	RDU, W/S	P	Regions	LOC	5/25/2027	6/25/2027	7/2/2025	YES	B	6/25/2025
TOTAL	**$16,237,801.63**											
***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
Princeton Hills, Sections 3, 4, & 5	$50,000.00	DRAINAGE	M	7031641428	3/2011
PWSF -- 8217 Alamo Drive	$5,747.50	LAND	P	5501777477	4/24/2014
Brentwood Academy-classroom additon	$53,629.00	LAND	P	8000130282	02/11/2025
Hidden Creek Sections 1 & 2	$25,000.00	LAND	M	001402	8/8/2018
Brentwood YMCA - Landscaping for Traffic Signal	$13,090.00	LAND	P	5303771841	10/1/24
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
Carlock - Landscaping 1598 Mallory Lane	$70,000.00	LAND	P	5305097290	7/18/2025
Fellowship Bible Church - Landscaping	$155,688.00	LAND	P	8000136106	6/23/2025
EV Auto - 7116 Moores Lane - Landscaping	$121,484.00	LAND	P	730254700	8/4/2025
Preserve at Arden Woods	$108,139.00	RDU & W/S	P	5301576623	3/30/2020
Total	**$666,027.50**				

TOTAL ESCROW ACCOUNT HOLDINGS	**$666,027.50**
TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY	**$16,903,829.13**