AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD MUNICIPAL PLANNING COMMISSION
Monday, December 1, 2025 -- 7:30PM
BRENTWOOD CITY HALL

Agenda Item Location Map

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

1. November 3, 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.

Public Hearing

1. **PUBLIC HEARING - APPROVAL OF ADDITIONAL HEIGHT FOR THREE PROPOSED FOUR-STORY OFFICE BUILDINGS - 5101 MARYLAND WAY, MARYLAND FARMS, ZONING C-2**

Consent Agenda

1. **BPC2408-005 Minor Site Plan Alteration, Monument Sign - Cool Springs Village, Section 2, Lot 201, 99 Seaboard Lane, Zoning C-3 -** *Applicant: Joslin & Sons Signs, 630 Murfreesboro Pike Nashville, TN 37201*

2. **BPC2507-014 Minor Site Plan Alteration - Tapestry at Brentwood, 400 Centerview Drive, Zoning C-4 -** *Applicant: AD Sky, 4101 Charlotte Avenue, Suite F182, Nashville, TN 37203*

3. **BPC2511-001 Revised Final Plat - Brenthaven Subdivision, Section 3, Lot 105, 8015 Wikle Road, Zoning R-2 -** *Applicant: T-Square Engineering, 111 Southeast Pkwy Ct, Franklin, TN 37064*

4. **BPC2511-003 Minor Site Plan Alteration - The Hub at Mallory, 7100 Commerce Way, Zoning C-3 -** *Applicant: Bennu Enterprises, Inc, 1116 Fowler Street, Old Hickory, TN 37138*

5. **BPC2511-008 Revised Preliminary Plan - Hawthorne Subdivision, 715 Vernon Road, Zoning R-1 -** *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

6. **BPC2511-009 Revised Final Plat - Hawthorne Subdivision, 715 Vernon Road, Zoning R-1 -** *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

7. **BPC2511-010 Minor Site Plan Alteration, Monument Sign - Hawthorne Subdivision, 715 Vernon Road, Zoning R-1 -** *Applicant: Studio 16, 1229 Lakeview Dr, Franklin, TN 37067*

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. **BPC2511-007 Extension of Master Plan - 5101 Maryland Way, Maryland Farms, Section 5, Lot 2, Zoning C-2/R-2 -** *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

Other Business

1. Monthly Security Report - November 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: 12/01/2025

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 November 3, 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, November 3, 2025 at 7:00 pm at Brentwood City Hall.

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

Approval or Correction of Minutes

October 6, 2025

Moved by Vice Chair Preston Bain for approval of the minutes as written, seconded by Commissioner Ken Travis

Vote: 6 - 0 Approved

Other: Commissioner Betsy Crossley (Abstain)
Commissioner Ryan Crowley (Abstain)
Commissioner Tracy Stadnick (Abstain)

Consent Agenda

BPC2509-002 Minor Site Plan Alteration - Patio, Jonathan's, Maryland Commons, Lot A, 107 Creekside Crossing, Zoning C-2 - *Applicant: John F. Werne III - Architect, 702 Springer Rd, Lawrenceburg, TN 38464*

John F. Werne III requested approval of a Minor Site Plan Alteration to the newly opened Jonathan's Restaurant for an uncovered patio and turf addition on the eastern side of the building.

The patio will give Jonathan's an outdoor seating area with string lights and a turf area for kids to play on. The patio will be surrounded by a black metal fence with tall posts to attach string lights in order to create a warm feel and allow seating later at night.

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 **November 3, 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 **November 3, 2028**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2509-008 Final Plat - Parkside at Brenthaven, Phase 2, Section 2, Zoning OSRD -
Applicant: Anderson, Delk, Epps & Assoc. Inc, 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211

Anderson, Delk, Epps & Associates Inc. requested approval of a final plat for Phase 2, Section 2 of the Parkside at Brenthaven Subdivision. Phase 2, Section 2 included 19 lots on approximately 19.15 acres. The plat also included perpetual scenic easements located within Open Space Areas 2D, 2E, and a portion of 2B.

The Preliminary Plan for Phase 2, Section 2 and 3 were previously approved by the Planning Commission in January 2024.

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

1. Prior to the signing of the Final Plat, the applicant shall submit a Stormwater Management Agreement, a Long-Term Maintenance Plan, and as-built drawings for all stormwater management facilities and public stormwater infrastructure to the Engineering Department for review and approval prior to recording.

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

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

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

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

4. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. 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. Final Plats must be printed on an 18" x 24" mylar copy.

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

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

8. 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.

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 **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2509-009 Final Plat - Parkside at Brenthaven, Phase 2, Section 3, Zoning OSRD -
Applicant: Anderson, Delk, Epps & Assoc. Inc, 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211

Anderson, Delk, Epps & Associates Inc. requested approval of a final plat for Phase 2, Section 3 of the Parkside at Brenthaven Subdivision. Phase 2, Section 3 included 20 lots on approximately 20.21 acres. The plat also included perpetual scenic easements located within Open Space Area 3A.

The Preliminary Plan for Phase 2, Section 2 and 3 were previously approved by the Planning Commission in January 2024.

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

1. Prior to the signing of the Final Plat, the applicant shall submit a Stormwater Management Agreement, a Long-Term Maintenance Plan, and as-built drawings for all stormwater management facilities and public stormwater infrastructure to the Engineering Department for review and approval prior to recording.

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

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

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

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

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

4. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. 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. Final Plats must be printed on an 18" x 24" mylar copy.

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

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

8. 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.

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 **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2510-001 Minor Site Plan Alteration - BluePearl Franklin Pet Hospital, Mallory Park, Phase 2, Lot 205, 1569 Mallory Lane, Zoning C-3/SR - *Applicant: MD Architects, PC, 5625 N. Post Road, Indianapolis, IN 46216*

MD Architects requested approval of a Minor Site Plan Alteration for a new dumpster enclosure on Lot 205 of the Blue Pearl Franklin Pet Hospital. The new enclosure will be painted CMU block to match the existing generator enclosure.

On May, 5 2025, the Planning Commission approved this property to be split into two parcels creating lot 203 and 205.

The plan that was approved on May 5, 2025, Lot 205 proposed a total amount of provided parking at 171 spaces. With the addition of the new dumpster enclosure, this brought the new total of provided spaces to 168. The applicant will still be above the minimum parking stalls required for this lot.

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

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 **November 3, 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 **November 3, 2025.** Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2510-002 Minor Site Plan Alteration - Monument Sign, Tiburon Subdivision, 9809 Sam Donald Road, Zoning R-2 - *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

Ragan Smith Associates requested approval for a Minor Site Plan Alteration to construct a new monument sign for the Tiburon Subdivision. The new sign will be located at the corner of Tiburon Drive and Sam Donald Road.

The sign was 23 feet in width and would stand just under 6 feet in height, spelling out Tiburon on precast panels. The sign will also include wall mounted electric copper lanterns to provide an elegant look and feel when entering the subdivision.

The monument sign met all standards required in the Brentwood Sign ordinance.

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

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 **November 3, 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. A site inspection is required after the sign is installed.

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

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

13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2510-003 Limited Duration Event - Santa's Trees, HG Hill Center, 289 Franklin Road, Zoning C-2 – *Applicant: Santa's Christmas Trees LLC*

Santa's Christmas Trees requested approval of a temporary Christmas tree sales event at the corner of Franklin Road and Williamsburg Road. The sale will be held from November 5th until December 30th. The applicant had also requested the placement of a temporary storage container / office. This was the same plan that was approved last year.

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

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

2. The 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.

3. 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.

4. A separate tent permit will be required.

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

6. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2510-005 Revised Final Plat - Envirotest Systems Corporation, Lot 1, 273 Wilson Pike Circle, Zoning C-2 - *Applicant: JTA Land Surveying, 3384 N. Mt. Juliet Rd, Suite 900, Mt. Juliet, TN 37122*

JTA Land Surveying requested approval of a revised final plat that adjusted the size of the ingress/egress easement along the southern boundary of the lot from 50 feet to 34 feet.

This site plan for this lot was approved by the Planning Commission on October 6, 2025.

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 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, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.

4. 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.

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. The approved Final Plat must be printed on an 18" x 24" mylar copy.

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 **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2510-007 Revised Final Plat - Meadow Lake, Lot 149, 5215 Meadowlake Road, Zoning R-2 -
Applicant: Brotherton Land Surveying, 256 Seaboard Lane, Suite E-106, Franklin, TN 37067

Brotherton Land Surveying requested approval of a revised final plat for 5215 Meadowlake Road to abandon a portion of the 20ft drainage easement that runs across lot 149 to create a new drainage easement to run along lot 148 and coincided with the existing drainage channel.

The lot currently had two accessory structures in the rear of the lot. The accessory structure identified as the storage shed would be removed from the property before the plat was signed for recording. The municipal code only allowed one accessory for this lot.

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

1. The accessory structure labeled as 'Storage Shed' is to be removed prior to the plat being signed for recordation.
2. Prior to signing of Final Plat submit to Engineering As-built of proposed swale showing location of top bank and Side MBSL are consistent with he approved grading.
3. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

4. Add the following note to the final plat:

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

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

5. 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, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.

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. 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.

8. The approved Final Plat must be printed on an 18" x 24" mylar copy.

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

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

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

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

14. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

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

Vote: 9 - 0 Approved - Unanimously

Regular Agenda

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

Ragan Smith Associates requested approval of a Revised Site Plan for Brentwood Academy to add lights to the baseball field. The lighting design for the baseball field ensured 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.

This lighting proposal and a dugout expansion plan were originally presented to the planning commission at the October 6, 2025, meeting. The field lighting portion of the plan was deferred.

Staff recommended approval of the proposed revised site plan 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 **November 3, 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. 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 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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Citizen Comments

Cathy Wallace, 6010 Greenleaf Court
Trent Wallace, 6010 Greenleaf Court
Bruce Williams, 6006 Greenleaf Court

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

Vote: 9 - 0 Approved - Unanimously

Other Business

Approval of the 2026 Schedule of Meetings for the Planning Commission

Moved by Vice Chair Preston Bain for approval, seconded by Commissioner Tracy Stadnick

Vote: 9 - 0 Approved - Unanimously

Monthly Security Report - October 2025

Moved by Commissioner Connie Weisner for approval, seconded by Commissioner Ryan Crowley

Vote: 9 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 7:51 pm.

APPROVED _____

Holly Earls, City Recorder

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 12/01/2025

Information

PROJECT NUMBER

PROJECT DESCRIPTION

Section 78-205(9) of the Brentwood Municipal Code requires that a Public Hearing be conducted prior to the approval of new four-story office buildings.

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

No file(s) attached.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 12/01/2025

Current Zoning: C-3 - COMMERCIAL SERVICE - WAREHOUSING

Information

Subject

BPC2408-005 Minor Site Plan Alteration, Monument Sign - Cool Springs Village, Section 2, Lot 201, 99 Seaboard Lane, Zoning C-3 - *Applicant: Joslin & Sons Signs, 630 Murfreesboro Pike Nashville, TN 37201*

General Information

Joslin & Sons Signs requests approval for a Minor Site Plan Alteration to construct a new monument sign located at 99 Seaboard Lane. The proposed sign will be 48 square feet, double-sided and will be non-illuminated. The total height of the sign will be six feet. The material includes black aluminum metal with white letters.

Conditions of Approval

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

1. A foundation permit and footing inspection will be required prior to construction of the monument sign. Before a foundation permit is issued, the applicant shall field verify the sewer line location and provide confirmation that the footings for the sign maintain a minimum of 10-foot separation.

Standard Requirements

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

1. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, all or ground) with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to 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 **December 1, 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. 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.

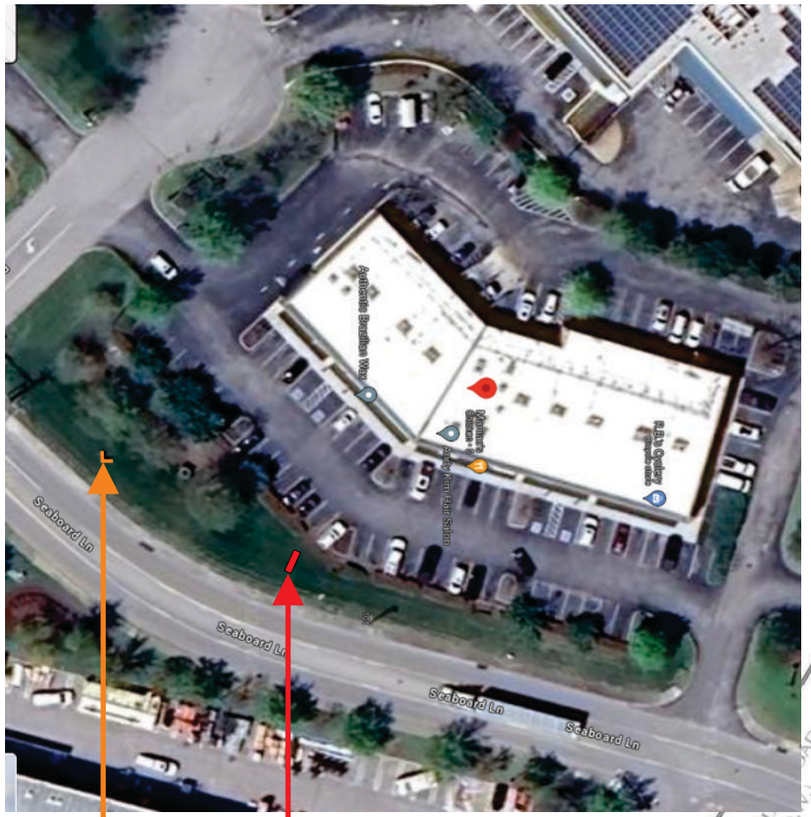
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **December 1, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

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 and Signage



EXISTING BOARD SIGN

NEW MONUMENT

EXISTING BOARD SIGN

SIGN = 48 SQ FT

SITE PLAN

NOT TO SCALE

JOSLIN AND SON SIGNS
CUSTOM SINCE 1977

630 MURFREESBORO PIKE
NASHVILLE, TN 37210

615_255_3463
615_255_3518 FAX

JOSLINSIGN.COM

COOL SPRINGS VILLAGE

99 SEABOARD LANE
BRENTWOOD, TN 37027

DRW#_	220409-K40
QUOTE#_	104858
WK_ORD#_	394822
DESIGNER_	J.MORTON
PROJ_MGR_	K.CLARK
DATE_	11.17.25

COLORS & FINISHES:

CUSTOMER SIGNATURE

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ALL PRINT AND ELECTRONIC ART REMAINS THE SOLE COPYRIGHTED PROPERTY OF JOSLIN SIGNS, INC. AND ARE NOT TO BE DISTRIBUTED, COPIED, E-MAILED OR TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN RELEASE FROM JOSLIN SIGNS, INC.

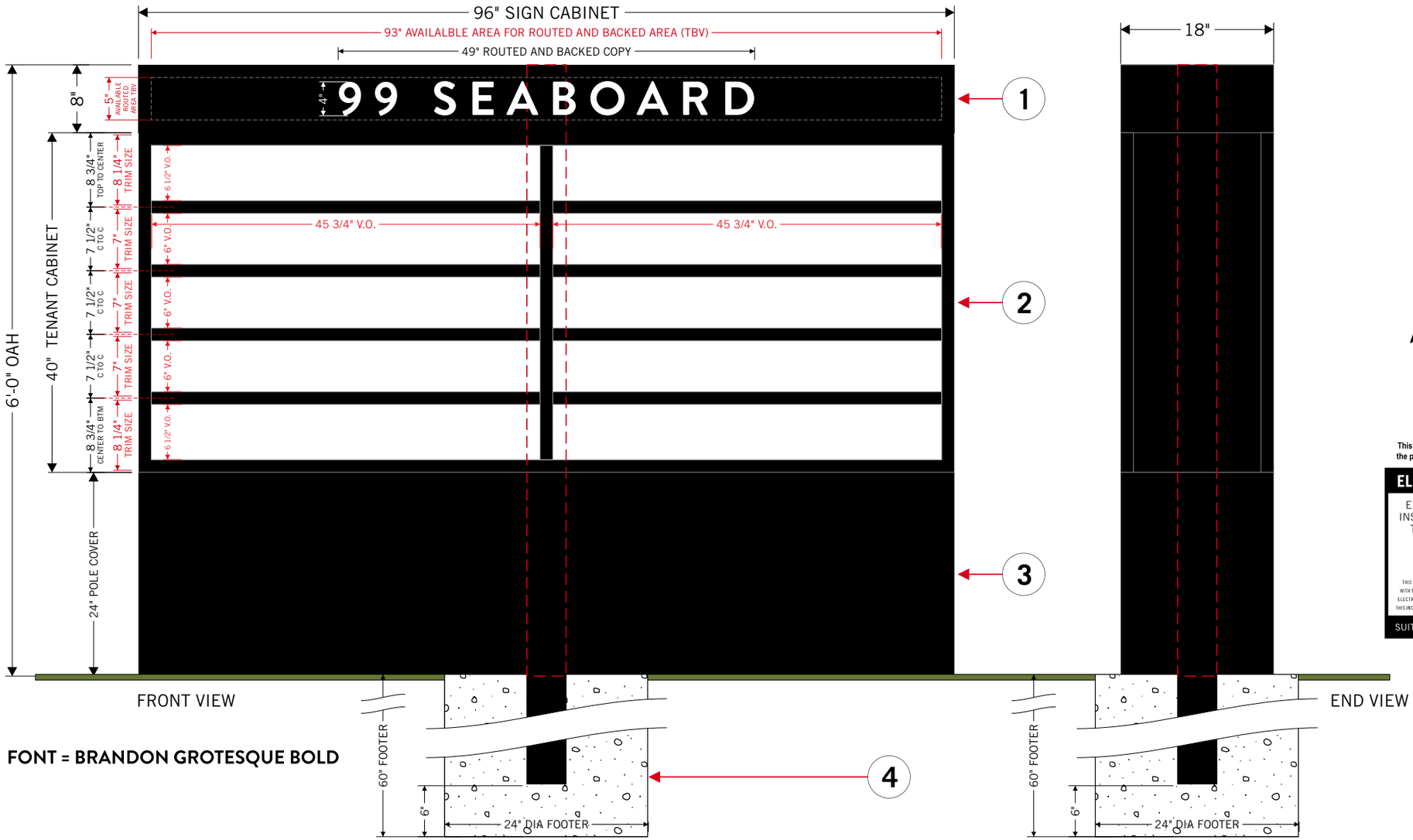
ONE (1) REQUIRED

DOUBLE-SIDED NON-ILLUM. CABINET

SCALE: 1/2”=1’0”

48 SQ FT

1. 18” DEEP D/F NON-ILLUMINATED TOP CABINET WITH ROUTED ALUMINUM FACES BACKED W/ WHITE POLYCARB. ALUMINUM CABINET, RETURNS AND FACES PAINTED STANDARD SATIN BLACK. COPY TO READ ‘99 SEABOARD’
2. 18” DEEP D/F NON-ILLUMINATED TENANT CABINET SECTION W/ 1.5” METAL RETAINERS, 1.5: H-RAILS AND FLAT WHITE POLYCARB. TENANT PANELS (NON-DECORATED). RETAINERS & RETURNS PAINTED SATIN BLACK.
3. 18” DEEP FORMED ALUM. POLE COVER PAINTED SATIN BLACK.
4. 4 5/8”OD X .25 WALL ROUND STEEL POLE WITH AUGURED FOUNDATION FOR SUPPORT POLE TO BE 24” DIA X 60” DEEP CONCRETE FOOTER. (TBV)



FONT = BRANDON GROTESQUE BOLD

ALL ELECTRICAL COMPONENTS

UL LISTED

This product is Classified by UL as to the properties of product tested (only)

ELECTRICAL NOTES

ELECTRICAL IN J. BOX INSIDE CAB CONNECTED TO PRIMARY LEADS:
POWER-POWER
NEUTRAL-NEUTRAL
GROUND-GROUND

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SUITABLE FOR WET LOCATIONS

JOSLIN AND SON SIGNS
CUSTOM SINCE 1977

630 MURFREESBORO PIKE
NASHVILLE, TN 37210

615_255_3463
615_255_3518 FAX

JOSLINSIGN.COM

COOL SPRINGS VILLAGE

99 SEABOARD LANE
BRENTWOOD, TN 37027

DRW#_	220409-K40
QUOTE#_	104858
WK_ORD#_	394822
DESIGNER_	J.MORTON
PROJ_MGR_	K.CLARK
DATE_	11.17.25

COLORS & FINISHES:

- WHITE POLYCARBONATE
- STANDARD BLACK

CUSTOMER SIGNATURE

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Consent Agenda 2.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 12/01/2025

Current Zoning: C-4 - TOWN CENTER

Information

Subject

BPC2507-014 Minor Site Plan Alteration - Tapestry at Brentwood, 400 Centerview Drive, Zoning C-4 - *Applicant: AD Sky, 4101 Charlotte Avenue, Suite F182, Nashville, TN 37203*

General Information

AD Sky requests approval for a Minor Site Plan Alteration for the Tapestry at Brentwood located at 400 Centerview Drive. The proposal includes updated exterior paint colors, new signage at the leasing office, minor pedestrian circulation improvements, and adjustments to site amenities and parking.

The exterior paint replaces the current orange and red colors with a neutral beige and bronze scheme, resulting in a more contemporary look. A new wall sign and a new canopy sign are proposed for the leasing office. Both of the proposed signs are in compliance with the sign ordinance.

To improve wayfinding and access, the project reorients the sidewalks leading to the leasing office entrance. As a result, the existing bicycle rack will be relocated to a nearby location, the removal of a fence, and two accessible parking spaces in front of the office will be repositioned to align with the revised sidewalk layout. Tapestry will also realign their sidewalks along the leasing office space to better orient when entering the office. The plans currently show the removal of a tree in front of the leasing office and upon staff review, the tree is not to be removed. A condition of approval has been added to reflect this requirement.

Conditions of Approval

Staff recommends that the following **3** conditions be attached to the approval of the request.

1. The proposed tree removal in front of the leasing office will not be allowed and must remain. Plans submitted for permitting must show that the tree is remaining.

2. Work inside the right-of-way (ROW) will require a permit from the City of Brentwood Public Works Department.

3. The canopy signage needs to be revised to state, "Leasing Office"

Standard Requirements

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

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

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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 **December 1, 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, Signage, and Building Elevations

TOWN CENTER TENNESSEE

TAPESTRY AT BRENTWOOD

Tapestry Repositioning
Planning Resubmittal

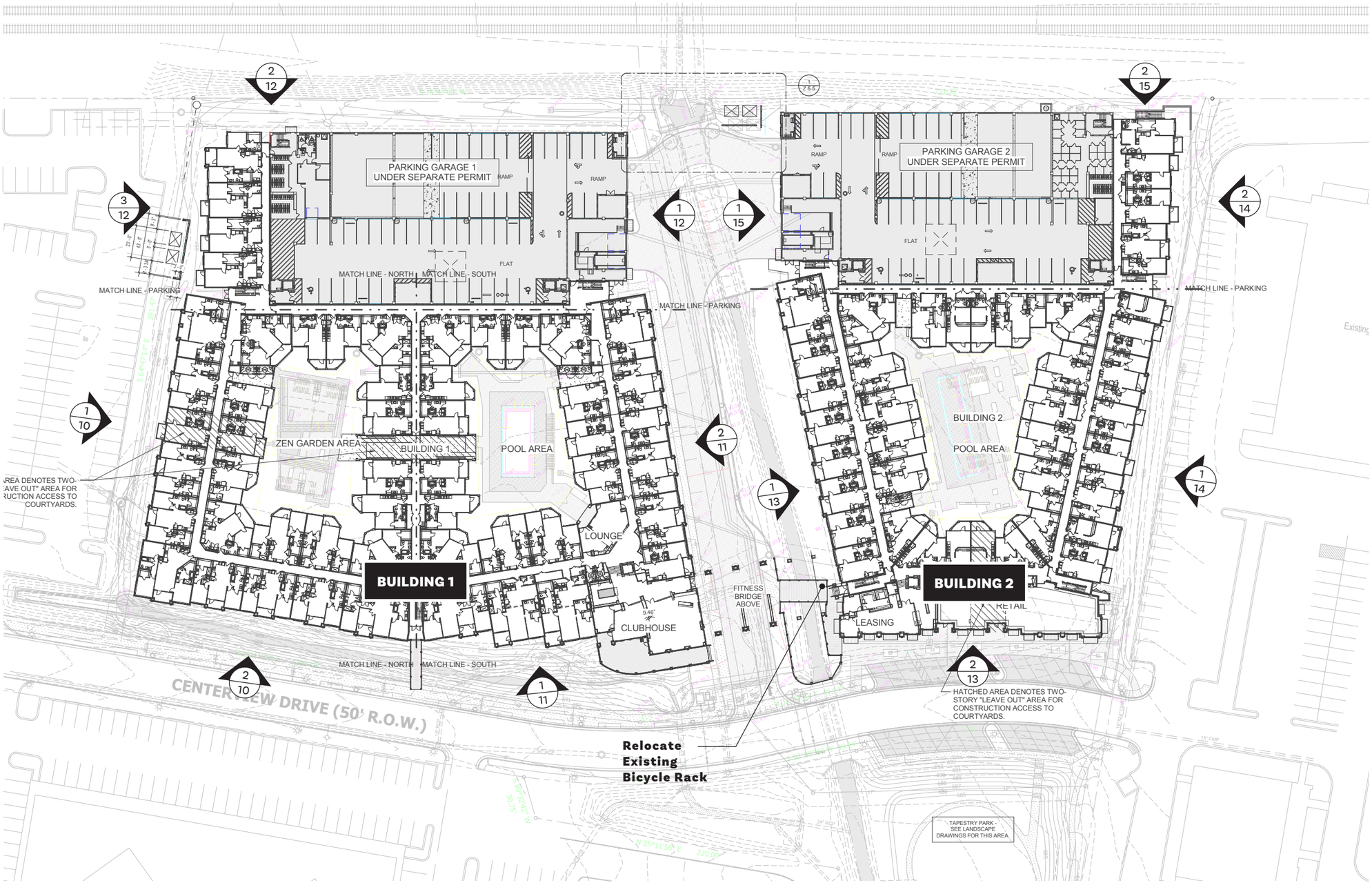
400 CENTERVIEW DRIVE, BRENTWOOD, TN 37027

60857.01

18 NOV 2025

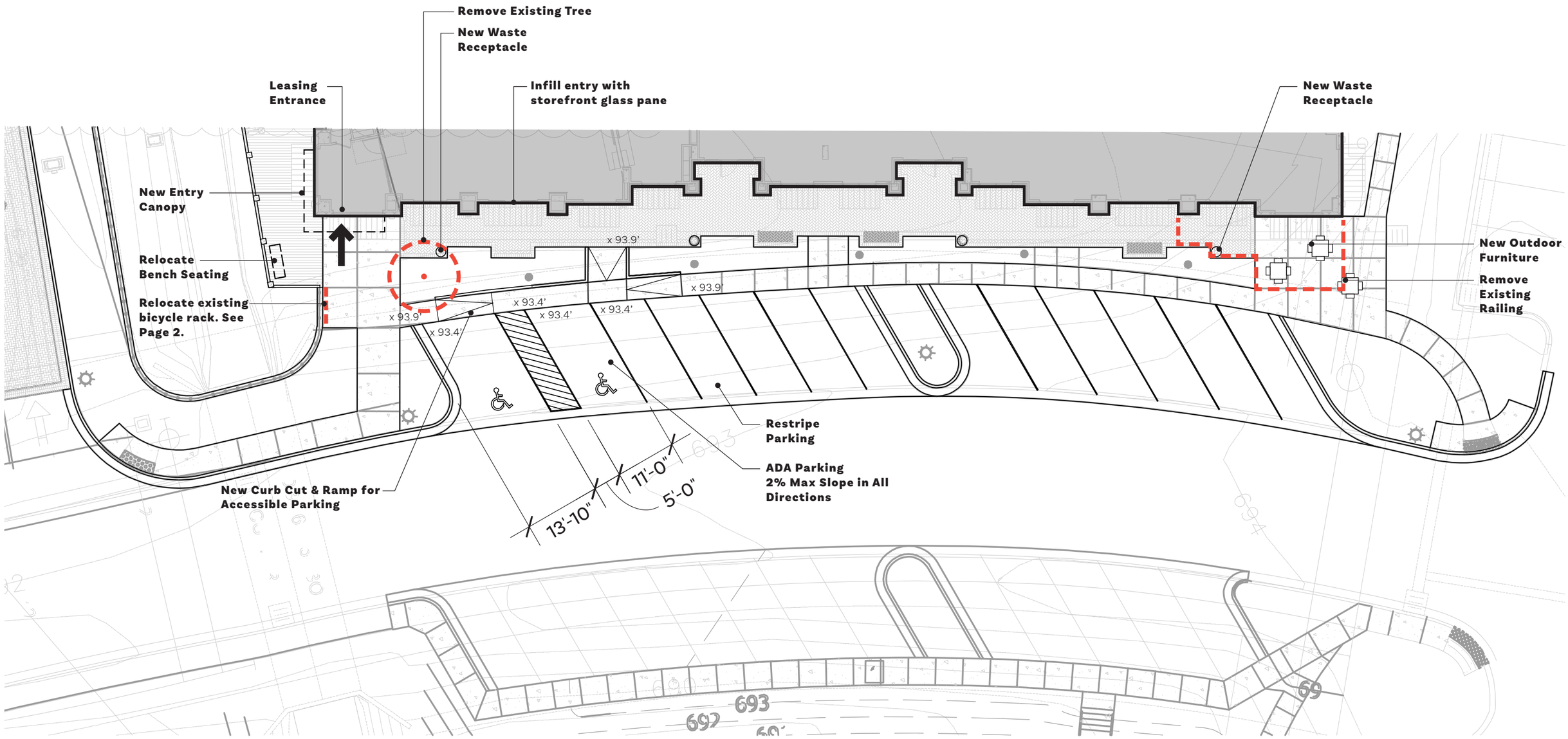
4101 CHARLOTTE AVENUE, SUITE F182 NASHVILLE, TN 37209 **P**: 615.289.9247 **W**: ASDSKY.COM

Site Plan



1 Site Plan
SCALE: NTS

Enlarged Plan

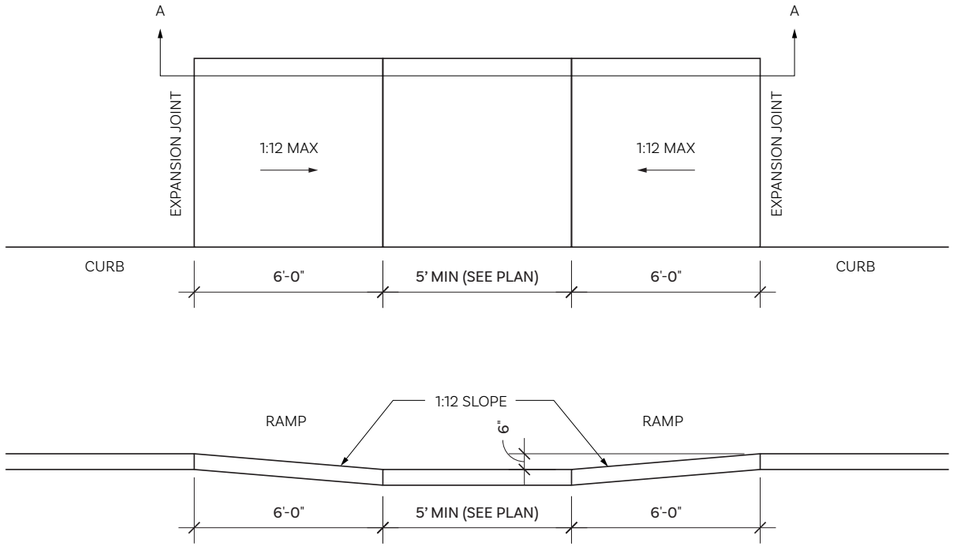


1 First Floor Plan - Building 2
SCALE: NTS

Note:
All work inside ROW to be performed per City of Brentwood Standards.

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 December 1, 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.

Accessible Ramp Detail



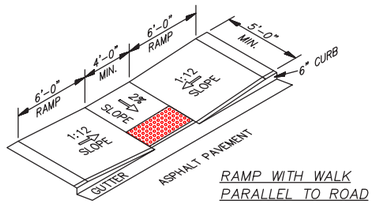
SECTION A-A

NOTES:

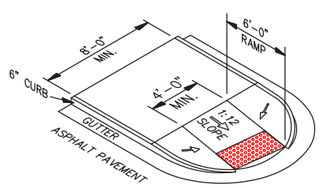
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY WITH THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.

2. SLOPE OF LANDING SHALL NOT EXCEED 1:50 IN ANY DIRECTION.

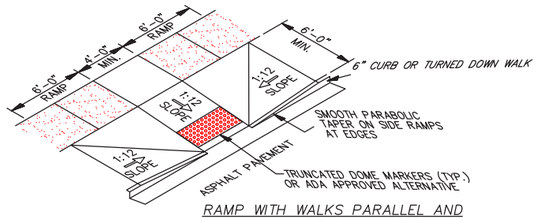
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE MEDIUM BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.



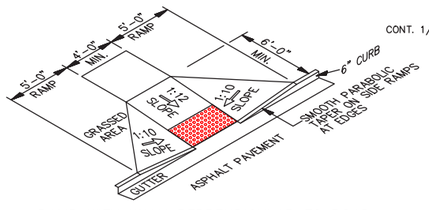
RAMP WITH WALK PARALLEL TO ROAD



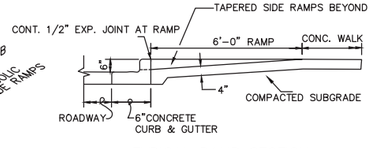
RAMP W/WALK ON RAISED ISLAND



RAMP WITH WALKS PARALLEL AND PERPENDICULAR TO ROAD



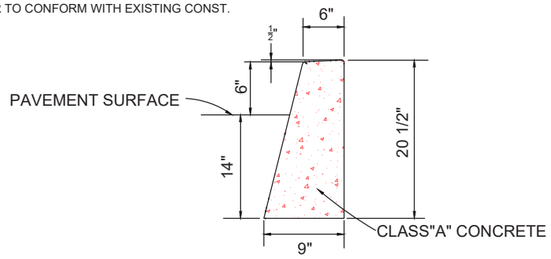
RAMP WITH WALK PERPENDICULAR TO ROAD



TYPICAL RAMP SECTION

TYPICAL CROSS-SECTION OF CURB & GUTTER

NOTE: FOR MINOR REPAIRS AND REPLACEMENTS CURB DIMENSIONS MAY BE ADJUSTED BY THE ENGINEER TO CONFORM WITH EXISTING CONST.



TYPICAL CROSS-SECTION OF CURB WITHOUT GUTTER

Leasing Entry

Leasing Entry

WARM NEUTRALS

PT-1
SW7036 Accessible Beige

PT-2
SW7048 Urbane Bronze

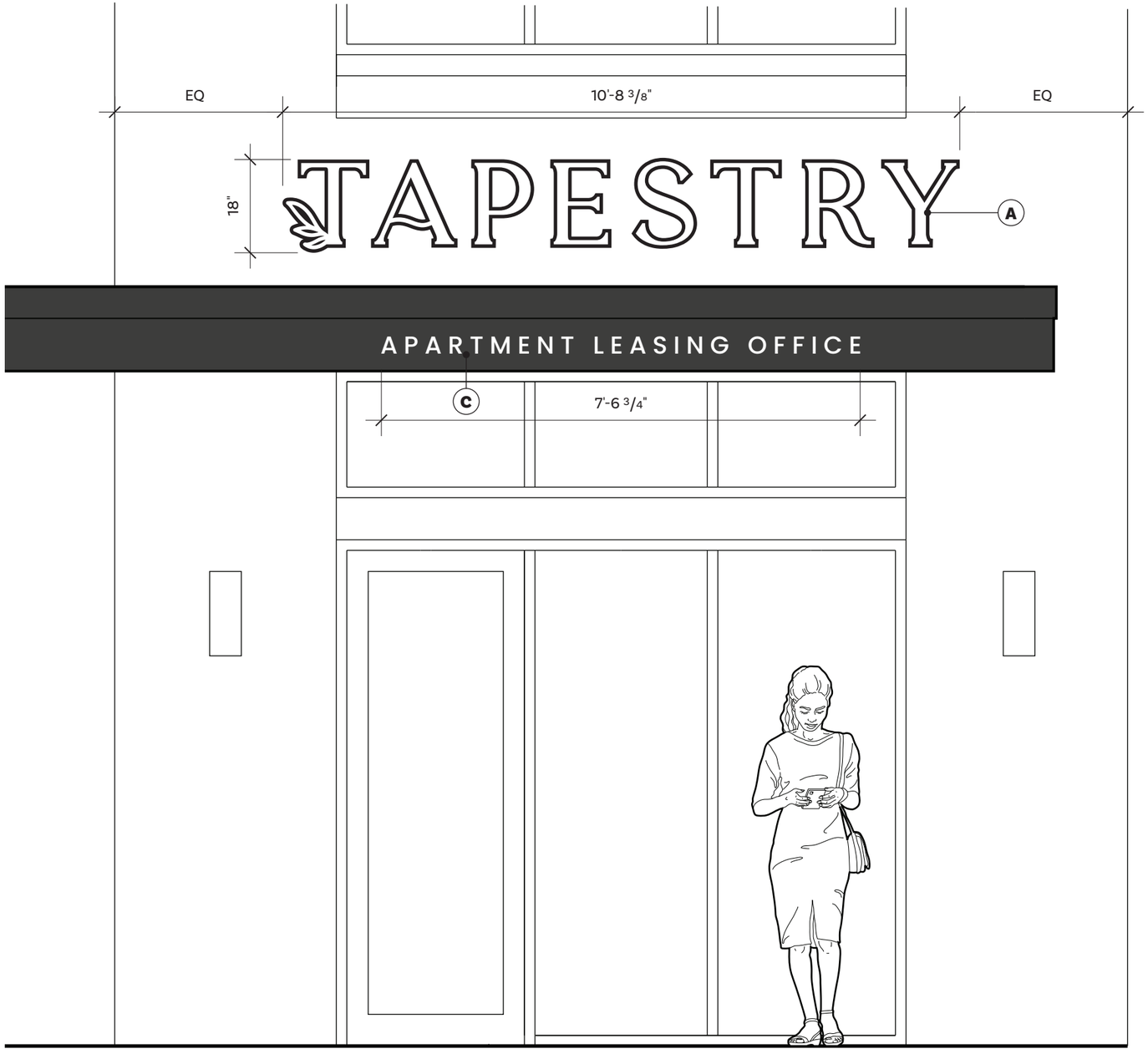
Leasing Entry

Leasing Entry

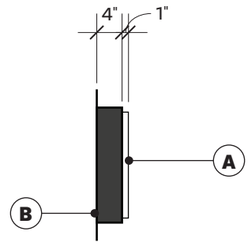
Leasing Entry

Leasing Entry

B.1 - Wall Sign



1 Sign Type B.1 - Elevation
SCALE: 1/2" = 1'-0"



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

DESIGN DETAILS

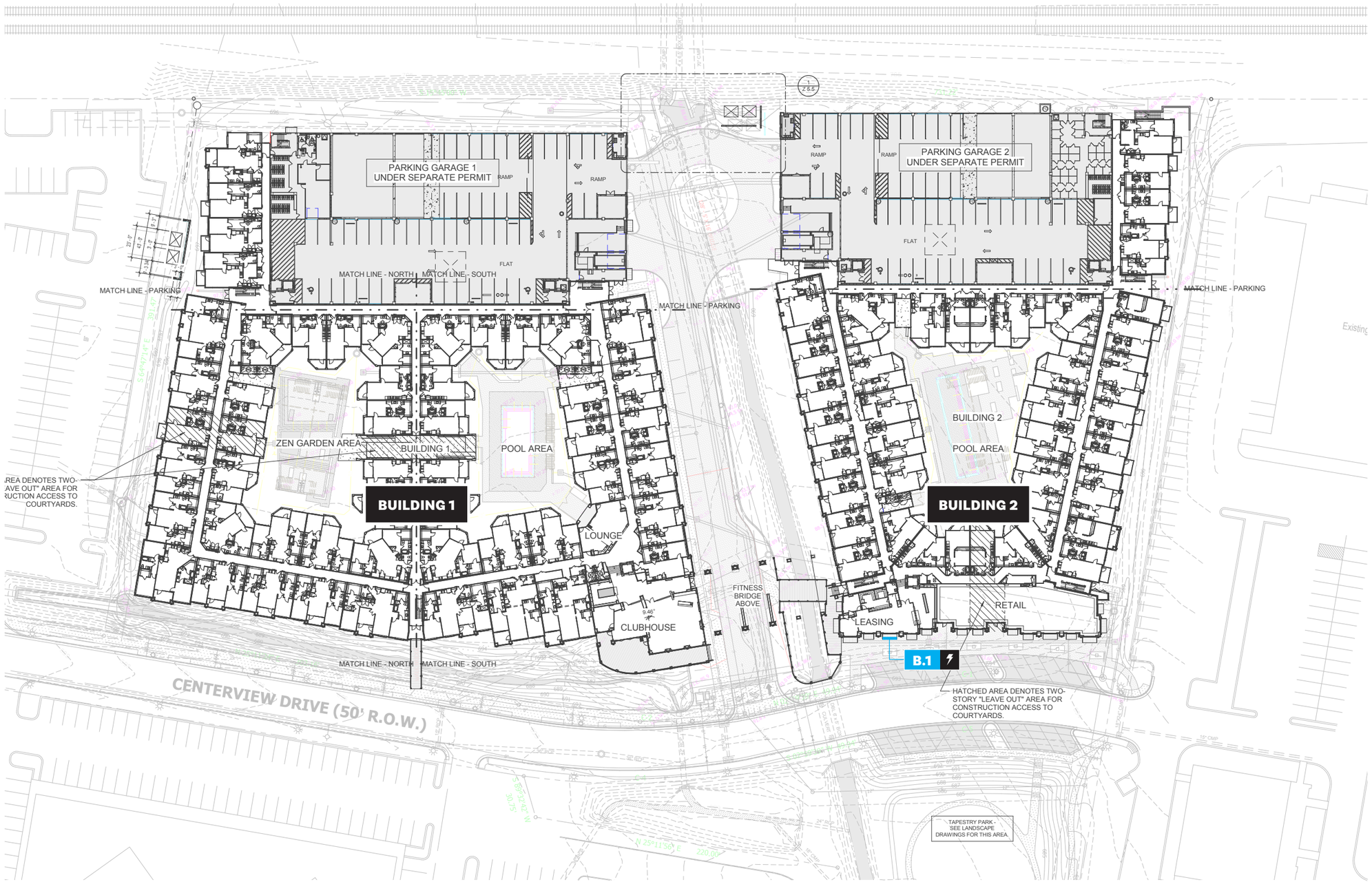
MATERIALS:
- A - Surface mounted, internally illuminated face-lit channel letters, returns painted, acrylic face
- B - Provide conduit for electrical power, run to sign lighting locations.
- C - 3/8" thick dimensional letters, 4" tall

INSTALL:
1. All structural components to be verified by engineer.
2. All signs require coordination with contractor prior to installation.

NOTES:
1. All locations will require additional review to determine exact orientation and placement.
2. Fabricator to field verify all dimensions and conditions prior to final production and engineering.
3. Sign is (1) sided.

ALLOWABLE SF	30 sf
PROPOSED SF	**18 sf**

Sign Location Plan



1 Site Plan
SCALE: NTS

LEGEND

A BUILDING SIGN

B WALL SIGN

Sign types are not indicated in scale (for general reference only).

Sign types colored in legend are relevant to SLP shown.

All locations will require additional review during contract administration phase to determine exact orientation, verbiage and placement.

Signs require electrical.

LOCATION KEY

C.X.2

C - SIGN TYPE
X - LEVEL
2 - SIGN #

Code Requirements

TAPESTRY AT BRENTWOOD APARTMENTS

400 CENTERVIEW DRIVE
BRENTWOOD, TN 37027

Parcel ID	011G D 00100C17015011G
Zoning District	C4 - Town Center

Number & Location of Signs

Wall Signs: 3 per tenant on front facade

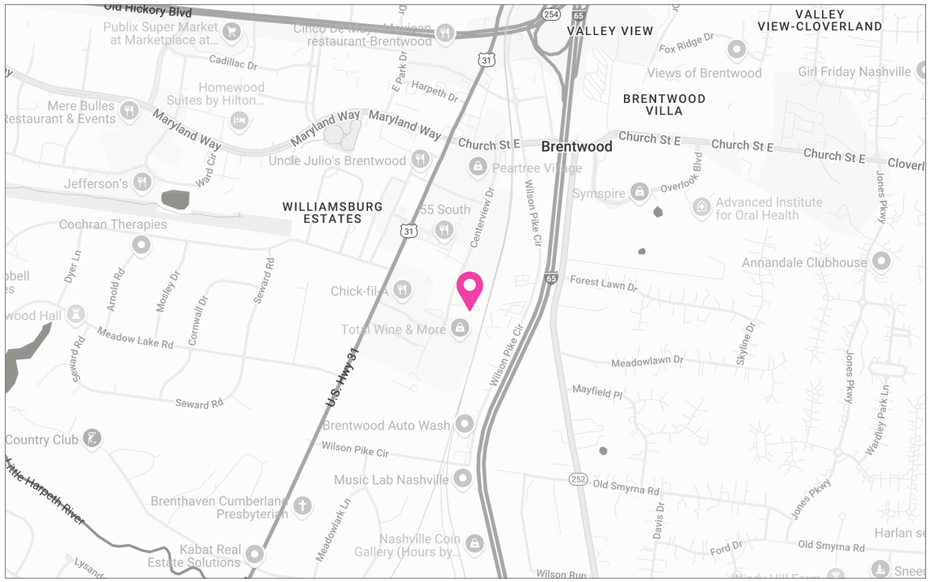
Size of Building Signs

Wall sign area at ground floor cannot exceed 60 sqft per sign or one square foot per linear foot of building facade. Upper floor cannot exceed 40 sqft.

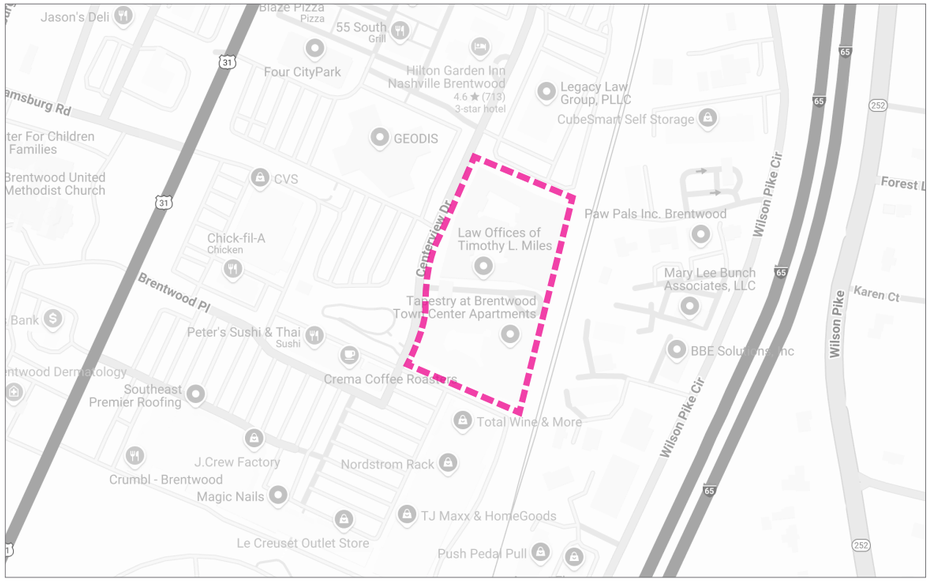
Lighting

Wall Sign can be internal illuminated & shall provide steady, stationary lighting through translucent materials.

Freestanding Monument Sign not allowed in Zoning District C4.



VICINITY MAP



TAPESTRY AT BRENTWOOD APARTMENTS

400 CENTERVIEW DRIVE
BRENTWOOD, TN 37027

Code of Ordinances, City of Brentwood

Zoning District C4 - Town City

Chapter 78, Article V - Signs, Section 420 (f)

2. Wall signs. Wall signs shall be mounted flat against a wall of the building and installed in locations that do not detract from the design and appearance of the building. Internally illuminated or back-lighted signage shall be permitted only through the use of individual letters or characters mounted directly against the building. “Raceway” signs, in which letters or characters are mounted on a channel box containing wiring, transformers and/or other electrical components, shall be prohibited. External lighting for signs shall only be permitted through the use of gooseneck or other decorative lighting fixtures.

Specifications:

Ground Floor: Non-retail tenants with individual primary outside entrances
Maximum of 60 sq. ft. per sign or one square foot of signage per linear foot of tenant’s front facade, whichever is less. Maximum of 3 per tenant.

Upper Floors: Total sign area of 40 sq. ft. Maximum of 3 per tenant.

Chapter 78, Article V - Signs, Section 420 (e)

3a. Total wall sign area on each wall shall not exceed ten percent of the wall area. The area of painted wall signs and canopy signs shall be calculated and deducted from the total allowable wall sign area. In no event shall canopy signage exceed 30 square feet.

Building 1

Project Finishes

KEYNOTES

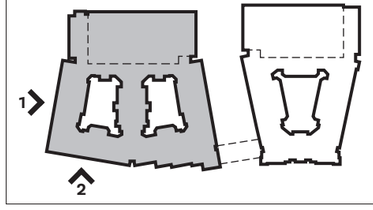
1. Existing standing seam roof to remain
2. Existing metal canopy awning to remain
3. Existing stone to remain
4. Existing metal coping to remain
5. Existing window & doors frames to be painted
6. Existing vents to be painted to match wall
7. Existing stucco finish to be painted
8. Exisitng fiber cement trim to be painted
9. Existing fiber cement panel to be painted
10. Existing balcony column & fascia to be painted
11. Existing soffit to be painted
12. Existing railing to be painted
13. Existing stucco wall caps to be painted

PAINT LEGEND

PT-1 Sherwin Williams
SW7036 Accessible Beige

PT-2 Sherwin Williams
SW7048 Urbane Bronze

KEY PLAN



1 Building 1 - North Elevation A
SCALE: 3/64” = 1’-0”

2 Building 1 - West Elevation A
SCALE: 3/64” = 1’-0”

Building 1

Project Finishes

KEYNOTES

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12. Existing railing to be painted
13. Existing stucco wall caps to be painted

1 Building 1 - West Elevation B

SCALE: 3/64” = 1’-0”

2 Building 1 - South Elevation A

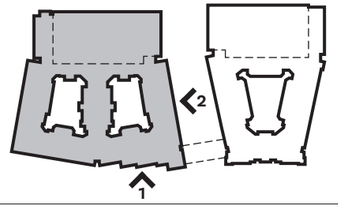
SCALE: 3/64” = 1’-0”

PAINT LEGEND

PT-1 Sherwin Williams
SW7036 Accessible Beige

PT-2 Sherwin Williams
SW7048 Urbane Bronze

KEY PLAN



Building 1

Project Finishes

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PAINT LEGEND

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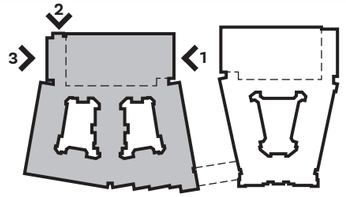
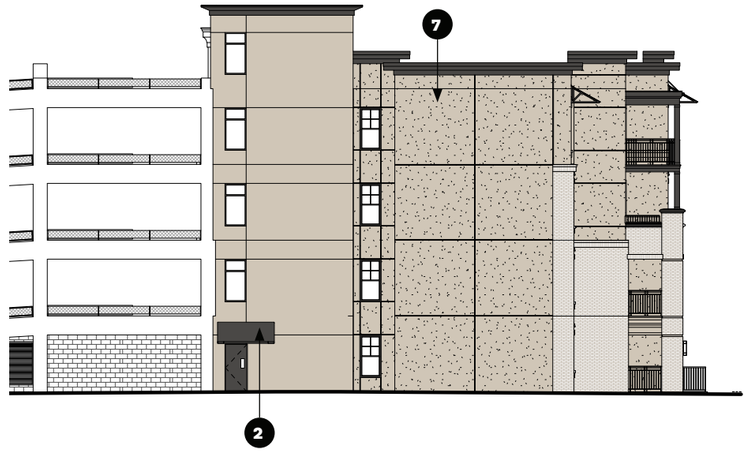


1 Building 1 - South Elevation B
SCALE: 3/64” = 1’-0”



2 Building 1 - East Elevation
SCALE: 3/64” = 1’-0”

3 Building 1 - North Elevation B
SCALE: 3/64” = 1’-0”

Building 2

Project Finishes

KEYNOTES

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PAINT LEGEND

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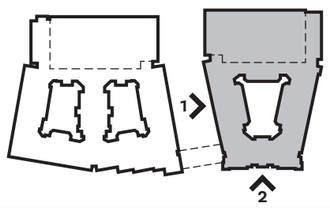
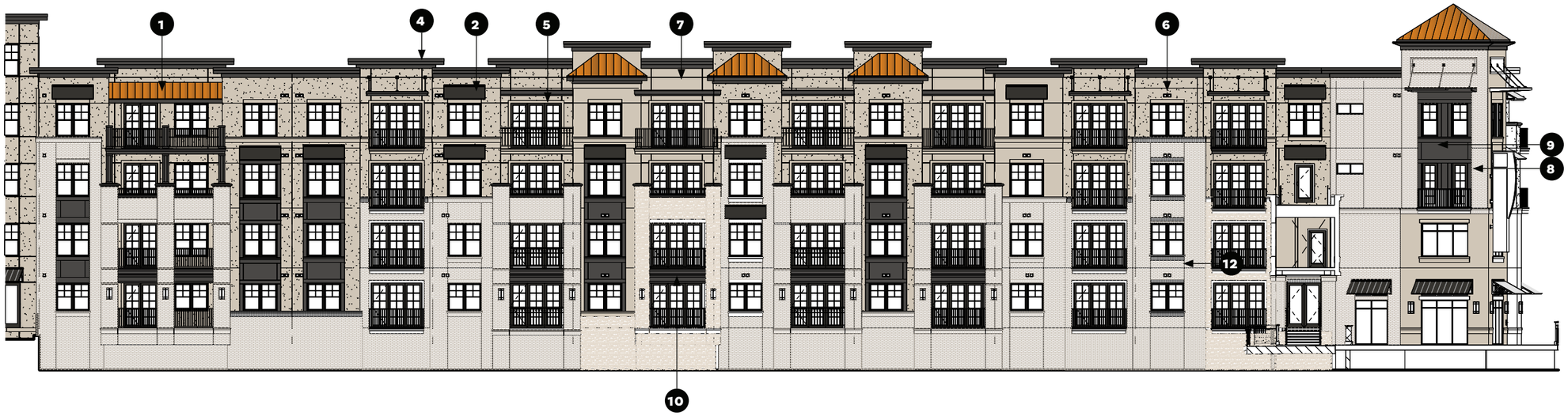
SW7036 Accessible Beige

PT-2 Sherwin Williams
SW7048 Urbane Bronze

KEY PLAN





1 Building 2 - North Elevation A
SCALE: 3/64" = 1'-0"

2 Building 2 - West Elevation
SCALE: 3/64" = 1'-0"

Building 2

Project Finishes

KEYNOTES

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PAINT LEGEND

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SW7036 Accessible Beige

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SW7048 Urbane Bronze

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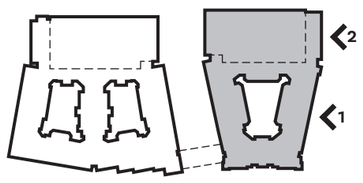

1 Building 2 - South Elevation A
SCALE: 3/64" = 1'-0"

2 Building 2 - South Elevation B
SCALE: 3/64" = 1'-0"

Building 2

Project Finishes

KEYNOTES

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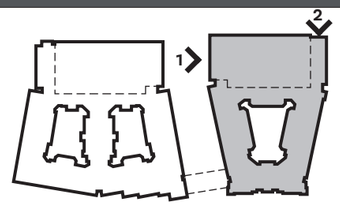
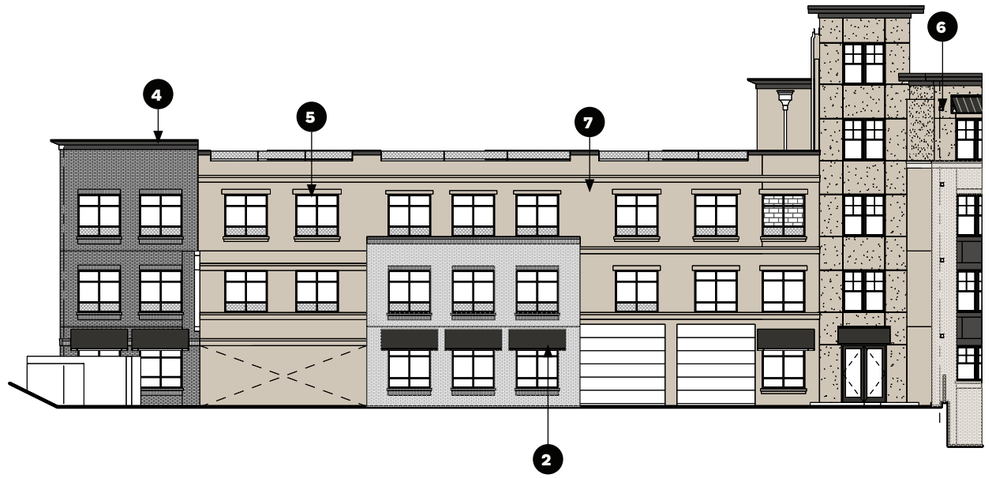
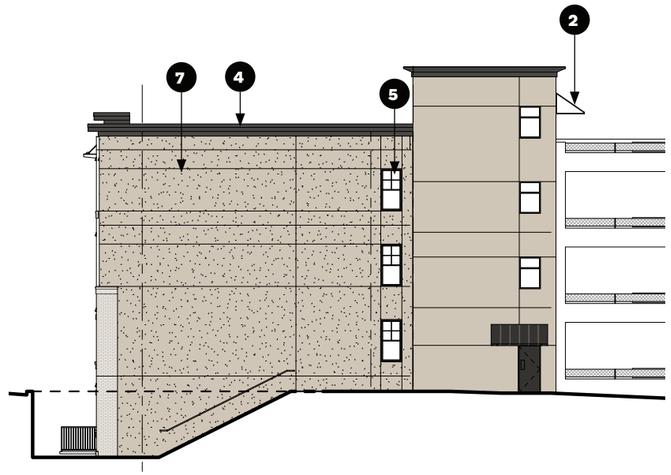




1 Building 2 - North Elevation B
SCALE: 3/64” = 1’-0”



2 Building 2 - East Elevation
SCALE: 3/64” = 1’-0”

Building 1 - Courtyard 1

Project Finishes

KEYNOTES

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PAINT LEGEND

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SW7036 Accessible Beige

PT-2 Sherwin Williams
SW7048 Urbane Bronze

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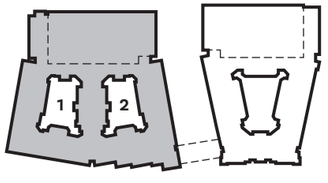

1 Building 1 - Courtyard 1 - West Elevation
SCALE: 3/64" = 1'-0"

2 Building 1 - Courtyard 1 - North Elevation
SCALE: 3/64" = 1'-0"

3 Building 1 - Courtyard 1 - East Elevation
SCALE: 3/64" = 1'-0"

4 Building 1 - Courtyard 1 - South Elevation
SCALE: 3/64" = 1'-0"

Building 1 - Courtyard 2

Project Finishes

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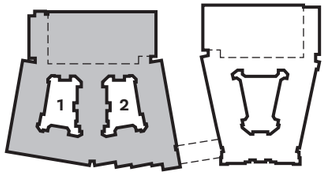

1 Building 1 - Courtyard 2 - West Elevation
SCALE: 3/64" = 1'-0"

2 Building 1 - Courtyard 2 - North Elevation
SCALE: 3/64" = 1'-0"

3 Building 1 - Courtyard 2 - East Elevation
SCALE: 3/64" = 1'-0"

4 Building 1 - Courtyard 2 - South Elevation
SCALE: 3/64" = 1'-0"

Building 2 - Courtyard

Project Finishes

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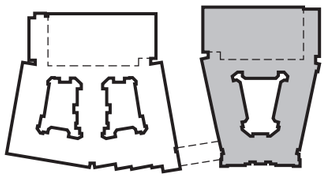

1 Building 2 - Courtyard - North Elevation

SCALE: 3/64” = 1’-0”

2 Building 2 - Courtyard - East Elevation

SCALE: 3/64” = 1’-0”

3 Building 2 - Courtyard - West Elevation

SCALE: 3/64” = 1’-0”

4 Building 2 - Courtyard - South Elevation

SCALE: 3/64” = 1’-0”

Project Finishes

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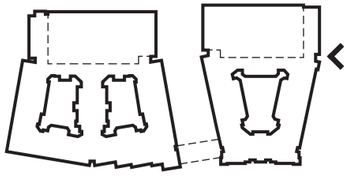


GENERAL NOTES

EXTERIOR CLEANING AND PAINTING

- Presssure wash & clean all buildings. Remove all mold, mildew, dirt and debris.
- Hand-tool scrap any loose or peeling paint. Repair and/or replace any rotted or damaged wood.
- Caulk all surfaces with 100% urethane sealant where required. Spot prime all bare surfaces with one coat of bonding primer. Repair all damaged stucco to match the existing texture.
- Apply one (2 if needed) coat of flat to all stucco surfaces. All trim will be painted with satin.
- Clean, prepare and paint all railings with enamel gloss.
- All Sherwin Williams specifications will be strictly adhered to.
- All non-painted surfaces such as awnings, concrete walkways, landscaping, etc. to be covered and protected from paint splatter.

DETAILS

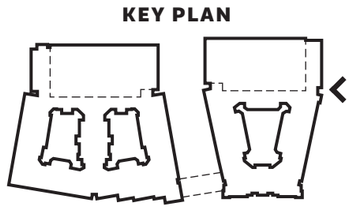
- Address numbers will be removed from building to allow proper painting procedures.
- Caulk all gaps and cracks to seal and protect against moisture. Elastomeric product has a lifetime warranty.
- Power washing: remove dirt, mildew, cobwebs, and other debris to allow for proper adhesion and expose areas needed for scraping.
- First coat of paint will be allowed proper time to dry before second coat is applied (where applicable)
- Unless specified otherwise spray body and brush and roll trim
- Thorough caulking will be done anywhere wood meets wood and previously caulked.

PREP WORK

- Pressure wash areas to be painted. Stay 2-3 feet away from windows & doors.
- Painted surfaces on doors & windows will be wiped down prior to painting. Use Simple Green cleaner on mildew areas.
- Glass on windows and doors will not be cleaned with Windex and may need to be cleaned after painting.
- Cover plants & bushes with drop cloths.
- Caulk all joints on areas to be painted on stucco.
- All signage at storefronts will be covered with translucent plastic.

Project Specifications & General Notes

KEY PLAN



1 Mock-Up Area of Work
SCALE: NTS

PAINT SPECIFICATIONS

EXTERIOR STUCCO WALL & SOFFIT
SHERWIN WILLIAMS
FINISH: FLAT
PRIMER: LOXON CONCRETE & MASONRY PRIMER, SEALER, A24W8300
1ST COAT: LATITUDE EXTERIOR ACRYLIC LATEX
2ND COAT: LATITUDE EXTERIOR ACRYLIC LATEX

FIBER CEMENT SIDING & TRIM
SHERWIN WILLIAMS
FINISH: SATIN
PRIMER: LOXON CONCRETE & MASONRY PRIMER, SEALER, A24W8300
1ST COAT: LATITUDE EXTERIOR ACRYLIC LATEX
2ND COAT: LATITUDE EXTERIOR ACRYLIC LATEX

EXTERIOR FERROUS METAL, STEEL GUARDRAILS
SHERWIN WILLIAMS
FINISH: GLOSS
PRIMER: PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES
1ST COAT: PRO INDUSTRIAL WATERBASED ACROLON 100 POLYURETHANE GLOSS, B65-720 SERIES
2ND COAT: PRO INDUSTRIAL WATERBASED ACROLON 100 POLYURETHANE GLOSS, B65-720 SERIES

EXTERIOR NON- FERROUS METAL, ALUMINUM WINDOW & DOOR FRAMES
SHERWIN WILLIAMS
FINISH: GLOSS
PRIMER: PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES
1ST COAT: PRO INDUSTRIAL WATERBASED ACROLON 100 POLYURETHANE GLOSS, B65-720 SERIES
2ND COAT: PRO INDUSTRIAL WATERBASED ACROLON 100 POLYURETHANE GLOSS, B65-720 SERIES

REFER TO ENLARGED ELEVATION FOR PAINT COLOR SPECIFICATIONS.

GENERAL NOTES

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- All signage at storefronts will be covered with translucent plastic.

Consent Agenda 3.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 12/01/2025

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BPC2511-001 Revised Final Plat - Brenthaven Subdivision, Section 3, Lot 105, 8015 Wikle Road, Zoning R-2 - *Applicant: T-Square Engineering, 111 Southeast Pkwy Ct, Franklin, TN 37064*

General Information

T-Sqaure Engineering requests approval for a Revised Final Plat for Lot 105 of the Brenthaven Subdivision located at 8105 Wikle Road. The revised Final Plat proposes to change the setback along Wikle Road from 75 feet to 30 feet and revises the setback along Parker Place from 40 feet to 75 feet.

Conditions of Approval

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

1. Since the front setback will now be adjacent to Parker Place, a new address will be required. Revise the address to show a new address related to Park Place. Contact the City of Brentwood GIS Department for the new address.

2. The nonconforming shed must be removed before the plat will be signed for recording.

Standard Requirements

Staff recommends that the following **8** 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. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

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

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

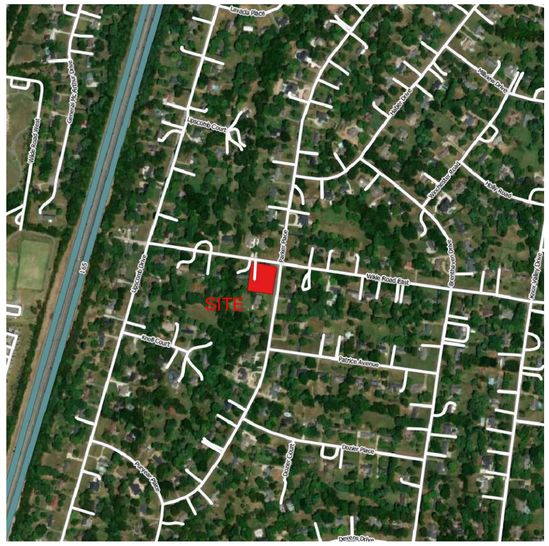
9. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **December 1, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

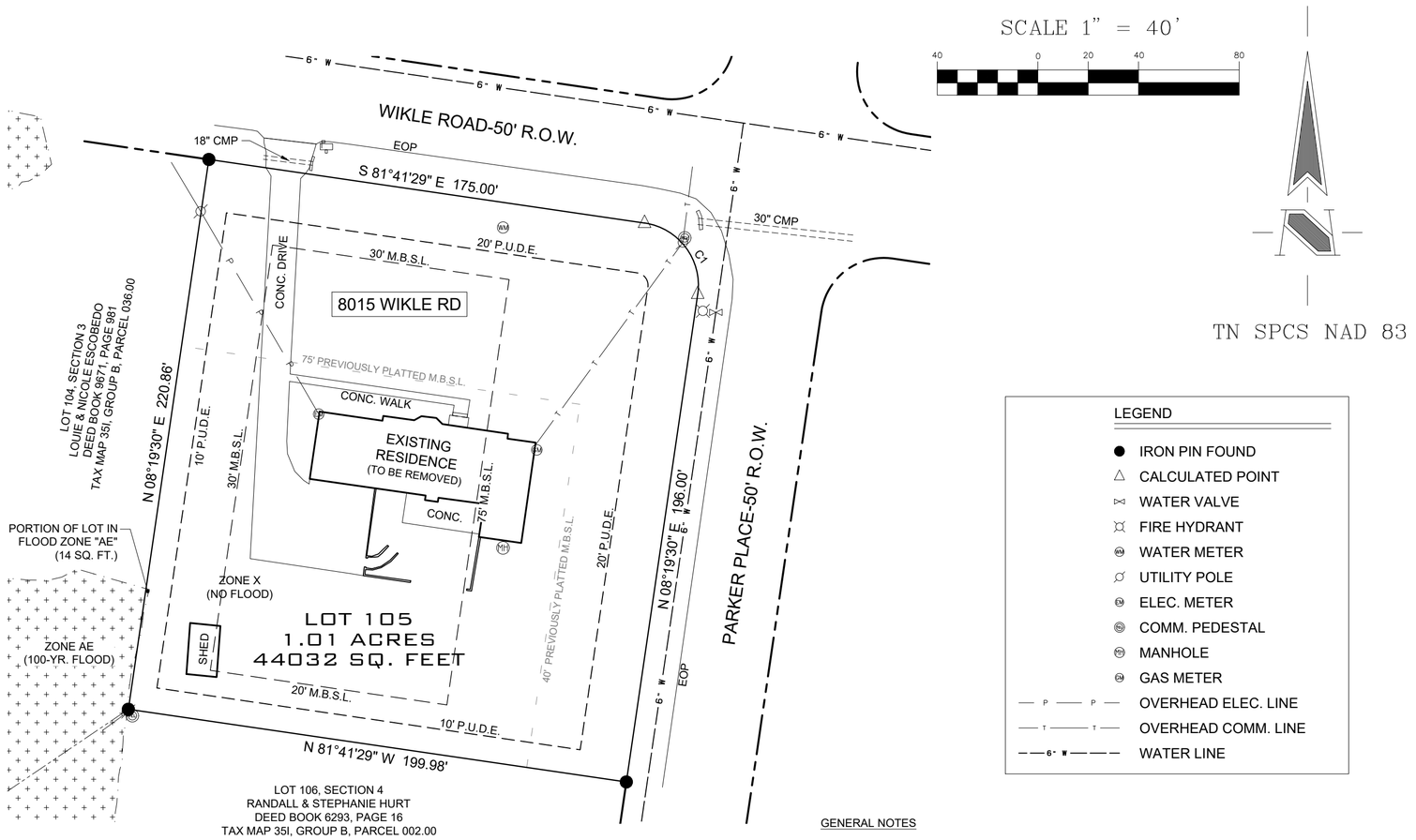
Staff requests that the Planning Commission vote to approve the proposed revised final plat subject to the requirements of the staff report.

Attachments

Proposed Final Plat



VICINITY MAP - NOT TO SCALE



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.

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.

ELETRIC PROVIDER 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 APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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 CITY OF BRENTWOOD WATER SYSTEM AND SEWER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "MINOR REVISION, LOT 105, BRENTHAVEN SUBDIVISION, SECTION THREE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

CITY OF BRENTWOOD WATER SYSTEM AND SEWER SYSTEM DIRECTOR DATE

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 THE 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:_____

TITLE:_____ DATE:_____

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 COMMUNICATIONS DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE BRENTWOOD PLANNING AND CODES DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.

SECRETARY, PLANNING COMMISSION or PLANNING AND CODES DIRECTOR DATE

CERTIFICATE OF ACCURACY

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

NAME:_____

BY: J. MARK CANTRELL DATE: 11-18-2025

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CHANGE THE ADDRESS AND SETBACKS FOR LOT 105 OF BRENTHAVEN, SECTION 3 RECORDED IN PLAT BOOK 3, PAGE 47, R.O.W.C. RECORDING OF THIS PLAT VOIDS AND VACATES THE SAID PLAT RECORDED IN PLAT BOOK 3, PAGE 47, R.O.W.C AS IT PERTAINS TO LOT 3.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
3. A PORTION OF THE SUBJECT PROPERTY LIES IN ZONE "AE" OF FLOOD INSURANCE RATE MAP PANEL #47187C0206G, DATED DECEMBER 20, 2024, AND LIES IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
4. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-2, SUBURBAN RESIDENTIAL.
   MINIMUM BUILDING SETBACKS: FRONT = 75'
   SIDE (NOT ABUTTING STREET) = 20'
   SIDE (ABUTTING STREET) = 30'
   REAR = 30'
5. DEVELOPMENT ON ALL LOTS WITHIN THIS SUBDIVISION 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.
6. THE FIELD DATA WAS GATHERED ON SEPTEMBER 23, 2025 USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION (TRIMBLE S-5 ROBOTIC INSTRUMENT) AND DATA COLLECTOR (TRIMBLE TSC7 WITH ACCESS DATA COLLECTION SOFTWARE) AND/OR USING GLOBAL POSITIONING (GPS)(TRIMBLE R12, R12I).

TRANSITIONAL LOT NOTE

LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BY 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.

OWNER OF RECORD
JGL, LLC 520 DUKE DR FRANKLIN, TN 37067 DEED BOOK 9793, PAGE 519
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	11-18-25	REVISED PER CITY COMMENTS

DATE:	DRAWN BY:
10-15-2025	DSW
SCALE:	REVIEWER:
1" = 50'	

LOT 105 FINAL PLAT, REVISION 1

8015 WIKLE ROAD E
PLAT BOOK 3, PAGE 47, R.O.W.C.
MAP 035I, GROUP B, PARCEL 001.00
WILLIAMSON COUNTY, TENNESSEE

BRENTHAVEN SUBDIVISION, SECTION THREE

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859

11-18-2025

PROJECT
25-0714

SHEET
1 OF 1

Consent Agenda 4.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 12/01/2025

Current Zoning: C-3 - COMMERCIAL SERVICE - WAREHOUSING

Information

Subject

BPC2511-003 Minor Site Plan Alteration - The Hub at Mallory, 7100 Commerce Way, Zoning C-3 - *Applicant: Bennu Enterprises, Inc, 1116 Fowler Street, Old Hickory, TN 37138*

General Information

Bennu Enterprises, Inc requests approval of a Minor Site Plan Alteration to install new directional signs throughout the Hub at Mallory Site located at 7100 Commerce Way. The proposal includes five directory signs placed at key locations within the development.

Each sign is proposed to be 4 feet in height and 3 feet in width, consistent with the sign ordinance. The text shown on the sign graphics is illustrative only; final messaging will be provided with submittal of the complete sign plan to the Brentwood Planning Department.

Conditions of Approval

Staff does not recommend additional conditions oaf approval for this project.

Standard Requirements

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

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

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

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 **December 1, 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. 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. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

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

Planning Commission for review and approval on **December 1, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

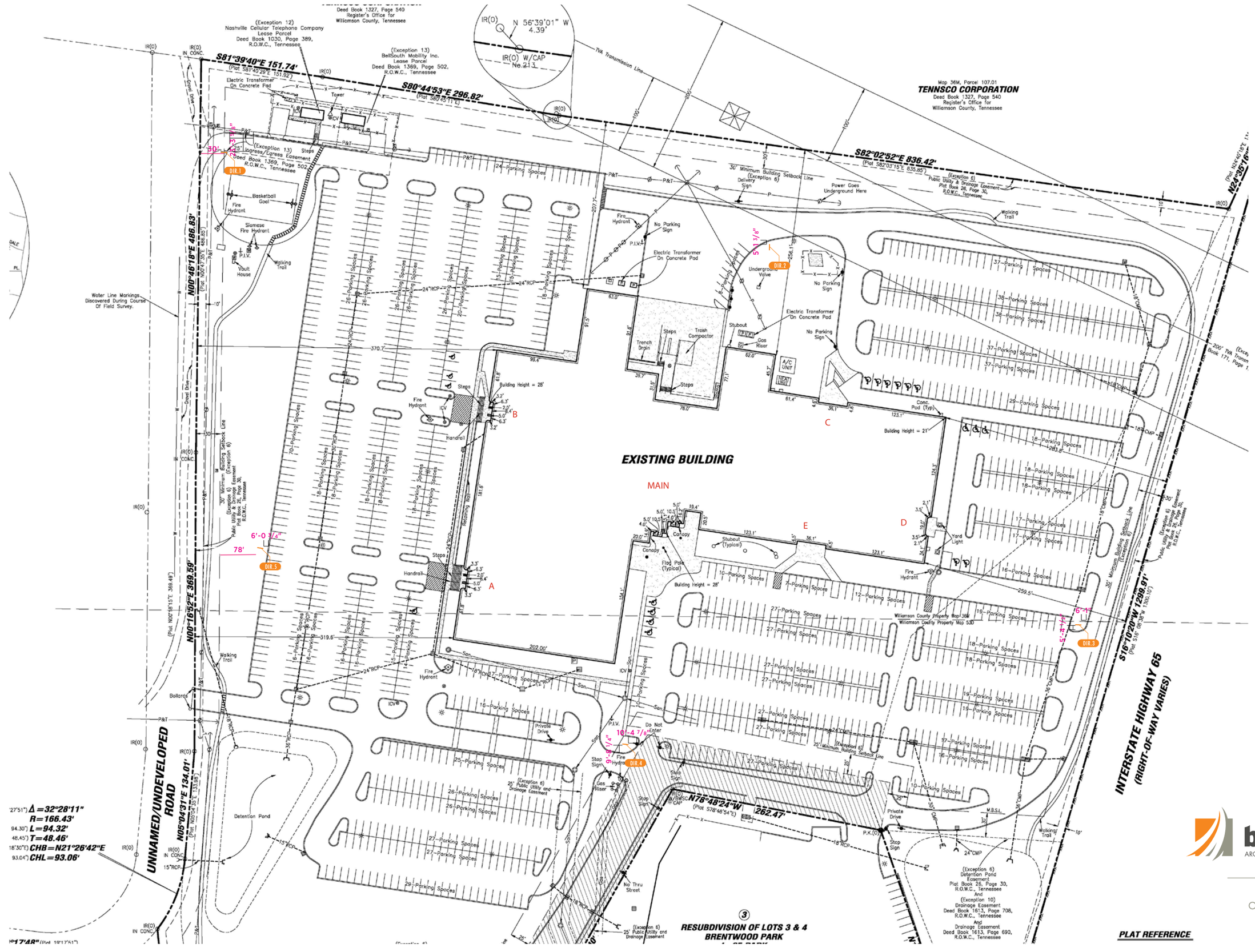
Staff requests that the Planning Commission vote to approve the proposed minor site plan alteration, subject to the requirements of the staff report.

Attachments

Proposed Site Plan and Signage

7100 COMMERCE WAY

bennu
ARCHITECTURAL SIGNAGE



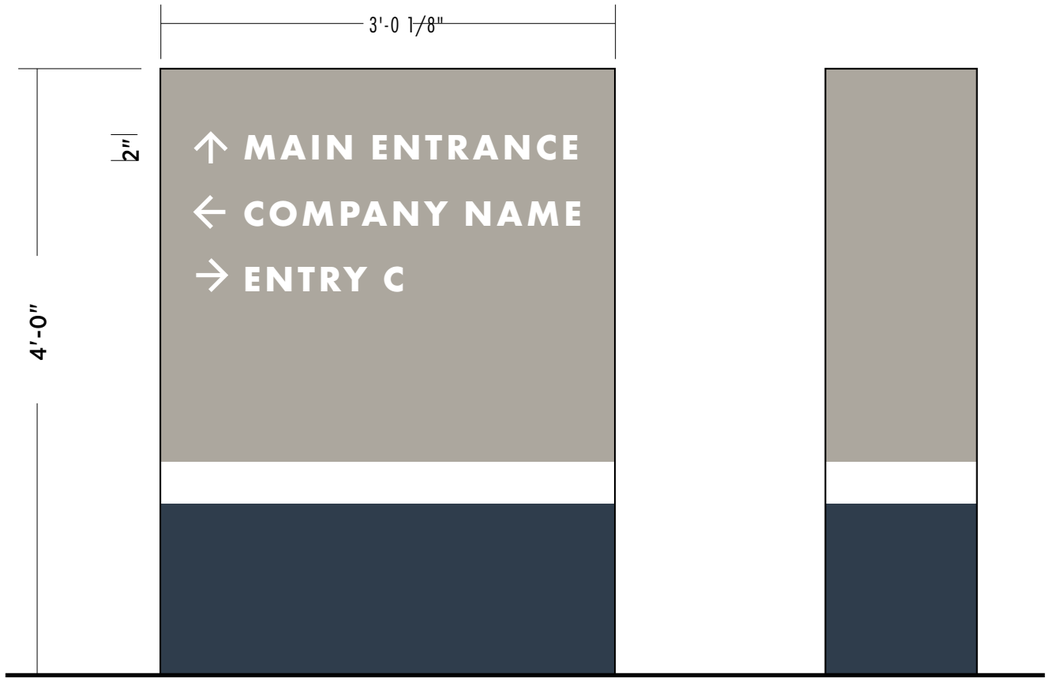
bennu
ARCHITECTURAL SIGNAGE
615.226.4577
bennusigns.com
1116 FOWLER STREET,
OLD HICKORY, TN 37138

D DIRECTIONAL SIGN/ TYPICAL

SQ/FT: 12
FACE: SINGLE
ILLUMINATED: NONE
QTY: 5

A. 5" DEEP INTERNALLY ILLUMINMATED SIGN SIGN CABINET WITH CUT APPLIED BLUE VINYL - SEE COLOR BELOW

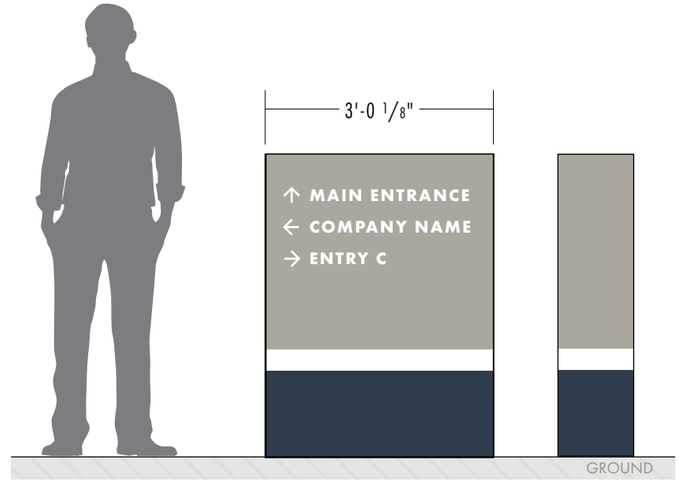
NOTE: Client to provide text content



SIDE VIEW

1 D - DIRECTIONAL / DETAIL
SCALE: 1" = 1'

TEXT TBD



2 D - DIRECTIONAL / ELEVATION
SCALE: 1/2" = 1'

COLORS:

- SW 7017 DORIAN GREY
- SW 9177 SALTY DOG
- SW 7014 ELDER WHITE

CLIENT: 7100 Commerce
QUOTE #:
PROJECT ADDRESS: 7100 Commerce Way, Brentwood, TN
DATE: 11/148/2025
REVISION: R11
PREPARED BY: MM
PROJECT MANAGER: Tony Hatchell

bennu ARCHITECTURAL SIGNAGE
615.226.4577
bennusigns.com
1116 FOWLER STREET,
OLD HICKORY, TN 37138

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RUTURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE. THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF BENNU ARCHITECTURAL SIGNAGE. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM BENNU ARCHITECTURAL SIGNAGE. ELECTRICAL SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

Consent Agenda 5.

BRENTWOOD PLANNING COMMISSION
Meeting Date: 12/01/2025
Current Zoning: R-1 - LARGE LOT RESIDENTIAL

Information

Subject

BPC2511-008 Revised Preliminary Plan - Hawthorne Subdivision, 715 Vernon Road, Zoning R-1 - *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

General Information

RaganSmith Associates requests approval of a revised preliminary plan for the Hawthorne Subdivision located at 715 Vernon Road. This subdivision was previously known as the Taracrest Subdivision and the McAdams Property. The revised preliminary plan consolidates two existing lots and results in a total of 4 lots on approximately 25 acres. The previously approved preliminary plan, approved on September 6, 2022, showed a total of 5 lots. The development is accessed through the extension of New Bristol Lane in Phase 12 of the Taramore Subdivision.

Conditions of Approval

Staff does not recommend additional conditions of approval for this project.

Standard Requirements

Staff recommends that the following **15** conditions be attached to the approval of the request.

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 **December 1, 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. It is the policy of the U. S. Postal Service that mail delivery to all new and extended developments use centralized delivery, via cluster box units (CBU). It is the responsibility of the customer (developers and builders) to provide the necessary mail receptacle equipment. Show/label an area on the plan to accommodate the cluster box units. Developers must receive approval from the USPS before mail service can begin.

7. 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.

8. Adequate lighting shall be provided in the area of the CBU's.

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. 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.

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

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 **December 1, 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 revised preliminary plan subject to the requirements of the staff report.

Attachments

Proposed Preliminary Plan

Previously Approved Preliminary Plan

PRELIMINARY PLANS
FOR
HAWTHORNE (715 VERNON RD.)
BERKSHIRE CREST, LLC

CONTACTS

OWNER

BERKSHIRE CREST, LLC
3401 MALLORY LANE, SUITE 100
FRANKLIN, TN 37067

CIVIL

JACOB VINCENT
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
jvincent@ragansmith.com

LANDSCAPE ARCHITECTURE

TYLOR FISCHER
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tfischer@ragansmith.com

LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
P1.0	OVERALL SITE PLAN, GENERAL NOTES, AREA TABLES,AND ROADWAY SECTION
L1.0	TREE INVENTORY

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

Know what's below. Call before you dig.

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

JACOB F. VINCENT — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — No. 0011459 — STATE OF TENNESSEE
11.03.2025

HAWTHORNE (715 VERNON ROAD)
FOR
BERKSHIRE CREST, LLC
16TH CIVIL DISTRICT OF WILLIAMSON COUNTY CITY OF BRENTWOOD, TENNESSEEE

Scale: NOT TO SCALE
Date: AUGUST 1, 2022
Approved By: JFV

Revisions:
- – –
- – –
- – –
- – –
2 2025.11.03 COMBINING LOTS 4 AND 5
1 2022.08.16 PER STAFF COMMENTS

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
19205-1734

G:\19205-1734\1-SURVEY\PRELIMINARY PLAN\19205-1734 COVER PRELIMINARY PLAN.DWG
PLOTTED BY AMANDA REED ON 11/3/2025 9:03 AM LAST UPDATED BY AREED ON 10/27/2025 7:31 PM

GENERAL NOTES AND SITE DATA

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENTWAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH A BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
3. BEING PARCEL NUMBER 036.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 060.
4. BEING THE SAME PROPERTY CONVEYED TO BERKSHIRE CREST, LLC OF RECORD IN DEED BOOK 9765, PAGE 370, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
5. THIS PROPERTY IS CURRENTLY ZONED R-1 (LARGE LOT RESIDENTIAL).
6. GROSS SITE AREA = 1,100,725 SQUARE FEET OR 25.27 ACRES±
7. NUMBER OF LOTS: 4
8. LOT DENSITY 0.15 DWELLING UNITS PER ACRE.
9. MAXIMUM BUILDING COVERAGE OF PROPOSED LOTS: 25%
10. SETBACKS:
    - MINIMUM REQUIRED LOT WIDTH AT BUILDING LINE, 200 FEET
    - MINIMUM REQUIRED FRONT YARD SETBACK, 150 FEET
    - MINIMUM REQUIRED REAR YARD SETBACK, 50 FEET
    - MINIMUM REQUIRED SIDE YARD SETBACK FOR SIDE YARDS NOT ABUTTING A PUBLIC STREET, 30 FEET
    - MINIMUM REQUIRED SIDE YARD SETBACK FOR SIDE YARDS ABUTTING A PUBLIC STREET, 45 FEET
    - MINIMUM REQUIRED SETBACK FROM ANY BOUNDARY LINE OF THE DEVELOPMENT, 35 FEET
11. MINIMUM OFF-STREET PARKING/DRIVEWAY REQUIREMENTS, TWO PER DWELLING UNIT.
12. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
13. UTILITY PROVIDERS:

    ELECTRICITY
    MIDDLE TENNESSEE ELECTRIC (MTE)
    615-794-3588

    WATER
    CITY OF BRENTWOOD
    615-371-2241

    SANITARY SEWER
    CITY OF BRENTWOOD
    615-371-2241

    NATURAL GAS
    ATMOS ENERGY
    615-794-2596

14. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470204, PANEL NO. 0230, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X", AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

    HOWEVER, THE FLOOD LIMITS SHOWN HEREON AS "100-YR" ARE BASED UPON A FLOOD STUDY DONE BY RAGAN-SMITH FOR THIS SITE AS REQUIRED BY THE CITY OF BRENTWOOD.

15. 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 DECEMBER 1, 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.
16. THE OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY RIPARIAN BUFFER, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD.
18. 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.
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20. THE PROPOSED ALIGNMENT FOR "FUTURE MCEWEN DRIVE" IS APPROXIMATE AND WAS TAKEN FROM AN EXHIBIT PREPARED FOR THE CITY OF BRENTWOOD TITLED "MCEWEN DRIVE EXTENSION EAST ALTERNATE NO. 1, ALTERNATE NO. 2" DATED AUGUST 20, 2008.
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	FUTURE McEWEN DRIVE RIGHT-OF-WAY AREA TABLE	
LOT	SQ. FT.±	ACRES±
1	109,579	2.52

	NEW BRISTOL LANE RIGHT-OF-WAY AREA TABLE	
LOT	SQ. FT.±	ACRES±
1	32,661	0.75

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	87,939	2.02
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3	91,768	2.11
4	268,407	6.16
TOTAL	536,222	12.31

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TOTAL	422,264	9.70

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	194.81'	125.00'	89°17'41"	N51°58'44"E	175.69'	123.47
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L3	N47°03'23"E	100.69'
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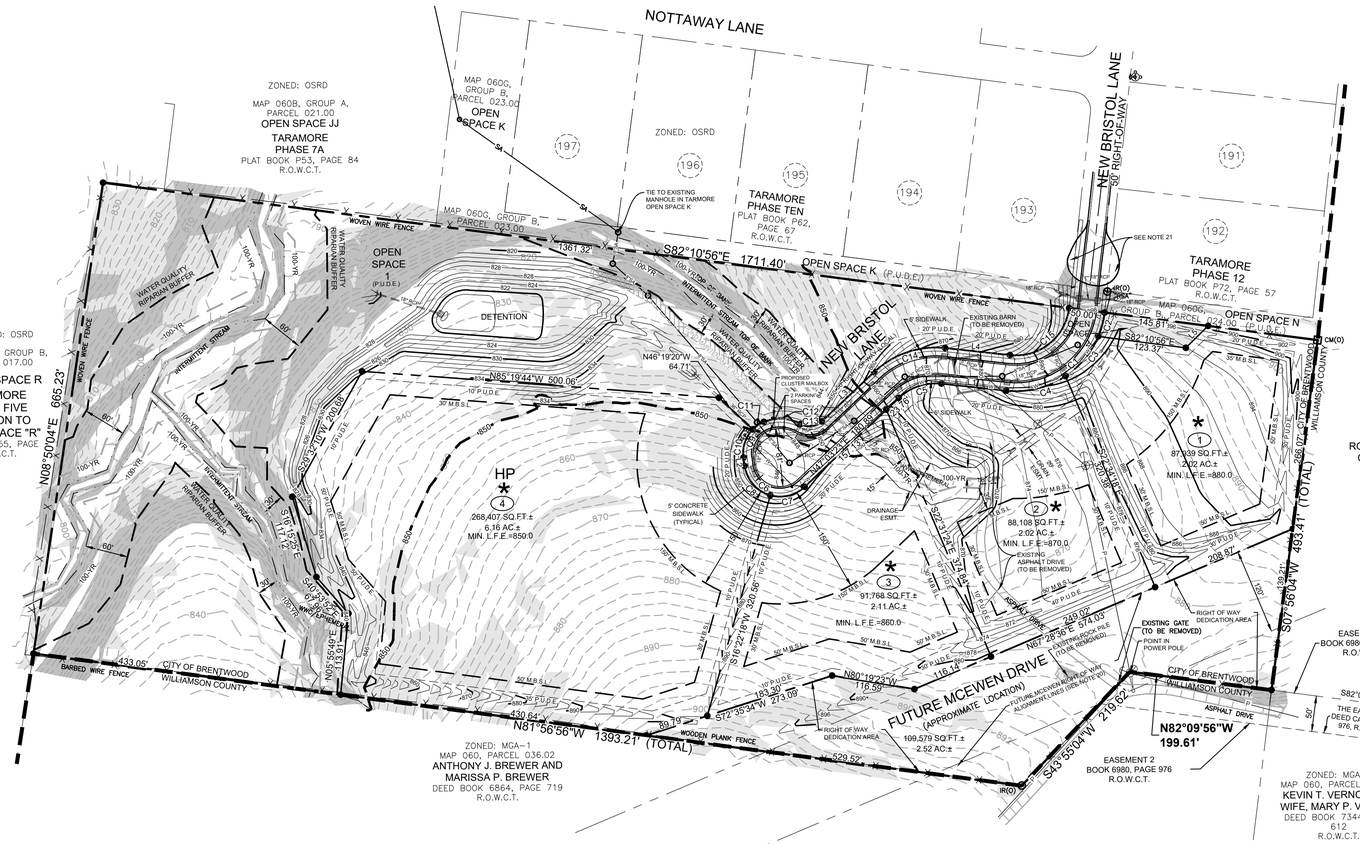
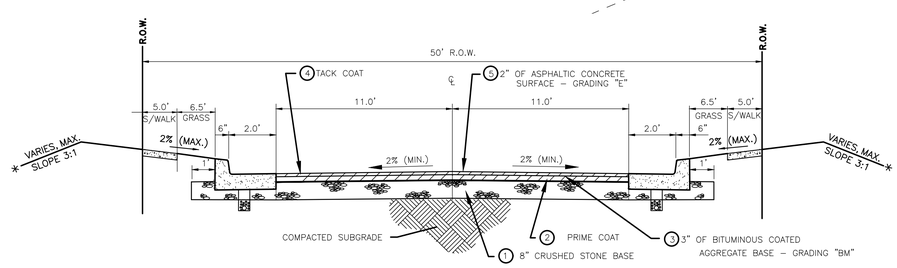




ROADWAY CROSS SECTION 50' R.O.W

NOT TO SCALE

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

LEGEND

●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED	▤	CATCH BASIN/CURB INLET
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	-X-X-	FENCE
		M.B.S.L.	MINIMUM BUILDING SETBACK LINE
IR(O)	IRON ROD (OLD)	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	SANITARY SEWER MANHOLE	P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
-SA-	SANITARY SEWER LINE		
	FIRE HYDRANT	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
-W-	WATER LINE		
-P-	OVERHEAD ELECTRIC POWER LINE	L.F.E.	LOWEST FLOOR ELEVATION (INCLUDING BASEMENT)
RCP	REINFORCED CONCRETE PIPE		25% + SLOPES
CPP	CORRUGATED PLASTIC PIPE		
WWC	WET WEATHER CONVEYANCE		15%-25% SLOPES
HP	HILLSIDE PROTECTION LOTS (SEE NOTE 19)	*	TRANSITIONAL LOT (SEE NOTE 18)

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

0 100 200

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

JACOB F. VINCENT, REGISTERED LAND SURVEYOR, AGC CUMBERLAND, No. 0011459, STATE OF TENNESSEE, 11/03/2025

HAWTHORNE (715 VERNON ROAD)

FOR

BERKSHIRE CREST, LLC

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

Scale: 1"=100'

Date: AUGUST 1, 2022

Approved By: JFV

Revisions:

- - -
- - -
- - -
2 2025.11.03 COMBINING LOTS 4 AND 5
1 2022.08.16 PER STAFF COMMENTS

Drawing Title:

PRELIMINARY PLAN

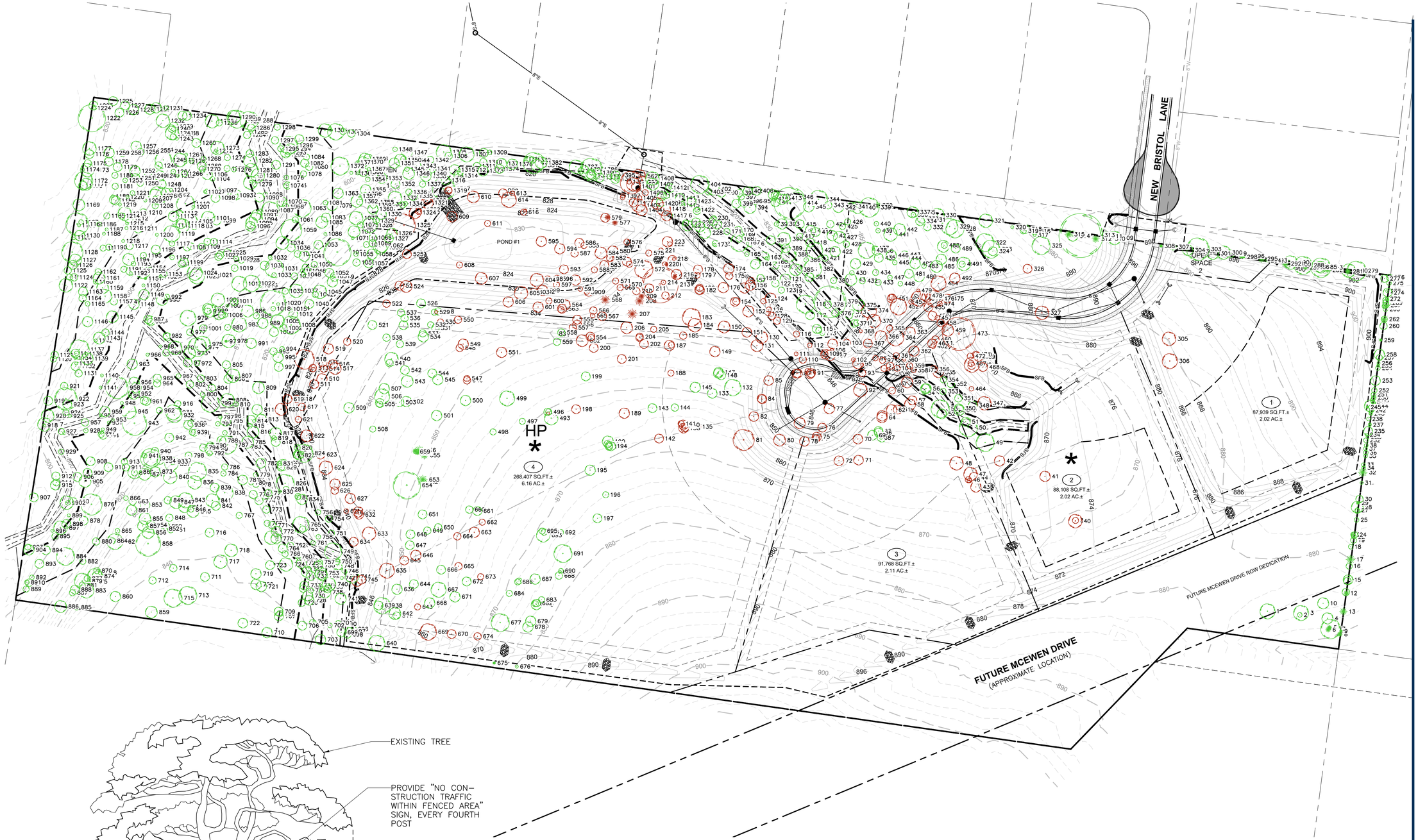
Drawing No.

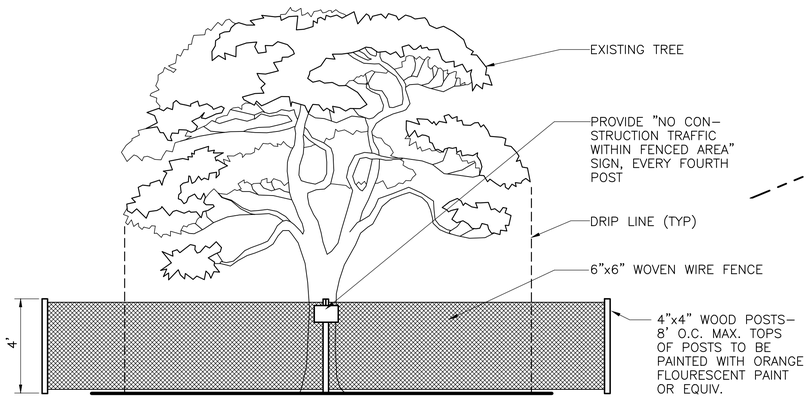
P1.0

Project No.

19205-1734

G:\19200-1734\SURVEY\DWG_MINARY PLAN\19205-1734 PRELIMINARY PLAN.DWG
PLOTTED BY AMANDA REED ON - 11/3/2025 9:13 AM - LAST UPDATED BY AREED ON - 11/3/2025 8:48 AM





TREE PROTECTION DETAIL

NOTES:
1. TREE PROTECTION TO BE INSTALLED AT A MINIMUM DISTANCE OF ONE AND A HALF TIMES THE RADIUS OF THE DRIP LINE.
2. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

LANDSCAPE SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS:	715 VERNON RD.
SITE ACREAGE:	23.16 AC

(ADJUSTED TO EXCLUDE MCEWEN DR. ROW DEDICATION)

PROJECT LANDSCAPE ARCHITECT:

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

LEGEND

- DECIDUOUS TREE TO REMAIN
- DECIDUOUS TREE TO REMOVE
- EVERGREEN TREE TO REMAIN
- EVERGREEN TREE TO REMOVE

TOTAL CALIPERS EXISTING:	16357"
CALIPERS TO REMOVE:	3827"
CALIPERS TO REMAIN:	12530"

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0 60 120

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

TYLOR LEWARON FISCHER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1117 — 11/3/25

HAWTHORNE
(715 VERNON ROAD)
FOR
BERKSHIRE CREST, LLC
16TH CIVIL DISTRICT OF WILLIAMSON COUNTY CITY OF BRENTWOOD, TENNESSEE

Scale: 1"=60'

Date: 08/15/2022

Approved By: TF

Revisions:

- – –
- – –
- – –
- – –
- – –
2 2025.11.03 COMBINING LOTS 4 AND 5

Drawing Title:

TREE INVENTORY

Drawing No.

L1.0

Project No.

19205-1734

G:\2019\19205-1734\LD\CIVIL ENGINEERING\PLAN SHEETS\19205-1734 TREE PRESERVATION.DWG
PLOTTED BY PAYTEN.KEPPARD ON 10/30/2025 12:19 PM
LAST UPDATED BY PAYTEN.KEPPARD ON 10/30/2025 11:37 AM

PRELIMINARY PLANS
FOR
715 VERNON ROAD
RICHARD MCADAMS

CONTACTS

OWNER/DEVELOPER

RICHARD MCADAMS
MAC CONSTRUCTORS
7216 HALEY INDUSTRIAL DRIVE
NOLENSVILLE, TN 37135
(615) 533-3825
mac@macconstructors.com

CIVIL

JACOB VINCENT
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
jvincent@ragansmith.com

LANDSCAPE ARCHITECTURE

TYLOR FISCHER
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tfischer@ragansmith.com

LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
P1.0	OVERALL SITE PLAN, GENERAL NOTES, AREA TABLES,AND ROADWAY SECTION
L1.0	TREE INVENTORY

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

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 0011458
STATE OF TENNESSEE
08 16 2022

715 VERNON ROAD
FOR
RICHARD MCADAMS
16TH CIVIL DISTRICT OF WILLIAMSON COUNTY CITY OF BRENTWOOD, TENNESSEEE

Scale: NOT TO SCALE
Date: AUGUST 1, 2022
Approved By: JFV
Revisions:
1 2022.08.16 PER STAFF COMMENTS

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
19205

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

G:\19205-1734\1-SURVEY\REL\MINARY PLAN\19205-1734 COVER-PRELIMINARY PLAN.DWG
PLOTTED BY AMANDA REED ON: 8/16/2022 8:51 AM LAST UPDATED BY AREED ON: 8/16/2022 7:59 AM

GENERAL NOTES AND SITE DATA

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENTWAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH A BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
3. BEING PARCEL NUMBER 036.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 060.
4. BEING THE SAME PROPERTY CONVEYED TO RICHARD McADAMS BY WARRANTY DEED OF RECORD IN DEED BOOK 6980, PAGE 976, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
5. THIS PROPERTY IS CURRENTLY ZONED R-1 (LARGE LOT RESIDENTIAL).
6. GROSS SITE AREA = 1,100,725 SQUARE FEET OR 25.27 ACRES±
7. NUMBER OF PROPOSED LOTS: 5
8. LOT DENSITY 0.20 DWELLING UNITS PER ACRE.
9. MAXIMUM BUILDING COVERAGE OF PROPOSED LOTS: 25%
10. SETBACKS:
    - MINIMUM REQUIRED LOT WIDTH AT BUILDING LINE, 200 FEET
    - MINIMUM REQUIRED FRONT YARD SETBACK, 150 FEET
    - MINIMUM REQUIRED REAR YARD SETBACK, 50 FEET
    - MINIMUM REQUIRED SIDE YARD SETBACK FOR SIDE YARDS NOT ABUTTING A PUBLIC STREET, 30 FEET
    - MINIMUM REQUIRED SIDE YARD SETBACK FOR SIDE YARDS ABUTTING A PUBLIC STREET, 45 FEET
    - MINIMUM REQUIRED SETBACK FROM ANY BOUNDARY LINE OF THE DEVELOPMENT, 35 FEET
11. MINIMUM OFF-STREET PARKING/DRIVEWAY REQUIREMENTS, TWO PER DWELLING UNIT.
12. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
13. UTILITY PROVIDERS:

    ELECTRICITY
    MIDDLE TENNESSEE ELECTRIC (MTE)
    615-794-3588

    WATER
    CITY OF BRENTWOOD
    615-371-2241

    SANITARY SEWER
    CITY OF BRENTWOOD
    615-371-2241

    NATURAL GAS
    ATMOS ENERGY
    615-794-2596

14. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470204, PANEL NO. 0230, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X", AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

    HOWEVER, THE FLOOD LIMITS SHOWN HEREON AS "100-YR" ARE BASED UPON A FLOOD STUDY DONE BY RAGAN-SMITH FOR THIS SITE AS REQUIRED BY THE CITY OF BRENTWOOD.

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C9	5.19'	50.00'	5°56'57"	N10°39'14"W	5.19'	2.60
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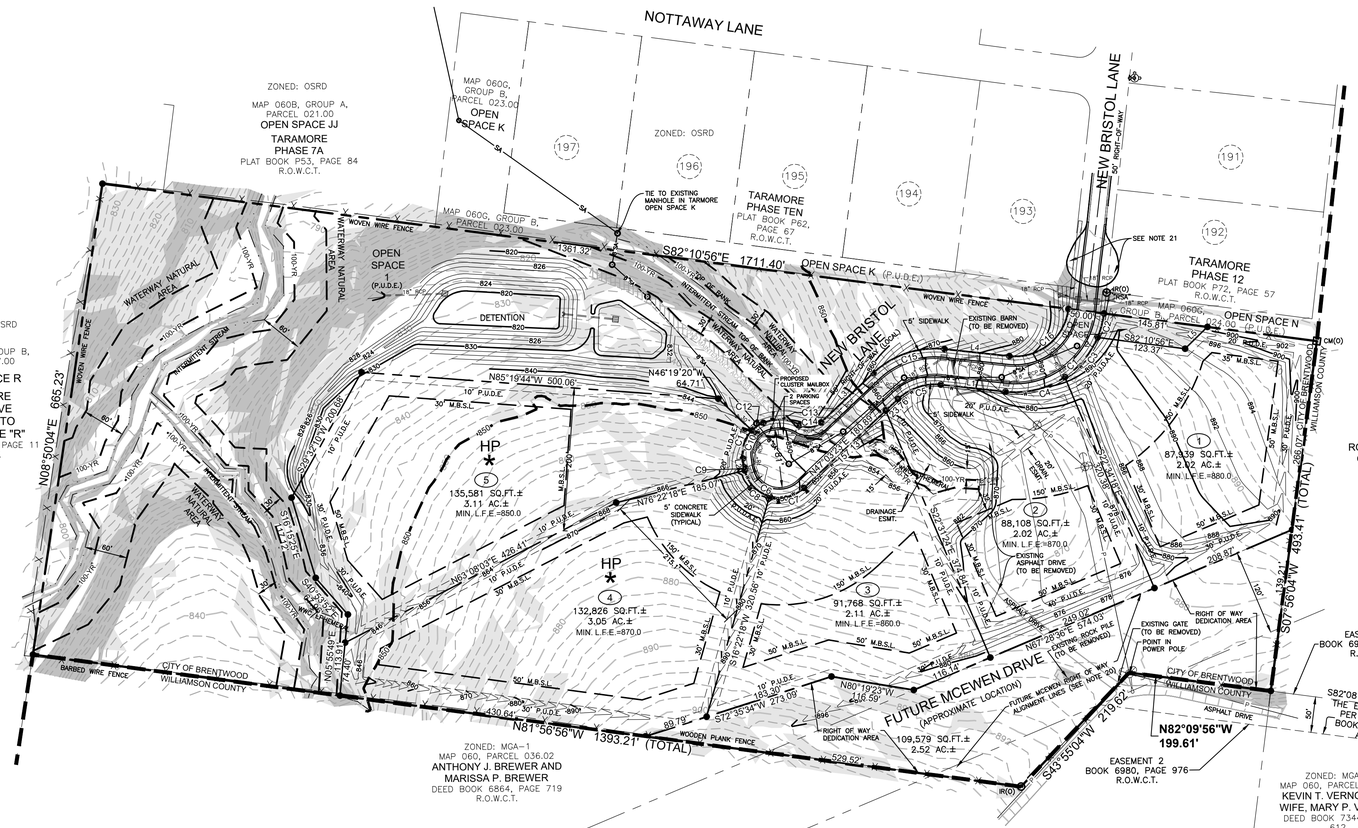
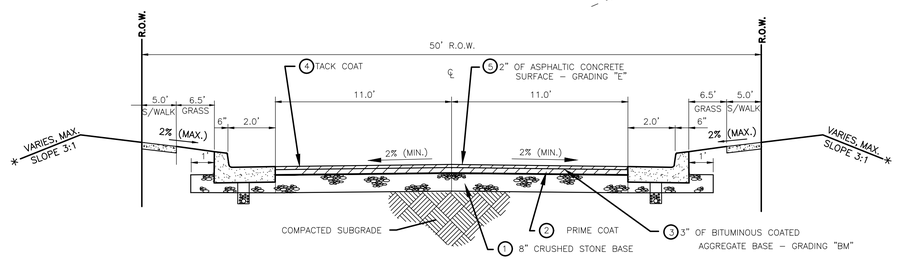
L4	S83°22'25"E	91.05'
L5	S45°56'34"W	43.65'





ROADWAY CROSS SECTION 50' R.O.W

NOT TO SCALE

LEGEND

●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED	▤	CATCH BASIN/CURB INLET
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	-X-X-	FENCE
IR(O)	IRON ROD (OLD)	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
◎	SANITARY SEWER MANHOLE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
-SA-	SANITARY SEWER LINE	P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
⊕	FIRE HYDRANT	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
-W-	WATER LINE	L.F.E.	LOWEST FLOOR ELEVATION (INCLUDING BASEMENT)
-P-	OVERHEAD ELECTRIC POWER LINE		25% + SLOPES
RCP	REINFORCED CONCRETE PIPE		15%-25% SLOPES
CPP	CORRUGATED PLASTIC PIPE		
WWC	WET WEATHER CONVEYANCE	★	TRANSITIONAL LOT (SEE NOTE 18)
HP	HILLSIDE PROTECTION LOTS (SEE NOTE 19)		

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

© 1993-2022 RAGAN-SMITH ASSOCIATES, INC.
G:\19205-1734\1.0\DRAWINGS\1.0 PRELIMINARY PLAN\19205-1734 PRELIMINARY PLAN.DWG
LAST UPDATED BY AMRED ON 8/16/2022 11:57 AM
PLOTTED BY AMANDA REED ON 8/16/2022 12:00 PM

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
No. 0011458
STATE OF TENNESSEE
08 • 16 • 2022

715 VERNON ROAD

FOR

RICHARD MCADAMS

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

Scale:	1"=100'
Date:	AUGUST 1, 2022
Approved By:	JFV
Drawn By:	AMR
Revisions:	
1	2022.08.16 PER STAFF COMMENTS

Drawing Title:

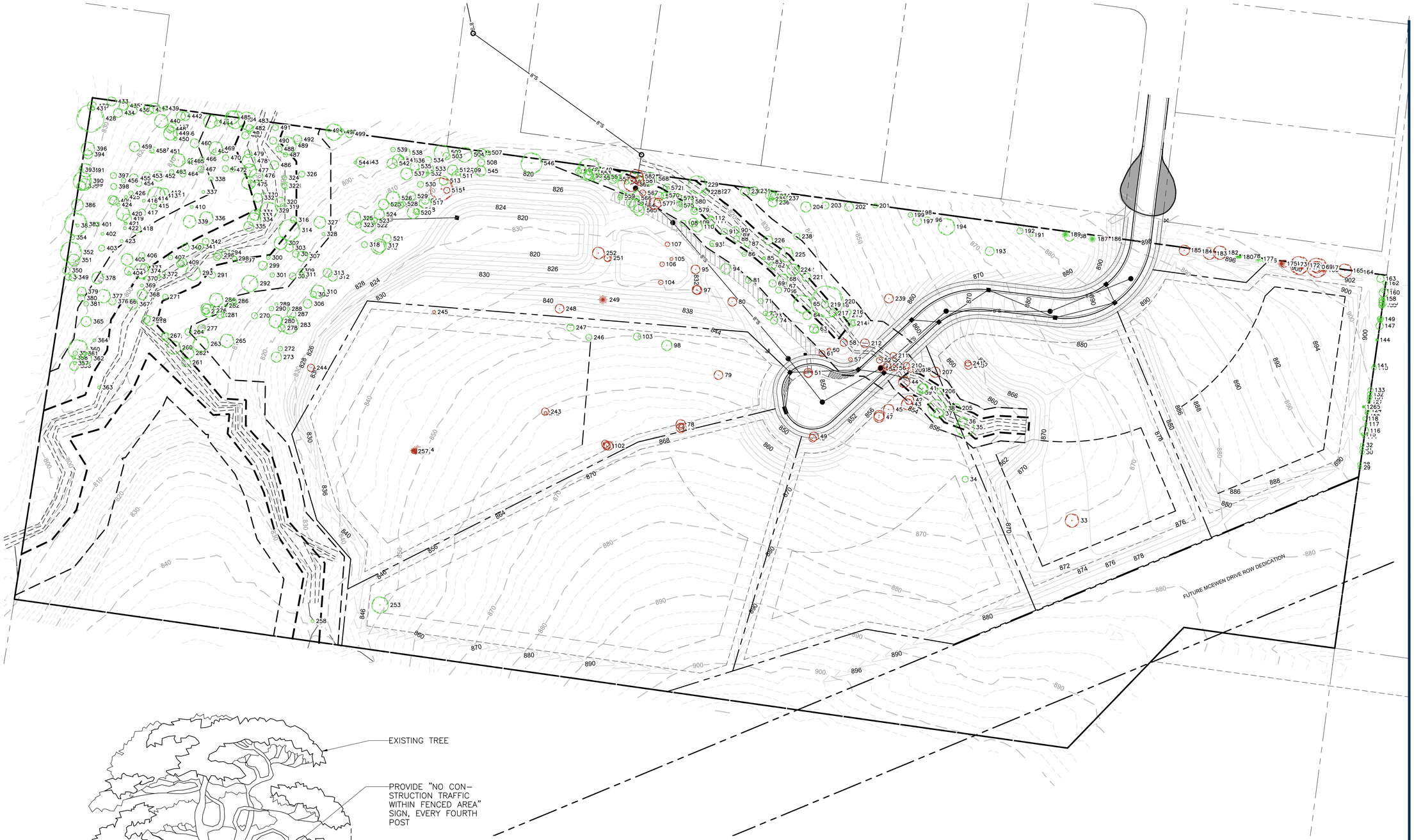
PRELIMINARY PLAN

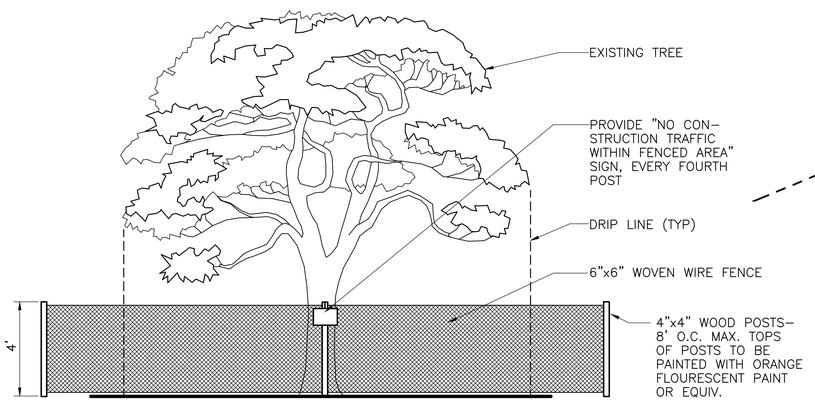
Drawing No.

P1.0

Project No.

19205-1734





TREE PROTECTION DETAIL

NOTES:
1. TREE PROTECTION TO BE INSTALLED AT A MINIMUM DISTANCE OF ONE AND A HALF TIMES THE RADIUS OF THE DRIP LINE.
2. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

LANDSCAPE SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS:	715 VERNON RD.
SITE ACREAGE:	23.16 AC
(ADJUSTED TO EXCLUDE MCEWEN DR. ROW DEDICATION)	

PROJECT LANDSCAPE ARCHITECT:

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

RESIDENTIAL STANDARDS:

CALIPERS REQUIRED (25 CAL PER AC) 23.16 AC X 25:	579"
CALIPERS PROVIDED:	4538"
EXISTING VEGETATION TO REMAIN:	4538"

LEGEND

- DECIDUOUS TREE TO REMAIN
- DECIDUOUS TREE TO REMOVE
- EVERGREEN TREE TO REMAIN
- EVERGREEN TREE TO REMOVE

TOTAL CALIPERS EXISTING:	5445"
CALIPERS TO REMOVE:	907"
CALIPERS TO REMAIN:	4538"

Know what's below. Call before you dig.

0 60 120

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

TYLOR LEWARON FISCHER — REGISTERED — AGRICULTURE — TENNESSEE NO. 1111 — LANDSCAPE ARCHITECT — 08/15/22

715 VERNON ROAD

FOR

RICHARD MCADAMS

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

Scale: 1"=60'

Date: 08/15/2022

Approved By: TF

Revisions:

Drawing Title:

TREE INVENTORY

Drawing No.

L1.0

Project No.

19205

G:\19205-1734\1-CIVIL ENGINEERING\LA SHEETS\1734 TREE PRESERVATION.DWG
PLOTTED BY TYLOR FISCHER ON 8/15/2022 4:43 PM
LAST UPDATED BY TFISCHER ON 8/15/2022 10:52 AM

BRENTWOOD PLANNING COMMISSION
Meeting Date: 12/01/2025
Current Zoning: R-1 - LARGE LOT RESIDENTIAL

Information

Subject

BPC2511-009 Revised Final Plat - Hawthorne Subdivision, 715 Vernon Road, Zoning R-1 - *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

General Information

RaganSmith Associates requests approval of a revised final plat that combines Lot 4 and Lot 5 in the Hawthorne Subdivision located at 715 Vernon Road. The new combined lot area will be 6.16 acres. The final plat showing 5 lots on approximately 25 acres was previously approved by the Planning Commission on April 7, 2025 and was recorded on April 7, 2025.

Conditions of Approval

Staff does not recommend additional conditions of approval for this project.

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 **December 1, 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 revised final plat subject to the requirements of the staff report.

Attachments

Proposed Final Plat
Previously Recorded Plat

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO COMBINE LOTS 4 AND 5 INTO ONE LOT AS SHOWN HEREON.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS PROPERTY IS CURRENTLY ZONED R-1 (LARGE LOT RESIDENTIAL)
MINIMUM BUILDING SETBACKS: (UNLESS SHOWN OTHERWISE)

FRONT	- 150' (UNLESS SHOWN OTHERWISE)
SIDE NOT ABUTTING A STREET	- 30'
SIDE ABUTTING A PUBLIC STREET	- 45'
REAR	- 50'

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 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 MINIIMAL FLOOD HAZARD.

5. 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.

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 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.

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

8. 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.

9. HILLSIDE PROTECTION LOTS MUST MEET REQUIREMENTS OF CHAPTER 78, ARTICLE III, DIVISION 14 OF THE BRENTWOOD MUNICIPAL CODE.

10. WATER QUALITY RIPARIAN BUFFERS RELATE TO WATERCOURSES CLASSIFIED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AS STREAMS OR "WATERS OF THE STATE". THESE STREAMS ARE INTENDED TO REMAIN IN THEIR NATURAL STATE CONDITION AND TO BE BUFFERED IN ACCORDANCE WITH TDEC CRITERIA. NO DISTURBANCE IS TO OCCUR WITHIN THE BUFFER LIMITS EXCEPT AS PERMITTED BY TDEC OR THE U.S. CORPS OF ENGINEERS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY RIPARIAN BUFFER, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD AND AS AUTHORIZED BY AN AQUATIC RESOURCE ALTERATION PERMIT (ARAP).

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. THE RECORDING OF THIS FINAL PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOTS 4 AND 5 AS SHOWN ON THE FINAL PLAT ENTITLED "HAWTHORNE" OF RECORD IN PLAT BOOK P86, PAGE 130, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

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: _____ 11/17/2025
CHRISTOPHER J. MABERY, R.L.S. NO. 2483 DATE

DEED REFERENCE

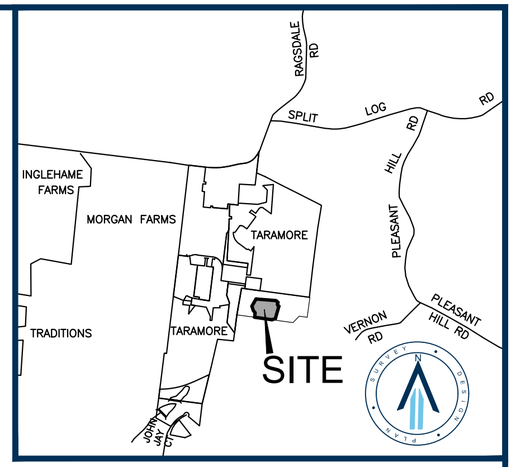
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BERKSHIRE CREST, LLC BY WARRANTY DEED OF RECORD IN BOOK 9765, PAGE 370, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

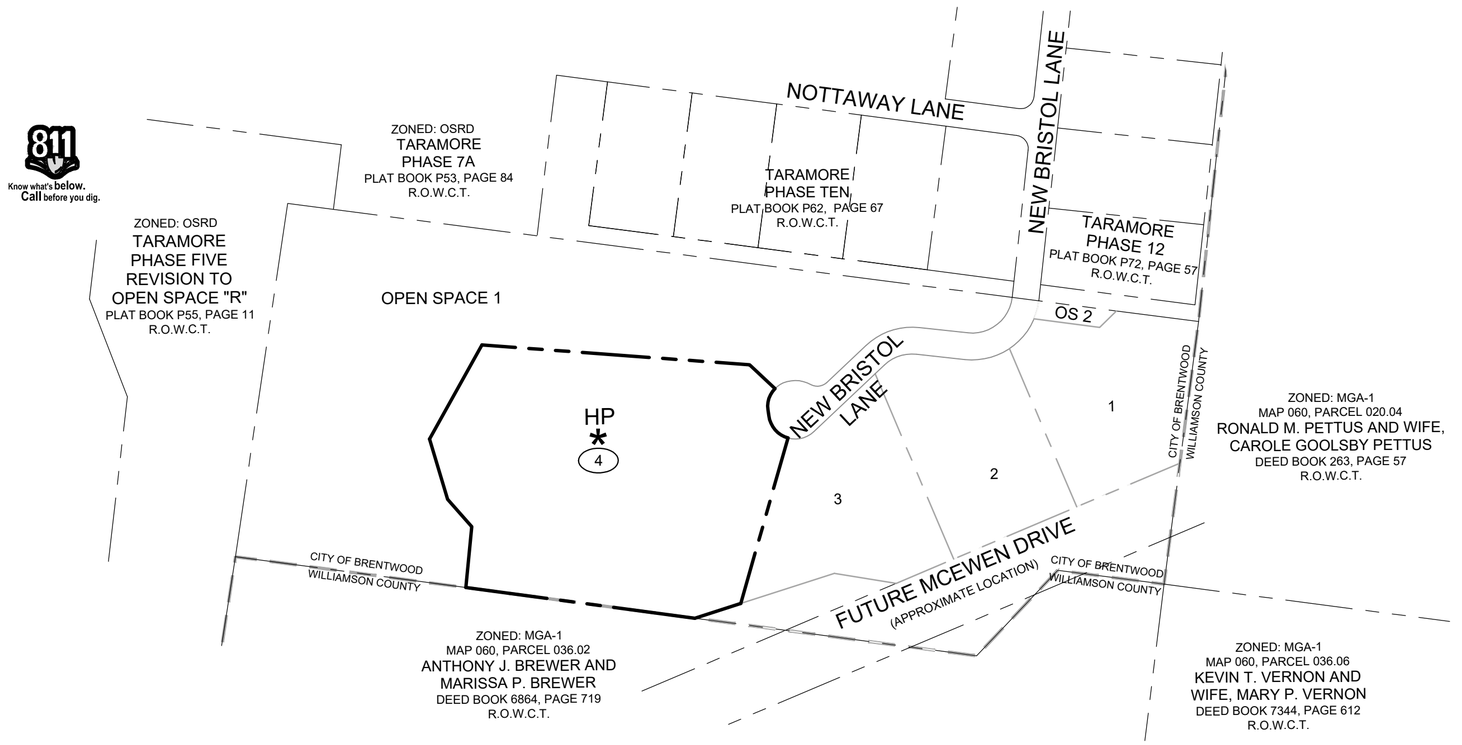
BEING A PORTION OF PARCEL NUMBER 36.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 60.

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
4	268,407	6.16

0 200 400



LOCATION MAP
(NOT TO SCALE)



LEGEND

OS	OPEN SPACE
HP	HILLSIDE PROTECTION LOT (SEE NOTE 9)
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

OWNER
BERKSHIRE CREST, LLC
3401 MALLORY LANE, SUITE 100
FRANKLIN, TN 37067

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 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: _____

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 AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "HAWTHORNE, RESUBDIVISION OF LOTS 4 AND 5" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM _____ 2025 _____
CITY OF BRENTWOOD AUTHORIZED APPROVING AGENT

SEWER SYSTEM _____ 2025 _____
CITY OF BRENTWOOD AUTHORIZED APPROVING AGENT

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

_____ DATE:_____
MIDDLE TENNESSEE ELECTRIC (MTE)

CERTIFICATE OF ACCURACY

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

RAGAN-SMITH ASSOCIATES, LLC

_____ DATE: 11/17/2025
CHRIS MABERY, RLS #2483

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

HAWTHORNE

RESUBDIVISION OF
LOTS 4 AND 5

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

REVISED: 11/17/2025
SCALE: 1" = 200' DATE: 11/03/2025

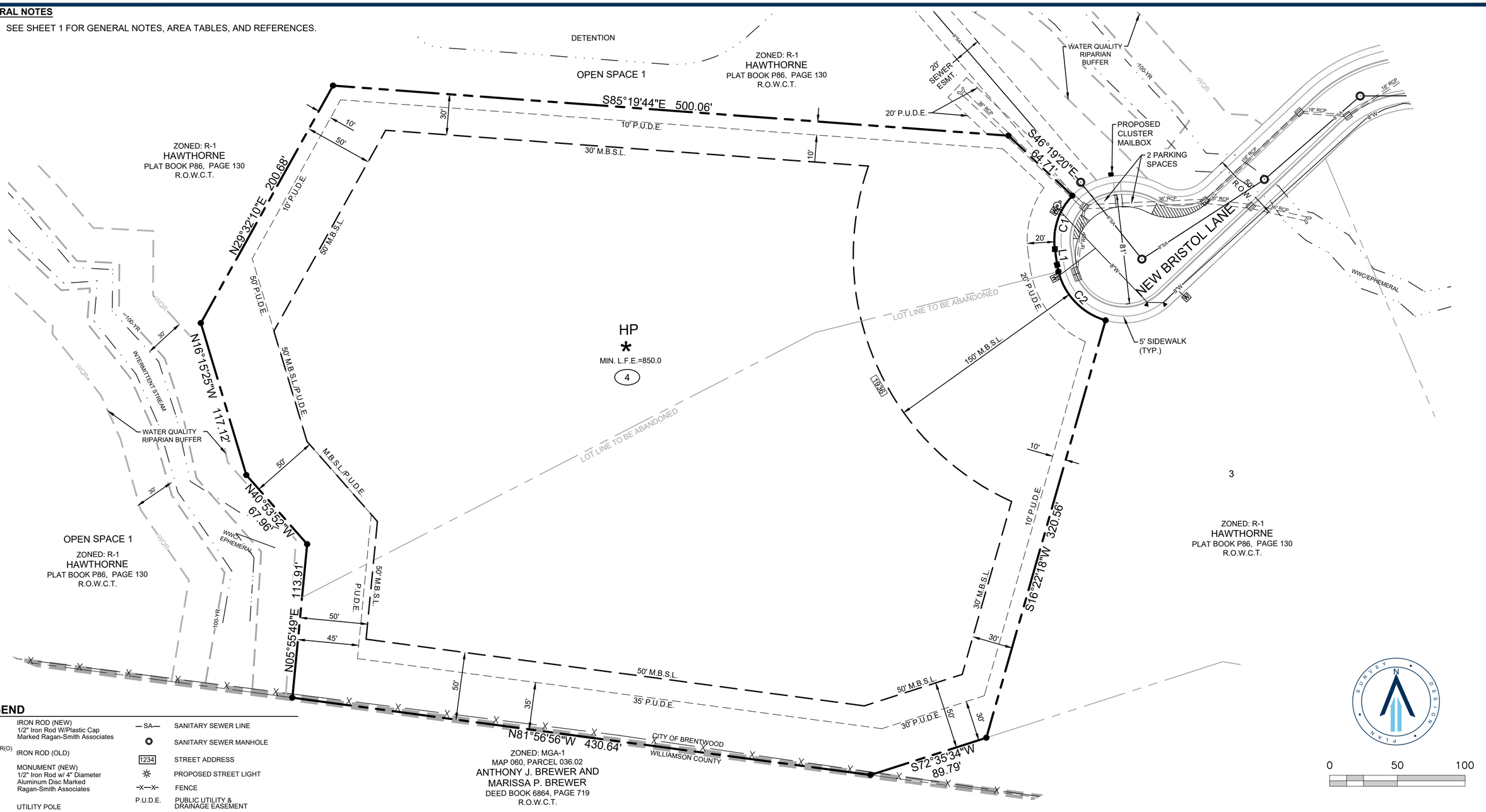
PROJECT NUMBER: 19205-1734

RaganSmith
a Pape Dawson company

G:\19205-1734\1-SURVEY\PLAT\FINAL\RESUBDIVISION OF LOTS 4 AND 5\19205-1734 FINAL PLAT RESUB OF LOTS 4 AND 5.DWG

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES, AREA TABLES, AND REFERENCES.



LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- IR(O) IRON ROD (OLD)
- MONUMENT (NEW) 1/2" Iron Rod w/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- OHP OVERHEAD POWER LINES
- RCP REINFORCED CONCRETE PIPE
- CATCH BASIN
- HEADWALL
- W WATER LINE
- WATER VALVE
- FIRE HYDRANT
- SA SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- 1234 STREET ADDRESS
- PROPOSED STREET LIGHT
- FENCE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- WQR WATER QUALITY RIPARIAN BUFFER (SEE NOTE 10)
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.W.C.T. REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- HP HILLSIDE PROTECTION LOT (SEE NOTE 9)
- * TRANSITIONAL LOT (SEE NOTE 8)
- L.F.E. LOWEST FLOOR ELEVATION (INCLUDING BASEMENT)

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

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

ZONED: MGA-1
MAP 060, PARCEL 036.02
ANTHONY J. BREWER AND
MARISSA P. BREWER
DEED BOOK 6864, PAGE 719
R.O.W.C.T.

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	43.02'	47.00'	52°26'49"	S18°32'39"W	41.54'	23.15
C2	57.55'	50.00'	65°56'57"	S40°39'14"E	54.43'	32.44

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°40'45"E	11.62'

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.)

RECORDER'S INFORMATION

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: _____

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 AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "HAWTHORNE, RESUBDIVISION OF LOTS 4 AND 5" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM _____ 2025 _____
CITY OF BRENTWOOD AUTHORIZED APPROVING AGENT

SEWER SYSTEM _____ 2025 _____
CITY OF BRENTWOOD AUTHORIZED APPROVING AGENT

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

_____ DATE:_____
MIDDLE TENNESSEE ELECTRIC (MTE)

CERTIFICATE OF ACCURACY

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

RAGAN-SMITH ASSOCIATES, LLC

_____ DATE: 11/17/2025
CHRIS MABERY, RLS #2483

0 50 100

FINAL SUBDIVISION PLAT

HAWTHORNE

RESUBDIVISION OF
LOTS 4 AND 5

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

REVISED: 11/17/2025
SCALE: 1" = 50' DATE: 11/03/2025

PROJECT NUMBER: 19205-1734

RaganSmith
a Pape Dawson company

G:\19205-1734\1-SURVEY\PLAT\FINAL\RESUBDIVISION OF LOTS 4 AND 5\19205-1734 FINAL PLAT RESUB OF LOTS 4 AND 5.DWG

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO CREATE 5 SINGLE FAMILY LOTS, 2 OPEN SPACE TRACTS, AND TO DEDICATE PUBLIC RIGHT OF WAY FOR NEW BRISTOL LANE AND FUTURE MCEWEN DRIVE.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS PROPERTY IS CURRENTLY ZONED R-1 (LARGE LOT RESIDENTIAL)
MINIMUM BUILDING SETBACKS: (UNLESS SHOWN OTHERWISE)

FRONT	- 150' (UNLESS SHOWN OTHERWISE)
SIDE NOT ABUTTING A STREET	- 30'
SIDE ABUTTING A PUBLIC STREET	- 45'
REAR	- 50'

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 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 MINIIMAL FLOOD HAZARD.

   HOWEVER, THE FLOOD LIMITS SHOWN HEREON AS "100-YR" ARE BASED UPON A FLOOD STUDY DONE BY RAGAN-SMITH FOR THIS SITE AS REQUIRED BY THE CITY OF BRENTWOOD.

5. 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.

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 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 10/24/2030, 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.

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

8. 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.

9. HILLSIDE PROTECTION LOTS MUST MEET REQUIREMENTS OF CHAPTER 78, ARTICLE III, DIVISION 14 OF THE BRENTWOOD MUNICIPAL CODE.

10. THE PROPOSED ALIGNMENT FOR "FUTURE MCEWEN DRIVE" IS APPROXIMATE AND WAS TAKEN FROM AN EXHIBIT PREPARED FOR THE CITY OF BRENTWOOD TITLED "MCEWEN DRIVE EXTENTION EAST ALTERNATE NO. 1, ALTERNATE NO. 2" DATED AUGUST 20, 2008.

11. WATER QUALITY RIPARIAN BUFFERS RELATE TO WATERCOURSES CLASSIFIED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AS STREAMS OR "WATERS OF THE STATE". THESE STREAMS ARE INTENDED TO REMAIN IN THEIR NATURAL STATE CONDITION AND TO BE BUFFERED IN ACCORDANCE WITH TDEC CRITERIA. NO DISTURBANCE IS TO OCCUR WITHIN THE BUFFER LIMITS EXCEPT AS PERMITTED BY TDEC OR THE U.S. CORPS OF ENGINEERS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY RIPARIAN BUFFER, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD AND AS AUTHORIZED BY AN AQUATIC RESOURCE ALTERATION PERMIT (ARAP).

12. THE OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

13. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE LOCATED IN DRAINAGE EASEMENTS AND WITHIN ALL OPEN SPACES, INCLUDING, BUT NOT LIMITED TO DETENTION/RETENTION AREAS.

14. 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.

15. 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: _____ 8/11/25
CHRISTOPHER J. MABERY, R.L.S. NO. 2483 — DATE

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO BERKSHIRE CREST, LLC BY WARRANTY DEED OF RECORD IN BOOK 9765, PAGE 370, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 36.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 60.

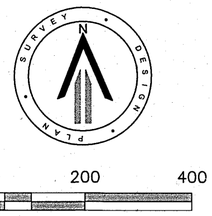
811 Know what's below. Call before you dig.

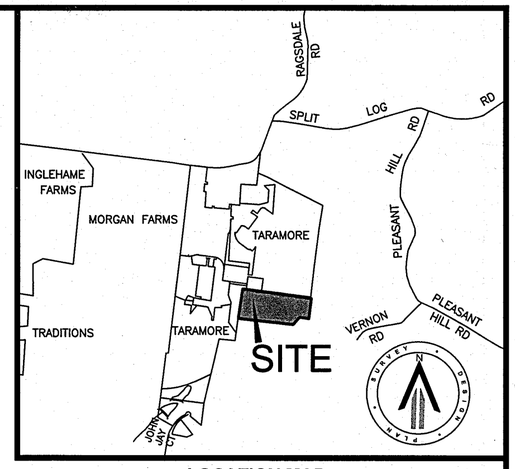
LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	87,939	2.02
2	88,108	2.02
3	91,768	2.11
4	132,826	3.05
5	135,581	3.11

TOTAL- 536,222 SQ. FT. OR 12.31 ACRES±

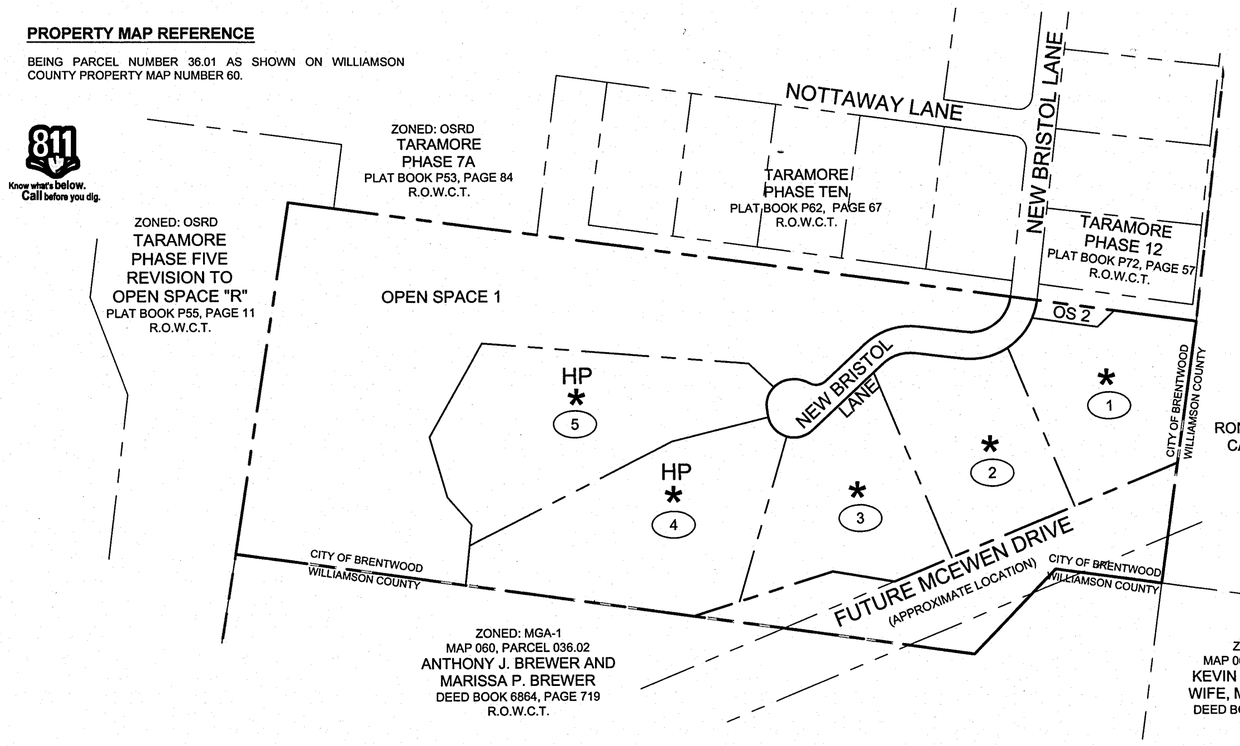
OPEN SPACE AREA TABLE		
OS	SQ. FT.±	ACRES±
1	417,671	9.59
2	4,593	0.11

TOTAL- 422,264 SQ. FT. OR 9.70 ACRES±





LOCATION MAP
(NOT TO SCALE)



SITE AREA DATA TABLE		
LOT AREA	-	12.309 ACRES±
OPEN SPACE AREA	-	9.694 ACRES±
FUTURE MCEWEN R.O.W. DEDICATION	-	2.515 ACRES±
INTERNAL R.O.W. (PUBLIC)	-	0.750 ACRES±
TOTAL AREA	-	25.268 ACRES±
TOTAL LINEAR FEET OF ROAD	-	520 FT±

OWNER
BERKSHIRE CREST, LLC
3401 MALLORY LANE, SUITE 100
FRANKLIN, TN 37067

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

LEGEND

OS	OPEN SPACE
HP	HILLSIDE PROTECTION LOT (SEE NOTE 9)
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

P86/130a

RECORDER'S INFORMATION
N335 10/24/2025 - 02:20:00 PM
25034568
2 PGS:AL-PLAT
BATCH: 1070737
PLAT BOOK: P86
PAGE: 130

REC FEE	30.00
DP FEE	2.00
TOTAL	32.00

STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON

FINAL SUBDIVISION PLAT

HAWTHORNE

LOTS 1-5 AND
OPEN SPACE 1 AND 2

16th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE
REVISED: 08/11/2025
REVISED: 03/18/2025
SCALE: 1" = 200' DATE: 03/03/2025

PROJECT NUMBER: 19205-1734

RaganSmith
a Pape Dawson company

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR — DATE: 10/24/25

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: 9-26-25

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: 9/4/25

CERTIFICATE OF APPROVAL OF STREET NAMES

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

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS (IT REP.) — DATE: 8/14/25

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: Brian Gay
BY: _____
TITLE: Member — DATE: 8/15/25

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: 10/24/25

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 "HAWTHORNE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM 9/05 2025 CITY OF BRENTWOOD — AUTHORIZED APPROVING AGENT

SEWER SYSTEM 9/05 2025 CITY OF BRENTWOOD — AUTHORIZED APPROVING AGENT

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

MIDDLE TENNESSEE ELECTRIC (MTE) — DATE: 8/18/25

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.

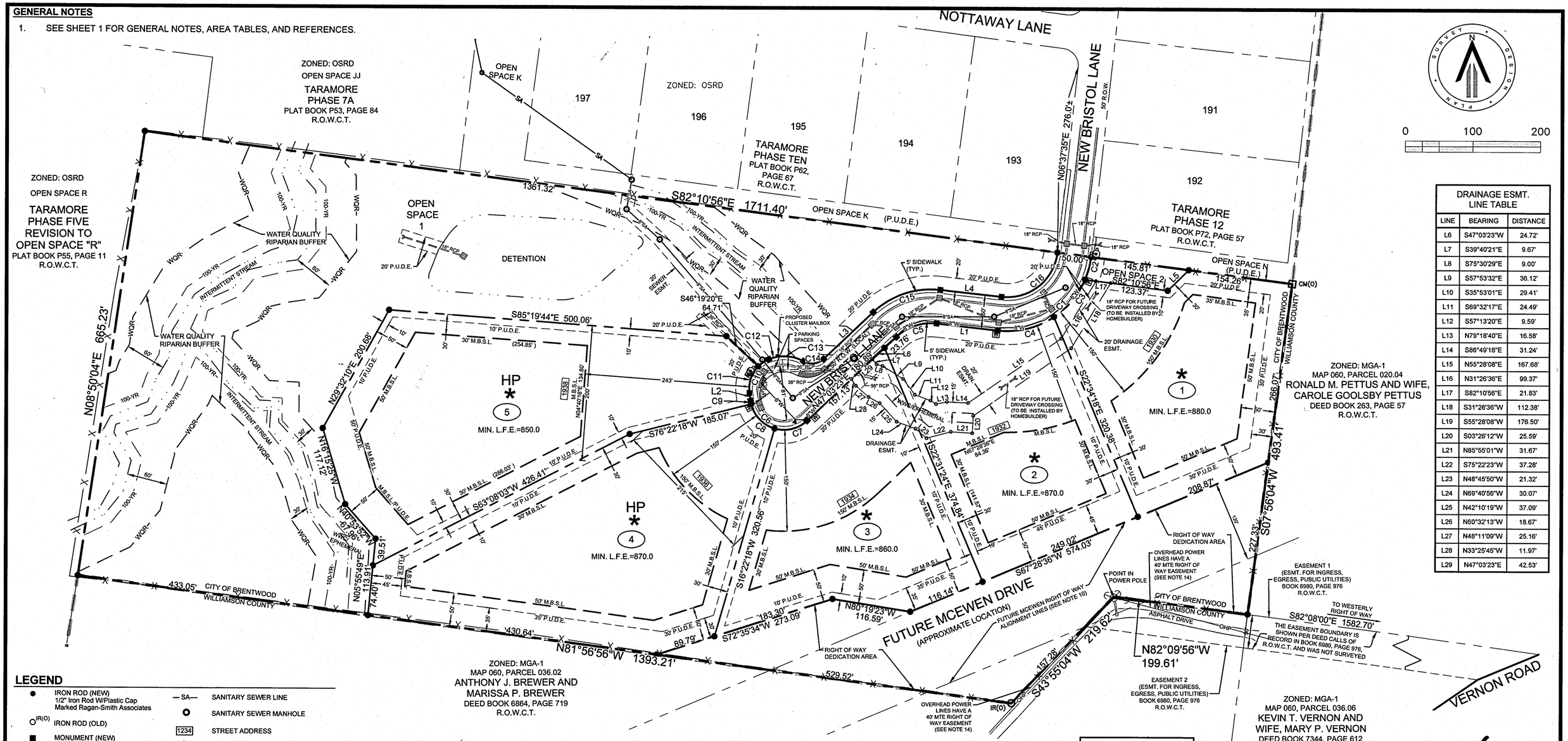
RAGAN-SMITH ASSOCIATES, LLC

CHRIS MABERY, RLS #2483 — DATE: 8/11/25

G:\19205-17341-SURVEY\PLAT\FINAL\19205-1734 FINAL PLAT.DWG

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES, AREA TABLES, AND REFERENCES.



DRAINAGE ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
L6	S47°03'23"W	24.72'
L7	S39°40'21"E	9.67'
L8	S75°30'29"E	9.00'
L9	S57°53'32"E	36.12'
L10	S35°53'01"E	29.41'
L11	S69°32'17"E	24.49'
L12	S57°13'20"E	9.59'
L13	N79°18'40"E	16.58'
L14	S86°49'18"E	31.24'
L15	N55°28'08"E	167.68'
L16	N31°26'36"E	99.37'
L17	S82°10'56"E	21.83'
L18	S31°26'36"W	112.38'
L19	S55°28'08"W	176.50'
L20	S03°26'12"W	25.59'
L21	N85°55'01"W	31.67'
L22	S75°22'23"W	37.28'
L23	N48°45'50"W	21.32'
L24	N69°40'56"W	30.07'
L25	N42°10'19"W	37.09'
L26	N60°32'13"W	18.67'
L27	N48°11'09"W	25.16'
L28	N33°25'45"W	11.97'
L29	N47°03'23"E	42.53'

LEGEND

- IRON ROD (NEW) 1/2" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- IR(O) IRON ROD (OLD)
- MONUMENT (NEW) 1/2" Iron Rod w/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- OHP OVERHEAD POWER LINES
- RCP REINFORCED CONCRETE PIPE
- CATCH BASIN
- HEADWALL
- W WATER LINE
- WATER VALVE
- FIRE HYDRANT
- SA SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- 1234 STREET ADDRESS
- PROPOSED STREET LIGHT
- FENCE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- WQR WATER QUALITY RIPARIAN BUFFER (SEE NOTE 11)
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ESMT. EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- HP HILLSIDE PROTECTION LOT (SEE NOTE 9)
- * TRANSITIONAL LOT (SEE NOTE 8)
- L.F.E. LOWEST FLOOR ELEVATION (INCLUDING BASEMENT)

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

NOTE

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

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	194.81'	125.00'	89°17'41"	S51°58'44"W	175.69'	123.47
C2	34.74'	125.00'	15°55'29"	N15°17'39"E	34.63'	17.48
C3	72.97'	125.00'	33°26'42"	N39°58'44"E	71.93'	37.56
C4	87.10'	125.00'	39°55'30"	N76°39'50"E	85.35'	45.40
C5	64.89'	75.00'	49°34'12"	S71°50'29"W	62.88'	34.63
C6	109.31'	50.00'	125°15'52"	N70°18'41"W	88.81'	96.59
C7	51.76'	50.00'	59°18'55"	N76°42'51"E	49.48'	28.47
C8	52.36'	50.00'	60°00'00"	S43°37'42"E	50.00'	28.87

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C9	5.19'	50.00'	5°56'57"	S10°39'14"E	5.19'	2.60
C10	61.95'	47.00'	75°31'21"	N30°04'55"E	57.56'	36.41
C11	43.02'	47.00'	52°26'49"	S18°32'39"W	41.54'	23.15
C12	53.44'	59.00'	51°53'54"	N86°12'27"W	51.63'	28.71
C13	53.44'	59.00'	51°53'54"	S86°12'27"E	51.63'	28.71
C14	31.71'	25.00'	72°41'07"	N83°23'57"E	29.63'	18.39
C15	108.14'	125.00'	49°34'12"	N71°50'29"E	104.80'	57.72
C16	117.31'	75.00'	89°37'08"	S51°49'01"W	105.71'	74.50

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°22'25"W	91.05'
L2	N07°40'45"W	11.62'
L3	N47°03'23"E	100.69'
L4	S83°22'25"E	91.05'
L5	N45°56'34"E	43.65'

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

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

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR — DATE: 10/24/25

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: 9-26-25

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: 10/24/25

CERTIFICATE OF APPROVAL OF STREET NAMES

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

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS (IT REP.) — DATE: 8/14/25

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: Brian Gray

BY:

TITLE: Member — DATE: 8/15/25

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: 10/24/25

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 "HAWTHORNE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM 9/05 2025 CITY OF BRENTWOOD — AUTHORIZED APPROVING AGENT

SEWER SYSTEM 9/05 2025 CITY OF BRENTWOOD — AUTHORIZED APPROVING AGENT

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

MIDDLE TENNESSEE ELECTRIC (MTE) — DATE: 8/18/25

CERTIFICATE OF ACCURACY

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

RAGAN-SMITH ASSOCIATES, LLC

CHRIS MABERY, RLS — DATE: 8/11/25

RECORDER'S INFORMATION

N333 10/24/2025 - 02:20:00 PM
25034568
2 PGS:AL-PLAT
BATCH: 1070737
PLAT BOOK: P86
PAGE: 130

REC FEE	30.00
DP FEE	2.00
TOTAL	32.00

STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON

P86/130b

FINAL SUBDIVISION PLAT

HAWTHORNE

LOTS 1-5 AND
OPEN SPACE 1 AND 2

16th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE
REVISED: 08/11/2025
REVISED: 03/18/2025
SCALE: 1" = 100' DATE: 03/03/2025

PROJECT NUMBER: 19205-1734

RaganSmith
a Pape Dawson company

G:\19205-1734\1-SURVEY\PLAT\FINAL\19205-1734 FINAL PLAT.DWG

Consent Agenda 7.

BRENTWOOD PLANNING COMMISSION
Meeting Date: 12/01/2025
Current Zoning: R-1 - LARGE LOT RESIDENTIAL

Information

Subject

BPC2511-010 Minor Site Plan Alteration, Monument Sign - Hawthorne Subdivision, 715 Vernon Road, Zoning R-1 - *Applicant: Studio 16, 1229 Lakeview Dr, Franklin, TN 37067*

General Information

Studio 16 requests approval of a Minor Site Plan Alteration for a new monument sign located at the entrance of Hawthorne Subdivision. The monument sign will consist of limestone veneer that will stand approximately 4 feet in height and include an approximate 6-foot-tall pergola design.

The sign will also include landscaping around the foundation to enhance the appearance of the sign when entering the subdivision.

Conditions of Approval

Staff does not have additional conditions of approval to recommend for this application.

Standard Requirements

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

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

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

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 **December 1, 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. 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. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **December 1, 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

No file(s) attached.

BRENTWOOD PLANNING COMMISSION
Meeting Date: 12/01/2025
Current Zoning: C-2 - COMMERCIAL RETAIL

Information

Subject

BPC2511-007 Extension of Master Plan - 5101 Maryland Way, Maryland Farms, Section 5, Lot 2, Zoning C-2/R-2 - *Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206*

General Information

Ragan Smith Associates requests approval of a three-year extension for the previously approved Master Plan for 5101 Maryland Way. The original Master Plan was approved on January 3, 2023 and will expire on January 3, 2026. There have been no changes to the previously approved Master Plan.

The Master Plan covers 17.04 acres and proposes the redevelopment of the Maryland Farms YMCA with three four-story office buildings, a stand-alone three-story parking structure, and a retail and restaurant village with nine one-story buildings. The plan includes 332 surface parking spaces and 913 parking spaces within the parking structure, as well as the extension of a public pedestrian trail/greenway that will connect the Maryland Farms Greenway through the site to the existing sidewalk network along Maryland Way and onward to Maryland Way Park. The existing Maryland Farms YMCA development contains approximately 12.88 acres of impervious area, while the approved plan will reduce that to 10.89 acres.

Due to the current market conditions and construction costs, the developer hasn't been able to justify construction at this time.

Approval History

At its January 3, 2023 regular meeting, the Planning Commission approved a Master Plan for 5101 Maryland Way.

The Master Plan includes three, four-story office buildings totaling 324,000 square feet, a stand-alone three-story parking structure with 913 parking spaces and a retail and restaurant village area with nine, one-story buildings totaling 36,800 square feet on a total of 17.04 acres. Office Building A is also proposed to include 6,250 square feet of general retail uses.

The retail village is intended to provide a central focal point for the development and for this part of Maryland Farms. The retail village is proposed to have 23,000 square feet of restaurant uses, and 13,800 square feet of retail uses. The plan also includes 332 surface parking spaces and the extension of a public pedestrian trail/greenway. The trail will connect to and extend the existing Maryland Farms Greenway through this site to the existing sidewalk along Maryland Way, which connects to the Maryland Way Park.

The plan proposes three, four-story office buildings with 102,000 square feet, 112,000 square feet and 110,000 square feet. Office Building A is proposed to front Maryland Way and is adjacent to the proposed retail village, and will include 6,250 square feet of general retail uses. Building B is located in the center of the site. Building C is located at the rear of the site, adjacent to City owned property to the south. Building A and C meet the Zoning Code requirements for setbacks (100 feet from the property line along Maryland Way and 60 feet at the rear (south) side of the site). Staff notes that the City owned greenway property on the south side of the site is about 245 feet wide, as well. The proposed three-story parking garage is located along the southwestern side of the site and meets the required 20-foot setback from the rear of the property.

This proposal is situated on approximately 17 acres zoned C-2 (12.78 acres) and R-2 (4.27 acres) on the eastern portion of the site. This plan proposes to replace the existing Maryland Farms YMCA development. The existing YMCA includes approximately 12.88 acres of impervious area, while the proposed plan includes 10.89 acres of impervious land area-- a conversion of 1.99 acres to pervious surface, or a 15.5% reduction in impervious land area. The City's Engineering Department has reviewed the preliminary plans and has found that they reflect compliance with all Code requirements for addressing stormwater management. Detailed engineering design of all stormwater quality and quantity features will be reviewed when a final site plan is presented at a later time. Note that in working with the project design team, staff required that the stormwater calculations and design be based on the 17-acre site being an undeveloped greenfield instead of assessing it only based on the incremental changes from the existing YMCA site.

The eastern side of the site is zoned R-2. The R-2 zoned area ranges in width from approximately 165 feet to 200 feet. The plan proposes no buildings within the R-2 area. The plan is consistent with the Zoning Code requirements to have a 100-foot building setback from the eastern property line and a 75-foot wide C-2 buffer area. Within this buffer area is proposed detention areas and a 50 to75 foot wide landscape buffer. The 12-foot wide public trail is also proposed within the R-2 zoned area. The developer has also committed to design, build and finance the extension of the trail on the City's greenway to the point where the trail connects to the portion proposed within the development. This connection will include the asphalt path and grading required to achieve the adequate slope. Final design of the trail will be submitted with the site plan and the developer has committed to working with the City to find a mutually agreeable design.

A traffic impact study (TIS) was submitted by the applicant and was prepared by KCI Technologies, Inc. The TIS was reviewed and accepted by Greg Judy with Neel-Schaffer, the City's traffic consultant. The plan proposes to reduce the number of access points on Maryland Way from three to two, while also utilizing an existing access easement to the west to provide access to Ward Circle where there is a signalized intersection on Maryland Way. The TIS included the following conclusions:

- The northbound approach of YMCA Western Driveway should be stop-controlled, and a stop bar and R1-1 "Stop" sign should be installed on the egress approach.
- YMCA Western Driveway should be designed to include sufficient width for one entering lane and two exiting lanes. The exiting approach should include one shared through/left turn lane and one right turn lane with a minimum of 75 feet of storage.
- The northbound approach of YMCA Eastern Driveway should be stop-controlled, and a stop bar and R1-1 "Stop" sign should be installed on the egress approach.

- YMCA Eastern Driveway should be designed to include sufficient width for one entering lane and two exiting lanes. The exiting approach should include one shared through/left turn lane and one right turn lane with a minimum of 75 feet of storage.
- The westbound approach of YMCA Eastern Driveway continue to operate as stop-controlled.
- YMCA Eastern Driveway should be designed to include sufficient width for one entering land and a minimum of one exiting lane.
- Signal timings in the AM peak hour should be optimized upon completion of the development (Maryland Way and Westpark Drive)
- Off-peak loading and deliveries for the retail/restaurant development should be encouraged to minimize impacts to traffic operations.
- Parking should be developed per code. [A Shared Parking Study was submitted as required by the Zoning Code].
- Final design of internal roadways and parking should meet all City of Brentwood standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all way stop control warrants are met.

The TIS review also recommended that certain turn lanes be lengthened along Maryland Way to enter the site. Greg Judy recommended that all off-site improvements, including extension of the length of turn lanes, take place with the first phase of development and the applicant has agreed.

A Shared Parking Study was also submitted by the applicant and was prepared by KCI Technologies, Inc. The study was reviewed by Greg Judy with Neel-Schaffer, the City's traffic consultant. Per the Parking Study, the Brentwood Municipal Code would typically require 1,381 parking spaces, this project is proposing 1,255 total parking spaces. The Study found that for sites with a mixture of land uses, calculating all uses individually typically overestimates the parking demand. The overall peak parking demand for mixed-use sites can be significantly less than the sum of the peak parking demand of the individual uses since different types of uses have different peak parking demand characteristics. The Study looked at parking demand for each month of the year and at hourly parking demand rates for individual uses to determine actual needs. The Study found that parking demands vary from month to month and from weekday to weekends. It also found that developments containing multiple land uses will typically have a reduction of customer parking needs due to customers parking and visiting more than one use. In conclusion, the Study found that using ULI's Shared Parking, Third Edition, the parking requirements can be reduced by a total of 219 (16%) from what the Brentwood Zoning Code would typically require if aggregating each individual use. Therefore, a minimum of 1,162 parking spaces is recommended by the Study. Staff will note that the proposed plan actually includes more spaces that what the Shared Parking Study recommends. The plan includes a total of 1,245 total parking spaces, or a 9.5% reduction in parking.

The City’s sewer system hydraulic modeling consultant completed an analysis of the sewer impacts from the proposed development, inclusive of the impacts previously projected for the Eastpark hotel redevelopment plan. The projected sewer flow from the proposed project at full build out is 72,208 gallons per day (GPD). This compares to the average non-COVID sewer flows from the existing YMCA facility of approximately 31,000 GPD. Note that with the City’s

first sewer equalization tank expected to be operational within a few weeks, the modeling analysis was completed with this new tank factored in. The results of the modeling analysis showed that during the two-year, 24-hour design storm, there are no sewer overflows downstream of the project site in either the collection lines between the project site and the main sewer trunk line or along the main sewer trunk line to the pump station. The modeling also showed that there is no increase in the overflow frequency or volume upstream in the system from where the collection lines serving this project intercept with the main trunk line.

Conditions of Approval

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

1. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.

2. No variances will be considered as part of this Master Plan proposal. Should the Master Plan be approved, the placement of all buildings, parking, stormwater, etc. must comply with the Brentwood Municipal Code.

3. Per our traffic consultant's recommendation, staff will require that all improvements (including modifications to the left turn lanes on Maryland Way) be implemented at project opening in conjunction with the project's first phase.

4. Per Section 50-29(b) of the municipal code, the applicant will pay for the city's traffic engineering consultant's review. This invoice must be paid before any permits will be issued for the project.

Standard Requirements

Staff recommends that the following **26** conditions be attached to the approval of the request.

1. The goal for water quality treatment shall be 80 percent removal of the average annual total suspended solids (TSS) load. The water quality volume is that volume of stormwater runoff resulting from the first 1.0 inch of rainfall from a site per storm event. Please provide documentation meeting this requirement with the future final site plan submittal. A preliminary site plan shall be vested for a period of three years from the date of the original approval.

2. Per City of Brentwood Code Section 78-343, the applicant shall provide geotechnical studies prepared by a qualified professional engineer licensed by the State of Tennessee to evaluate site characteristics and recommend design and construction methods that ensure proper and structurally sound soil conditions during and after land disturbance activities. Please provide a geotechnical report with the future final site plan submittal.

3. Provide sight distance triangles for each egress in accordance with AASHTO Geometric Design of Highways and Streets.

4. This site will be required to meet the City of Brentwood stormwater detention requirements. Please provide these calculations with the future final site plan submittal.

5. In addition to meeting flow reduction requirements at detention pond outfalls listed the post-developed discharges for all storm events, including the 1-year, 2-year, 5-year, 10-year, 25-year, 50-year and 100-year-24-hour design storms, must be reduced to be equal to or less than pre-developed discharges at the overall site outfall.Please provide these calculations with the future final site plan submittal.

6. Provide storm water table (inlet/outlet/pipe size) with future final site plan submittal. Include storm sewer calculations including inlet spread.

7. Provide hydraulic spread calculations for spacing of inlets with future final site plan submittal.

8. The sidewalk along your frontage with Maryland Way will need to be modified to meet current width and design standards.

9. Parking lot landscape islands and parking lot screening per Section 78-222 (11)(b) will be required. This will include a hedge to screen parking along Maryland Way.

10. Public water and sewer alignment and connectivity as shown on the master plan are approximate and general in nature. All public water and sewer infrastructure as shown on master plan is subject to change per Brentwood Water Services Department during review and approval of the site plan for this project.

11. The trail extension running through the site will need to be placed in a Public Access Easement. This detail will need to be added at plat and site plan stage.

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

13. 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 **December 1, 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.

14. 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.

15. 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.

16. 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.

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

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

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

20. 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.

21. 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.

22. 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.

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

24. 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.

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

26. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **December 1, 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 master plan subject to the requirements of the staff report. The master plan does not include fully engineered plans and, therefore, may not show all final construction details. Subsequent engineered development plans must meet all requirements of the City's Zoning Ordinance and Subdivision Regulations.

Attachments

Proposed Master Plan
Traffic Impact Study
Traffic Impact Study Response Memo
Shared Parking Study
Sewer Capacity Evaulation

MASTER PLAN
FOR
5101 MARYLAND WAY
HIGHWOODS PROPERTIES

CONTACTS

OWNER/DEVELOPER

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NASHVILLE, TN 37203
(615) 340-1232
taylor.wells@highwoods.com

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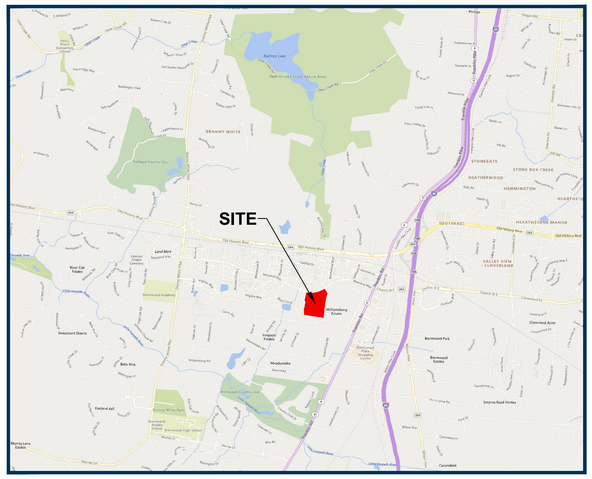
(615) 329-1399
cgannaway@hastingsarchitecture.com



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
ARCHITECTURAL PLANS	
A0.00	MASTERPLAN
A1.00	BUILDING ELEVATIONS
A1.01	BUILDING ELEVATIONS
A1.02	BUILDING ELEVATIONS
A2.00	AERIAL VIEW
A3.00	PRECEDENT IMAGERY
CIVIL PLANS	
C1.0	EXISTING CONDITIONS PLAN
C2.0	MASTER LAYOUT PLAN
C2.1	TRUCK TURN MOVEMENT PLAN
C3.0	MASTER GRADING & DRAINAGE PLAN
C3.1	PRE VS POST DRAINAGE ANALYSIS
C4.0	MASTER UTILITY PLAN
LANDSCAPE PLANS	
L1.0	MASTER LANDSCAPE PLAN

5101 MARYLAND WAY, CITY OF BRENTWOOD,
15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

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5101 MARYLAND WAY
FOR
HIGHWOODS PROPERTIES
5101 MARYLAND WAY, CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: -

Date: 11.07.2022

Approved By: B. SLAYDEN

Revisions:

-	–	–	
-	–	–	
4	10/31/2025	PC RESUBMITTAL APPLIES TO ALL SHEETS	
3	12/20/2022	PER CITY COMMENTS	
2	12/05/2022	PER CITY COMMENTS	
1	11/22/2022	PER CITY COMMENTS	

Drawing Title:

COVER SHEET

Drawing No.

C0.0

Project No.

22-0189

1 SITE PLAN
1" = 50'-0"
0 25' 50' 100'

HASTINGS
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Hastings Architecture, LLC
225 Polk Avenue Suite 100
Nashville TN 37203

NOT FOR CONSTRUCTION

MASTERPLAN

HIGHWOODS PROPERTIES
5101 MARYLAND WAY
5101 MARYLAND WAY
BRENTWOOD, TN 37027

REVISION INFORMATION

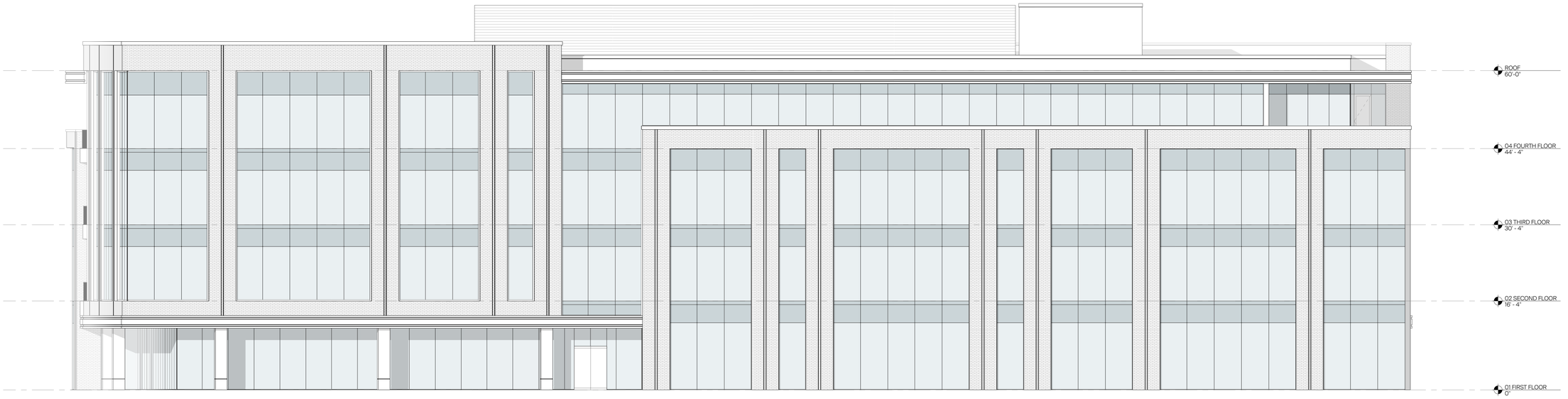
PROJECT #	20022
ISSUE DATE	2022.12.05

MASTERPLAN

A0.00

2 PRELIMINARY OFFICE ELEVATION - SOUTH

1/8" = 1'-0" 0 4' 8' 16'



1 PRELIMINARY OFFICE ELEVATION - NORTH

1/8" = 1'-0" 0 4' 8' 16'

HASTINGS

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Nashville TN 37203

NOT FOR CONSTRUCTION

MASTERPLAN

Highwoods PROPERTIES

HIGHWOODS PROPERTIES
5101 MARYLAND WAY - OFFICE A

5101 MARYLAND WAY
BRENTWOOD, TN 37027

REVISION INFORMATION

PROJECT #	20022
ISSUE DATE	2022.12.05

BUILDING ELEVATIONS

A1.00

2 PRELIMINARY OFFICE ELEVATION - WEST

1/8" = 1'-0"

0 4' 8' 16'

1 PRELIMINARY OFFICE ELEVATION - EAST

1/8" = 1'-0"

0 4' 8' 16'

HASTINGS

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Nashville TN 37203

NOT FOR CONSTRUCTION

MASTERPLAN

Highwoods PROPERTIES

HIGHWOODS PROPERTIES
5101 MARYLAND WAY - OFFICE A

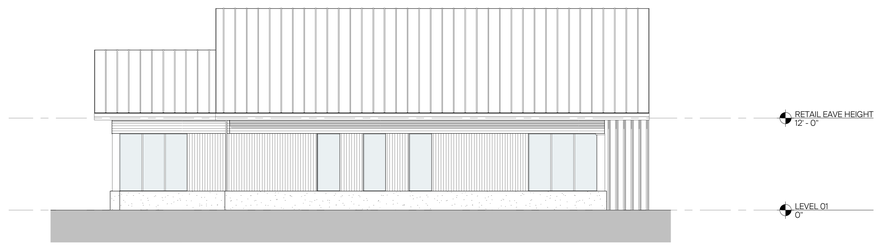
5101 MARYLAND WAY
BRENTWOOD, TN 37027

REVISION INFORMATION

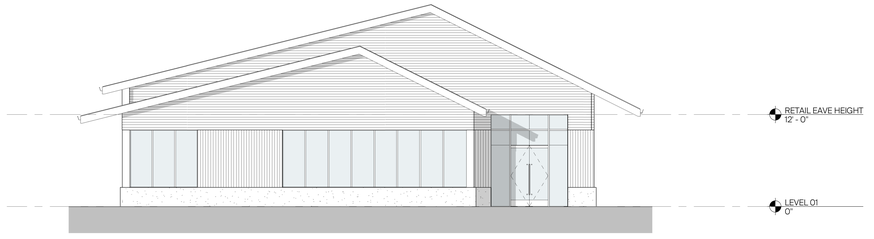
PROJECT #	20022
ISSUE DATE	2022.12.05

BUILDING ELEVATIONS

A1.01



2 PRELIMINARY RETAIL ELEVATION B - TYPICAL
1/8" = 1'-0"
0 4' 8' 16'



1 PRELIMINARY RETAIL ELEVATION A - TYPICAL
1/8" = 1'-0"
0 4' 8' 16'

HASTINGS
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225 Polk Avenue Suite 100
Nashville TN 37203

NOT FOR CONSTRUCTION

MASTERPLAN

Highwoods PROPERTIES

HIGHWOODS PROPERTIES
5101 MARYLAND WAY - RETAIL VILLAGE

5101 MARYLAND WAY
BRENTWOOD, TN 37027

REVISION INFORMATION

PROJECT #	20022
ISSUE DATE	2022.12.05

BUILDING ELEVATIONS

A1.02

1 AERIAL VIEW - NE CORNER
NTS

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Nashville TN 37203

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MASTERPLAN

HIGHWOODS PROPERTIES
5101 MARYLAND WAY

5101 MARYLAND WAY
BRENTWOOD, TN 37027

REVISION INFORMATION

PROJECT #	20022
ISSUE DATE	2022.12.05

AERIAL VIEW

A2.00

PRECEDENT IMAGERY

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MASTERPLAN

HIGHWOODS PROPERTIES
5101 MARYLAND WAY

5101 MARYLAND WAY
BRENTWOOD, TN 37027

REVISION INFORMATION

PROJECT #	20022
ISSUE DATE	2022.12.05

PRECEDENT IMAGERY

A3.00

MARYLAND WAY
(110' RIGHT OF WAY)
MAP 11H, GROUP "D", PARCEL 15.00
JORDAN PROPERTIES, INC.
DEED BOOK 1696, PAGE 734, R.O.W.C.T.
MARYLAND FARMS SECTION 29
PLAT BOOK 15, PAGE 80, R.O.W.C.T.
MAP 11H, GROUP "A", PARCEL 10.00
WILLIAM LANCE BAUGHER, SR., ETAL.
DEED BOOK 1952, PAGE 1001, R.O.W.C.T.
MAP 11H, GROUP "A", PARCEL 11.00
WILLIAM C. WARD, JR., ETUX.
DEED BOOK 156, PAGE 278, R.O.W.C.T.
MAP 11H, GROUP "A", PARCEL 12.00
ROBERT ERIC JONES
DEED BOOK 8536, PAGE 838, R.O.W.C.T.
MAP 11H, GROUP "A", PARCEL 13.00
HOWARD C. RODRIGUEZ, ETUX.
DEED BOOK 5026, PAGE 307, R.O.W.C.T.
MAP 11H, GROUP "A", PARCEL 14.00
GLATZER FAMILY TRUST
DEED BOOK 6041, PAGE 370, R.O.W.C.T.
MAP 11H, GROUP "A", PARCEL 15.00
KENNETH D. JONES, ETUX.
DEED BOOK 1100, PAGE 540, R.O.W.C.T.
MAP 11H, GROUP "A", PARCEL 16.00
LUTHER L. LUTON, III
DEED BOOK 1368, PAGE 888, R.O.W.C.T.
MAP 11A, GROUP "C", PARCEL 2.03
GRAYSTONE, GP.
DEED BOOK 6433, PAGE 732, R.O.W.C.T.
MARYLAND FARMS SECTION 31
PLAT BOOK 25, PAGE 12, R.O.W.C.T.
MAP 11A, GROUP "C", PARCEL 2.05
WARD CIRCLE LLC
DEED BOOK 8886, PAGE 778, R.O.W.C.T.
MARYLAND FARMS SECTION 72
PLAT BOOK 26, PAGE 13, R.O.W.C.T.
MAP 11A, GROUP "C", PARCEL 2.01
HH HPTRI PROPERTIES, LLC.
DEED BOOK 2106, PAGE 308, R.O.W.C.T.
MARYLAND FARMS SECTION 42
PLAT BOOK 13, PAGE 56, R.O.W.C.T.
MAP 11, PARCEL 1.33
CITY OF BRENTWOOD
DEED BOOK 1469, PAGE 421, R.O.W.C.T.
MAP 11H, GROUP "B", PARCEL 1.00
FRANCIS A WOLFF
DEED BOOK 1955, PAGE 182, R.O.W.C.T.
MAP 11H, GROUP "B", PARCEL 2.00
HUGH M. QUEENER
DEED BOOK 8382, PAGE 502, R.O.W.C.T.
MAP 11H, GROUP "B", PARCEL 3.00
BARBARA PEDIGO TIDWELL
DEED BOOK 4671, PAGE 718, R.O.W.C.T.
MAP 11H, GROUP "B", PARCEL 4.00
JAMES B. WITHERSPOON
DEED BOOK 904, PAGE 851, R.O.W.C.T.
MAP 11H, GROUP "B", PARCEL 5.00
THOMAS F. STEINKAMP
DEED BOOK 914, PAGE 154, R.O.W.C.T.
MAP 11H, GROUP "B", PARCEL 6.00
LOVE MY LIFE TN TRUST
DEED BOOK 8729, PAGE 65, R.O.W.C.T.
S38°21'58"E 61.65'
N2°16'46"E 300.08'
N0°20'26"W 718.57'
N81°01'50"W 822.70'
S00°50'03"W 4.39'
S09°51'40"W 700.15'
N81°01'50"W 822.70'
61.65'
17' AC UNITS
EXISTING METAL BUILDING
SWIMMING POOL
BASKETBALL COURT
PLAY EQUIP.
MULCH PLAYGROUND SURFACING
GENERATOR
SUNSHELL PAVILION
KEY PAD
GATE
STEPS
RETAINING WALL
DUMP PAD
MONUMENT SIGN
ELECTRIC BOX
UTILITY EASEMENT
STORAGE BUILDING
PUMP STATION
TOP OF 4" PIPE=695.70'
BOTTOM OF VAULT=681.50'
PRIVATE SANITARY SEWER FORCE MAIN DEED BOOK 4953, PAGE 403 R.O.W.C.T.
VEHICULAR & PEDESTRIAN INGRESS AND EGRESS EASEMENT GRANTED TO JORDAN PROPERTIES, INC. (LOT 38) AREA SHOWN THUS: DEED BOOK 1696, PAGE 741 R.O.W.C.T.
27' ACCESS EASEMENT DEED BOOK 1256, PAGE 382, DEED BOOK 1758, PAGE 698, DEED BOOK 1759, PAGE 723 R.O.W.C.T.
20' DRAINAGE EASEMENT P.B. 26, PG. 13 R.O.W.C.T.
DRAINAGE EASEMENT
48" CMP
12" RCP
18" RCP
12" CMP
8" PVC
10" PVC
8" CPP
W/CAP" IR(O)
RSA" IR(O)
L&T" IR(O)
ELLIOT" IR(O)
" IR(O)
PK(O)
CM(O)
5/8" IR(O) DISTURBED
CATCH BASIN RIM=707.80' INV=705.40' (OUT)
CATCH BASIN RIM=705.10' INV=702.93'(N) INV=702.50'(OUT)
STORM MANHOLE RIM=706.39' INV=702.79'
AREA DRAIN RIM=703.80' INV=703.50'(OUT)
STORM MANHOLE RIM=706.80' INV=699.30'(N) INV=699.30'(OUT)
CATCH BASIN RIM=705.65' INV=702.15'(OUT)
CATCH BASIN RIM=705.80' INV=702.70'
STORM MANHOLE RIM=706.20' INV=701.70'(N) INV=698.90'(IN) INV=698.70'(OUT)
SANITARY MANHOLE RIM=706.60' INV=699.80'(OUT)
STORM MANHOLE RIM=705.40' INV=697.50'(IN) INV=697.40'(OUT)
AREA DRAIN RIM=703.30' INV=699.15'(OUT)
STORM MANHOLE RIM=703.10' INV=699.80'(IN) INV=696.10'(NE) INV=695.90'(OUT)W
AREA DRAIN RIM=702.80' INV=699.00'(OUT)
STORM MANHOLE RIM=702.70' INV=693.70'(NE) INV=693.50'(OUT)W INV=694.00'(OUT)S
SANITARY MANHOLE RIM=698.50' INV=688.50'(IN) INV=688.35'(OUT)
SANITARY MANHOLE RIM=698.50' INV=688.90'(IN) INV=688.85'(OUT)
SANITARY MANHOLE RIM=698.30' INV=694.10' (OUT)
CATCH BASIN RIM=697.02' INV=691.40'(OUT)
14 WATER METERS
10' P.U.D.E.
20' M.B.S.L. (C)
30' M.B.S.L. (R-2)
100' M.B.S.L. (C-2)
75' M.B.S.L. (R-2)
20' M.B.S.L.
10' P.U.E.
20' P.U.D.E.
15' P.U.D.E.
5' P.U.D.E.
100.0'
75.0'
20.0'
15' PAVING
15' GRADING
15' SEWER
15' WATER
15' GAS
15' UTILITY
15' STORM
15' ELECTRIC
15' TELEPHONE
15' CABLE
15' FIBER OPTIC
15' IRRIGATION
15' LIGHTING
15' FENCE
15' LANDSCAPING
15' SIGNAGE
15' SIDEWALK
15' CURB
15' BERM
15' RETAINING WALL
15' BUILDING
15' PARKING
15' ROAD
15' DRIVE
15' ENTRANCE
15' EXIT
15' ISLAND
15' MEDIAN
15' TURN LANE
15' ACCESS
15' EASEMENT
15' RIGHT-OF-WAY
15' PUBLIC
15' PRIVATE
15' COMMON
15' SHARED
15' JOINT
15' MUTUAL
15' RECIPROCAL
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15' EXCLUSIVE
15' PERPETUAL
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LEGEND

- GREEN SPACE/PROPOSED LANDSCAPING
- BIORETENTION AREA
- PROPOSED BUILDING
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING CONCRETE WALK

HIGHWOODS WILL ENDEAVOR TO DESIGN, BUILD, AND FINANCE THE GREENWAY CONNECTION REQUIRED ON THE CITY'S LAND. THIS CONNECTION WILL INCLUDE THE ASPHALT PATH AND GRADING REQUIRED TO ACHIEVE THE ADEQUATE SLOPE. SITE WALLS, ELEVATED PATHS, UTILITIES, TREE DEMOLITION, AND SIMILAR REQUIREMENTS ARE NOT ANTICIPATED. FINAL DESIGN WILL BE SUBMITTED WITH THE SITE PLAN AND OUR TEAM WILL WORK WITH THE CITY'S TEAM TO ARRIVE AT A MUTUALLY AGREEABLE SOLUTION.

SITE DATA:

PROPERTY INFORMATION:

STREET ADDRESS:	5101 MARYLAND WAY BRENTWOOD, TN 37067
TAX MAP:	011A
PARCEL:	16.00
DEED BOOK:	55
PAGE:	213
ACREAGE:	± 17.04 AC (742,480 SF)

OWNER:

HIGHWOODS PROPERTIES
TAYLOR B. WELLS, AIA
3322 WEST END AVENUE, SUITE 600
NASHVILLE, TN 37203
(615) 340-1232
TAYLOR.WELLS@HIGHWOODS.COM

CIVIL ENGINEER:

RAGAN SMITH ASSOCIATES, INC
BRAD SLAYDEN
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSLAYDEN@RAGANSMITH.COM

ARCHITECT:

HASTINGS ARCHITECTURE
CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615) 329-1399
CGANNAWAY@HASTINGSARCHITECTURE.COM

ZONING INFORMATION:

ZONING CLASSIFICATION:	C-2 (COMMERCIAL RETAIL) (12.78 AC) R-2 (SUBURBAN RESIDENTIAL) (4.27 AC)
C-2 BUILDING SETBACKS:	
FRONT:	50'
FRONT (IF BUILDING OVER 3 STORIES):	100'
SIDE:	20'
SIDE	100' ABUTTING A RESIDENTIAL DISTRICT
REAR:	20'
R-2 BUILDING SETBACKS:	
FRONT:	75'
SIDE:	20'
REAR:	30'

PROPOSED PROJECT INFORMATION:

PROPOSED USAGE:

USES:	GENERAL OFFICE / RETAIL / RESTAURANT
OFFICE:	
A:	102,000 SF
B:	112,000 SF
C:	110,000 SF
	324,000 SF
RETAIL:	
VILLAGE (RESTAURANT):	23,000 SF
VILLAGE (GENERAL RETAIL):	13,800 SF
WITHIN BUILDING A (GENERAL RETAIL):	6,250 SF
	43,050 SF

PARKING:

EXISTING SURFACE PARKING:	527 SPACES (12 ACCESSIBLE SPACES)
PARKING RATIO REQUIRED:	
GENERAL OFFICE:	1 SP/300SF
GENERAL RETAIL:	1 SP/250SF
RESTAURANT:	1 SP/100SF
REQUIRED PARKING:	1,382 SP
PROPOSED PARKING PROVIDED:	
PROPOSED SURFACE PARKING :	332 SP
PROPOSED STRUCTURED PARKING:	913 SP
TOTAL:	1,245 SP
PARKING EXCESS:	-137 SP (SEE SHARED PARKING ANALYSIS)
GREENWAY PARKING PROVIDED:	8 SP

ALLOWABLE BUILDING HEIGHT:	4 STORIES OR 60 FEET
PROPOSED BUILDING HEIGHT:	
OFFICE BUILDINGS A, B AND C:	4 STORIES OR 60 FEET
RETAIL VILLAGE:	NOT EXCEEDING 3 STORIES OR 46 FEET
USABLE LOT AREA ALLOWED (MAX):	30%
USABLE LOT AREA PROVIDED:	28%
EXISTING PERVIOUS AREA:	± 4.17 ACRES (181,645 SF)
EXISTING IMPERVIOUS AREA:	± 12.88 ACRES (561,053 SF)
PROPOSED PERVIOUS SITE AREA:	± 6.21 ACRES (270,805 SF)
PROPOSED IMPERVIOUS SITE AREA:	± 10.89 ACRES (474,292 SF)
TOTAL:	CONVERSION OF 2.05 AC TO PERVIOUS SURFACE

SURVEY INFORMATION:

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES DATED MARCH 26, 2021.

FLOOD INFORMATION:

FEMA MAP #: 47187C0093G & 47187C0091F
EFFECTIVE DATE: SEPTEMBER 29, 2006
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0091F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, AND MAP NO. 47187C0093G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 0091 & 0093, SUFFIX F & G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
7. ALL ACCESSIBLE RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

DIMENSION NOTES:

- THE MINIMUM DISTANCE BETWEEN ANY BUILDING AND ANY INTERNAL STREET OR DRIVE SHALL BE 15 FEET.
- THE MINIMUM DISTANCE BETWEEN ANY BUILDING AND ANY PARKING SPACE SHALL BE 10 FEET.

CONSTRUCTION PHASING NOTE:

THE DEVELOPMENT'S CONSTRUCTION AND PHASING PLANS BEGINS WITH ASSUMED DECOMMISSIONING OF THE YMCA BY THE YMCA IN THE SUMMER OF 2023. WE ANTICIPATE BEGINNING DEMOLITION SOON AFTER THE CLOSING OF THE FACILITY WITH PLANS TO COMPLETE DEMOLITION BY THE END OF 2023. DEPENDENT ON MARKET CONDITIONS AND DEMAND, UPON COMPLETION OF DEMOLITION, OUR GOAL WOULD BE TO BEGIN VERTICAL CONSTRUCTION OF OFFICE BUILDING 'A' AND APPROXIMATELY 30,000 SF OF RETAIL AND ½ OF THE STRUCTURED PARKING DECK IN 2024. THE 2ND PHASE OF OFFICE AND RETAIL WOULD DEPEND ON RECEPTIVE OFFICE AND RETAIL MARKET DEMANDS. OUR PLAN WOULD BE TO BEGIN CONSTRUCTION OF OFFICE BUILDING 'B' AND THE REMAINING SF OF RETAIL AND PARKING DECK EXPANSION APPROXIMATELY 1 YEAR AFTER SUBSTANTIAL COMPLETION OF PHASE 1. OFFICE BUILDING C WOULD THEN BEGIN APPROXIMATELY 1 YEAR AFTER THE SUBSTANTIAL COMPLETION OF PHASE II.

Know what's below. Call before you dig.

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RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

5101 MARYLAND WAY

FOR

HIGHWOODS PROPERTIES

5101 MARYLAND WAY,CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=50'

Date: 11.07.2022

Approved By: B. SLAYDEN

Revisions:

- – –
- – –
- – –

3 12/20/2022 PER CITY COMMENTS
2 12/05/2022 PER CITY COMMENTS
1 11/22/2022 PER CITY COMMENTS

Drawing Title:

MASTER LAYOUT PLAN

Drawing No.

C2.0

Project No.

22-0189

S:\22189\CIVIL ENGINEERING\CAD\LAYOUT\22189 MASTER LAYOUT.DWG, 11/9/2022 12:39 PM

GARBAGE TRUCK

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°

FIRE TRUCK ACCESS

Rsa 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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5101 MARYLAND WAY

FOR

HIGHWOODS PROPERTIES

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Scale: 1"=50'

Date: 11.07.2022

Approved By: B. SLAYDEN

Revisions:

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3 12/20/2022 PER CITY COMMENTS
2 12/05/2022 PER CITY COMMENTS
1 11/22/2022 PER CITY COMMENTS

Drawing Title:

TRUCK TURN MOVEMENT PLAN

Drawing No.

C2.1

Project No.

22-0189

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R:\22-0189 - CIVIL ENGINEERING\C-PLAN SHEET MASTER FILES\C2.00 - TRUCK TURN MOVEMENTS.DWG
Oct 31, 2022 - 4:46pm - Ryan Hamilton - Z:\Projects\22-0189 - 5101 Maryland Way\C-Plan Sheet Master Files\C2.00 - TRUCK TURN MOVEMENTS.dwg

STORMWATER QUANTITY NOTES:

CITY OF BRENTWOOD STORMWATER REQUIREMENTS:

1. ARTICLE 6: SECTION 10(3)G.12:
   - PREVIOUSLY DEVELOPED SITES. THE CITY OF BRENTWOOD RESERVES THE RIGHT TO REQUIRE DRAINAGE CALCULATIONS TO BE BASED ON PRE-EXISTING CONDITIONS OF DEVELOPED SITES WHERE NEW DEVELOPMENT IS PROPOSED. HISTORICAL INSTANCES OF DOWNSTREAM FLOODING WILL BE THE BASIS FOR REQUIRING THESE CALCULATIONS.
2. ARTICLE 6: SECTION 10(3)G.8.C:
   - DRAINAGE CALCULATIONS SUBMITTED IN SUPPORT OF PROPOSED DEVELOPMENTS WITHIN THE CITY OF BRENTWOOD SHALL INCLUDE AN ANALYSIS OF BOTH ONSITE AND OFFSITE WATERSHEDS AS A SYSTEM WITH AN APPROPRIATE HYDROLOGIC AND HYDRAULIC ROUTING SOFTWARE PROGRAM, TAKING INTO CONSIDERATION THE OFFSITE/BYPASS DRAINAGE AREAS AND PROPERLY ACCOUNTING FOR TIMING OF ONSITE/OFFSITE WATERSHEDS. IN ADDITION TO MEETING FLOW REDUCTION REQUIREMENTS AT DETENTION POND OUTFALLS LISTED IN TABLE SEVEN, THE POST-DEVELOPED DISCHARGES FOR ALL STORM EVENTS, INCLUDING THE 1-YEAR, 2-YEAR, 5-YEAR, 10-YEAR, 25-YEAR, 50-YEAR AND 100-YEAR-24-HOUR DESIGN STORMS, MUST BE REDUCED TO BE EQUAL TO OR LESS THAN PRE-DEVELOPED DISCHARGES AT THE OVERALL SITE OUTFALL. THE ANALYSIS POINT(S) FOR PROPOSED DEVELOPMENTS SHALL BE LOCATED AT EACH ONSITE DETENTION POND OUTFALL, AT CONFLUENCE(S) WITH ONSITE/BYPASS FLOWS, AND AT AN OVERALL COMMON OUTFALL POINT THAT CAPTURES BOTH THE ONSITE AND OFFSITE TOTAL COMBINED DISCHARGES, A SUMMARY TABLE COMPARING PRE-DEVELOPED AND POST-DEVELOPED DISCHARGES FOR ALL DESIGN STORMS AT ALL ANALYSIS POINTS SHALL BE PROVIDED.

SOUTH DRAINAGE BASIN:
- THE DRAINAGE BASIN THAT OUTFALLS TO THE SOUTH INCLUDES THE PROPOSED DETENTION POND. THIS DRAINAGE BASIN ADHERES TO ALL OF THE CITY CODE REQUIREMENTS LISTED ABOVE BY: USING THE PRE-EXISTING CONDITIONS OF THE SITE FOR THE DRAINAGE CALCULATIONS DUE TO THE KNOWN EXISTING STORMWATER ISSUES TO THE SOUTH OF THE SITE, RELEASING STORMWATER FROM THE DETENTION POND AT THE EXISTING TO PROPOSED PEAK FLOW REQUIREMENTS PER THE CITY OF BRENTWOOD'S STORMWATER CODE, AND THE POST-DEVELOPED DISCHARGE FOR ALL STORM EVENTS ARE REDUCED TO BE EQUAL TO OR LESS THAN PRE-DEVELOPED DISCHARGES.

NORTH DRAINAGE BASIN AND WEST DRAINAGE BASIN:
- THE DRAINAGE BASIN TO THE NORTH AND TO THE WEST DO NOT HAVE ANY KNOWN EXISTING STORMWATER OR DRAINAGE ISSUES. BECAUSE THERE ARE NO KNOWN EXISTING STORMWATER OR DRAINAGE ISSUES, THE CITY CODE REQUIREMENT ABOVE(1), DOES NOT APPLY TO THESE DRAINAGE BASINS AND THESE BASINS USE THE EXISTING CONDITIONS OF THE SITE FOR THE PROPOSED DRAINAGE CALCULATIONS OF EACH OUTFALL.
- THESE DRAINAGE BASINS DO NOT HAVE A PROPOSED DETENTION POND. THEREFORE, THE CITY REQUIREMENT ABOVE(2-"FLOW REDUCTION REQUIREMENTS AT DETENTION POND OUTFALLS LISTED IN TABLE SEVEN") DOES NOT APPLY TO THESE DRAINAGE BASINS AND THE POST-DEVELOPED DISCHARGE FOR ALL STORM EVENTS ARE REDUCED TO BE EQUAL TO OR LESS THAN PRE-DEVELOPED DISCHARGES AT EACH OUTFALL.

STORMWATER QUALITY NOTES:

1. ARTICLE 6: SECTION 10(3)G.9:
   - STORMWATER QUALITY. THE DESIGN OF STORMWATER QUALITY CONTROL PRACTICES SHALL INCLUDE STRUCTURAL AND NON-STRUCTURAL DEVICES AND SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING CRITERIA(SEE ARTICLE 6: SECTION 10(3)G.9 FOR FURTHER CRITERIA) AND IN ACCORDANCE WITH THE METRO WATER SERVICES LOW IMPACT DEVELOPMENT MANUAL VOLUME 5, OR LATER SUBSEQUENT EDITIONS.

* THE PROPOSED SITE ADHERES TO THE VOLUME 5 LID REQUIREMENTS THROUGH THE USE OF PERVIOUS PAVERS AND BIO-RETENTIONS. THE CODE REQUIREMENT FOR A SITE BEING REDEVELOPED IS 60% RUNOFF REDUCTION VOLUME. THE PROPOSED 5101 MARYLAND WAY SITE MEETS THE 80% RUNOFF REDUCTION VOLUME REQUIREMENT FOR SITES THAT HAVE NOT PREVIOUSLY BEEN DEVELOPED. THE PURPOSE OF ADHERING TO THE 80% RUNOFF REDUCTION VOLUME REQUIREMENT IS TO FURTHER HELP THE KNOWN EXISTING STORMWATER ISSUES TO THE SOUTH OF THE SITE. THE INCREASED RUNOFF REDUCTION VOLUME WILL REDUCE THE STORMWATER BURDEN DOWNSTREAM BY INFILTRATING STORMWATER INTO THE GROUND AND REDUCING THE SPEED OF THE STORMWATER LEAVING THE PROPOSED SITE.

LEGEND

- BIORETENTION AREA
- PROPOSED BUILDING
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING CONCRETE WALK

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Scale: 1"=50'

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- – – –
3 12/20/2022 PER CITY COMMENTS
2 12/05/2022 PER CITY COMMENTS
1 11/22/2022 PER CITY COMMENTS

Drawing Title:

MASTER GRADING & DRAINAGE PLAN

Drawing No.

C3.0

Project No.

22-0189

+/- 60% Reduction in flows over existing conditions

Applicable Code Requirements:
Article 6; Section 10(3)G.8.C
Article 6; Section 10(3)G.9

+/- 55% Reduction in flows over existing conditions

Applicable Code Requirements:
Article 6; Section 10(3)G.8.C
Article 6; Section 10(3)G.9

+/- 70% Reduction in flows over existing conditions

Applicable Code Requirements
Article 6; Section 10(3)G.12
Article 6; Section 10(3)G.8.C
Article 6; Section 10(3)G.9

OFFSITE CONTRIBUTING DRAINAGE AREA

OFFSITE CONTRIBUTING DRAINAGE AREA

EXISTING CONDITIONS

PROPOSED CONDITIONS

Know what's below. Call before you dig.

0 80 160

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ragansmith.com

5101 MARYLAND WAY

FOR

HIGHWOODS PROPERTIES

5101 MARYLAND WAY, CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=80'

Date: 11.07.2022

Approved By: B. SLAYDEN

Revisions:

- – –
- – –
- – –
- – –

3 12/20/2022 PER CITY COMMENTS

2 12/05/2022 PER CITY COMMENTS

Drawing Title:

PRE VS POST DRAINAGE ANALYSIS

Drawing No.

C3.1

Project No.

22-0189

F:\22-0189\1-CIVIL ENGINEERING\2-PLAN SHEETS\MASTER PLAN\22-0189 DRAINAGE AREA.DWG
Xrefs: ..\..\..\

WATER AND SEWER NOTES:

1. WATER LINES FOR DOMESTIC AND FIRE SERVICE USE SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CITY OF BRENTWOOD WATER AND SEWER DEPARTMENT REQUIREMENTS STANDARD SPECIFICATIONS AND DETAILS.
2. WATER LINE SERVICE TO BUILDING SHALL BE EXTENDED FROM THE EXISTING MAIN TO A POINT 5 FEET OUTSIDE BUILDINGS WHERE THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION TO BUILDING PLUMBING SYSTEM.
3. THE SANITARY SEWER SERVICE LINE, SHOWN BY THIS PLAN, SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CITY OF BRENTWOOD WATER AND SEWER DEPARTMENT REQUIREMENTS, STANDARD SPECIFICATIONS AND DETAILS.
4. SANITARY SEWER SERVICE TO BUILDING SHALL BE EXTENDED FROM THE EXISTING TO A POINT 5 FEET OUTSIDE BUILDINGS WHERE THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION TO BUILDING PLUMBING SYSTEM.
5. ALL WATER AND SEWER PIPING DONE BETWEEN THE TAPS AND THE BUILDING WILL REQUIRE PERMITS AND INSPECTIONS BY CITY OF BRENTWOOD CODES DEPARTMENT.

TELEPHONE NOTE:

TELEPHONE INSTALLATION TO BE COORDINATED WITH UTILITY PROVIDER.

UTILITY EQUIPMENT SCREENING NOTE:

ALL ABOVE GRADE UTILITIES SUCH AS MECHANICAL EQUIPMENT, TRANSFORMERS, AIR CONDITIONING, ETC. SHALL BE SCREENED FROM PUBLIC VIEW. ADDITIONAL PLANTINGS BEYOND THE PROPOSED LANDSCAPE PLAN MAY BE REQUIRED. SAID LANDSCAPE MATERIAL SHALL BE SUBMITTED/APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

UTILITY NOTE:

ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES, SHALL BE PLACED UNDERGROUND AND INSTALLED PER THE UTILITY PROVIDERS STANDARDS.

NOTES:

1. ALL SITE LIGHTING, IRRIGATION TO BE RELOCATED OR INSTALLED NEW AS DIRECTED BY OWNERSHIP. SEE PHOTOMETRIC AND IRRIGATION PLAN.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL BURIED UTILITY LINES PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITY ACCESS HOLES, METER BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH THE PROPOSED FINISHED GRADE, PER WATER SERVICES DEPARTMENT.
4. LIGHT POLE LOCATIONS ARE APPROXIMATE. SEE PHOTOMETRIC PLAN FOR ACTUAL LIGHT POLE LOCATIONS

UTILITY CONTACTS:	
PUBLIC WORKS	BRENTWOOD PUBLIC WORKS (615) 371-0080
ELECTRIC	NASHVILLE ELECTRIC SERVICE (615) 736-6900
GAS	PIEDMONT NATURAL GAS (615) 456-6313
TELEPHONE	AT&T (615) 585-3878
SEWER	BRENTWOOD WATER & SEWER DEPARTMENT (615) 371-0080
WATER	BRENTWOOD WATER & SEWER DEPARTMENT (615) 371-0080

UTILITY LEGEND

- WATER LINE
- SANITARY SEWER LINE
- ELECTRIC LINE
- GAS LINE

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5101 MARYLAND WAY

FOR

HIGHWOODS PROPERTIES

5101 MARYLAND WAY,CITY OF BRENTWOOD, 15TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=50'

Date: 11.07.2022

Approved By: B. SLAYDEN

Revisions:

- - - -
- - - -
- - - -
3 12/20/2022 PER CITY COMMENTS
2 12/05/2022 PER CITY COMMENTS
1 11/22/2022 PER CITY COMMENTS

Drawing Title:

MASTER UTILITY PLAN

Drawing No.

C4.0

Project No.

22-0189

P:\22-0189\CIVIL\DRAWINGS\C4.0A MASTER PLAN\22-0189 UTILITY PLAN.DWG
PLOTTED BY: Chris Rose - Nashville Office - Wednesday, November 09, 2022 - 10:59 AM

LEGEND

C-2 BUFFER PLANTING

- PROPOSED BUFFER VEGETATION AREA
- PROPOSED BUFFER EVERGREEN TREES (234)
- PROPOSED BUFFER EVERGREEN SHRUBS (202)

MARYLAND WAY PLANTING

- PROPOSED EVERGREEN HEDGE (536)

SITE PLANTING

- CANOPY TREE (100)
- EVERGREEN TREE (104)
- UNDERSTORY TREE (113)

0 50 100

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5101 MARYLAND WAY

FOR

HIGHWOODS PROPERTIES

5101 MARYLAND WAY, BRENTWOOD, TENNESSEE

Scale:	1"=50'
Date:	11.21.2022
Approved By:	B. SLAYDEN

Revisions:

- – –
- – –
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- – –

Drawing Title:

MASTER LANDSCAPE PLAN

Drawing No.

L1.0

Project No.

P:\2022\2022018 MARYLAND FARMS\DWG\CAD\SHEETS\L1.0.DWG
Plotted: 11/21/2022 2:29 PM By: WILLEM VAN DE VOORDE Last Saved By: WILLEM VAN DE VOORDE

MEMORANDUM

TO:	City of Brentwood
FROM:	Meghan Sigler, KCI Technologies, Inc.
DATE:	December 2, 2022
SUBJECT:	Maryland Farms YMCA TIS – Response to TIS Review Comments KCI Job Order No. 892206641

In October 2022, KCI Technologies, Inc. prepared a traffic impact study (TIS) for the proposed Maryland Farms YMCA development located along Maryland Way in Brentwood, Tennessee. As presented in the TIS, the proposed development includes approximately 40,000 square feet of retail and 325,000 square feet of office, and access to the development is planned to be provided by three existing driveways, two on Maryland Way and one on Ward Circle.

In November 2022, Neel-Schaffer reviewed the TIS for the City of Brentwood and provided the development team and the City of Brentwood comments/recommendations on the reviewed TIS. The following are the comments/recommendations and the development teams responses to those comments/recommendations:

- The applicant shall implement all recommendations presented in the TIS as part of the project's initial opening. If the project uses a phased approach, all improvements should be in place prior to the opening of the first phase.
    - The development is planned to be constructed in phases. The development team would prefer that phasing of off-site improvements be finalized at a later time, once a phasing plan has been finalized.
- Review found that the traffic study did not provide a functional illustration outlining proposed recommendations. We recommend that the report be amended to include a diagram highlighting the proposed improvements as outlined by the TIS and the review memo. The drawing will serve as a tool for city officials during review and approval of future site plan submittals.
    - The TIS report has been updated to include a recommended improvements figure. The updated TIS report has been included with the submittal of this memo.
- We recommend that the eastern access driveway include longer vehicle storage than

indicated in the TIS. In reviewing the study's analysis of existing left-turn movement during the PM peak, we concluded that 75 feet of storage may likely not be adequate under typical conditions. We suggest that the northbound exit approach of the eastern driveway provide a turn lane length of approximately 100ft.

  - The development team agrees with this recommendation. The TIS report and site plan have been updated to reflect this change in storage length from 75 feet to 100 feet. Those updated documents have been included with the submittal of this memo.

- Review concluded that improvement to the existing westbound left-turn lanes on Maryland Way at both proposed access driveways is advisable. We characterize the condition of the existing left-turn lanes as marginally sufficient. We suggest improvement to the turn lanes based on Maryland Way's 40-mph posted speed limit, a general lack of existing transitional deceleration taper and the proposed land uses.

  - We recommend that the westbound left-turn lanes at the western access and eastern access driveways be lengthened to provide a total storage length of 100 to 125 feet each. Final storage capacities may be confirmed as part of final design as and as approved by city engineering officials. We advise that both westbound left-turn lanes include a minimum of 100ft storage length.

  - Design of the modified left-turn lanes should include appropriate deceleration taper per city design guidelines. We advise a transitional taper of 50ft to 75ft.

  - Design should also investigate driver sight lines for turning movements from the left-turn lane into the site. Site design should confirm required sight distances are not obstructed by existing vegetation.

  - The development team agrees with this recommendation. The TIS report and site plan have been updated to reflect 100ft storage length and 75ft of taper for the westbound left-turn lanes at the intersections of Maryland Way and YMCA Western Driveway and Maryland Way and YMCA Eastern Driveway. Those updated documents have been included with the submittal of this memo.

- We suggest that the site designers and city officials consider the benefit of incorporating sign guidance directing exiting drivers with destinations to the west along Maryland Way to use the southwest driveway access. The side driveway that connects to Ward Circle provides access to the existing traffic signal at the intersection of Maryland Way and Ward Circle/Maryland Commons Dr. For vehicles exiting the site that desire to travel westbound along Maryland Way, we envision scenarios where drivers would likely find left turn exit to

be safer and potentially more efficient at the signalized intersection. We believe trailblazer signage placed strategically within the site's campus would encourage drivers to use the signalized intersection to complete left-turn movements, especially during peak travel periods.

- The development team agrees with this recommendation and are planning to work out the details of this recommendation during final site plan approval.

NOVEMBER 2022

SHARED PARKING STUDY

MARYLAND FARMS YMCA
BRENTWOOD, TENNESSEE

PREPARED FOR:
HIGHWOODS PROPERTIES

KCI TECHNOLOGIES

500 11TH AVENUE NORTH, SUITE 290
NASHVILLE, TENNESSEE 37203

SHARED PARKING STUDY
MARYLAND FARMS YMCA
BRENTWOOD, TENNESSEE

PREPARED FOR:
HIGHWOODS PROPERTIES

KCI TECHNOLOGIES, INC
500 11th Avenue North, Suite 290
Nashville, TN 37203
615.370.8410 office 615.370.8455 fax
www.kci.com

1. INTRODUCTION AND PROJECT DESCRIPTION

The purpose of this study is to complete an analysis to determine the minimum number of parking spaces required to accommodate the combined land uses associated with the proposed Maryland Farms YMCA development. As shown by Figure 1, the development is located along Maryland Way west of the intersection of Maryland Way and Brentwood Boulevard in Brentwood, Tennessee.

Based on information provided by the development team, the proposed development is planned to include approximately 325,000 square feet of office space and 40,000 square feet of retail/restaurant space. Specifically, the retail/restaurant space is planning to include approximately 17,000 square feet of retail space, 10,000 square feet of full service/sit-down restaurant space, 10,000 square feet of fast/casual restaurant space, and 3,000 square feet of coffee shop space. The specific size breakdown for each land use is shown in Table 1, which corresponds to the current development plan.

TABLE 1. PROPOSED MIXED-USE DEVELOPMENT PROGRAM

LAND USE	SIZZE
Office	325,000 s.f.
Retail	17,000 s.f.
Fine Dining Restaurant	10,000 s.f.
Fast Casual Restaurant	10,000 s.f.
Coffee Shop	3,000 s.f.

The purpose of this study is to determine the projected parking demand of the combined land uses. Since the proposed development will include a mix of land uses, the peak parking demand for each land use will occur at varying times. Parking demand rate information and shared parking information from Brentwood's *Municipal Code* as well as typical parking patterns and data presented in *Shared Parking*, 3rd Edition, published by the Urban Land Institute (ULI) were utilized to determine the peak parking demand of the site.

N

Location of the Study Area
(Not to Scale)

Figure 1.

2. PARKING ANALYSIS

2.1 Zoning Ordinance Requirements

Brentwood's *Municipal Code* contains parking space requirements for specific land uses that do not account for shared parking that may occur on parcels with a mix of land uses. This ordinance was reviewed to determine the parking that would be required for the proposed land uses if no adjustments for shared parking were considered.

Table 2 show the proposed land uses and densities for the Maryland Farms YMCA development, the parking demand rates contained in Brentwood's *Municipal Code*, and the number of parking spaces required per the code with no adjustments for shared parking for each of the proposed development scenarios.

TABLE 2A. PARKING DEMAND BASED ON BRENTWOOD'S MUNICIPAL CODE WITH INDIVIDUAL LAND USES

LAND USE	SIZE	PARKING RATE PER ZONING ORDINANCE	UNADJUSTED PARKING DEMAND
Office	325,000 s.f.	1 space per 300 sq. ft.	1,083 spaces
Retail	17,000 s.f.	1 space per 250 sq. ft.	68 spaces
Fine Dining Restaurant	10,000 s.f.	1 space per 100 sq. ft.	100 spaces
Fast Casual Restaurant	10,000 s.f.	1 space per 100 sq. ft.	100 spaces
Coffee Shop	3,000 s.f.	1 space per 100 sq. ft.	30 spaces
		TOTAL	**1,381 spaces**

As shown in Table 2, based on the parking demand rates without considering shared parking, the development would require a total of 1,381 parking spaces.

Generally, the procedure outlined above is followed when determining parking needs for developments within Brentwood. However, for sites with a mixture of land uses, this procedure typically overestimates the parking demand. The overall peak parking demand for a mixed-use site can be significantly less than the sum of the peak parking demands of the individual uses since different types of uses have different peak parking demand characteristics. Therefore, the total number of parking spaces mentioned above are considered an overestimation of the actual parking demand for the combined land uses.

2.2 Shared Parking Analysis

Shared Parking, Third Edition, includes extensive research that quantifies how shared parking within mixed-use developments results in a lower parking demand than the sum of the parking needed for the individual uses. This reduction is due in part to fluctuations in the parking demand throughout the day, week, and year. The peak demand for each land use does not necessarily occur at the same time. Also, shared trips between the different land uses within a mixed-use site result in fewer parking spaces required for shared trips.

In order to determine the number of parking spaces that are needed to serve the Maryland Farms YMCA development, a shared parking analysis was conducted for the combined land uses. The parking demand rates for each month of the year were identified per land use. The month with the peak parking demand was then determined. Next, the hourly parking demand rates for a typical weekday and a weekend were identified for each of the proposed land uses. The monthly parking demand factor and the hourly parking demand factor were applied to the base parking rates for each land use in order to determine the number of parking spaces that are required for each use on an hourly basis. Finally, the hourly parking demands for the individual uses were added together to determine the total parking demand per hour for the site. This procedure was followed to determine the weekday peak parking demand and the weekend peak parking demand. The analysis is described further below.

Monthly Parking Demand Factors

Studies have shown that the parking demand for a given land use will typically vary from month to month. Therefore, the monthly parking demands for the land uses within the Maryland Farms YMCA development were evaluated to determine the peak monthly variations.

For each of the land uses, the monthly parking demand factors were taken from *Shared Parking*. These factors were then applied to the base parking rates to determine the monthly parking demand for each land use. For each month, the parking demands for the proposed uses were summed to identify the month with the highest parking demand. The peak month for the proposed development is expected to be December.

Hourly Parking Demand

Similar to the monthly parking demand factors, studies have shown that the parking demand for a given land use will typically change from hour to hour. Therefore, the hourly parking demands for each of the proposed land uses were evaluated to determine the peak hour variations. The peak hour for the proposed development is expected to be 2:00 PM on weekdays and 12:00 PM on weekends.

Non-Captive Parking Factors

Studies have shown that developments containing multiple land uses will typically have a reduction of customer parking needs due to customers parking and visiting more than one use. The term "captive market" is used to describe someone already present in the area that will visit another site. It is important to recognize the difference in simultaneous and sequential trips when estimating the effects of captive market influences on parking supply. For example, an employee parked at an office building is likely to visit an on-site retail business or on-site restaurant for lunch, which will reduce the parking demand for the restaurant. This is considered a simultaneous trip; and therefore, results in the reduction for shared parking. This reduction in parking is reflected in the non-captive parking percentage.

Non-Captive Parking Factors and Mode Adjustment Factors

The mode adjustment factor is the percentage of visitors that drive to the project site rather than use an alternative means of transportation such as riding public transportation, taking a taxi or ride-share, riding a bicycle, or walking.

Peak Parking Demand

For each of the proposed land uses, the standard parking demand rates previously described were multiplied by the peak monthly parking demand factor, the hourly parking demand factor, the non-captive parking factor, and the mode adjustment factor to determine the hourly parking demand for each land use. The peak parking demands for each of the land uses were then summed to determine the total hourly parking demands for the development.

Table 3 presents the results of the shared parking analysis for the Maryland Farms YMCA development.

TABLE 3. SHARED PARKING MODEL – PROJECTED PARKING DEMAND

PEAK PARKING DEMAND	
WEEKDAY	WEEKEND
2:00 PM December	12:00 PM December
1,162 spaces	420 spaces

As shown in Table 3, with the proposed land uses for the Maryland Farms YMCA development, there will be potential for shared parking between land uses.

Using ULI's *Shared Parking* methodology, the shared parking analysis indicates the peak parking demand is 1,162 parking spaces. This is a reduction of 16% as compared to the base parking demand rates contained in Brentwood's *Municipal Code*. ULI's shared parking worksheet is attached.

3. CONCLUSIONS & RECOMMENDATIONS

Using Brentwood's *Municipal Code,* parking rates without a shared parking analysis determined that the development would require a total of 1,381 parking spaces.

The shared parking analysis utilizing the shared parking methodology presented in ULI's *Shared Parking*, Third Edition, reduced the total number of parking spaces needed for the site by 219 spaces. This results in a reduction of 16% as compared to the base parking demand rates contained in Brentwood's *Municipal Code*.

Therefore, based on results of the analyses presented in this report, a minimum of 1,162 parking spaces should be provided by the proposed Maryland Farms YMCA development.

Shared Parking Demand Summary

Peak Month: DECEMBER -- Peak Period: 2 PM, WEEKDAY

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 2 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj December	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	17,000	sf GLA	2.90	100%	88%	2.56	ksf GLA	3.20	100%	98%	3.13	ksf GLA	100%	100%	44	100%	100%	54
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	12	100%	100%	14
Food and Beverage																		
Fine/Casual Dining	10,000	sf GLA	13.25	100%	79%	10.47	ksf GLA	15.25	100%	98%	14.88	ksf GLA	65%	100%	68	50%	100%	75
Employee			2.25	100%	100%	2.25		2.50	100%	100%	2.50		90%	100%	21	75%	100%	19
Fast Casual/Fast Food	13,000	sf GLA	12.40	100%	32%	4.01	ksf GLA	12.70	100%	89%	11.26	ksf GLA	90%	96%	45	100%	96%	141
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		95%	100%	25	100%	100%	26
Office																		
Office 100 to 500 ksf	325,000	sf GFA	0.22	100%	100%	0.22	ksf GFA	0.02	100%	100%	0.02	ksf GFA	95%	100%	69	90%	100%	7
Reserved		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.84	100%	100%	2.84		0.28	100%	100%	0.28		95%	100%	878	90%	100%	84
													Customer/Visitor		227	Customer		277
													Employee/Resident		935	Employee/Resident		142
													Reserved		-	Reserved		-
													Total		1,162	Total		420

Hazen *Memorandum*

December 22, 2022

To: Brentwood Water Services (Brentwood)

From: Seth Bradley P.E., Associate
Ryan Dean, Sr. Hydraulic Modeler

Re: Capacity Evaluation – 5101 Maryland Way Proposed Development

As requested by the City of Brentwood, Hazen performed an evaluation of a proposed development located at 5101 Maryland Way. The site currently is owned and operated by The YMCA of Middle Tennessee and provides a variety of facilities for exercise and fitness as shown in Figure 1. The proposed development would be a mixed-use development consisting of office, retail, and restaurant uses as shown in Figure 2 and would increase flows above existing conditions. The purpose of this evaluation is to determine if Brentwood's existing sewer system would have adequate capacity to receive increased flows from the proposed development. Brentwood's latest calibrated collection system hydraulic model was used for this evaluation.

Figure 1: Existing Site Aerial

Figure 2: Proposed Mixed Use Development Master Plan

Model Calibration Update

The model calibration in this area was last refined during the 2020 model update. During that effort, calibration was updated based on flow meter T-07, which was located on the main trunk and downstream of the trunk connection for this area. Model parameters were adjusted to match both dry and wet weather conditions based on this data.

Modeling Assumptions

- Sewer capacity was evaluated by adding proposed flows to the model under existing conditions.
- Modeled flow from the existing YMCA facilities is 31,358 gpd based on an average of recent winter water consumption from 2017, 2018 and 2022 (see Figure 3). This flow represents a conservative but realistic number post-pandemic.

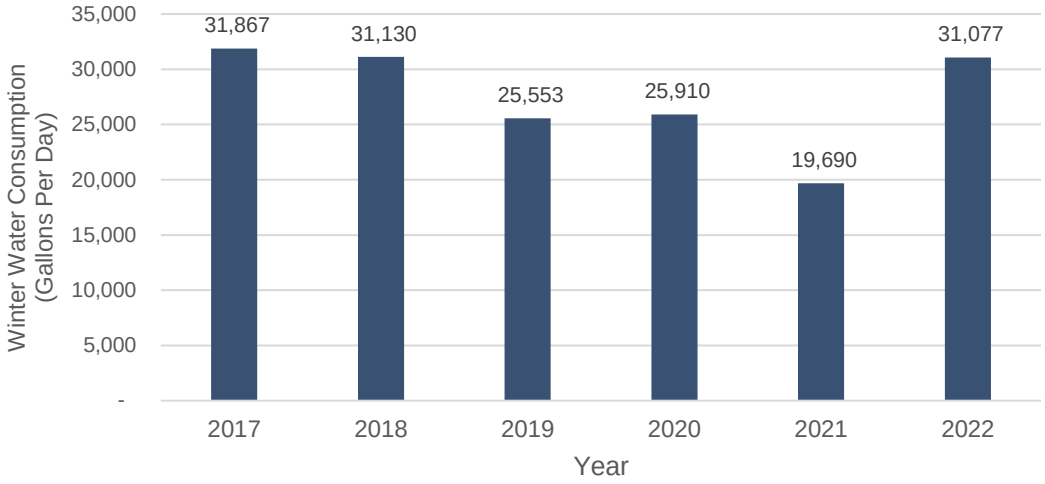

Figure 3: YCMA Winter Water Consumption (2017 – 2022)

- Proposed development flows were input as provided by Ragan Smith, totaling 72,208 gpd. The assumptions used to develop this flow are provided in Table 1.

Use	Design Usage (SF)	Rate (GPD/Unit)	Flow (GPD)
Office	324,000	0.1 GPD/SF	32,400
Retail	20,050	0.15 GPD/SF	3,008
Restaurant	23,000 (920 Seats)	40 GPD/Seat	36,800
		Total Proposed	**72,208**

Table 1: Mixed-Use Proposed Development Flow Assumptions

- In addition to the proposed mixed-use development flows at 5101 Maryland Way, the proposed flows from the East Park Development were also included as summarized in the Capacity Evaluation – East Park Proposed Development technical memorandum dated 04/27/22. This development is located at 1 Maryland Farms and 3 Maryland Farms, further upstream from the proposed 5101 Maryland Way development. Proposed flows total 33,800 gpd.

- The 4.0-million-gallon Brentwood EQ located just north of the Brentwood PS was assumed to be online for this analysis as the tank is currently under construction and will be completed before proposed development flows are realized. This analysis updated the model representation of the EQ pump setpoints and piping configuration based on the latest conformed drawings.
- Wet-weather capacity was evaluated by using the established 2-year, 24-hour design storm for Brentwood.

Hydraulic Analysis

The hydraulic analysis performed included evaluating the impacts of the proposed development during both dry and wet weather conditions. The analysis focused on whether or not the existing sewer system has capacity in both conditions to receive the higher proposed flow.

For both existing and proposed conditions, no changes were made to the model-generated infiltration and inflow (I/I) that was previously calibrated in the 2020 model update. Infiltration and inflow should not have changed substantially since then and would likely either remain the same or decrease with the proposed development.

Figures 6 and 7 compare hydraulic profiles for existing and proposed conditions for dry weather. Evaluation of the peak hydraulic grade from the point of connection down to the trunk sewer revealed no capacity limitations for proposed development in terms of depth of flow within pipe. No segment was shown to be surcharged.

Figures 8 and 9 compare hydraulic profiles for existing and proposed conditions for wet weather (2-year, 24-hour design storm). A review of the same hydraulic profile indicates the additional flow from the proposed development did not result in a significant difference in HGL within the branch sewer down to the connection with the trunk sewer (MH_12_143). No segments in branch sewer were shown to surcharge prior to this connection. The peak HGL at MH_12_143 increases by approximately 4 inches with the inclusion of the proposed development.

Brentwood EQ Impact

Inclusion of the Brentwood EQ impacts the HGL along the main trunk back to MH_12_143. Figure 10 shows an extended profile from the proposed development connection to the Brentwood EQ diversion with and without the Brentwood EQ. Without inclusion of the Brentwood EQ, the HGL at MH_12_143 would be approximately 4.75 feet higher in the 2-year storm.

Once online the Brentwood EQ will not only reduce HGL along the main trunk sewer, but two chronic SSO locations shown in Figure 4 will be eliminated. Without EQ, these SSOs would have increased in volume by 85,600 gallons with the addition of the proposed development flow. With EQ, the total systemwide SSO volume in the 2-year storm is 122,100 gallons for both pre and post development conditions. No additional SSO volume occurs as a result of the proposed development along the branch or trunk sewers, *upstream or downstream* of the development connection. As Figure 5 shows, the additional flow from the proposed development does increase EQ tank volume used.

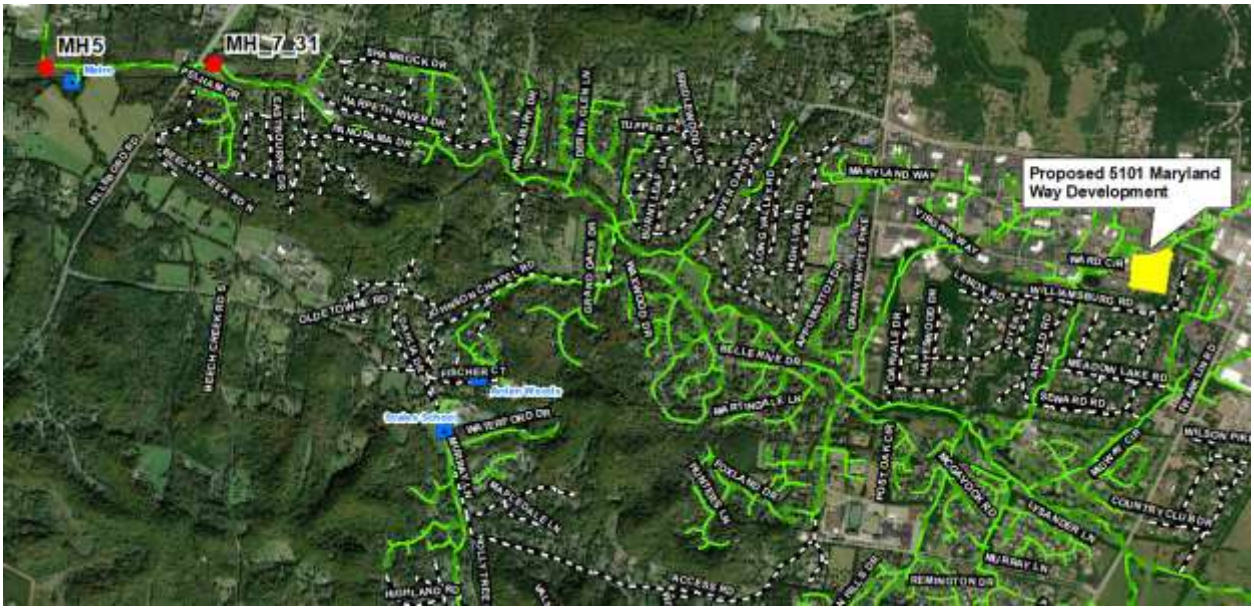

Figure 4: SSO Locations eliminated by Brentwood EQ Project

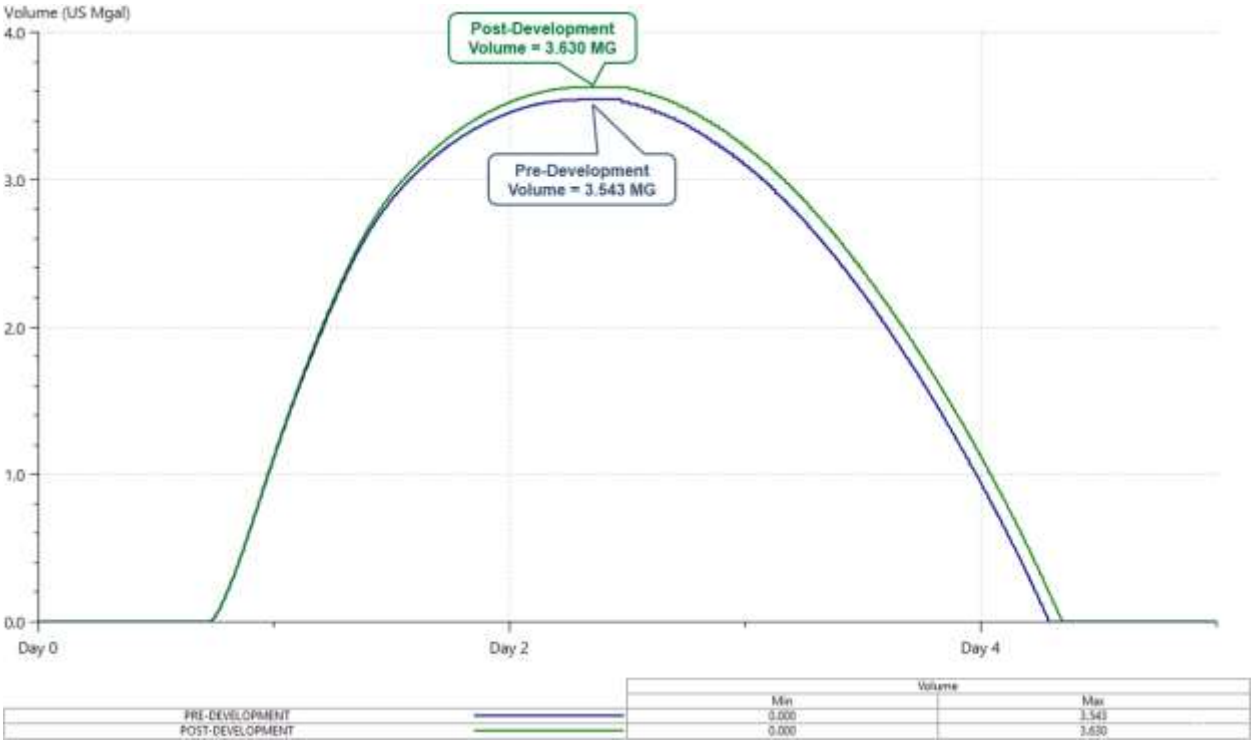

Figure 5: Brentwood EQ volume – Pre vs. Post Development Conditions

Conclusions

Based on the results of the model runs conducted, the branch sewer from the development connection to the trunk sewer does not surcharge during the 2-year storm with the additional development flow. The Brentwood EQ project successfully eliminates two existing SSO locations and reduces HGL along the main trunk sewer. Importantly, no SSOs are created or impacted as a result of this proposed development and SSO volume remains the same for both pre and post development. The proposed development will increase Brentwood EQ volume utilized in the 2-year storm, but the maximum volume remains below the tank's full capacity.

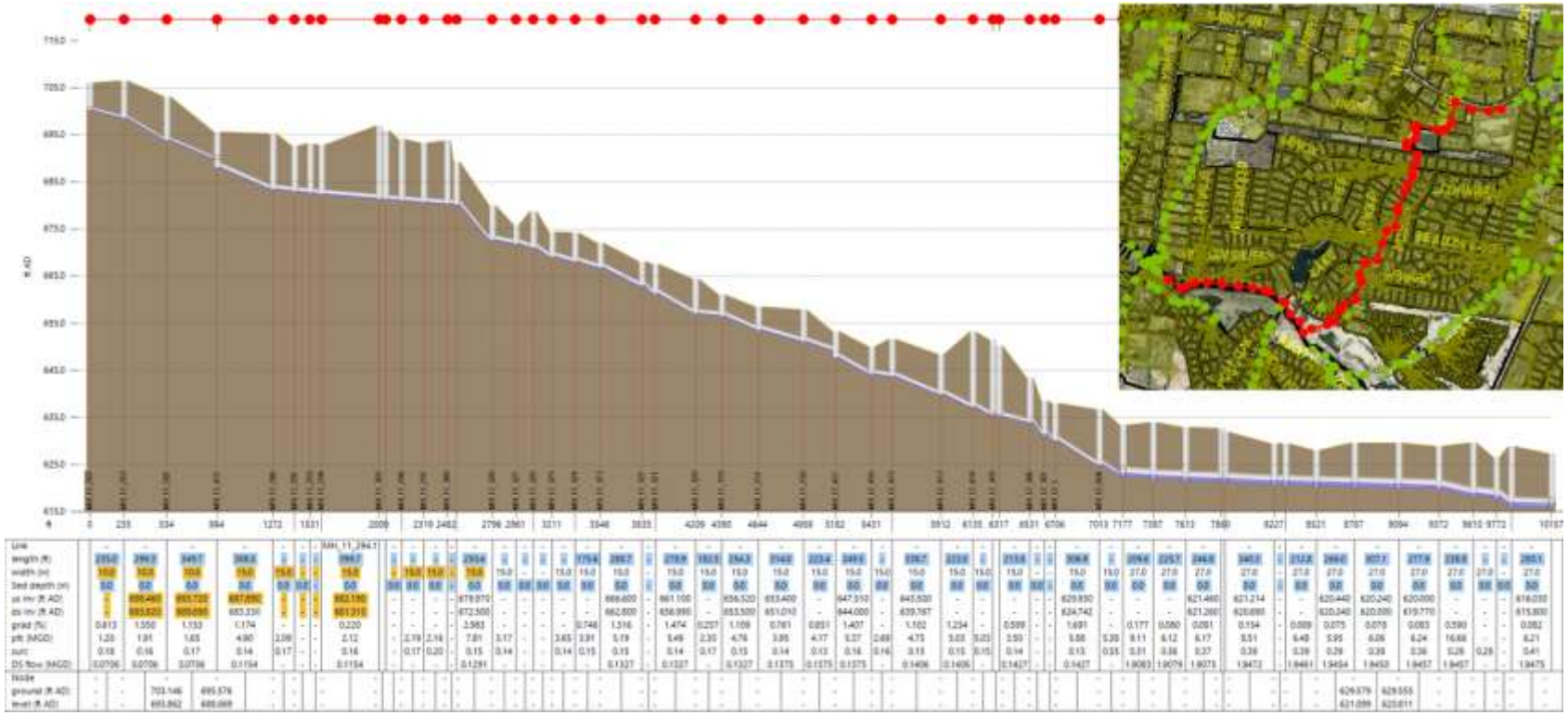

Figure 6: Existing Dry Weather Hydraulic Capacity

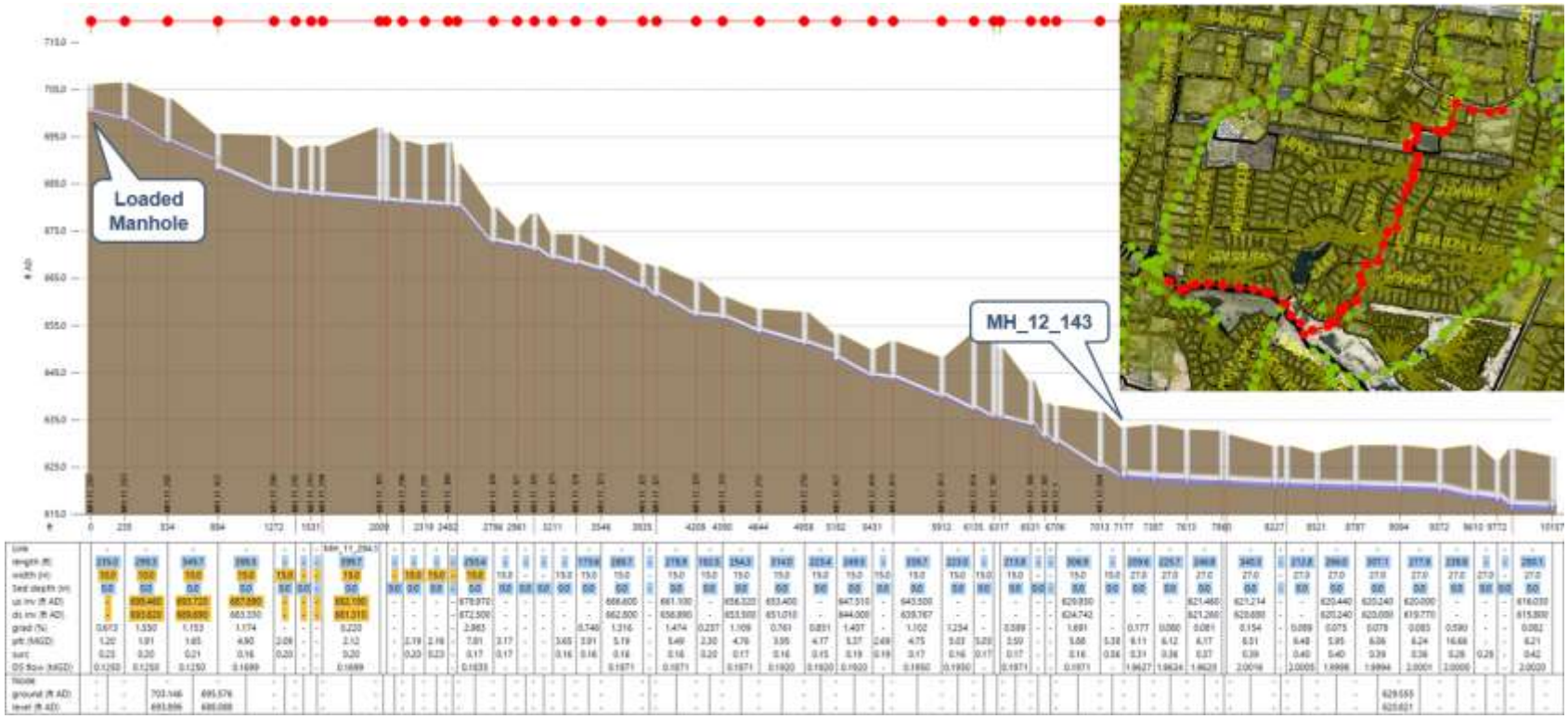

Figure 7: Proposed Dry Weather Hydraulic Capacity

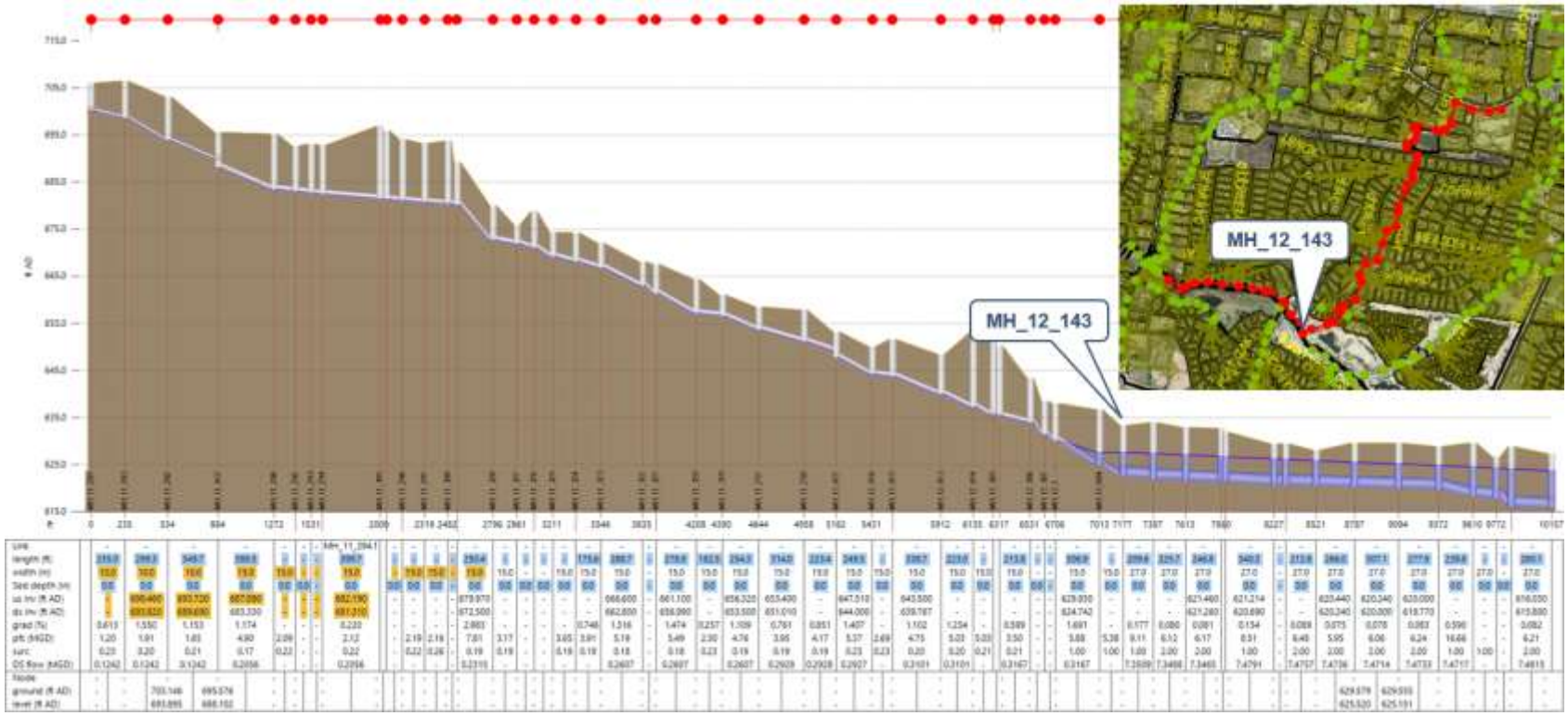

Figure 8: Existing Wet Weather Hydraulic Capacity

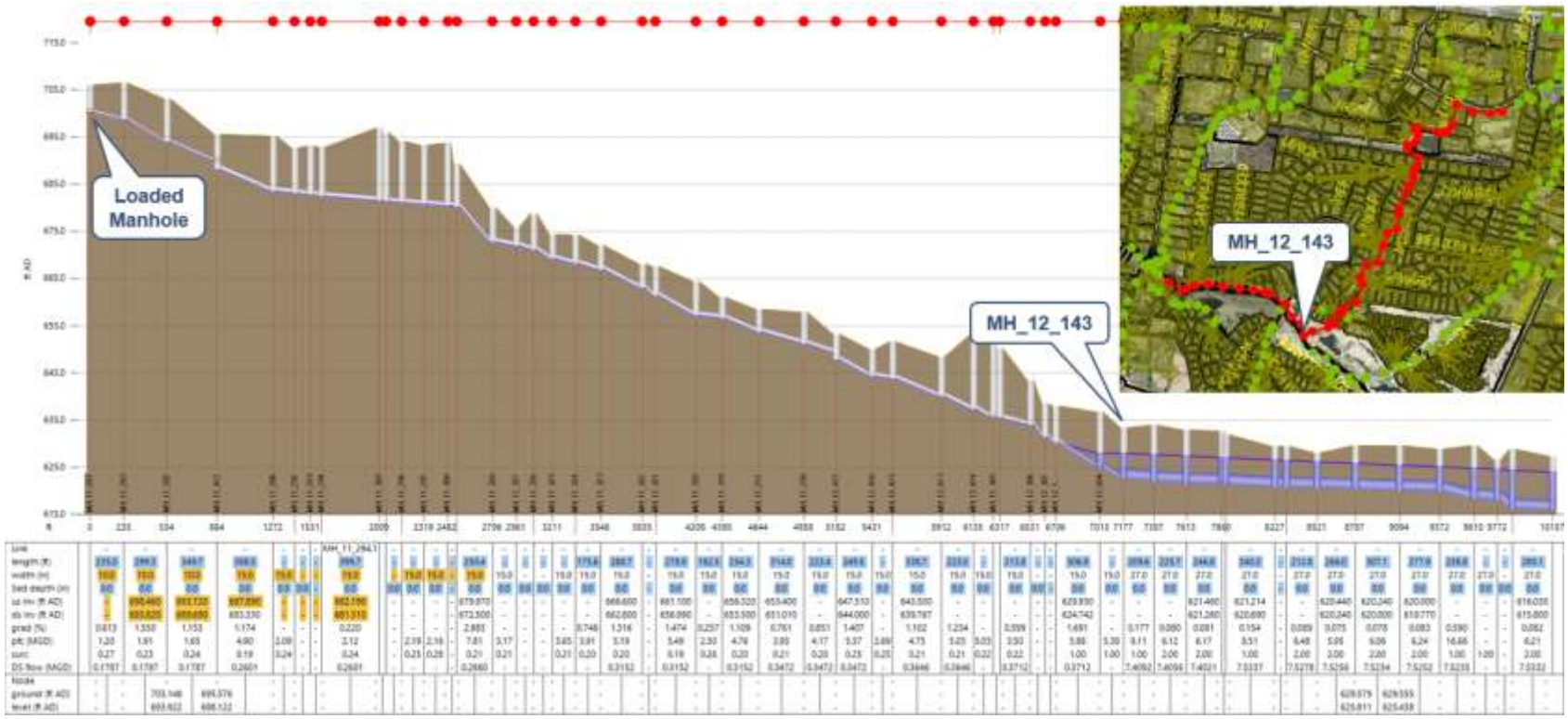

Figure 9: Proposed Wet Weather Hydraulic Capacity

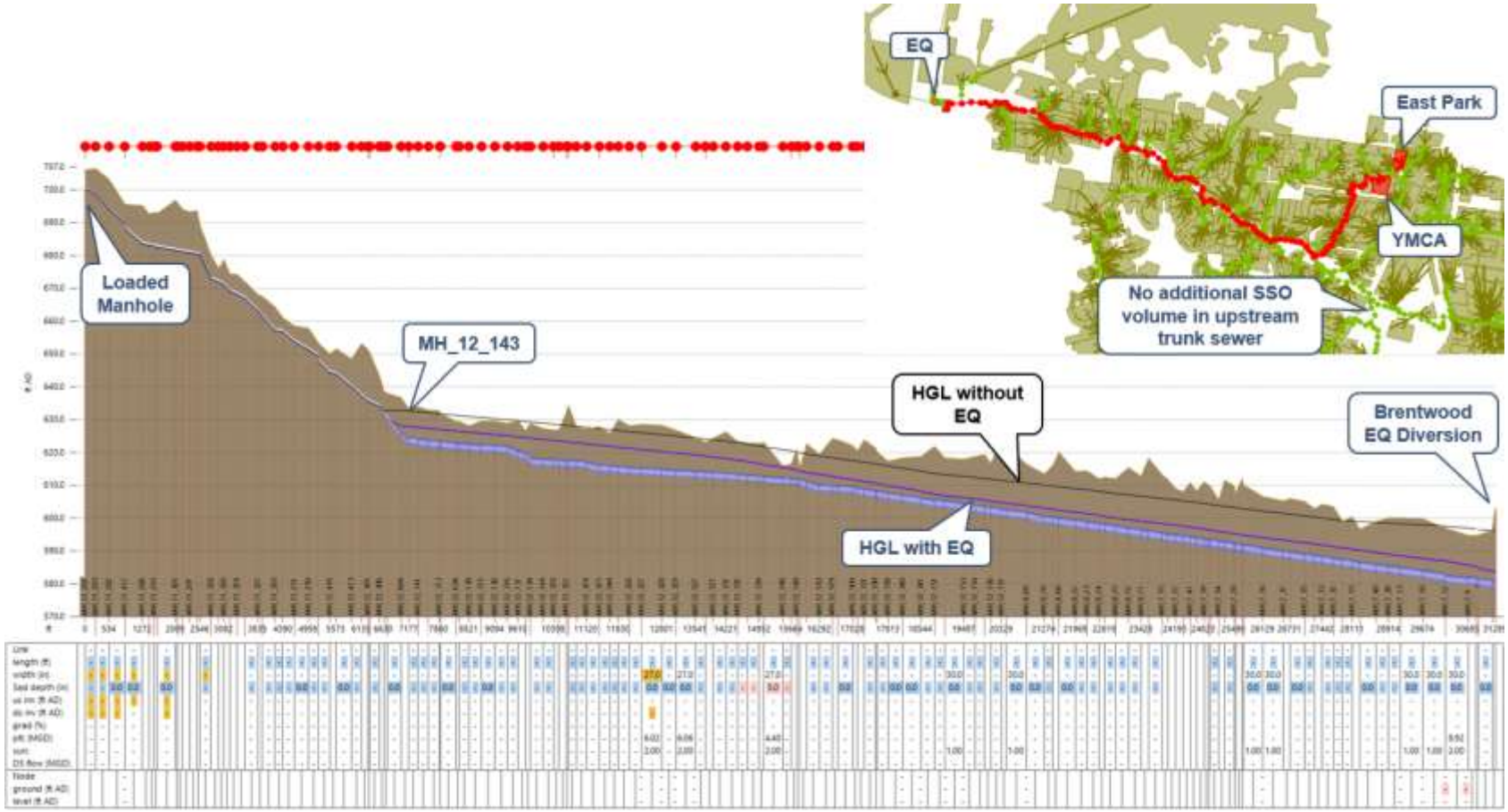

Figure 10: Proposed Wet Weather Hydraulic Capacity – Extended Profile to Brentwood EQ Diversion

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 12/01/2025

Information

PROJECT NUMBER

Monthly Security Report

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Securities -- November 2025

Todd Petrowski
Planning & Codes Director

Michael Rinehart
Building Official

BRENTWOOD
PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM

TO: Planning Commission Members

FROM: Todd Petrowski, Planning & Codes Department

SUBJECT: Security Summary – November 2025

DATE: **November 23, 2025**

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

Cielo Subdivison, Sec. 1, October 27, 2025: Acceptance of LOC in the amount of $1,315,476 for RDU, Lighting, Landscaping, OS sidewalks & W/S.

Reserve @ Raintree, Sec. 5 & 6, November 11, 2025: Reduction of LOC by $463,929.31 for RDU, W&S and Landscaping

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	11/7/2025	12/25/2025	9/11/2024	YES	B	11/8/2022
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
Taramore, Subdivision Ph. 11	IS0342670U	$8,290.00	RDL,W/S	P	Wells Fargo Bank	LOC	11/13/2025	12/13/2025	8/22/2024	YES	B	10/13/2015
Broad Oaks Sub	SLCMMSP10192	$423,531.80	RDU, W/S & LAND	P	U.S. Bank	LOC	11/22/2025	12/22/2025	10/1/2024	YES	Aa3*	7/31/2019
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
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	$436,275.00	RDU, WS, LAND	P	Lineage Bank	LOC	5/23/2026	6/23/2026	11/7/2025	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
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
Hawthorne	IS000561013U	$270,000.00	RDU & W/S	P	Wells Fargo Bank	LOC	8/4/2027	9/4/2027	10/23/2025	YES	B	9/4/2025
Amelia Subdivision	90862818	$260,483.00	RDL, W/S	P	Pinnacle Bank	LOC	9/5/2027	9/5/2027	10/7/2025	YES	B	9/5/2025
Cielo, Section 1	1549	$1,315,476.00	RDU, Lights, Ent, OS side, Land	P	First Citzens National Bank	LOC	9/23/2027	10/23/2027	10/27/2025	YES	B	10/23/2025
TOTAL	**$17,326,145.87**											
***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
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
111 Westwood Place	$22,606.55	LAND	P	1565	10/23/2025
Fellowship Bible Church - Landscaping	$155,688.00	LAND	P	8000136106	6/23/2025
True Foods - 1809 Mallory Ln - Landscaping	$60,335.00	LAND	P	1432263	10/1/2025
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	**$695,340.05**				

TOTAL ESCROW ACCOUNT HOLDINGS	**$695,340.05**
TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY	**$18,021,485.92**