AGENDA FOR THE REGULAR MEETING OF THE BRENTWOOD BOARD OF ZONING APPEALS
Monday, July 20, 2026 - 5:30PM
BRENTWOOD CITY HALL

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

June 15, 2026

Comments from Citizens - *Public comments will be allowed on all agenda items. 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.*

Regular Agenda

1. **BZA2605-002 Accessory Structure Request - Annandale Subdivision, Section 8, Lot 64, 9238 Carrisbrook Lane, Zoning OSRD** - *Applicant: New Beginnings Landscape*

2. **BZA2605-003 Accessory Structure Request - Heathrow Hills Subdivision, Lot 23, 5212 Harpeth Ridge Drive, Zoning R-2** - *Applicant: Hardscape Contractors LLC*

3. **BZA2605-006 Accessory Structure Request - Telluride Subdivision, Phase 2, Lot 16, 9909 Elland Road, Zoning R-2** - *Applicant: D2 Pools*

4. **BZA2606-001 Revised Accessory Structure Request - Willowmet Subdivision, Section 1, Lot 101, 2000 Willowmet Lane, Zoning OSRD** - *Applicant: United Veterans Construction Inc.*

Allison Roberts

Allison Roberts
Planner

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

BZA
Meeting Date: 07/20/2026

Information

PROJECT NUMBER
Meeting Minutes - June 15, 2026

PROJECT DESCRIPTION
Approval or correction of minutes from the June 15, 2026 meeting.

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Meeting Minutes -- June 15, 2026

D R A F T

MINUTES OF MEETING OF BRENTWOOD BOARD OF ZONING APPEALS

BRENTWOOD, TENNESSEE

The Brentwood Board of Zoning Appeals met on Monday, June 15, 2026 at 5:30 pm at Brentwood City Hall.

Present:	Todd Lockhart; David Carden; Debbie Sheridan
Absent:	Eric Hauch; Todd Spillane
Staff Present:	Allison Roberts, Jackson Reid

Approval or Correction of Minutes

May 18, 2026

Moved by David Carden for approval of the minutes as written, seconded by Debbie Sheridan

Vote: 3 - 0 Approved - Unanimously

Regular Agenda

BZA2605-002 Accessory Structure Request - Annandale Subdivision, Section 8, Lot 64, 9238 Carrisbrook Lane, Zoning OSRD - *Applicant: New Beginnings Landscape*

New Beginnings Landscape requested approval of a 558 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of board and batten siding with brick accents that match the existing house. It will have a shingle roof and be approximately 17 feet tall.

The department recommended that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommended approval of the detached accessory structure, subject to all building codes and staff

notes.

Moved by Debbie Sheridan to defer the item until the next meeting, July 20, 2026 since the applicant was not in attendance, seconded by David Carden

Vote: 3 - 0 Approved - Unanimously

BZA2605-003 Accessory Structure Request - Heathrow Hills Subdivision, Lot 23, 5212 Harpeth Ridge Drive, Zoning R-2 - *Applicant: Hardscape Contractors LLC*

Hardscape Contractors LLC requests approval of a 470 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted tan to match the trim of the house with stone accents. It will have a shingle roof and be approximately 23 feet tall. The total height of the structure will be approximately 16 feet tall and will be placed on a 7-foot-tall retaining wall.

The department recommended that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommended approval of the detached accessory structure, subject to all building codes and staff notes.

Moved by Debbie Sheridan to defer the item until the next meeting, July 20, 2026 since the applicant was not in attendance, seconded by David Carden

Vote: 3 - 0 Approved - Unanimously

BZA2605-004 Accessory Structure Request - Witherspoon Subdivision, Section 2, Lot 110, 1413 Newhaven Drive, Zoning OSRD - *Applicant: Jeff Peterson*

Jeff Peterson requested approval of a 520 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of wood and framed in concrete baker and stucco to compliment the existing house. It will have a shingle roof and be approximately 16 feet tall.

The department recommended that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommended approval of the detached accessory structure, subject to all building codes and staff notes.

Moved by David Carden for approval, seconded by Debbie Sheridan

Vote: 3 - 0 Approved - Unanimously

BZA2605-005 Accessory Structure Request - Morgan Farms Subdivision, Section 3, Lot 3, 1804 Camborne Place, Zoning OSRD - *Applicant: Dante Dewitt*

Dante Dewitt requested approval of a 572 square foot detached structure to be constructed in the rear buildable area of the lot. The structure was constructed by a previous contractor without prior City approval or issuance of the required building permit. The homeowner is currently working to bring the structure into compliance.

The structure has been constructed of cedar posts, board and betting siding painted white to match the trim of the existing house, brick accents, and a shingle roof. It is approximately 19 feet tall from the lowest adjacent grade to the peak of the roof. The total height of the structure is 16 feet tall and is sitting on a 1.5-foot seat wall and pillars.

The department recommended that the following 4 requirements be attached to the approval of the request:

1. Inspection by a third-party structural engineer will be required.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

3. Accessory structures cannot be used for home occupation/commercial purposes.

4. Complete plans shall be submitted for review, approval, and issuance of a building permit.

5. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommended approval of the detached accessory structure, subject to all building codes and staff notes.

Moved by David Carden with the condition of waiving the materials because it is previously constructed and the cedar columns do not match the primary structure, seconded by Debbie Sheridan

Vote: 3 - 0 Approved - Unanimously

BZA2605-006 Accessory Structure Request - Telluride Subdivision, Phase 2, Lot 16, 9909 Elland Road, Zoning R-2 - *Applicant: D2 Pools*

D2 Pools requested approval of a 735 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted white to match the existing house, brick skirting, and wood accents. It will have a shingle roof and be approximately 22 feet tall.

The department recommended that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommended approval of the detached accessory structure, subject to all building codes and staff notes.

> Moved by Debbie Sheridan to defer the item until the next meeting, July 20, 2026 since the applicant was not in attendance, seconded by David Carden
>
> **Vote:** 3 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 5:44pm.

APPROVED _____ Allison Roberts

Allison Roberts, City Planner

Meeting Date: 07/20/2026

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL DEVELOPMENT

Information

Subject

BZA2605-002 Accessory Structure Request - Annandale Subdivision, Section 8, Lot 64, 9238 Carrisbrook Lane, Zoning OSRD - *Applicant: New Beginnings Landscape*

General Information

New Beginnings Landscape requests approval of a 520 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of board and batten siding with brick accents that match the existing house. It will have a shingle roof and be approximately 17 feet tall.

Condition of Approval

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan

Proposed Building Elevations

Proposed Building Materials

Back of House

8 0 4 8 16

GRAPHIC SCALE - 1 inch = 8 ft.

N 71°45'53" E 138.15'

PROPOSED LANDSCAPE BEDS AND PLANTINGS/ ÁREAS DE JARDINERÍA Y PLANTACIÓN PROPUESTAS

15' P.U.D.E.

20'

20' M.B.S.L.

EXISTING 18" OAK/ ROBLE EXISTENTE DE 18"

2- LOW VOLTAGE TREE LIGHTS FOR EXISTING OAK/ 2 LUCES DE ÁRBOL DE BAJO VOLTAJE PARA ROBLE EXISTENTE

EQUIPMENT AND PAD FOR DUCTLESS MINI SPLIT/ EQUIPO Y BASE PARA MINI SPLIT SIN DUCTOS

DECORATIVE PEA GRAVEL/ GRAVA DECORATIVA (TIPO CHÍCHARO)

EXISTING 60" FENCE/ CERCA EXISTENTE DE 60"

STANDARD 12" ROOF HANGOVER/ VOLADIZO DE TECHO DE 12" (ESTANDAR)

HVAC

3- 36" WINDOWS/ 3 VENTANAS DE 36"

PROPOSED OUTDOOR STRUCTURE/ ESTRUCTURA EXTERIOR PROPUESTA

EXTERIOR DOOR/ PUERTA EXTERIOR

CLOSET

SHOWER

1- 36" TRANSOM WINDOW/ 1 VENTANAS DE 36"

PROPOSED GUTTERS ON STRUCTURE (UPON TO CONTRACTOR'S DISCRETION)/ CANALETAS PROPUESTAS EN LA ESTRUCTURA (SEGÚN EL CRITERIO DEL CONTRATISTA)

EXTERIOR DOOR/ PUERTA EXTERIOR

PROPOSED BATHROOM/ BAÑO PROPUESTO

EQUIPMENT AND PAD FOR DUCTLESS MINI SPLIT/AND SEWAGE PUMP/ EQUIPO Y LOSA DE CONCRETO PARA MINI SPLIT SIN DUCTOS Y BOMBA DE AGUAS RESIDUALES

PROPOSED LOW VOLTAGE PATH LIGHTS/ LUCES DE SENDERO DE BAJO VOLTAJE PROPUESTAS, ESPACIADAS CADA 8'(CENTRO A CENTRO)

PROPOSED LOW VOLTAGE TREE LIGHTS/ LUCES DE ÁRBOL DE BAJO VOLTAJE PROPUESTAS

KEEP EXISTING MULCH BED AND PLANTS AROUND HVAC AS IN/ MANTENER ÁREA DE MULCH Y PLANTAS EXISTENTES ALREDEDOR DEL HVAC TAL COMO ESTÁN

15'

15' P.U.D.E.

20' M.B.S.L.

HVAC

EXISTING COVERED PORCH/ PORCHE CUBIERTO EXISTENTE

PROPOSED PORCELAIN PAVER PATIO (24"X24" SQUARE PATTERN)/ PATIO PROPUESTO DE LOSAS DE PORCELANA (FORMATO 24"X24" EN PATRÓN CUADRADO)

DEMO AND RE-BUILD STEPS (BRICK TO MATCH EXISTING)/ DEMOLER Y RECONSTRUIR ESCALONES (LADRILLO PARA IGUALAR AL EXISTENTE)

RELOCATE EXISTING GATE TO THE LEFT/ REUBICAR EL PORTÓN EXISTENTE HACIA LA IZQUIERDA

EXISTING RESIDENCE/ RESIDENCIA EXISTENTE

EXISTING DRIVEWAY/ ACCESO VEHICULAR EXISTENTE

EXISTING SIDEWALK/ BANQUETA EXISTENTE

CONSTRUCTION ENTRANCE/ ENTRADA DE CONSTRUCCIÓN

N 04°45'29" W 161.00'

S 86°15'09" W (PLAT)

S 06°07'05" E 186.90'

40.3'

30.4'

10'

20'

50' M.B.S.L.

51.0'

50'

10' P.U.D.E.

20' P.U.D.E.









NEW BEGINNINGS LANDSCAPE, LLC

NB

MURELL RESIDENCE

9238 Carrisbrook Ln. Brentwood, TN 37027

www.newbeginningslandscape.com

DESIGNED BY MA

DRAWN BY MA

SCALE: 1"=8'FT

NOTES:

MASTER PLAN/SITE PLAN

DATE 06/22/2026

REVISION

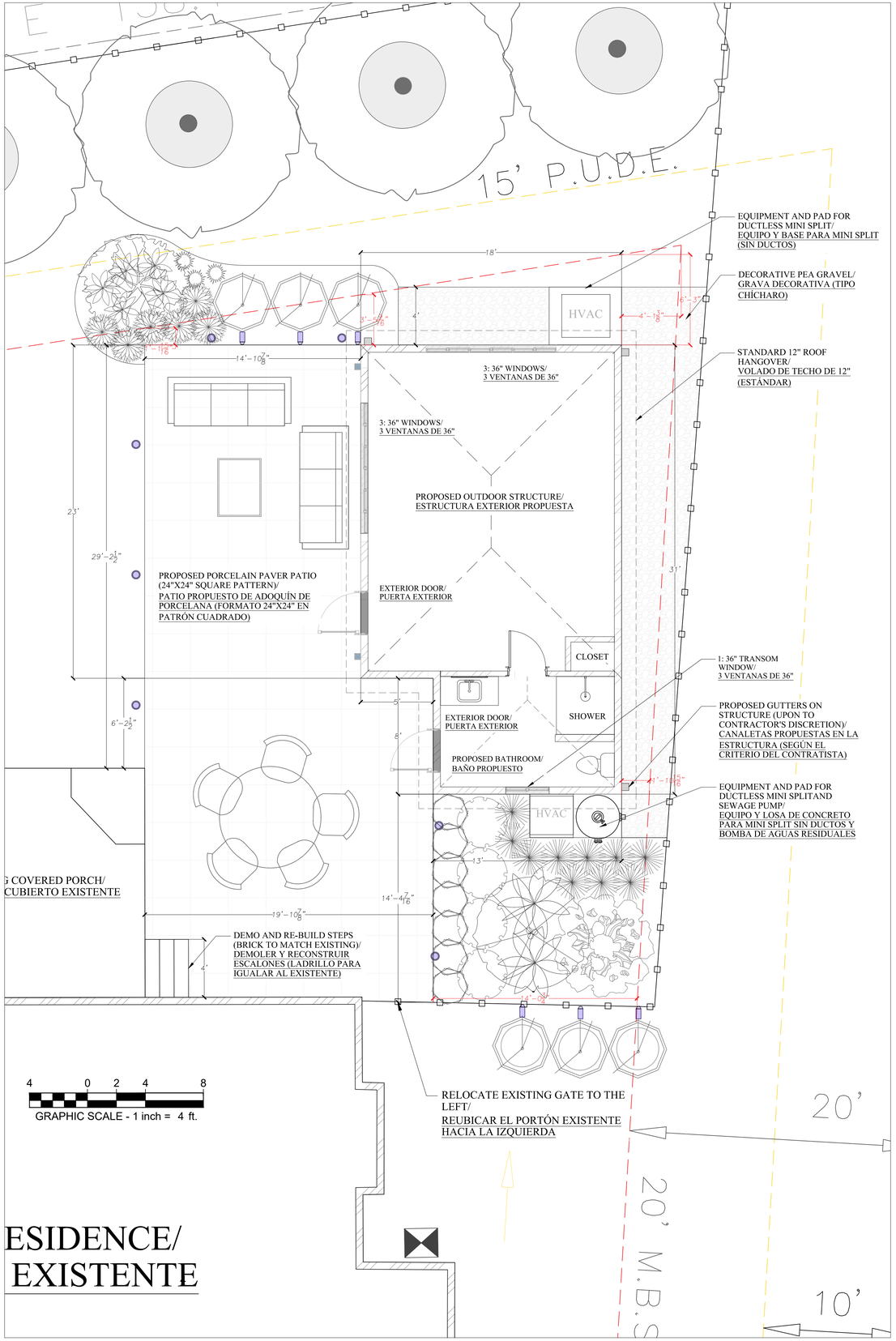
1- 07/01/2026
2- 00/00/0000
3- 00/00/0000

DESIGN

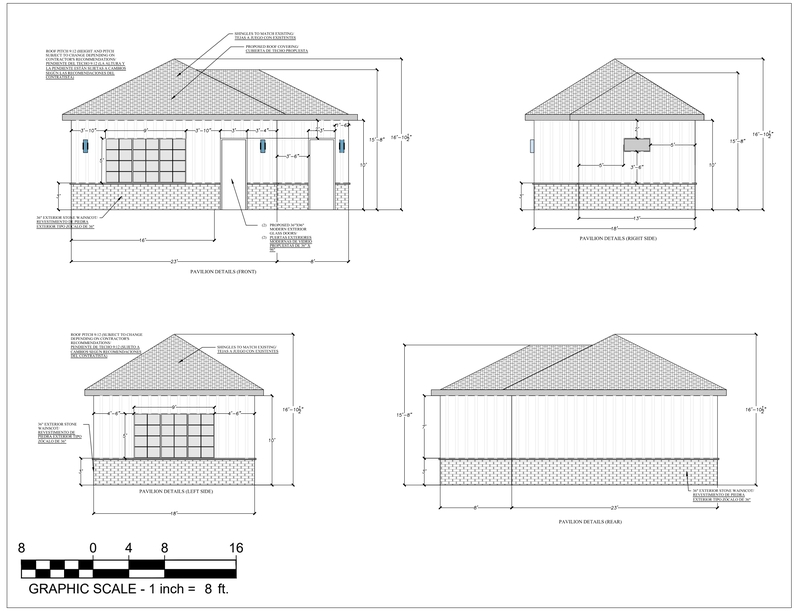
BUILD

MAINTAIN

L1.0



ESIDENCE/
EXISTENTE







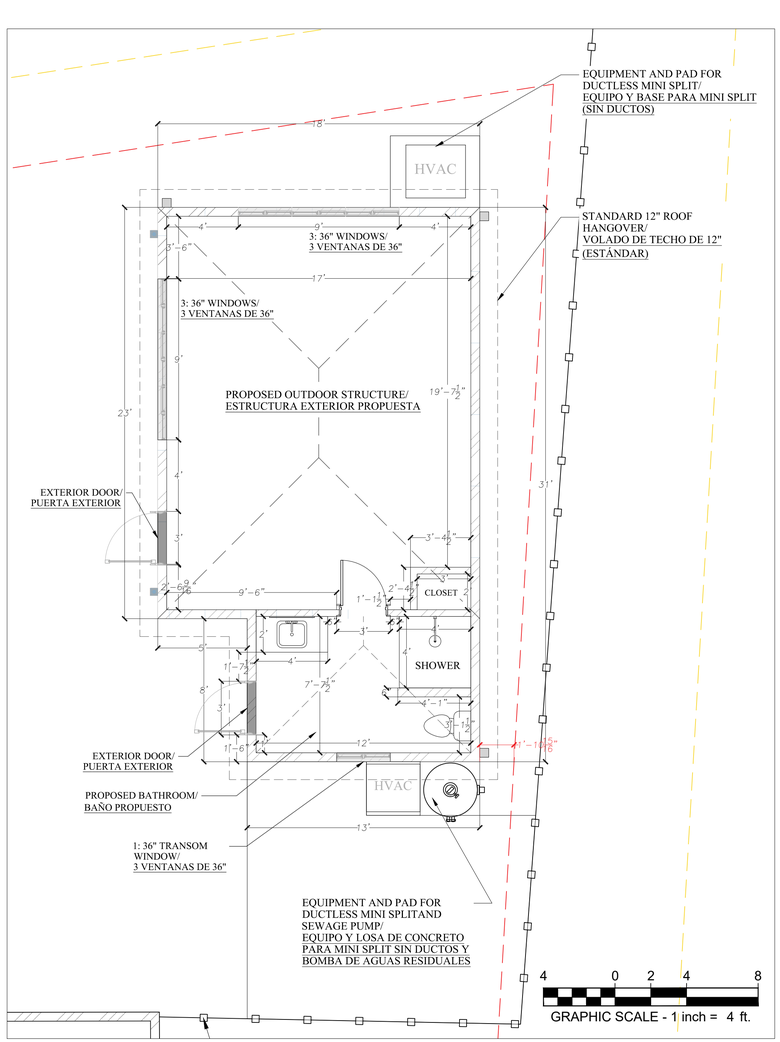




*THIS IS AN ACCESSORY STRUCTURE TO BE USED AS A GYM OR FLEX SPACE.

EXTERIOR:
THE EXTERIOR OF THE STRUCTURE IS TO RESEMBLE THE EXTERIOR OF THE EXISTING RESIDENCE. THE WAINSCOT WILL BE EITHER DECORATIVE STONE TO COMPLIMENT THE EXISTING RESIDENCE IN COLOR AND STYLE. ROOFING WILL BE SHINGLES TO MATCH THE EXISTING. SOFFIT AND GUTTER COLORS WILL MATCH EXISTING. EXTERIOR WALLS WILL BE BOARD AND BATTEN SIDING (COLOR TO MATCH EXISTING PORCH SIDING).

BATHROOM:
THE ROOF ON THE BATHROOM WILL ALSO BE SHINGLED TO MATCH EXISTING.
NBL WILL ENSURE THE SAME STYLE OF THE RESIDENCE IS WITHHELD WITHIN THIS ACCESSORY STRUCTURE AND WILL COMPLIMENT NOT ONLY THE RESIDENCE, BUT THE STATURE OF THE NEIGHBORHOOD AS WELL.



NEW BEGINNINGS LANDSCAPE, LLC

NB

MURELL RESIDENCE

9238 Carrisbrook Ln. Brentwood, TN 37027

DESIGNED BY MA

DRAWN BY MA

SCALE:
VARIES

NOTES:

www.newbeginningslandscape.com

STRUCTURE/FLOOR PLAN

DATE
06/22/2026

REVISION
1- 07/01/2026
2- 00/00/0000
3- 00/00/0000

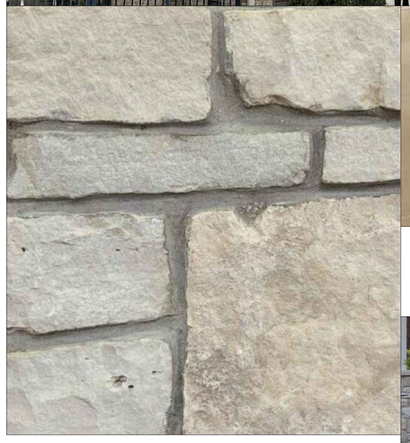
DESIGN
BUILD
MAINTAIN

L2.0

MATERIAL SPEC SHEET



EXISTING RESIDENCE
(BRICK IS A TAN/
GRAY/BEIGE TAUPE
BLEND)
(SIDING HAS A
YELLOW
UNDERTONE)





'IVORY BEIGE'
24"X24"
PORCELAIN PAVER
FOR PATIO SPACE

POLISHED CONCRETE FLOORING (GYM
INTERIOR)







'BAY HARBOR STONE MACKINAW ESTATE'
STONE VENEER FOR STONE WAINSCOT

MATCH NEW STRUCTURE SIDING
COLOR TO EXISTING SIDING ON
COVERED PORCH

CREAMY BEIGE STONE VENEER
SKIRT PROPOSED (OPTION 1)





NEW BEGINNINGS
LANDSCAPE, LLC

NB

MURRELL RESIDENCE

9238 Carrisbrook Ln. Brentwood, TN 37027

DESIGNED BY MA

DRAWN BY MA

SCALE: N/A

NOTES

www.newbeginningslandscape.com

MATERIAL SPEC SHEET

DATE
06/23/2026

DESIGN
BUILD
MAINTAIN

REVISION
1- 07/01/2026
2- 00/00/0000
3- 00/00/0000

L3.0



BZA **2.**

Meeting Date: 07/20/2026

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BZA2605-003 Accessory Structure Request - Heathrow Hills Subdivision, Lot 23, 5212 Harpeth Ridge Drive, Zoning R-2 - *Applicant: Hardscape Contractors LLC*

General Information

Hardscape Contractors LLC requests approval of a 470 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted tan to match the trim of the house with stone accents. It will have a shingle roof and be approximately 23 feet tall. The total height of the structure will be approximately 16 feet tall and will be placed on a 7-foot-tall retaining wall.

Condition of Approval

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

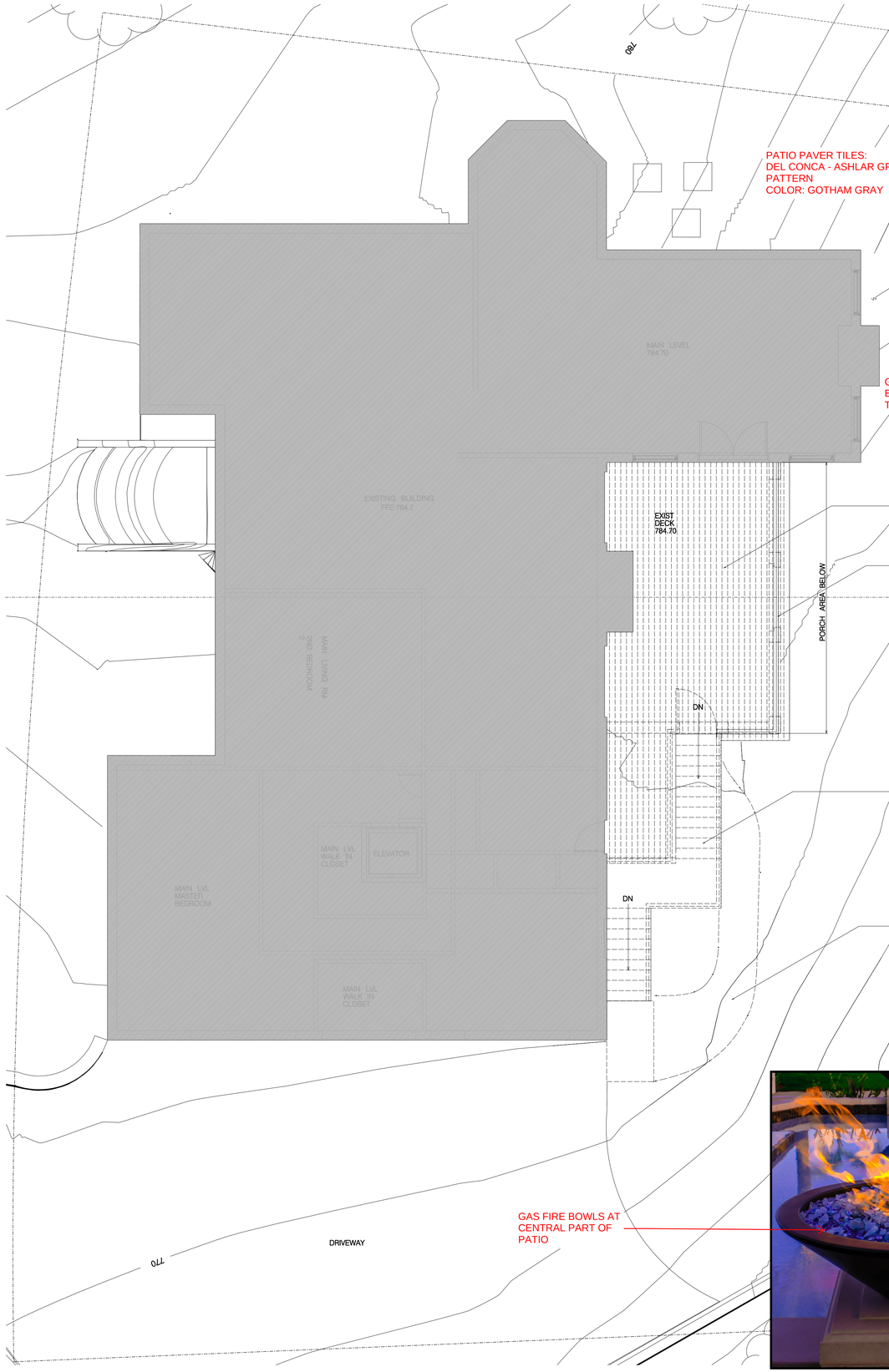
Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan and Elevations

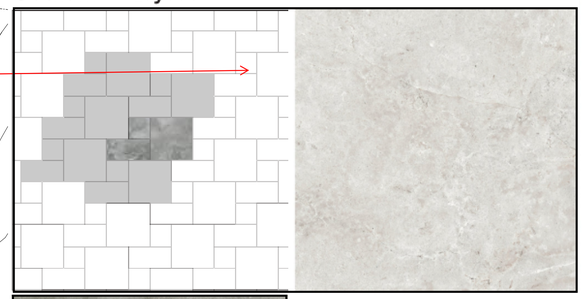
Back of House

COPYRIGHT © 2025 LOWEN + ASSOCIATES, LLC – ALL RIGHTS RESERVED – 2700 BELMONT BOULEVARD, SUITE A – NASHVILLE, TENNESSEE 37212 TEL. 615.386.3357 FAX 615.386.3329



PATIO PAVER TILES:
DEL CONCA - ASHLAR GPTHAM 2 PATTERN
COLOR: GOTHAM GRAY

Gotham 2 Layout



GOTHAM2 GRAY BORDER PAVER TILES



Chamonix2 HCX210 Bianco 24x24

x24" - 60x60 cm | 0.79in - 20 mm thickness

Gotham2 HGO205 Gray 24x24

REMOVE EXISTING DECKING OVER PORCH ROOF REVIEW ROOFING AND ADD RAIN ESCAPE IF NECESSARY

REMOVE EXISTING RAILING

NOTE: DECK OVER PORCH ROOF IS TO BE REPLACED WITH NEW DECKING.

EXISTING DECK STAIRS TO BE REMOVED FOR NEW LARGER DECK

WOOD SUPPLIERS TO ASSIST WITH FRAMING FOR HOT TUB SUPPORT ETC.

REFER TO 1A2.1 FOR NEW DECK LAYOUT

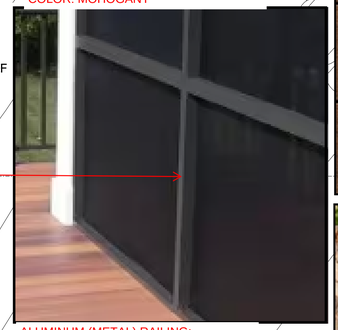
REMOVE EXISTING PORTION OF DECK WITH STIARS TO DRIVEWAY

REMOVE EXISTING WALKWAY

GAS FIRE BOWLS AT CENTRAL PART OF PATIO



DECKING AND SIDING:
TIMBERTECH VINTAGE COLLECTION
COLOR: MOHOGANY



EZ SCREEN FRAME SYSTEM. COLOR: BLACK

ALUMINUM (METAL) RAILING:
TIMBERTECH FULTON RAIL OR EQUAL
COLOR: BLACK



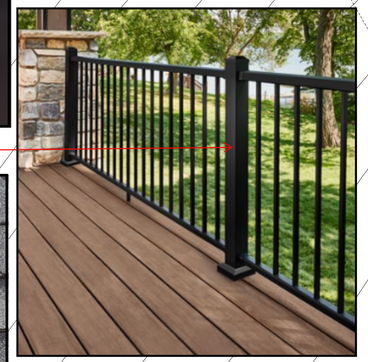
GRAY ROOFING SHINGLES TO MATCH EXISTING HOME BUT WITH SLIGHTLY MORE DIMENSION

NATRUAL STONE:
FIREPLACE, RETAINING WALL VENEER AND BASE OF DECK AND DINING PAVILION
COLOR: BROWN VARIEGATED ASHLAR

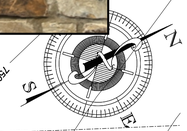
HOT TUB/SPA
DYNASTY 96" SPA











1 Site Demolition Plan
Scale: 1/8" = 1'-0"

architecture | planning | interiors | design

PROJECT TEAM

CLIENT
ALESHA AND BRUCE LUXON
HARPETH HILLS SUBDIVISION
5212 HARPETH RIDGE DRIVE
BRENTWOOD, TN 37027
TEL: (703) 597-6320
CONTACT: ALESHA AND BRUCE LUXON

ARCHITECTURE/INTERIOR DESIGN
LOWEN + ASSOCIATES, LLC
2700 BELMONT BOULEVARD, SUITE A
NASHVILLE, TENNESSEE 37212
CONTACT JAMES LOWEN
TEL: (615) 364-3805

DRAWING LIST

A1.0	SITE PLAN – DEMOLITION FLOOR PLAN
A1.1	FOUNDATION LAYOUT PLAN
A2.1	LOWER LEVEL FLOOR PLAN
A2.2	MAIN LEVEL DECK AND ROOF PLAN
A3.1	ELEVATIONS
A4.1	CEILING LIGHTING PLANS

LOWEN+ASSOCIATES, LLC
2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.Lowen-Associates.com
p (615) 386-3357 f (615) 386-3329

PROFESSIONAL SEAL:

LUXON RESIDENCE REAR YARD AMENITIES

ALESHA AND BRUCE LUXON
LOT 23 HARPETH HILLS SUBD
5212 HARPETH RIDGE DRIVE
WILLIAMSON COUNTY – BRENTWOOD, TN 37027

PHASE:
DESIGN DOCUMENTS

PROJECT NUMBER:
24-11

ISSUE DATE:
July 14, 2025

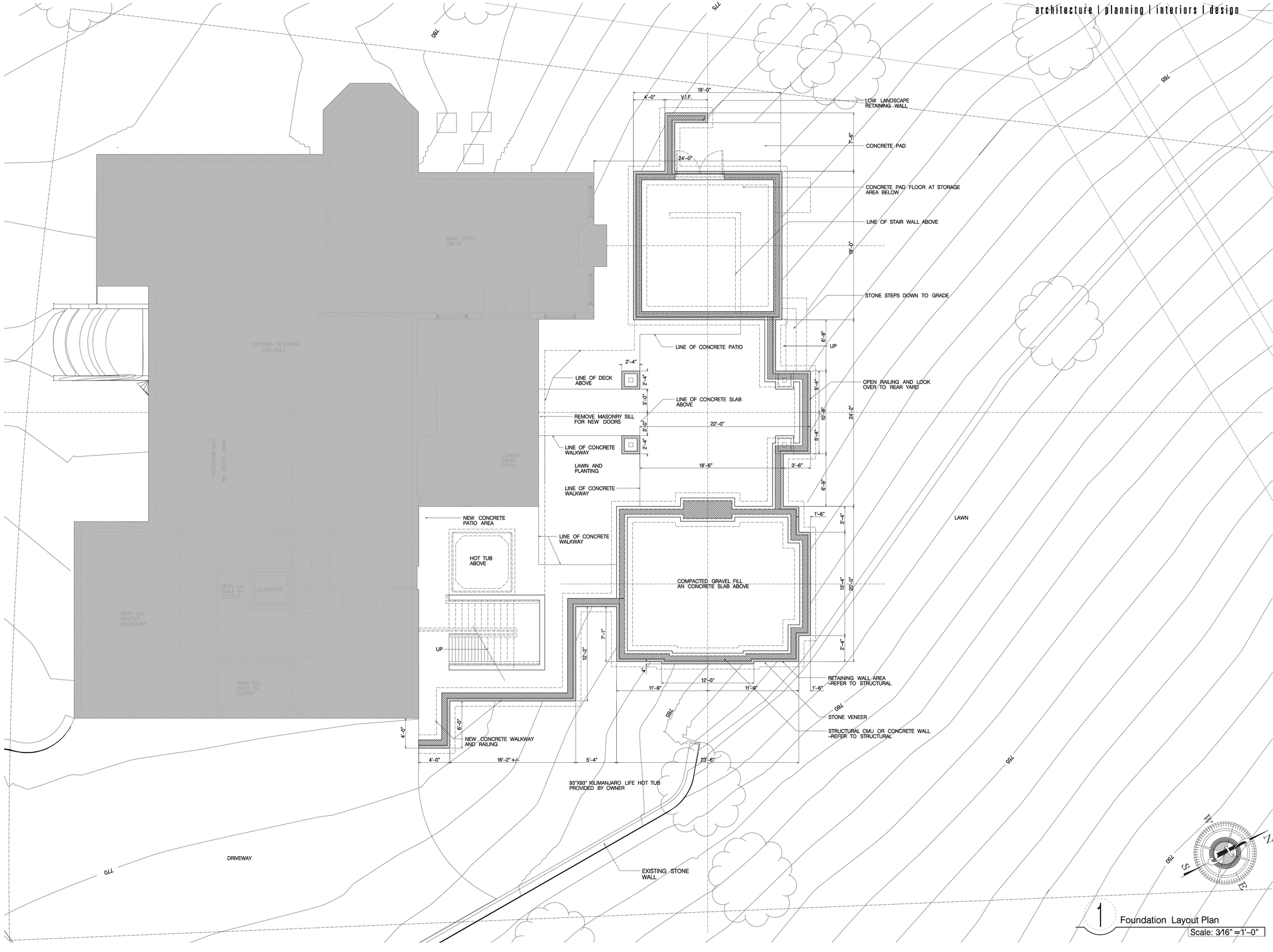
REVISIONS:

Site Demolition Plan

A1.0

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1 Foundation Layout Plan
Scale: 3/16" = 1'-0"

LOWEN+ASSOCIATES, LLC
2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.Lowen-Associates.com
p (615) 386-3357 f (615) 386-3329

PROFESSIONAL SEAL:

LUXON RESIDENCE REAR YARD AMENITIES

ALESHA AND BRUCE LUXON
LOT 23 HARPETH HILLS SUBD
5212 HARPETH RIDGE DRIVE
WILLIAMSON COUNTY – BRENTWOOD, TN 37027

PHASE:
DESIGN DOCUMENTS

PROJECT NUMBER:
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July 14, 2025

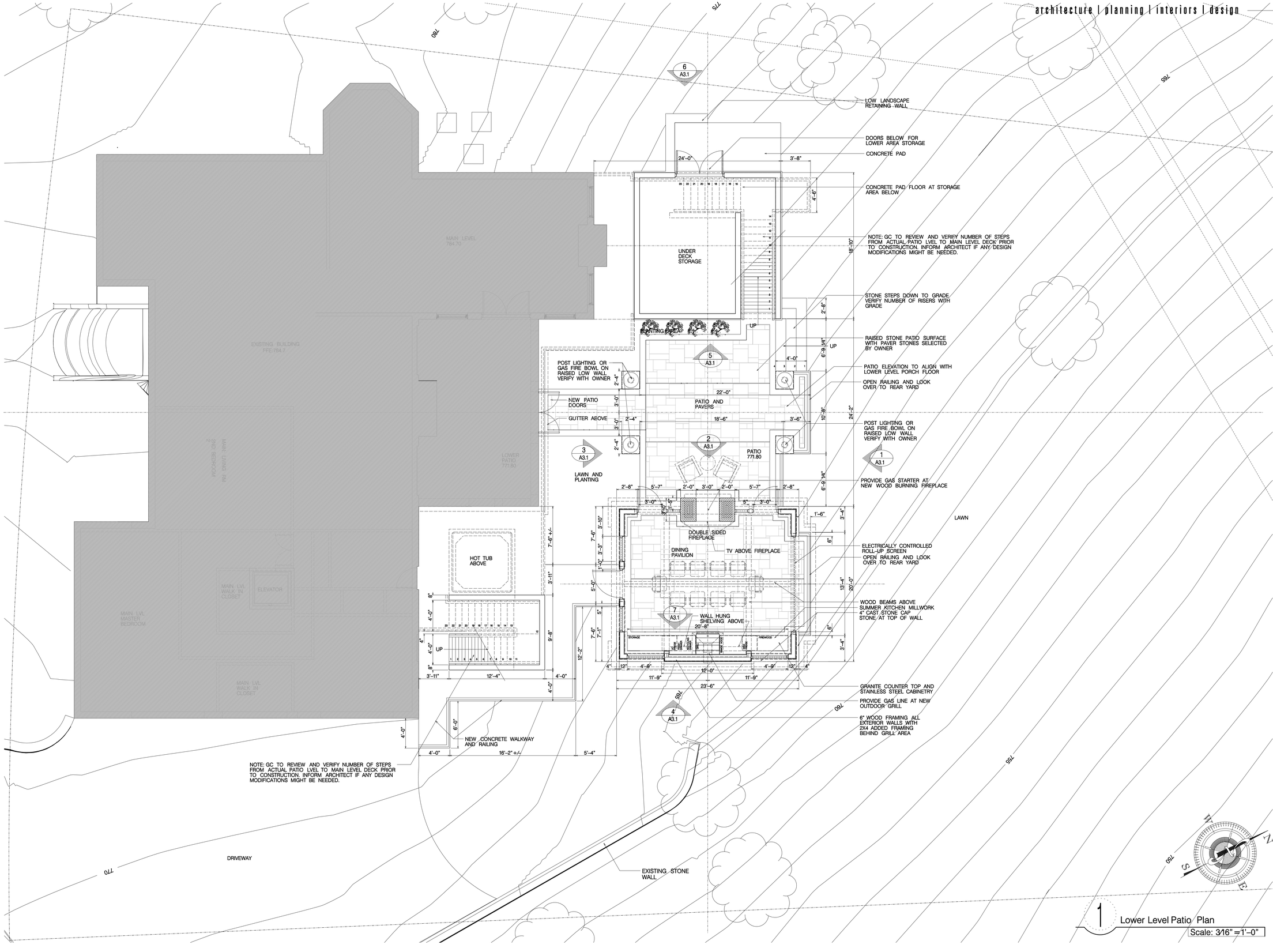
REVISIONS:

Foundation Layout Plan

A2.0

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1 Lower Level Patio Plan
Scale: 3⁄16" = 1'-0"

LOWEN+ASSOCIATES, LLC
2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.Lowen-Associates.com
p (615) 386-3357 f (615) 386-3329

PROFESSIONAL SEAL:

LUXON RESIDENCE REAR YARD AMENITIES

ALESHA AND BRUCE LUXON
LOT 23 HARPETH HILLS SUBD
5212 HARPETH RIDGE DRIVE
WILLIAMSON COUNTY – BRENTWOOD, TN 37027

PHASE:
DESIGN DOCUMENTS

PROJECT NUMBER:
24–11

ISSUE DATE:
July 14, 2025

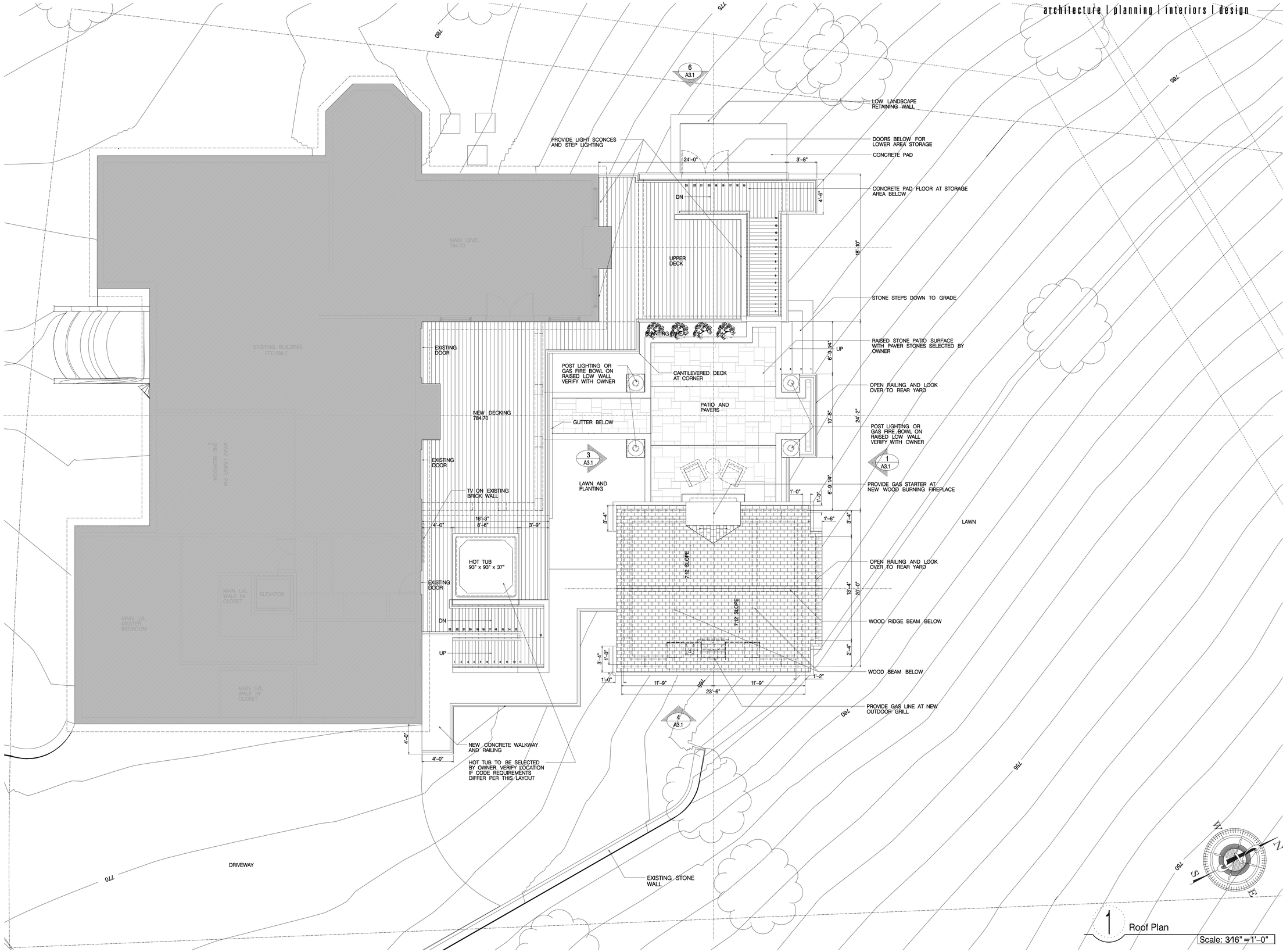
REVISIONS:

Lower Level Patio Plan

A2.1

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1 Roof Plan

Scale: 3/16" = 1'-0"

LOWEN+ASSOCIATES, LLC
2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.Lowen-Associates.com
p (615) 386-3357 f (615) 386-3329

PROFESSIONAL SEAL:

LUXON, RESIDENCE
REAR YARD AMENITIES

ALESHA AND BRUCE LUXON
LOT 23 HARPETH HILLS SUBD
5212 HARPETH RIDGE DRIVE
WILLIAMSON COUNTY – BRENTWOOD, TN 37027

PHASE:
DESIGN DOCUMENTS

PROJECT NUMBER:
24–11

ISSUE DATE:
July 14, 2025

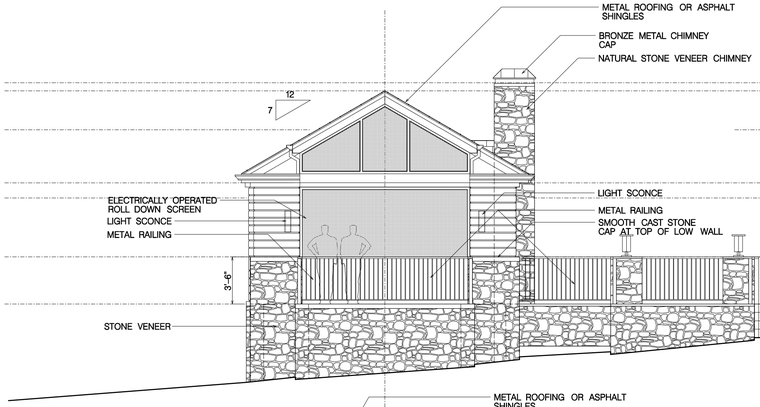
REVISIONS:

Roof Plan

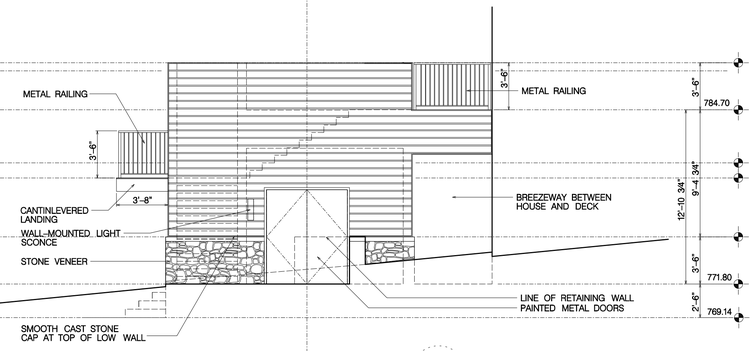
A2.2

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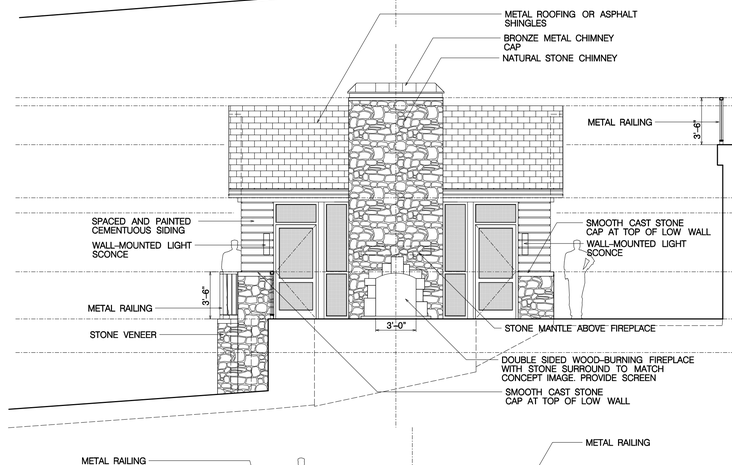
COPYRIGHT © 2025 LOWEN + ASSOCIATES, LLC – ALL RIGHTS RESERVED – 2700 BELMONT BOULEVARD, SUITE A – NASHVILLE, TENNESSEE 37212 TEL. 615.386.3357 FAX 615.386.3329



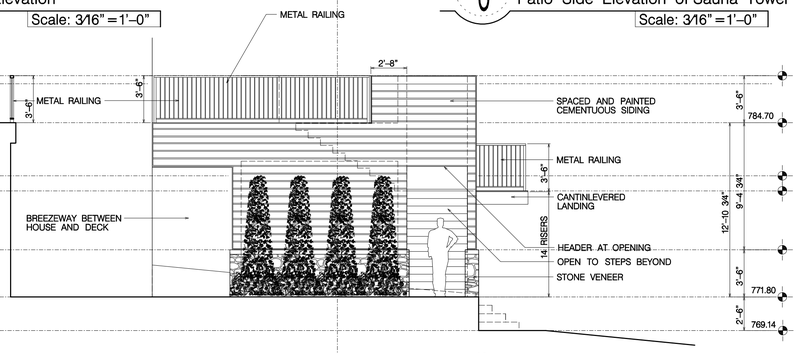
1 Yard Side Elevation
Scale: 3/16" = 1'–0"



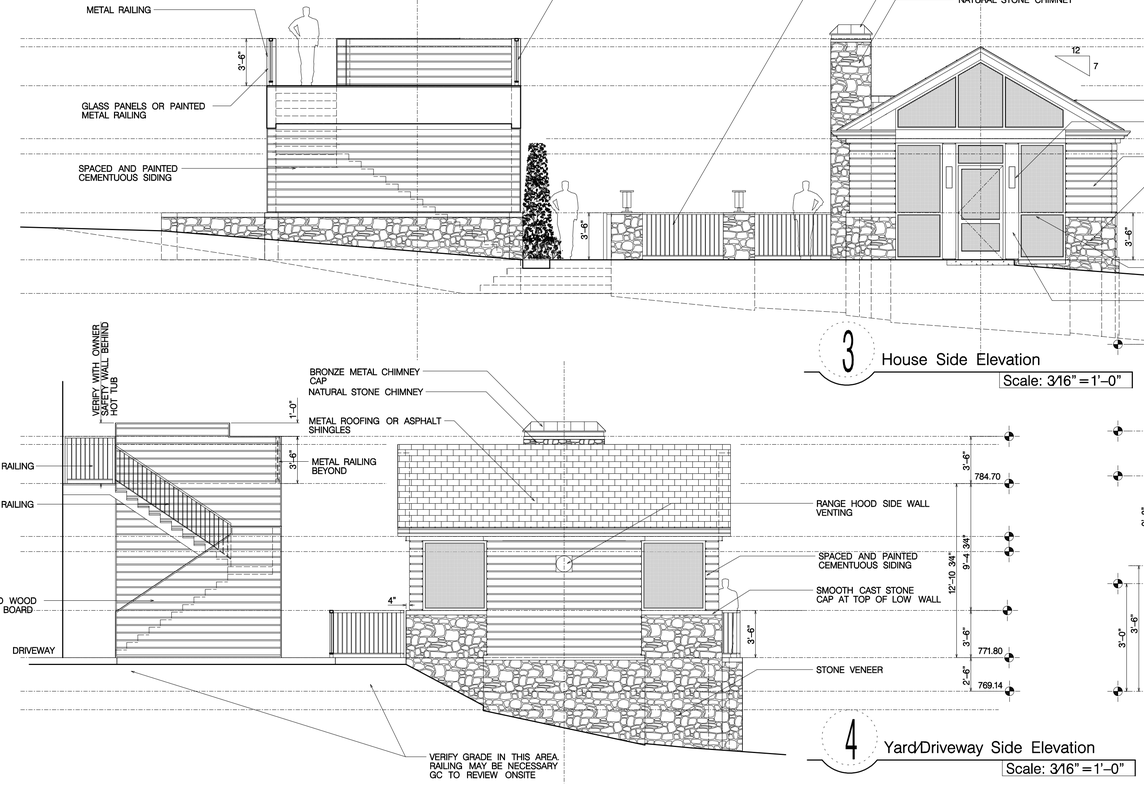
5 Patio Side Elevation of Sauna Tower
Scale: 3/16" = 1'–0"



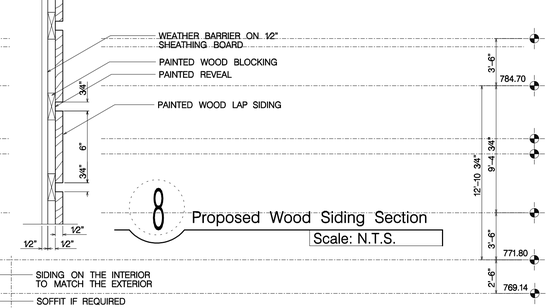
2 Patio Elevation of Summer Kitchen
Scale: 3/16" = 1'–0"



6 Yard Side Elevation of Sauna Tower
Scale: 3/16" = 1'–0"

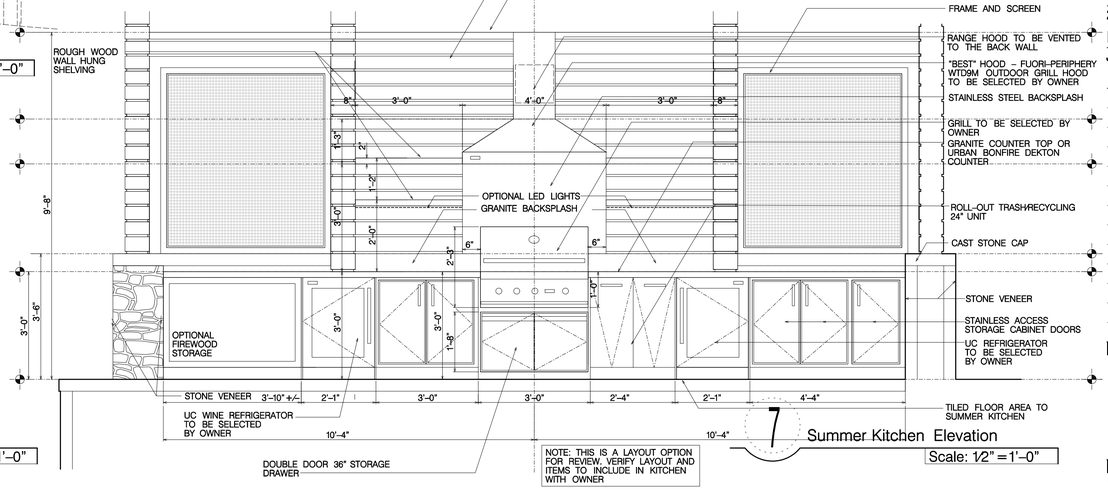


3 House Side Elevation
Scale: 3/16" = 1'–0"



8 Proposed Wood Siding Section
Scale: N.T.S.

4 Yard/Driveway Side Elevation
Scale: 3/16" = 1'–0"



7 Summer Kitchen Elevation
Scale: 1/2" = 1'–0"

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PROFESSIONAL SEAL:

LUXON RESIDENCE REAR YARD AMENITIES

ALESHA AND BRUCE LUXON
LOT 23 HARPETH HILLS SUBD
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WILLIAMSON COUNTY – BRENTWOOD, TN 37027

PHASE:
DESIGN DOCUMENTS

PROJECT NUMBER:
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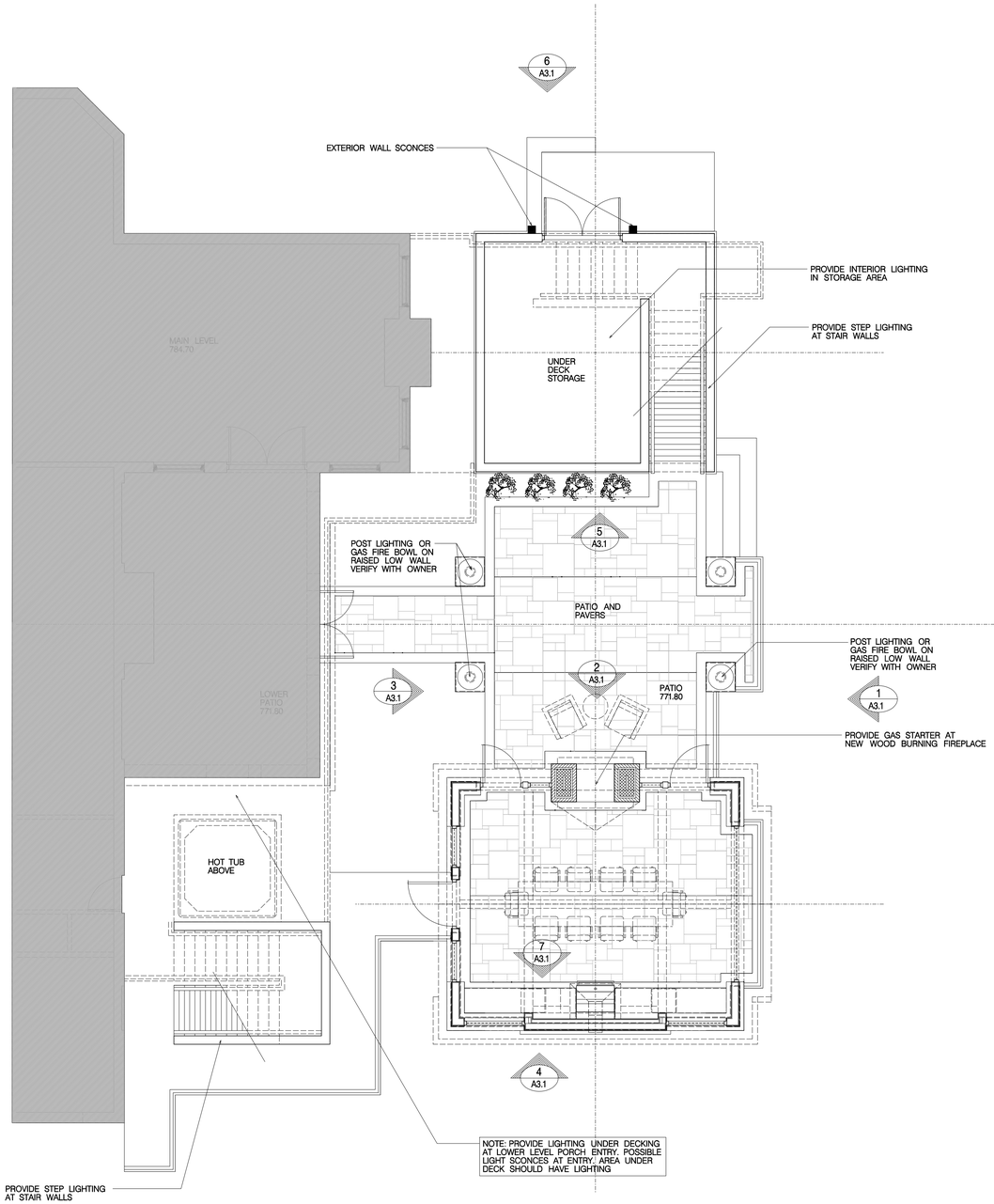
REVISIONS:

Exterior Elevations

A3.1

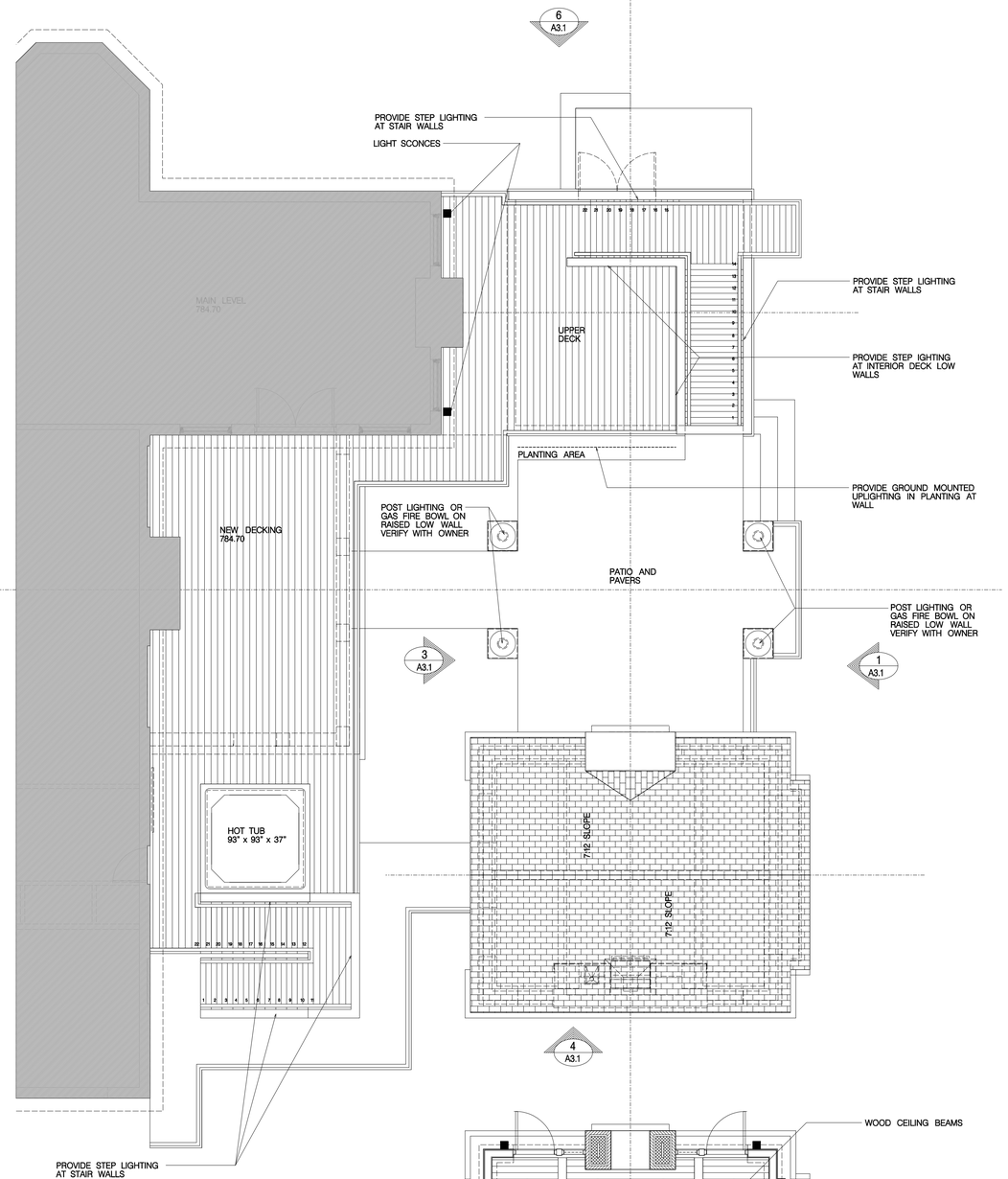
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1 Lower Level Lighting Plan

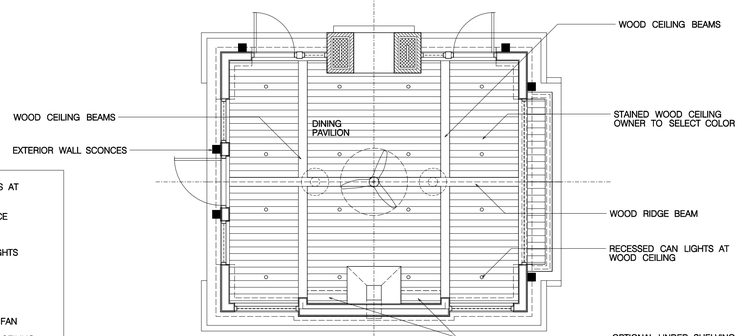
Scale: 3⁄16" = 1'–0"



LIGHT LEGEND

- RECESSED CAN LIGHTS AT WOOD CEILING
- EXTERIOR WALL SCONCE
- HANGING PENDANT LIGHTS
- HANGING 60" CEILING FAN
  - OPTION FOR TWO 48" CEILING FANS AND ONE LARGER CENTER PENDANT LIGHT FIXTURE

NOTE: RAILING TO HAVE INTEGRAL LIGHTING – OWNER TO SELECT



2 Dining Pavilion Lighting Plan

Scale: 3⁄16" = 1'–0"

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LOT 23 HARPETH HILLS SUBD
5212 HARPETH RIDGE DRIVE
WILLIAMSON COUNTY – BRENTWOOD, TN 37027

PHASE:
DESIGN DOCUMENTS

PROJECT NUMBER:
24–11

ISSUE DATE:
July 14, 2025

REVISIONS:

Lighting Plans

A4.1

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BZA **3.**

Meeting Date: 07/20/2026

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BZA2605-006 Accessory Structure Request - Telluride Subdivision, Phase 2, Lot 16, 9909 Elland Road, Zoning R-2 - *Applicant: D2 Pools*

General Information

D2 Pools requests approval of a 735 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted white to match the existing house, brick skirting, and wood accents. It will have a shingle roof and be approximately 22 feet tall.

Condition of Approval

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan

Proposed Building Elevations

Proposed Renderings

Back of House

SITE PLAN
POOL ADDITION FOR 9909 ELLAND ROAD
MAP 56H GROUP "D" PARCEL 16.00

PLAN SHEET INDEX:

DESCRIPTION	SHEET
EXISTING CONDITIONS	P-101
SITE PLAN	P-102
CONSTRUCTION DETAILS	P-103

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

I DON BORGESON (D2 LLC) HAVE READ AND REVIEWED THIS SITE PLAN.

_____ 5/27/2026 , 20____
(SIGNATURE of POOL CONTRACTOR) (DATE of SIGNATURE)

I Don Borgeson HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME of HOME OWNER or BUILDER)

_____ 5/27/2026 , 20____
(SIGNATURE of PERMIT HOME OWNER OR BUILDER) (DATE of SIGNATURE)

PROJECT DESCRIPTION
SITE PLAN FOR PROPOSED POOL AND IMPROVEMENTS

D2 POOLS

CONTRACTOR
D2 POOLS, INC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027
P: 615-833-1333

OWNER
BARLOW BUILDERS, LLC.
3020 STANSBERRY LN #101
FRANKLIN, TN 37069

SURVEYOR/ENGINEER
CORNERSTONE DEVELOPMENT SERVICES SURVEYING
120 MAIN STREET, PORTLAND, TN
ZACH WILKINSON, PE, RLS
P: 615-864-0940
EMAIL: ZWILKINSON@CORNERSTONEDEVELOPS.COM

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
114553
STATE OF TENNESSEE
05-27-2026

IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
or (800) 351-1111 or (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW

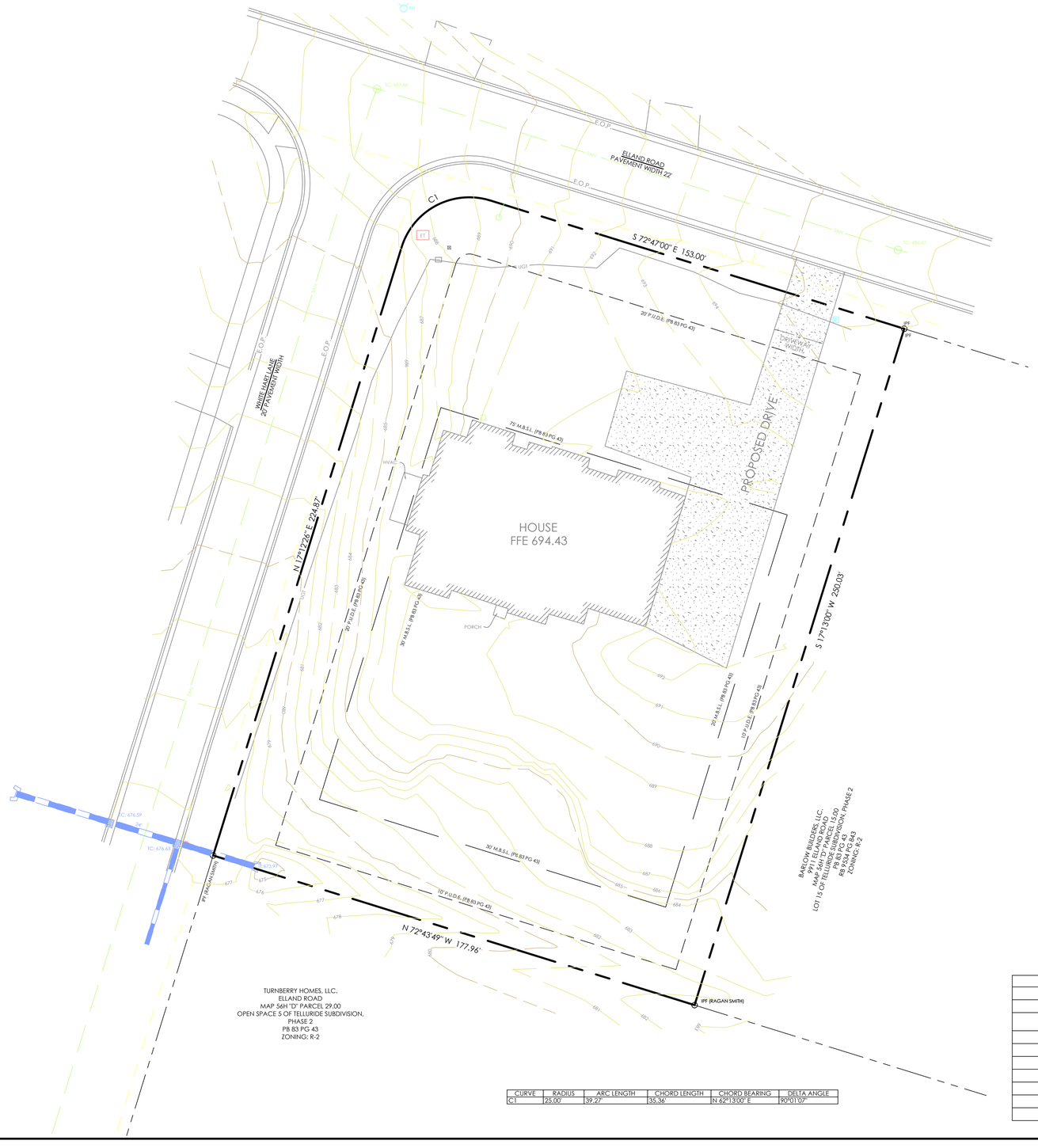
BARLOW BUILDERS
POOL SITE PLAN
9909 ELLAND ROAD
CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

COVER SHEET

NO.	DATE	REVISION
1	05-21-2026	REVISION & RELOCATION TO POOL HOUSE, RELOCATE SPA
2	05-27-2026	REDUCTION TO POOL HOUSE SIZE PER CITY OF BRENTWOOD

SHEET NO.
CS0.0
SHEET 1 OF 3

PROJECT: 25.177CDS DATE: 05-27-26



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 62°13'00" E	90°01'07"

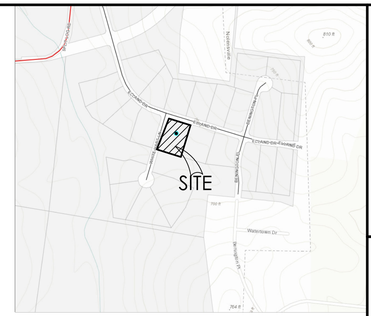
N

S

GRAPHIC SCALE

0 20 40 60

1 inch =20 ft



LOCATION MAP
NOT TO SCALE

JURISDICTIONAL NOTES:

1. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT.
2. ALL RETAINING WALLS GREATER THAN 4' WILL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.
4. ALL RETAINING WALLS IN EXCESS OF 30" REQUIRE A GUARDRAIL.
5. ALL DRIVEWAYS WITH 15% OR GREATER SLOPES SHALL BE PROFILED BY R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. NOTE : TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE. IT IS THE BUILDER'S RESPONSIBILITY TO SCHEDULE AND WORK IN A TIMELY MANNER. DO NOT CALL FOR A FINAL INSPECTION UNLESS ALL WORK IS 100 PERCENT COMPLETE PER THE APPROVED GRADING AND DRAINAGE PLAN.
7. ANY DAMAGE TO THE ROW AND/OR PUDE SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS.
8. STABILIZATION MEASURES MUST BE PERFORMED WITHIN THREE(3) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING, OR PRIOR TO FINALINSPECTION (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY OR PERMANENT SEEDING WITH MULCH, MATTING, OR SOD STABILIZATION.)
9. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST TWICE WEEKLY. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION AND MAJOR OBSERVATIONS,
10. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, WITHIN ONE DAY AFTER THE NEED IS IDENTIFIED.
11. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THIS RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 25 CALIPER INCHES OF TREES PER ACRE.
12. SITE PLAN 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 AN THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON JANUARY 2, 2022, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING AN THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TA DETENNINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED AN THE PLAN.

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING CONDITIONS OF PROPERTY REFERENCED TO BE USED FOR A PROPOSED SWIMMING POOL PROJECT.
2. SUBJECT SURVEY WAS PERFORMED 08/26/2025 UTILIZING RTK GPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
3. BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE TDOT GNSS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RTK TECHNIQUES.
   TYPE OF GPS EQUIPMENT USED: CARLSON BRX7 BASE AND ROVER
   TYPE OF TRANSIT USED: CARLSON CRX2 ROBOTIC TOTAL STATION
   RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
   HRMS AVG: 0.03
   VRMS AVG: 0.05
   COMBINED GRID FACTOR: 1.00
4. VERTICAL CONTROL BASED ON NAVD1988 (GEOID 2018)
5. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HERON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. ALWAYS CALL TN811 BEFORE YOU DIG.
7. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON.
8. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
9. BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY IS IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD ACCORDING TO F.I.R.M. 47187C0230G WITH AND EFFECTIVE DATE 2-26-2021, AND NO DATA IS AVAILABLE FOR THIS PROPERTY IN THIS AREA.
   ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION.
10. FROM REVIEW OF THE USF&W SERVICE NATIONAL WETLANDS INVENTORY, WETLANDS ARE NOT SHOWN ON SUBJECT PROPERTY. ONLY A DETAILED WETLANDS EVALUATION BY QUALIFIED PERSONNEL CAN DETERMINE EXACT WETLANDS STATUS.
11. CONTOURS SHOWN WERE GENERATED WITH FIELD RUN MEASUREMENTS IN COMBINATION WITH UTILIZATION OF LIDAR DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM.

PERMIT HOLDER ACKNOWLEDGEMENT :
I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM THE APPROVED SITE PLAN. THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.
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I,DON BORGESON (D2 LLC) HAVE READ AND REVIEWED THIS SITE PLAN.

_____ _____, 20_____
(SIGNATURE of POOL CONTRACTOR) (DATE of SIGNATURE)

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME of HOME OWNER or BUILDER)

_____ _____, 20_____
(SIGNATURE of PERMIT HOME OWNER OR BUILDER) (DATE of SIGNATURE)

LEGEND

CMF	CONCRETE MONUMENT (FOUND)
CMS	CONCRETE MONUMENT (SET)
IPF	1/2"IRON REBAR (FOUND)
IPS	1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
PKF	PK NAIL (FOUND)
PKS	PK NAIL (SET)
	BENCHMARK
	BOUNDARY LINE
	SETBACK / YARD
	EASEMENT
E.O.P.	EDGE OF PAVEMENT
-SAN	SANITARY SEWER LINE
-WL	WATER LINE
	STORM SEWER
GAS	GAS LINE
OHE	OVERHEAD UTILITY LINE
UGT	UNDERGROUND UTILITY LINE
	FENCE
	TREE LINE
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	GUY ANCHOR
	LIGHT POLE
ET	ELECTRICAL TRANSFORMER
EV	ELECTRICAL VAULT
CV	COMMUNICATIONS VAULT
	COMMUNICATIONS PEDESTAL
	SANITARY SEWER MANHOLE
WM	WATER METER
	WATER VALVE
	BLOW OFF VALVE
FH	FIRE HYDRANT
	GAS METER
	GAS VALVE
	STORM MANHOLE

CALCULATING BUILDING AND LOT COVERAGE PERCENTAGES		
LOT AREA:	44,353	
	AREA (SF)	% OF LOT COVERAGE
BUILDING COVERAGE :	4,958	-
HOUSE:	4,958	11.18%
DRIVEWAY:	4,463	10.06%
WALKWAY:	N/A	-
POOL:	TBD	-
POOL CONCRETE:	TBD	-
PORCH:	17	0.04%
LOT COVERAGE PERCENTAGE:	9,438	21.28%

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS DETERMINED TO BE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE AND THE UNADJUSTED ERROR OF CLOSURE EXCEEDS 1:10,000.

JOHN ZACHARY WILKINSON
SURVEY CERTIFICATE
TENNESSEE NO. 2776

TN RLS #2776

DATE : 9-8-2025

IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
or (800) 351-1111 or (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW

PREPARED BY:

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING

120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

PREPARED FOR:
D2 LLC
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

SUBJECT PROPERTY INFORMATION:
OWNER: BARLOW BUILDERS, LLC.
3020 STANSBERRY LN #101
FRANKLIN, TN 37069

TAX MAP 56H GROUP "D" PARCEL 16.00

DEED REFERENCE:
RB 9534 PG 843
WILLIAMSON COUNTY REGISTER OF DEEDS

PLAT REFERENCE:
LOT 16 OF TELLURIDE SUBDIVISION, PHASE 16
PB 83 PG 43
WILLIAMSON COUNTY REGISTER OF DEEDS

SUBJECT PROPERTY IS ZONED R-2 AS SHOWN ON ZONING MAP ON THE CITY OF BRENTWOOD'S WEBSITE.

TOTAL AREA
1.02 ACRES
(44,353 SF)

SURVEY PLOT PLAN

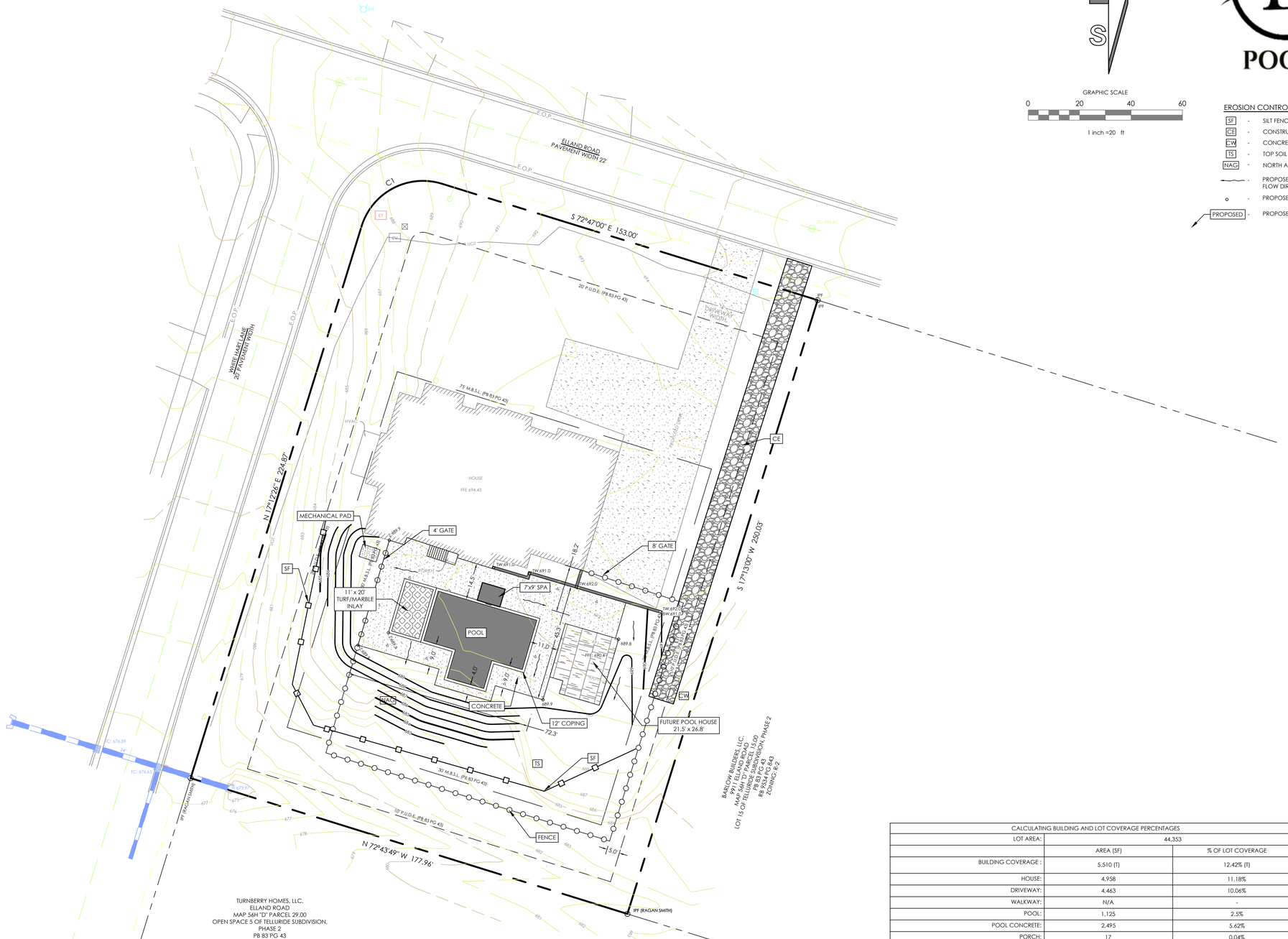
BOUNDARY AND PARTIAL TOPOGRAPHICAL SURVEY
9909 ELLAND ROAD
CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

EXISTING CONDITIONS

NO.	DATE	REVISION

SHEET NO.
S1.0
SHEET 1 OF 1

PROJECT #: 25.177CDS DATE: 9-8-2025



N

S

GRAPHIC SCALE

0 20 40 60

1 inch =20 ft

EROSION CONTROL LEGEND:

- SF - SILT FENCE
- CE - CONSTRUCTION EXIT
- CW - CONCRETE WASHOUT
- TS - TOP SOIL STORAGE
- NAG - NORTH AMERICAN GREEN
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED SPOT SHOT ELEVATION
- PROPOSED - PROPOSED IMPROVEMENT

CALCULATING BUILDING AND LOT COVERAGE PERCENTAGES		
LOT AREA:	44,353	
	AREA (SF)	% OF LOT COVERAGE
BUILDING COVERAGE :	5,510 (T)	12.42% (T)
HOUSE:	4,958	11.18%
DRIVEWAY:	4,463	10.06%
WALKWAY:	N/A	-
POOL:	1,125	2.5%
POOL CONCRETE:	2,495	5.62%
PORCH:	17	0.04%
LOT COVERAGE PERCENTAGE:	13,610	30.64%

PREPARED BY:

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING

120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

JOHN ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 114553
STATE OF TENNESSEE

05-27-2026

IF YOU DIG IN TENNESSEE
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TENNESSEE ONE CALL IT'S THE LAW

BARLOW BUILDERS
POOL SITE PLAN
9909 ELLAND ROAD
CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

SITE PLAN

NO.	DATE	REVISION
1	05-21-2026	REVISION & RELOCATION TO POOL HOUSE, RELOCATE SPA
2	05-27-2026	REDUCTION TO POOL HOUSE SIZE PER CITY OF BRENTWOOD

SHEET NO.
P-102
SHEET 2 OF 3

PROJECT: 25.177CDS DATE: 05-27-26

CONSTRUCTION DETAILS

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2 . CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN..
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DRIVEWAY BASE ROCK COURSE IS COMPLETED..
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AND REMOVED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS
CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
A. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT AND DISPOSE OF HARDENED CONCRETE OFF-SITE AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER INLETS. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
B. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
C. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO PAINTS 8 SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS. SPECIAL CARE MUST BE TAKEN.
12. STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
13. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST ONCE EVERY THREE DAYS. INSPECTION MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION AND MAJOR OBSERVATIONS. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED IF NECESSARY, WITHIN ONE DAY AFTER THE NEED IS IDENTIFIED.

DURING CONSTRUCTION
EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN.
POST CONSTRUCTION
ALL DISTURBED AREA TO BE SEEDED AND STRAWED OR SOD APPLIED.
POST CONST. SLOPE STABILIZATION
3:1 SLOPES SHOWN HEREON TO BE SODDED FOR STABILIZATION
2:1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE STAPLE PATTERN "D".
NOTICE EXTRA MEASURES MAY BE NEEDED IF SITE:
IS WITHIN 300 FEET OF A STREAM OR WETLAND
IS WITHIN 1,000 FEET OF A LAKE
IS STEEP (SLOPE OF 12% OR MORE)
RECEIVES RUNOFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
HAS MORE THAN AN ACRE OF DISTURBED GROUND
PRESERVING EXISTING VEGETATION
WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION
TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION
REVEGETATION
DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING
DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BALES OF STRAW PER 1,000 SQ. FT.
REVEGETATION
NOT REQUIRED, BUT HIGHLY RECOMMENDED
INSTALL AS SOON AS GUTTERS AND DOWNSPOUTS ARE COMPLETED
ROUTE WATER TO A GRASSED AREA
MAINTAIN UNTIL A LAWN IS ESTABLISHED

BRENTWOOD CRITICAL EROSION CONTROL NOTES:

1) STABILIZATION MEASURES MUST BE PERFORMED WITHIN THREE(3) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, WITHIN FIFTEEN(15) DAYS AFTER FINAL GRADING, OR PRIOR TO FINAL INSPECTION (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY OR PERMANENT SEEDING WITH MULCH, MATTING, OR SOD STABILIZATION.)
2) INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST TWICE WEEKLY. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION AND MAJOR OBSERVATIONS.
3) BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, WITHIN ONE DAY AFTER THE NEED IS IDENTIFIED.

SITE PLAN 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 AN THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON MAY 27, 2029 UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING AN THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED AN THE PLAN.

GENERAL NOTES:

- THERE SHALL BE NO STORING, DELIVERING, OR DUMPING OF MATERIALS IN THE STREET OR PUBLIC RIGHT OF WAY, AND NO ROCK, SAND, OR DIRT MAY BE ALLOWED TO BE DUMPED IN THE STREET.
- THE SIDEWALK AND CURB SHALL BE PROTECTED AT ACCESS POINT WITH RUBBER MATS. THE MATS SHALL BE IN PLACE AT THE START OF THE DAY AND REMOVED AT THE END OF THE DAY UNTIL CONSTRUCTION IS COMPLETE OUTDOOR HEATED POOLS AND OUTDOOR PERMANENT SPAS SHALL BE PROVIDED WITH A VAPOR RETARDANT COVER OR OTHER APPROVED VAPOR RETARDANT MEANS IN ACCORDANCE WITH 104.11
- WHERE THE RELEASE MECHANISM OF THE SELF LATCHING DEVICE IS LOCATED LESS THAN 54 INCHES ABOVE GRADE, THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL OR SPA SIDE OF THE GATE NOT LESS THAN 3 INCHES BELLOW THE TOP OF THE GATE, AND THE GATE AND BARRIER SHALL HAVE OPENINGS GREATER THAN 2 INCH WITHIN 18 INCHES OF THE RELEASE MECHANISM.
- CHLORINE POOLS MUST STAND A MINIMUM OF 72 HOURS WITHOUT ADDITIONAL CHEMICALS THE POOL CAN BE DRAINED OVERLAND. NO CONNECTION TO SANITARY SEWER IS PERMITTED.
- ANY DEVIATION FROM THESE APPROVED PLANS WILL REQUIRE A RESUBMITTAL OF REVISED PLANS FOR APPROVAL. ALL SHALL BE SHOWN AND CLOUDED. A REVISION LETTER SHALL BE INCLUDED WITH THE RESUBMITTAL OUTLINING ALL PLAN REVISIONS. FIELD CHANGES ARE NOT PERMITTED ON RESIDENTIAL POOLS. ANY CONSTRUCTION FIELD CHANGE MAY RESULT IN THE CONTRACTOR/APPLICANT BEING REQUIRED TO REMOVE THIS UNAPPROVED CONSTRUCTION.
- THERE SHALL BE NO MATERIAL STORAGE, ALTERATIONS, GRADING OR FILL IN THE EXISTING SANITARY SEWER EASEMENT WITHOUT WRITTEN CONSENT BY FRANKLIN WATER MANAGEMENT.
- BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION(615-371-0080) PRIOR TO ISSUANCE OF A PERMIT:
- ALL RETAINING WALLS GREATER THAN 4' WILL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
- A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES:
- ALL RETAINING WALLS IN EXCESS OF 30" REQUIRE A GUARDRAIL:
- ALL DRIVEWAYS WITH 15% OR GREATER SLOPES SHALL BE PROFILED BY R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NOTE : TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE, IT IS THE BUILDER'S RESPONSIBILITY TO SCHEDULE AND WORK IN A TIMELY MANNER. DO NOT CALL FOR A FINAL INSPECTION UNLESS ALL WORK IS 100 PERCENT COMPLETE PER THE APPROVED GRADING AND DRAINAGE PLAN
- ANY DAMAGE TO THE R.O.W. AND/OR P.U.D.E. SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS.

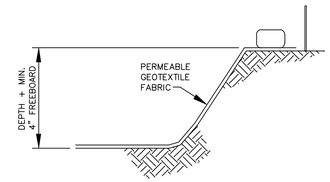
GRADING PLAN NOTES

1. THIS PLAN IS A GRADING/EPSC PLAN FOR A PROPOSED POOL/DECK.
2. THIS IS NOT A STRUCTURAL PLAN FOR THE DECK/POOL/RETAINING WALL OR OTHER APPURTENANCES.
3. POSITIVE DRAINAGE SHOULD BE ESTABLISHED THROUGHOUT THE ENTIRE JOB.
4. IF SPRINGS OR UNDERGROUND STREAMS ARE ENCOUNTERED DURING CONSTRUCTION, ADDITIONAL PERMANENT FRENCH DRAINS MAY BE REQUIRED.
5. THIS PLAN DOES NOT GUARANTEE SUB SURFACE CONDITIONS.

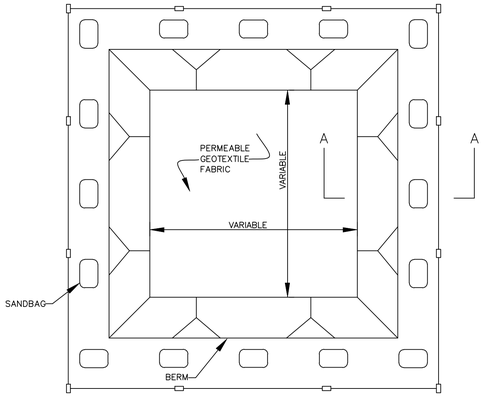
POOL PLAN NOTES

1. SW2504-033 APPROVAL OF THE FENCE/GATE DETAILS, POOL, SPA, AND STRUCTURES IS REQUIRED BY THE BUILDING AND CODES DEPARTMENT. RELEASE OF THE GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF THESE ITEMS.

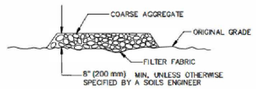
ENVIRONMENT & CONSERVATION
FILE NO. - 7.16



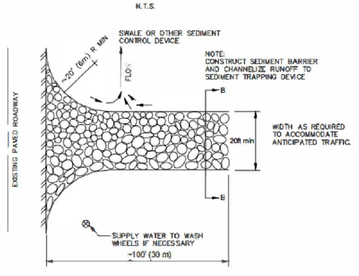
SECTION A–A



PLAN VIEW
NOT TO SCALE



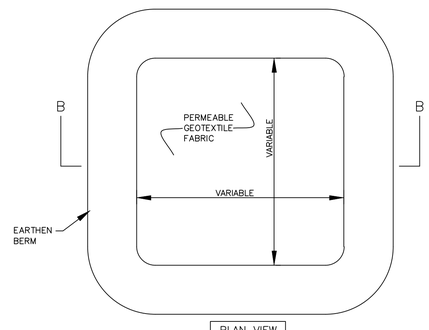
SECTION B–B
N.T.S.



PLAN VIEW
N.T.S.

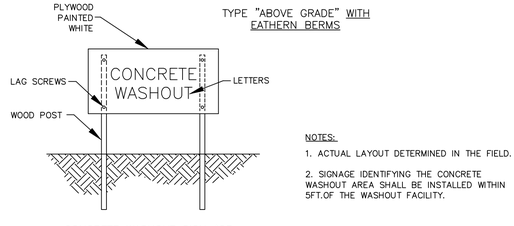
Figure TCP-03-1
Stabilized Construction Entrance

TYPE "BELOW GRADE"



PLAN VIEW
NOT TO SCALE

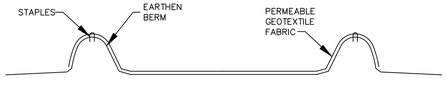
TYPE "ABOVE GRADE" WITH EATHERN BERMS



CONCRETE WASHOUT SIGN (OR EQUIVALENT)

NOTES:

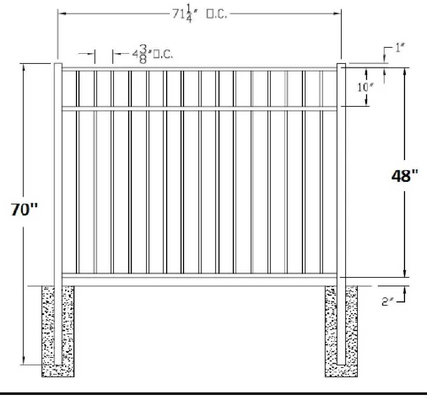
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

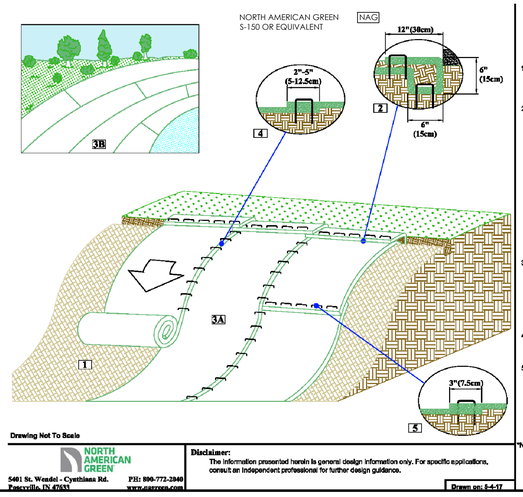


SECTION B–B
NOT TO SCALE

CONCRETE WASHOUT
CW

Fence Detail





Drawing Not To Scale

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

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

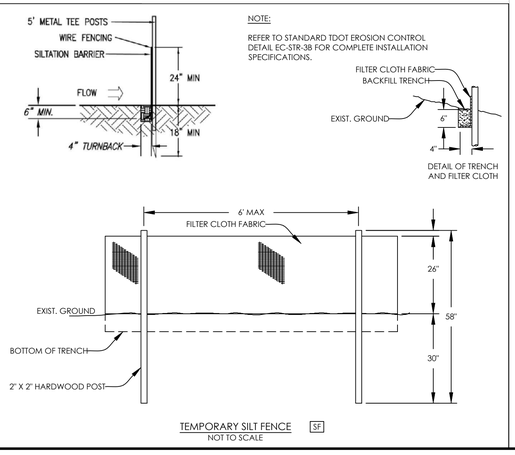
Drawn on: 8-4-17

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 9"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

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

Temporary Construction Road TCP-03
NOT TO SCALE
Note: 20ft Min. Width
CE



TEMPORARY SILT FENCE
NOT TO SCALE
SF

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

JOHN ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114553
STATE OF TENNESSEE
05-27-2026

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POOL SITE PLAN
9909 ELLAND ROAD
CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

PROJECT NOTES

NO.	DATE	REVISION
1	05-21-2026	REVISION & RELOCATION TO POOL HOUSE, RELOCATE SPA
2	05-27-2026	REDUCTION TO POOL HOUSE SIZE PER CITY OF BRENTWOOD

SHEET NO.
P-103
SHEET 3 OF 3

PROJECT: 25.177CDS DATE: 05-27-26

POOLS

MILLER RESIDENCE
PROPOSED POOL HOUSE
9909 ELLAND ROAD
BRENTWOOD, TENNESSEE 37027

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MILLER RESIDENCE
PROPOSED POOL HOUSE
9909 ELLAND ROAD
BRENTWOOD, TENNESSEE 37027

DRAWINGS PROVIDED BY:

D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

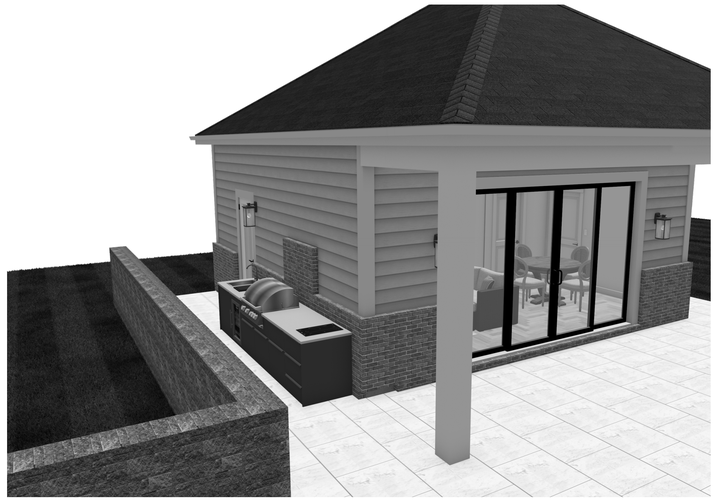
SCALE:
1/2" = 1'

SHEET:
P-1

POOLS



C2 CAMERA 2



C2 CAMERA 2



C2 CAMERA 2

RENDERINGS

(NOT TO SCALE)

POOLS

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NUMBER	DATE	REVISED BY	DESCRIPTION

MILLER RESIDENCE
PROPOSED POOL HOUSE
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BRENTWOOD, TENNESSEE 37027

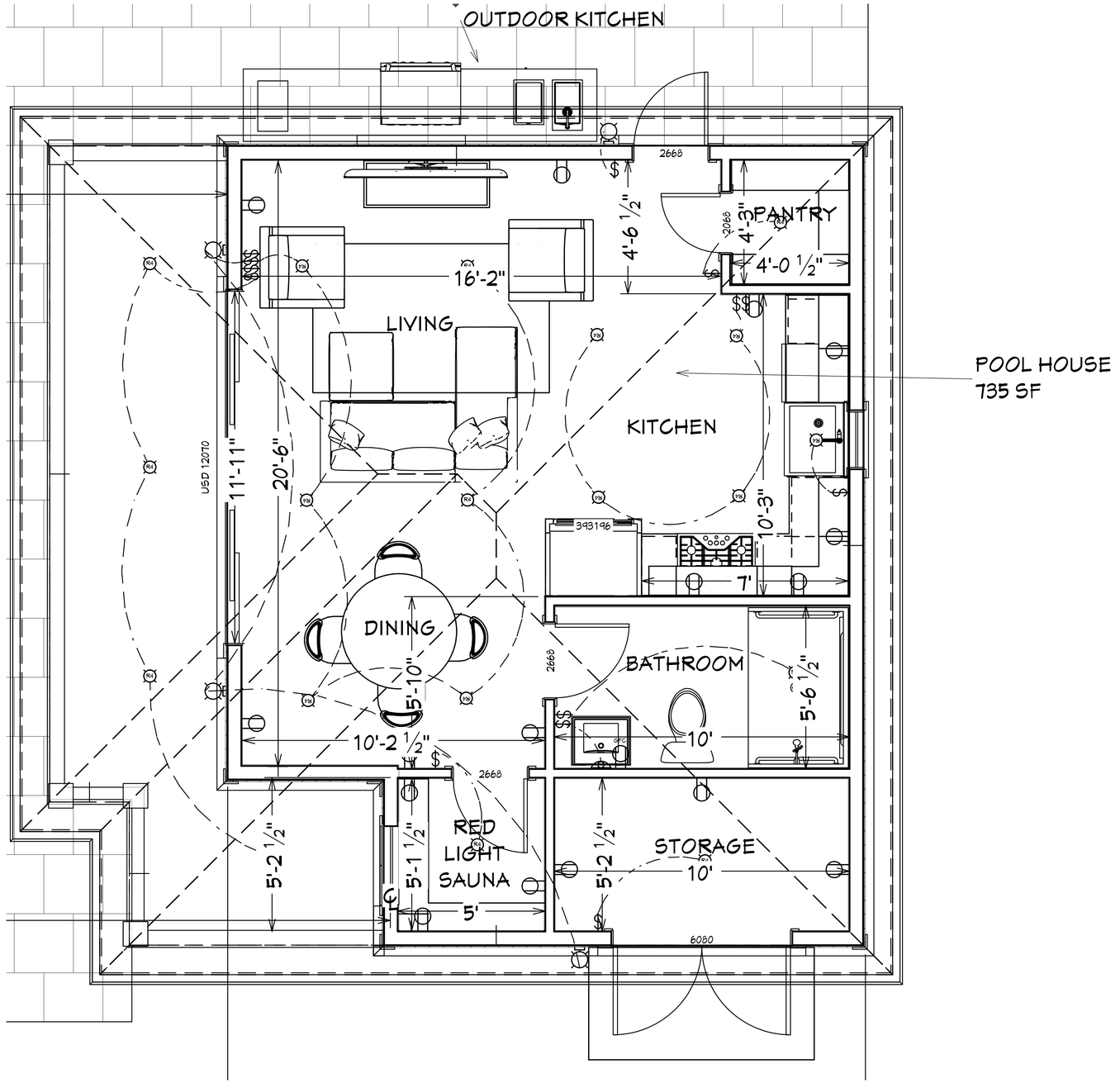
DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:

SHEET:

POOLS



1ST FLOOR
1/2 IN = 1 FT
GENERAL FLOOR PLAN

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MILLER RESIDENCE
PROPOSED POOL HOUSE
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BRENTWOOD, TENNESSEE 37027

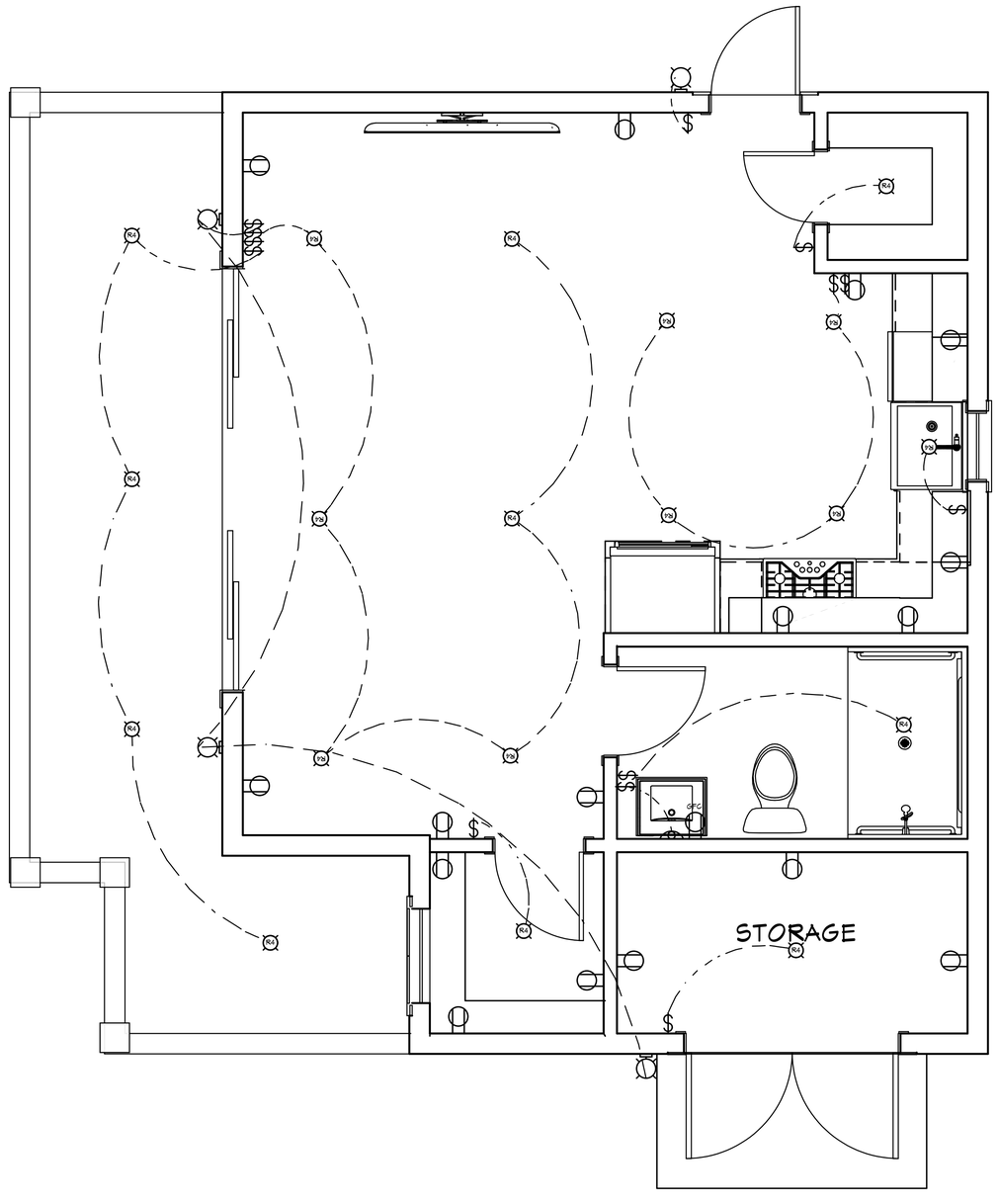
DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

SHEET:
A-1.0

POOLS



ELECTRICAL PLAN VIEW
1/2 IN = 1 FT

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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BRENTWOOD, TENNESSEE 37027

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D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

SHEET:
E -1.0

POOLS

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4' GRANULAR MATERIAL COMPACTED TO 95%

4. CONCRETE: SLABS & STEPS EXPOSED TO WEATHER 3,500 PSI

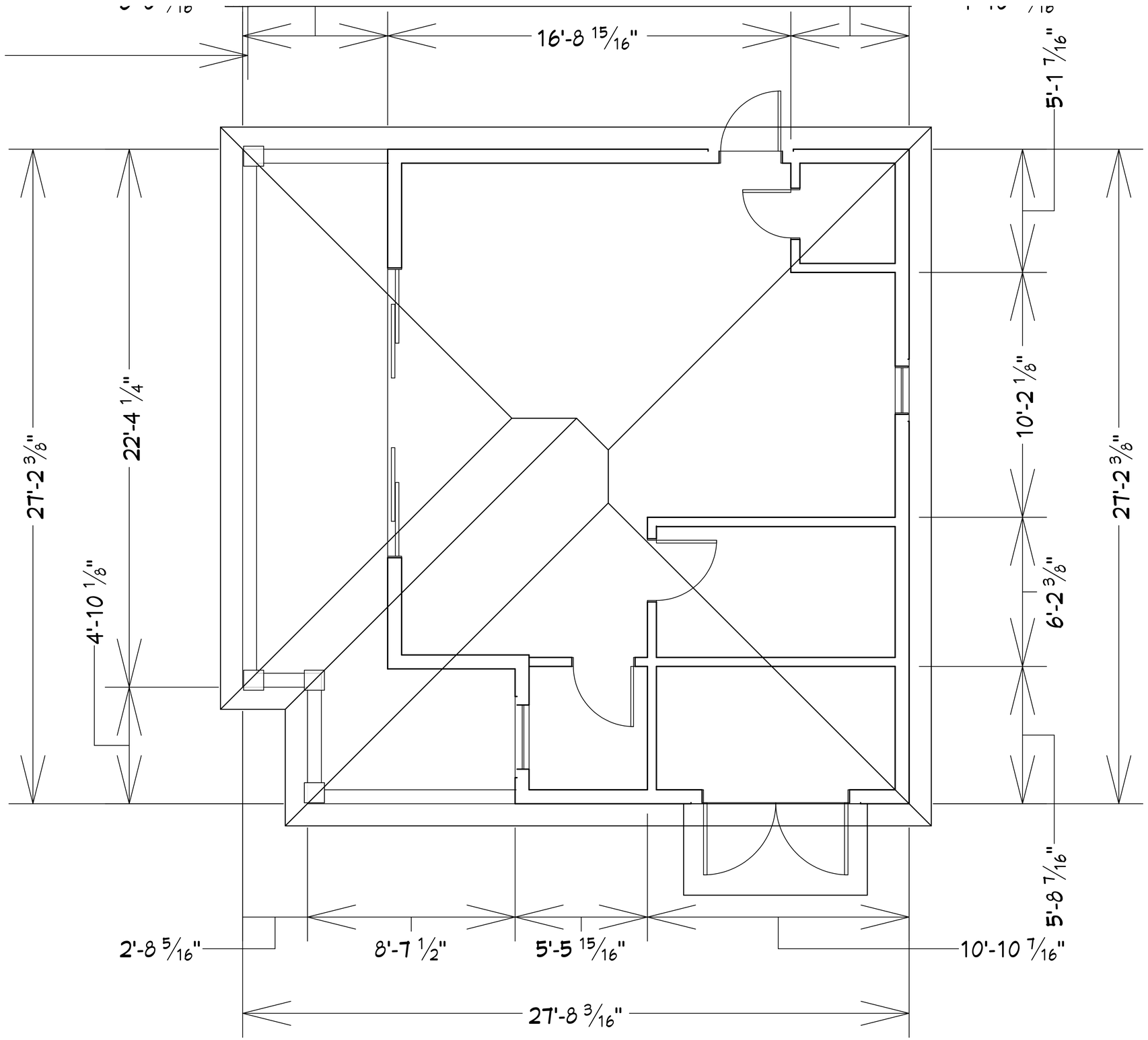
5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25SF. (MAXIMUM) INTERVALS EA. WAY.

6. REINFORCING STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.

7. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR NATURALLY DECAY RESISTANT OR PROTECTED WITH 55# ROLL ROOFING. MIN.

8. PROVIDE 2X6 P/T MUD SILL WITH 1/2" A.B. @ 48" O.C. MIN. OF 2-PER PL. AND WITH 12" OF EACH CORNER.

9. VAPOR BARRIER 6ML TO BE PLACED ON GRADE.



PLOT PLAN VIEW
1/2 IN = 1 FT

POOLS

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BRENTWOOD, TENNESSEE 37027

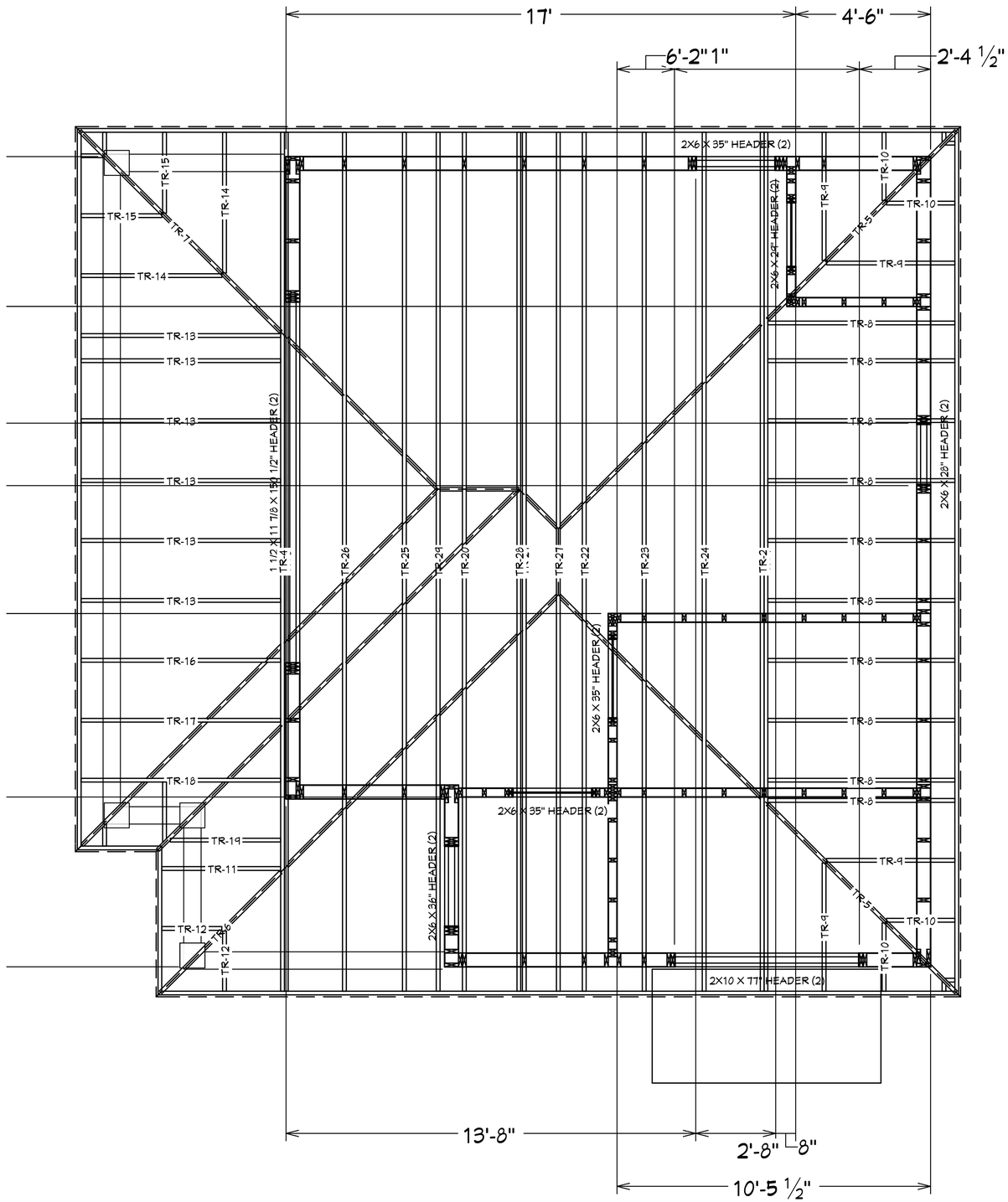
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330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

SHEET:
S-1.0

POOLS



FRAMING, ROOF PLAN VIEW
1/2 IN = 1 FT

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

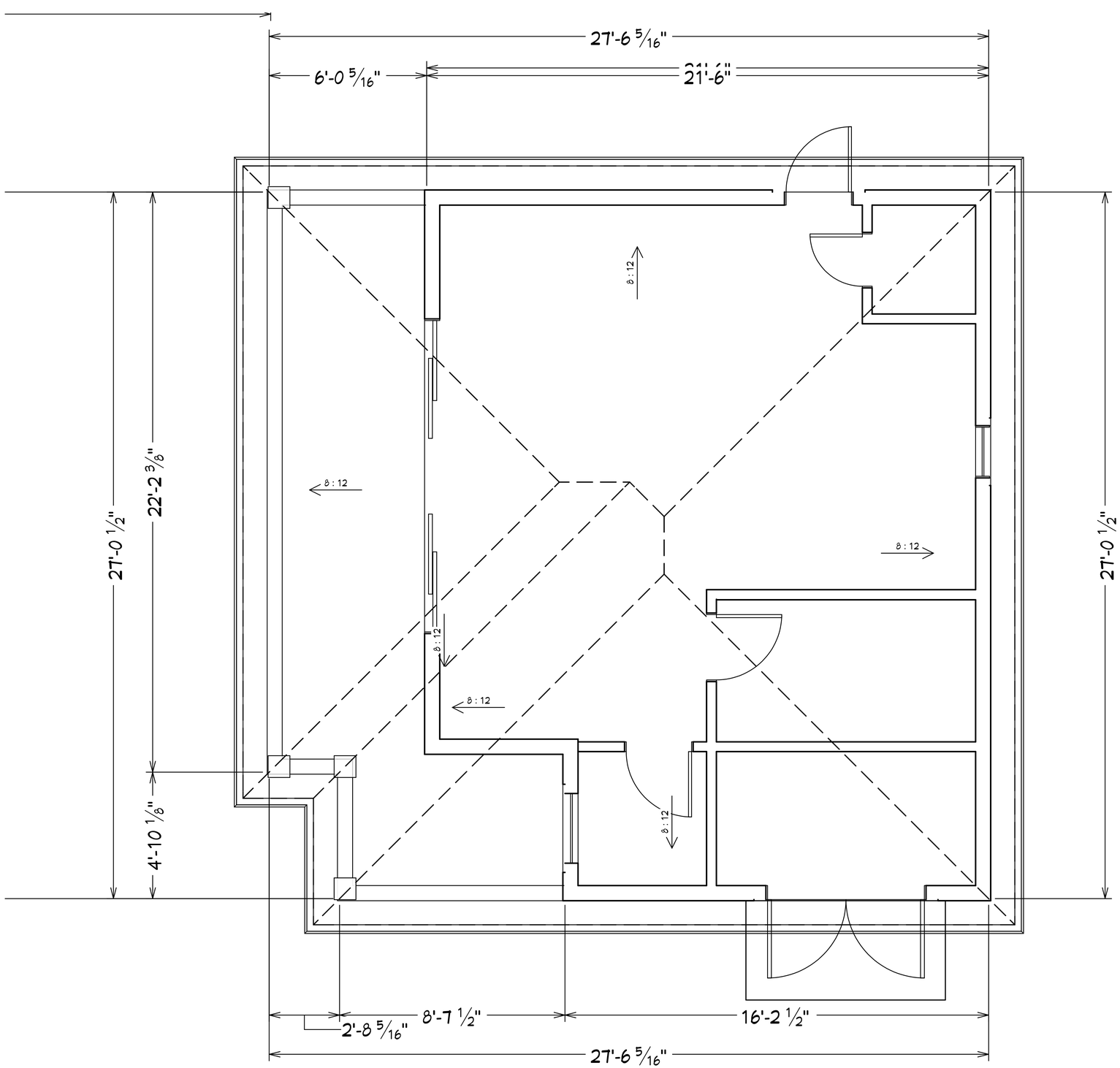
MILLER RESIDENCE
PROPOSED POOL HOUSE
9909 ELLAND ROAD
BRENTWOOD, TENNESSEE 37027

DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

SHEET:
S-2.0



ROOF PLAN VIEW
1/2 IN = 1 FT

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MILLER RESIDENCE
PROPOSED POOL HOUSE
9709 ELLAND ROAD
BRENTWOOD, TENNESSEE 37027

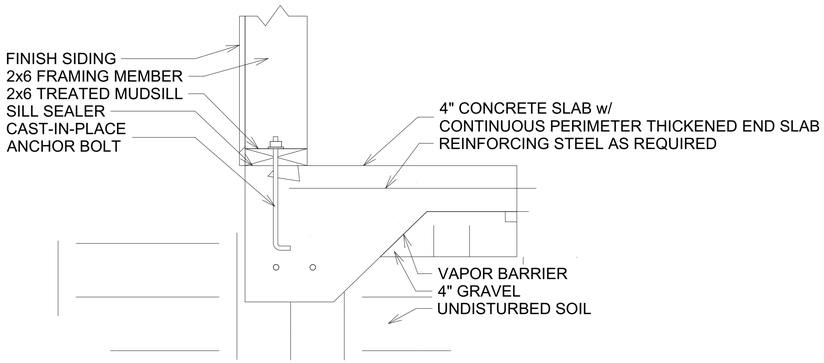
DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

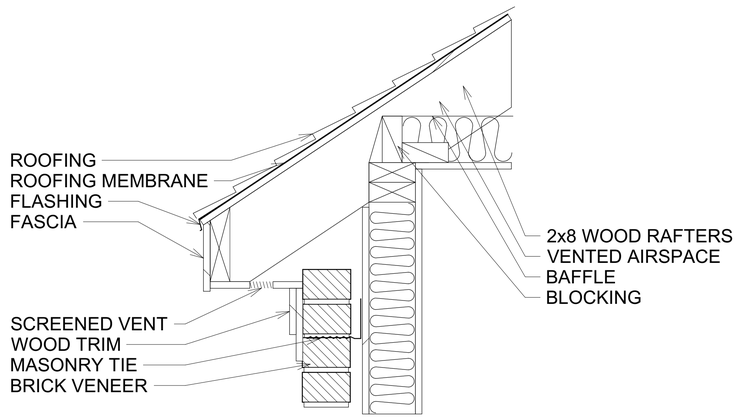
SHEET:
S-3.0

POOLS



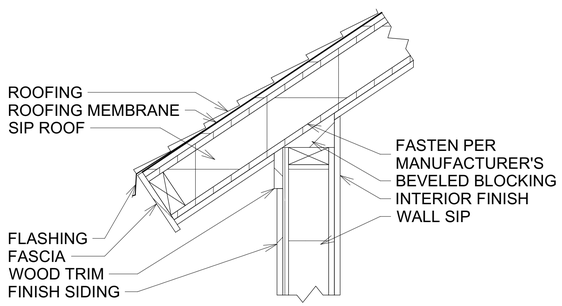
Thickened End Slab

(print at 1"=1')



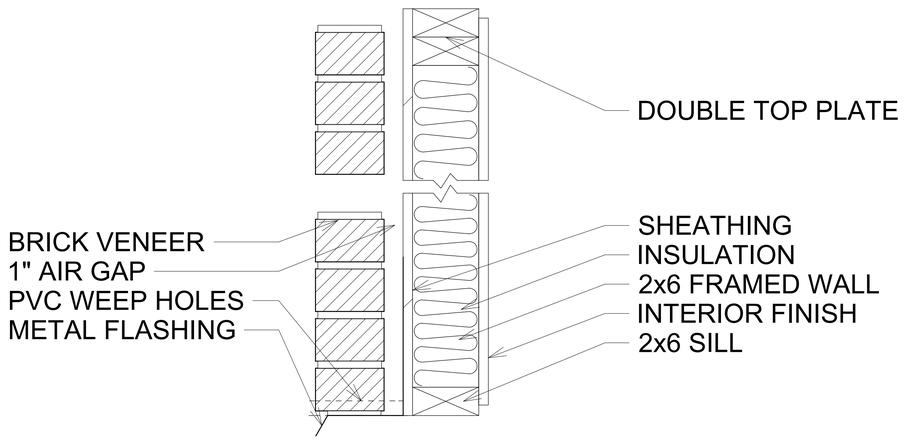
Eave at Brick Veneer

(print at 1" = 1')



Roof Eave Detail with Sloped Ceiling

(print at 1"=1')



GENERAL DETAILS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MILLER RESIDENCE
PROPOSED POOL HOUSE
9709 ELLAND ROAD
BRENTWOOD, TENNESSEE 37027

DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE: 5/22/2026

SCALE: 1/2" = 1'

SHEET: A-1.0

POOLS



E1 ELEVATION 1
1/2 IN = 1 FT

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MILLER RESIDENCE
PROPOSED POOL HOUSE
9909 ELAND ROAD
BRENTWOOD, TENNESSEE 37027

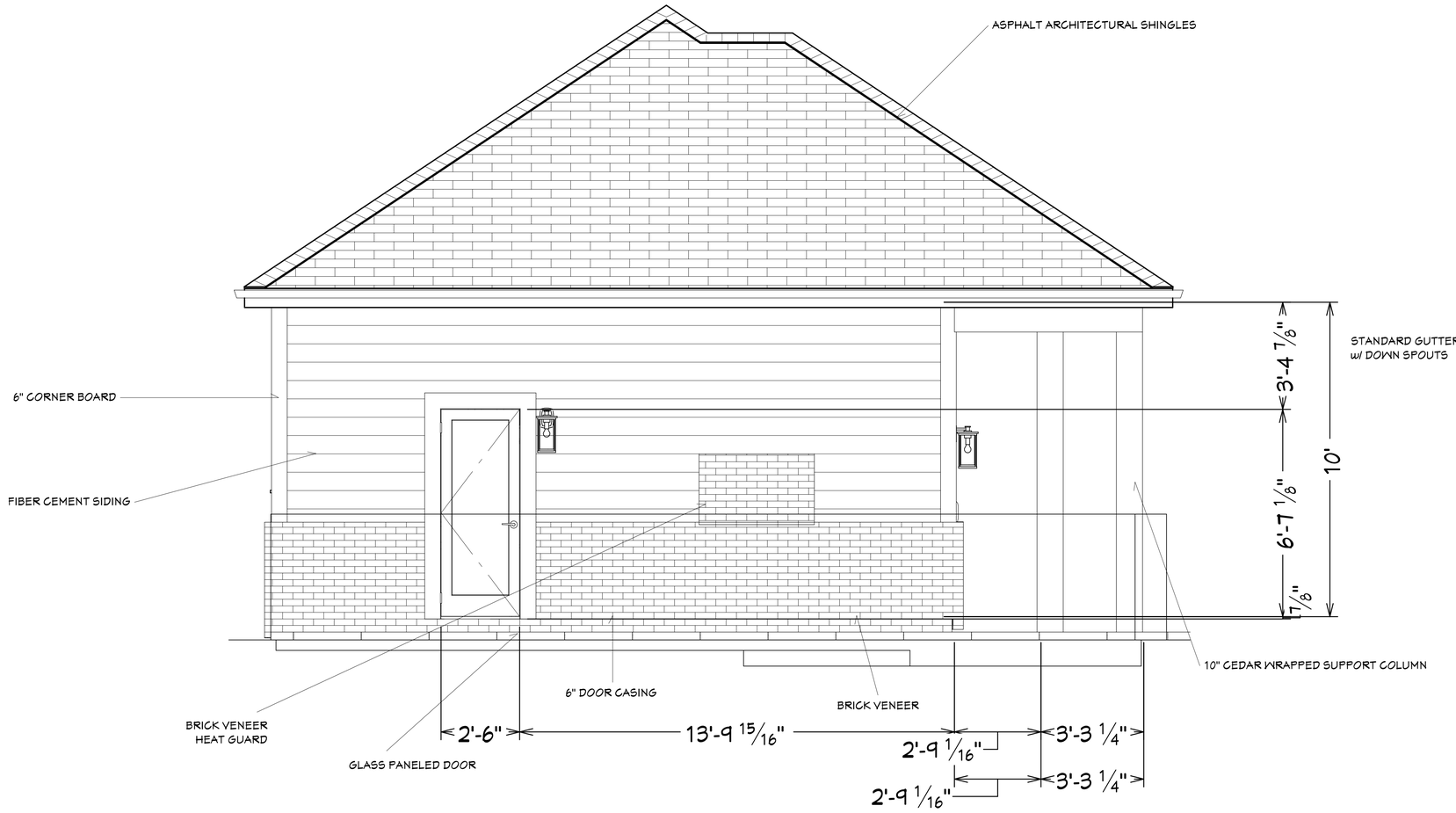
DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

SHEET:
A-2.0

POOLS



E4 ELEVATION 4
1/2 IN = 1 FT

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MILLER RESIDENCE
PROPOSED POOL HOUSE
9909 ELLAND ROAD
BRENTWOOD, TENNESSEE 37027

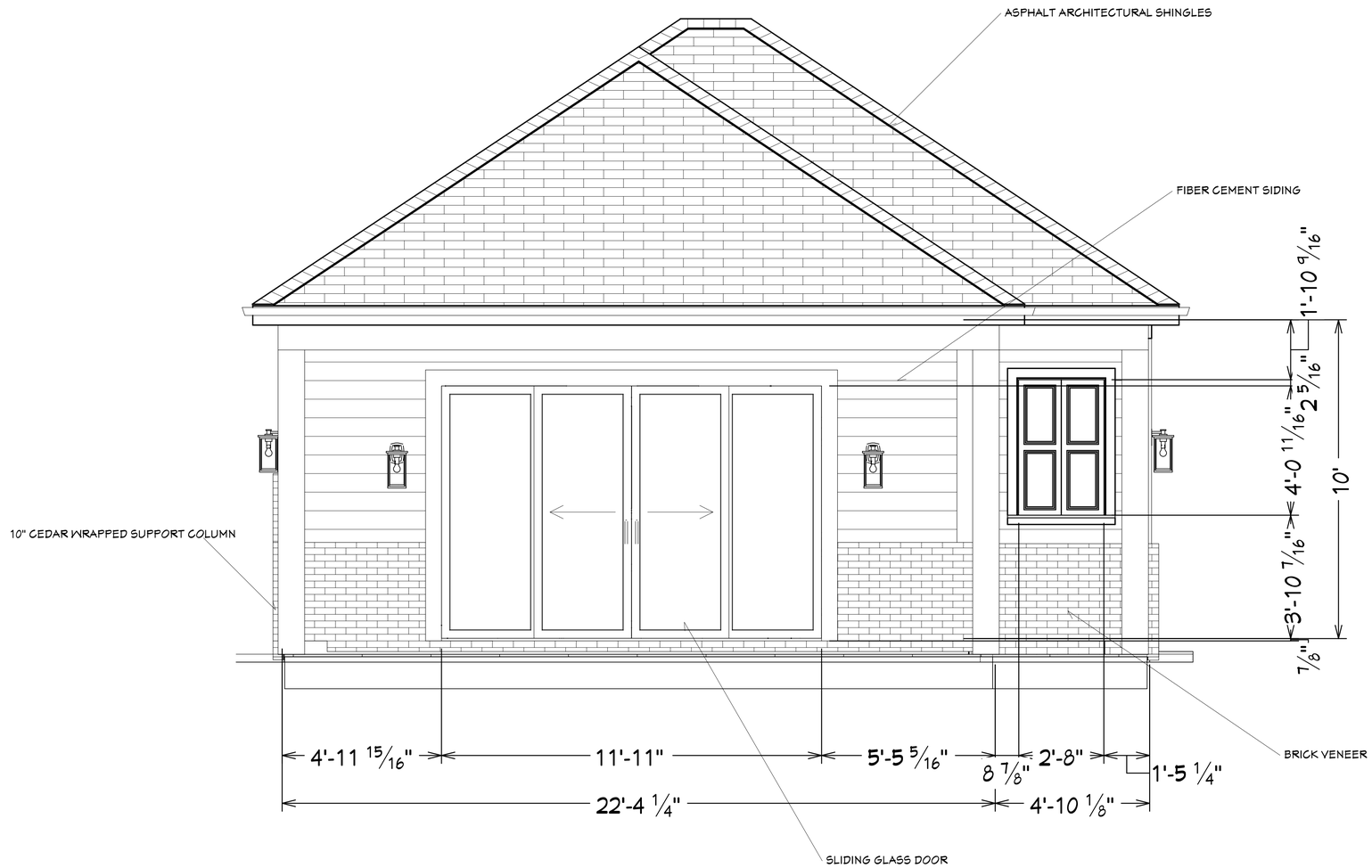
DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

SHEET:
A-2.1

POOLS



E3 ELEVATION 3
1/2 IN = 1 FT

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

MILLER RESIDENCE
PROPOSED POOL HOUSE
9709 ELLAND ROAD
BRENTWOOD, TENNESSEE 37027

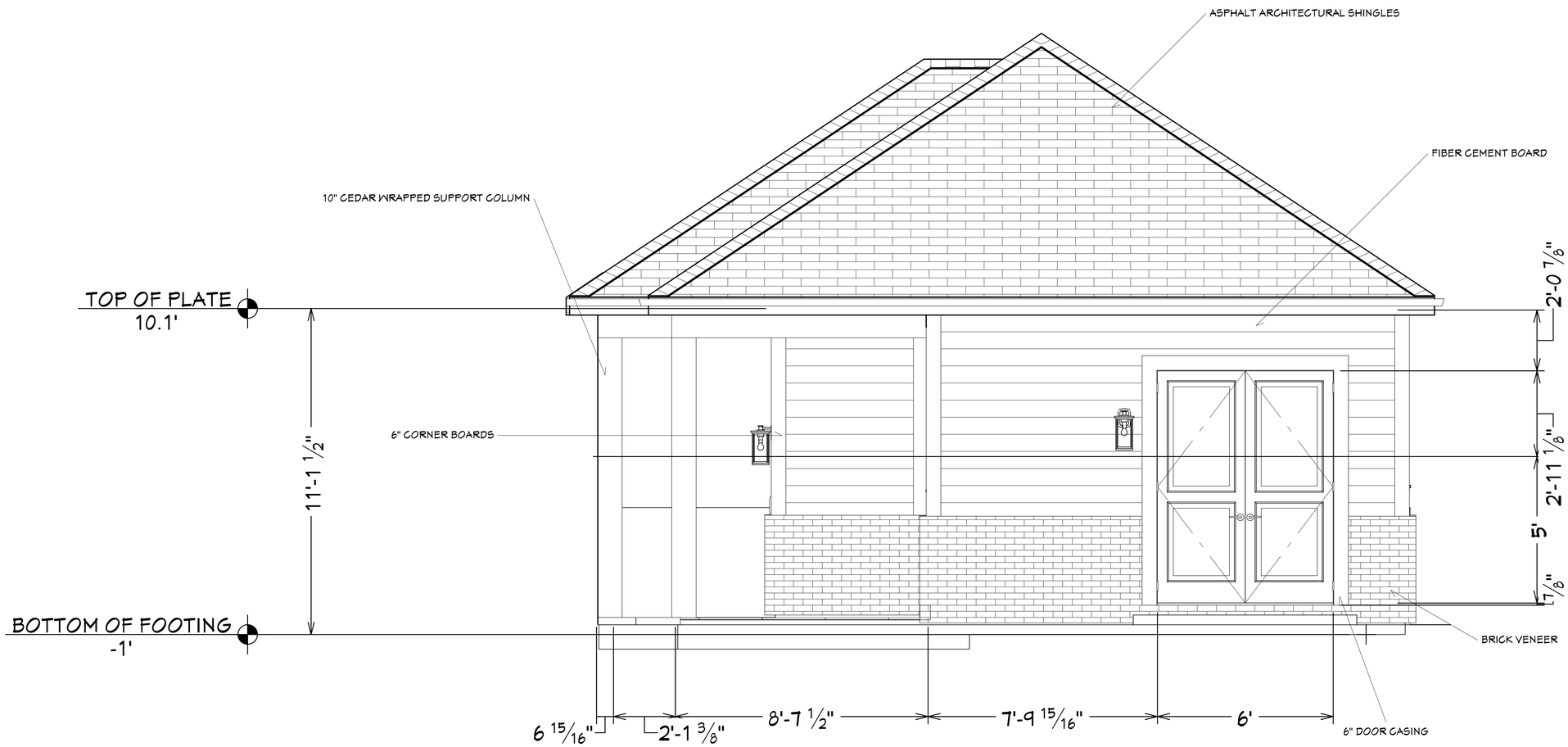
DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

SHEET:
A-2.2

POOLS



E2 ELEVATION 2
1/2 IN = 1 FT

POOLS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

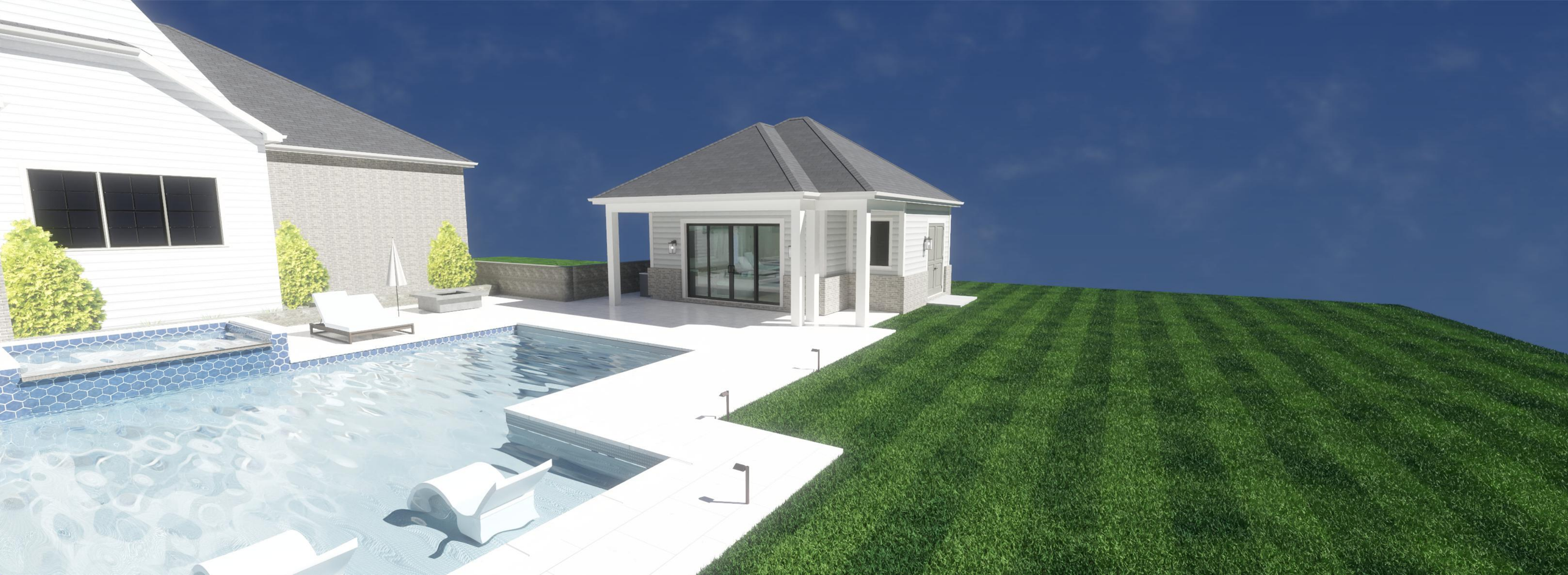
MILLER RESIDENCE
PROPOSED POOL HOUSE
9909 ELAND ROAD
BRENTWOOD, TENNESSEE 37027

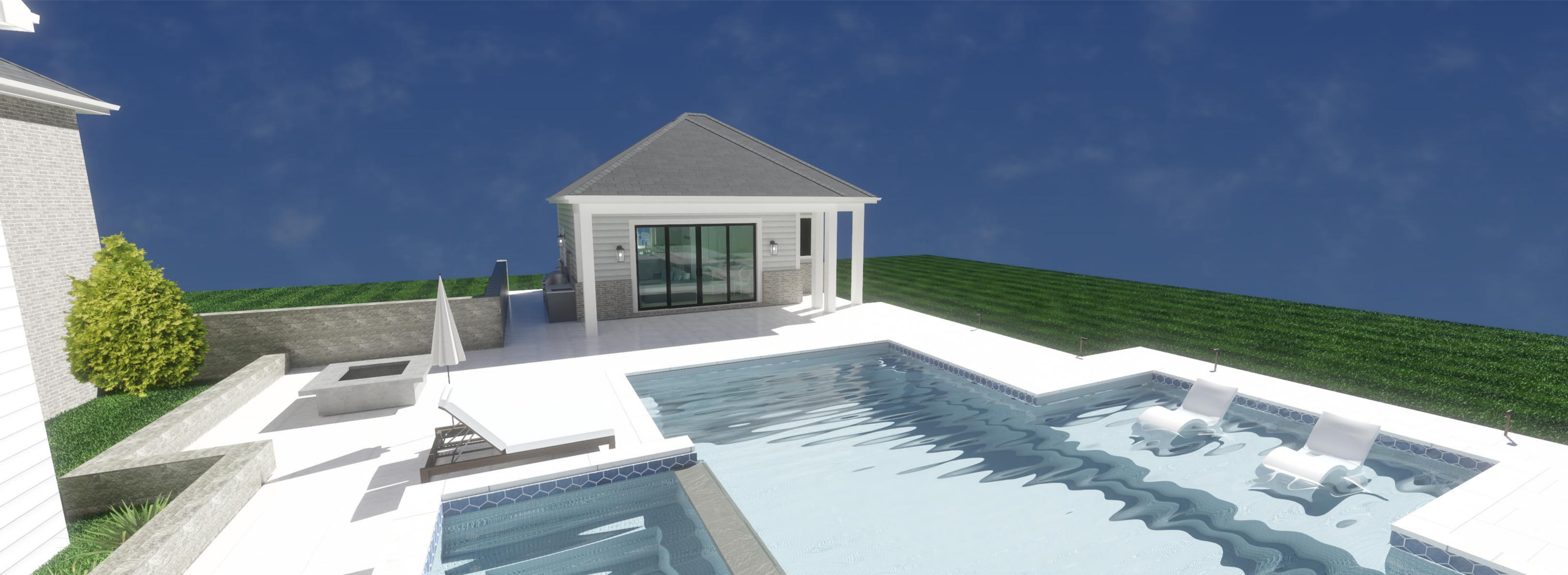
DRAWINGS PROVIDED BY:
D2 POOLS LLC.
330 FRANKLIN ROAD, SUITE 135A-201
BRENTWOOD, TN 37027

DATE:
5/22/2026

SCALE:
1/2" = 1'

SHEET:
A-2.3







BZA **4.**

Meeting Date: 07/20/2026

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL DEVELOPMENT

Information

Subject

BZA2606-001 Revised Accessory Structure Request - Willowmet Subdivision, Section 1, Lot 101, 2000 Willowmet Lane, Zoning OSRD - *Applicant: United Veterans Construction Inc.*

General Information

United Veterans Construction requests approval of a 750 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of brick that matches the existing house. It will have a shingle roof and be approximately 25 feet tall.

The Board of Zoning Appeals previously approved a 748 square foot, two-story accessory structure on November 7, 2025. The resident did not gain approval from the HOA and had to revise the appearance of the proposed structure.

Condition of Approval

The department recommends that the following **5** requirements be attached to the approval of the request:

1. An as-built survey will be required prior to final inspection and issuance of a Certificate of Completion.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

3. Accessory structures cannot be used for home occupation/commercial purposes.

4. Complete plans shall be submitted for review, approval, and issuance of a building permit.

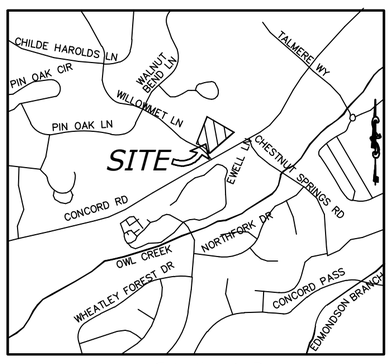
5. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

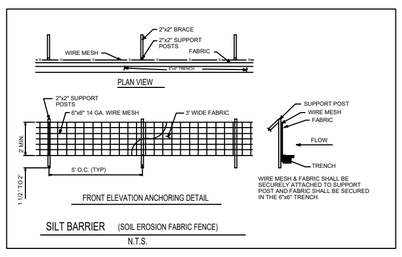
Attachments

Proposed Site Plan
Proposed Building Elevations
Back of House
Previously Approved Site Plan and Building Elevations

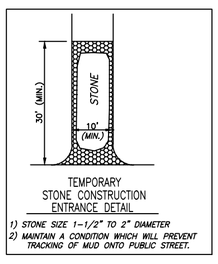


VICINITY MAP
NOT TO SCALE

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW



SILT BARRIER (SOIL EROSION FABRIC FENCE)
N.T.S.



TEMPORARY
STONE CONSTRUCTION
ENTRANCE DETAIL

1) STONE SIZE 1-1/2" TO 2" DIAMETER
2) MAINTAIN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC STREET.

GENERAL NOTES:

1.) THE SUBJECT PROPERTY IS LOT 101 AS SHOWN ON THE THE FINAL PLAT OF WILLOWMET, SECTION ONE, HILLS SUBDIVISION, SECTION 2 RECORD IN PLAT PLAT BOOK P31, PAGE 124, R.O.W.C., TN.

2.) THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION WITH DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) RTK BASE AND ROVER UNITS AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC GPS OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL CONTINENTAL US NGS 2018), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2), HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm

3.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR.

4.) THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD "ZONE X" (UNSHADED) AND PARTIALLY IN "ZONE AE" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 47187C0230G ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE (MAPS DATED FEBRUARY 26, 2021.

5.) THE POSITIONAL ERROR DOES NOT EXCEED 1/10 OF A FOOT.

6.) AREA: 17,881 SQ FT. OR 0.410 ACRES±.

7). THE BUILDER/CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING, IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN AS PROVIDED BY OTHERS. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO ACE FIELD DATA & MAPPING BEFORE BEGINNING CONSTRUCTION. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE AND IMPROVEMENTS MAY CHANGE DUE TO LOT CONDITIONS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN IS PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON IS AS SPECIFIED AND DIRECTED BY THE BUILDER/CONTRACTOR.

Construction Notes:

1.) Construction access – The sidewalk and curb shall be protected at access point by rubber mats. The rubber mats shall be in place at the start of the day and removed at the end of the day until construction is complete.

2.) There shall be no storing or staging of materials in the street or public right –of–way.

3.) Pre–construction siltation fence shall be installed prior to any construction beginning.

4.) Any deviation from the approved plans will require a resubmittal of revised plans for approval. All changes shall be shown and clouded. A revision letter shall be included with the resubmittal outlining all revisions. Field changes are not permitted on residential pools. Any constructed field changes may result in the contractor/applicant being required to remove the unapproved construction.

5.) Location of any underground utilities should be located and marked, and if compromised, be relocated by a licensed professional prior to any excavation.

BRENTWOOD NOTES:

1.) BUILDER TO CALL BRENTWOOD ENGINEERING FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT.
2.) ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3.) ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.
4.) A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	290.00'	26.31'	26.30'	N 37°25'10" W	5°11'50"
C2	165.00'	53.54'	53.31'	N 49°14'48" W	18°35'36"

CURRENT ZONING
SUBURBAN (S)
SETBACKS
FRONT: 30'
SIDE: 10'
REAR: 30'

HOMEOWNER:
MAGDY SAM
PHONE: 615-556-5527

LEGEND

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- CLEANOUT
- SEWER MANHOLE
- GAS METER
- ELECTRIC METER
- STORM DRAIN
- COMMUNICATIONS PEDESTAL
- UNDERGROUND ELECTRIC VAULT
- TELECOMMUNICATION PEDESTAL
- MAILBOX
- SATELLITE DISH
- PORTA-JOHN
- CONSTRUCTION DUMPSTER
- POP-UP DRAINAGE EMITTER
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY SEWER
- UNDERGROUND WATER LINE
- PROPOSED FENCE

IMPERVIOUS AREA

LOT AREA = 17,881 SQ.FT.±
******
EXISTING
HOUSE – 2,902 SQ.FT.±
CONCRETE DRIVE – 1,255 SQ.FT.±
WALK – 228 SQ.FT.±
DECK – 214 SQ.FT.±
WALL – 20 SQ.FT.±
HVAC PAD – 58 SQ.FT.±
POOL – 940 SQ.FT.±
COPING – 148 SQ.FT.±
TOTAL EXISTING AREAS = 5,765 SQ.FT.±
******
PROPOSED
POOL HOUSE – 750 SQ.FT.±
DECKING PAVERS – 1,039 SQ.FT.
POOL EQUIPMENT PAD – 24 SQ.FT.±
WALL – 8 SQ.FT.±
STEPS – 131 SQ.FT.±
DRIVE ADDITION – 890 SQ.FT.±
PATIO – 298 SQ.FT.
TOTAL PROPOSED = 3,140 SQ.FT.±
******
TOTAL = 8,905 SQ.FT.±

TOTAL BUILDING COVERAGE = 20.4%
TOTAL IA COVERAGE PERCENTAGE = 49.8%
REMAINING GREEN SPACE = 50.2%

COMMON OPEN SPACE NO.1

WOODS LINE

S 40°16'49" E 155.71'

WOODS LINE

PROPOSED POOL HOUSE HEATED & COOLED 712.0 SQ.FT.

101

32.4'

35.3'

20'

30'

10'

20' P.U.D.E.

30' M.B.S.L.

18.5'

14" ASH

20.40'

6.31'

1.67'

13.9'

22.06'

5" MAPLE

10' M.B.S.L. & P.U.D.E.

29.69'

36.00'

23.38'

PATIO

STEPS

EXISTING POOL

PAVERS

10'

10" MAPLE

165.77'

11.0'

3.73'

1.67'

6.31'

16.67'

6.31'

PAVERS

PAVERS

PROPOSED WALL

S 59°04'28" W 152.43'

4.0'

5.0'

PROPOSED AGGREGATE DRIVE

N 31°26'01" E

PROPOSED STEPS

HVAC

57.0'

55.7'

EXISTING RESIDENCE FFE=596.15

10' M.B.S.L. & P.U.D.E.

CONSTRUCTION DUMPSTER

EXISTING AGGREGATE DRIVE

GARAGE FFE=593.85

5.0'

24.49'

11.8'

102

28.1'

30' M.B.S.L.

EXISTING WALK

CO

6" CREPE MYRTLE

EXISTING 8" WINDSOR BLOCK WALL

10" TREE

31.2'

30'

5" CYPRESS

15' P.U.D.E.

SARGOEL REZANEJAD, ETAL
PARCEL ID: 033H A 00400
DB 8019, PG. 49
(R.O.W.C., TN)

DURING CONSTRUCTION CONCRETE WASHOUT TDEC COMPLIANT

12.0'

10.5'

15'

14" OAK

8" MAPLE

5" CYPRESS

6" HOLLY

6" HOLLY

WM

C2

C1

WATER LINE

CONSTRUCTION ENTRANCE

TOP CURB

EDGE OF PAVEMENT

WILLOWMET LANE

50' RIGHT-OF-WAY

STORM LINE

CURB

SEWER LINE

TITLE: PLOT PLAN FOR POOL HOUSE

THIS PLOT PLAN FOR POOL HOUSE WAS MADE FOR THE CONTRACTOR, PROPERTY OWNERS AND CODES DEPT. AND IS TO BE USED FOR OBTAINING THE BUILDING PERMIT ONLY. THIS PLAN IS NOT TO BE USED FOR A GENERAL PROPERTY SURVEY, MORTGAGE LOAN INSPECTION, OR A FOUNDATION INSPECTION SINCE NO IMPROVEMENTS EXIST AT THIS TIME.

OWNER: MAGDY Z. SAM AND KERSTIN FARAG
ADDRESS: 2000 WILLOWMET LANE
CITY: BRENTWOOD, WILLIAMSON COUNTY, TN. 37207
LOT # 101 SUBD. WILLOWMET, SECTION ONE
RECORD: PLAT BOOK P31, PAGES 124
PARCEL ID: 033H A 00300
AREA: 17,881 SQ.FT. OR 0.410 AC.±
SCALE: 1"=20' DATE: ~~JUNE 14, 2026~~

J.E. MC ALEER, JR. REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE 06/15/26 TENNESSEE NO. 1133

SHEET 1 OF 1
JOB NO. A-085-26

REVISIONS	
DATE	CHANGE
06.19.26	POOL HOUSE WAS MODIFIED.

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

MAGDY Z. SAM AND KERSTIN FARAG

2000 WILLOWMET LANE
BRENTWOOD, WILLIAMSON COUNTY, TN. 37207
LOT#: 101 WILLOWMET, SECTION ONE
PLAT BOOK P31, PAGES 124. R.O.W.C., TN.

ACE Field Data & Mapping , LLC.
107 S. Greenwood St., Ste L
Lebanon, Tn 37087
Office #:615-927-1533
Email: acefielddata@outlook.com

POOL HOUSE

2000 WILLOWMET IN, BRENTWOOD, TN 37027

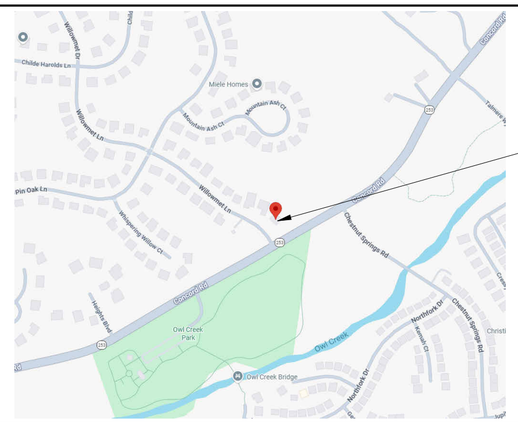
DATE: 20 APRIL, 2026

PROJECT DESCRIPTION

PROJECT CONSISTS OF A NEW POOL HOUSE WITH HEATED AREA:

FIRST FLOOR AREA 750 S.F.

VICINITY MAP



INDEX OF DRAWINGS

GENERAL	
G1.00	INDEX OF DRAWINGS
ARCHITECTURAL	
A1.01	BUILDING PERIMETER PLAN
A1.01n	FLOOR PLAN - NOTED / DIMENSION
A2.01	CEILING PLAN / ROOF PLAN
A5.01	EXTERIOR ELEVATIONS
A5.02	RENDERING

ADOPTED CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE
- 2024 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2024 INTERNATIONAL MECHANICAL CODE (IMC)
- 2024 INTERNATIONAL PLUMBING CODE (IPC)
- 2023 NATIONAL ELECTRICAL CODE

INDEX OF DRAWINGS

POOL HOUSE
2000 WILLOWMET IN,
BRENTWOOD, TN 37027

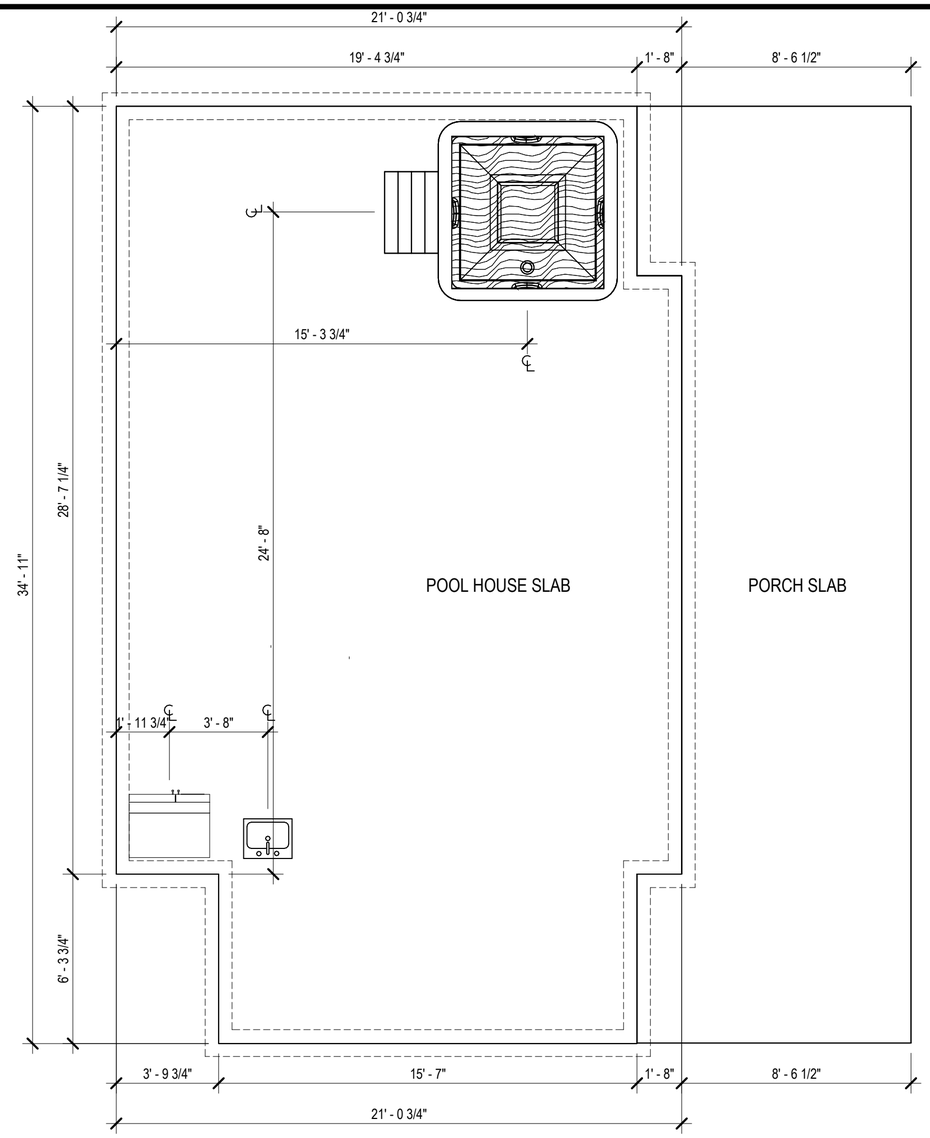
REVISIONS

PROJECT NO.	DATE
202610	09/22/2025

SHEET NO.

G1.00

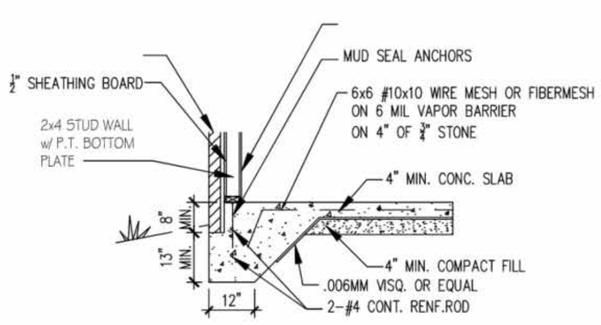
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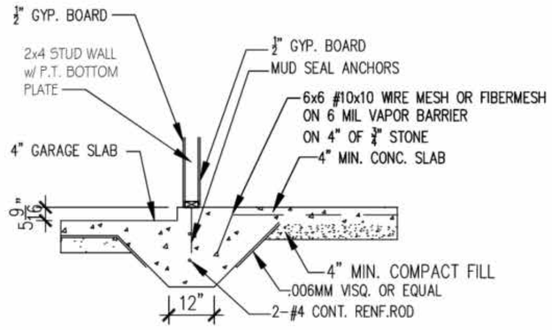
1 BUILDING PERIMETER PLAN

1/4" = 1'-0"

0 2' 4' 8'



DETAIL:
EXTERIOR BRICK WALL
NOT TO SCALE, TYPICAL



DETAIL:
PORCH TO POOL HOUSE
FINISH FLOOR
NOT TO SCALE, TYPICAL

BUILDING PERIMETER PLAN

POOL HOUSE
.
2000 WILLOWMET IN,
BRENTWOOD, TN 37027

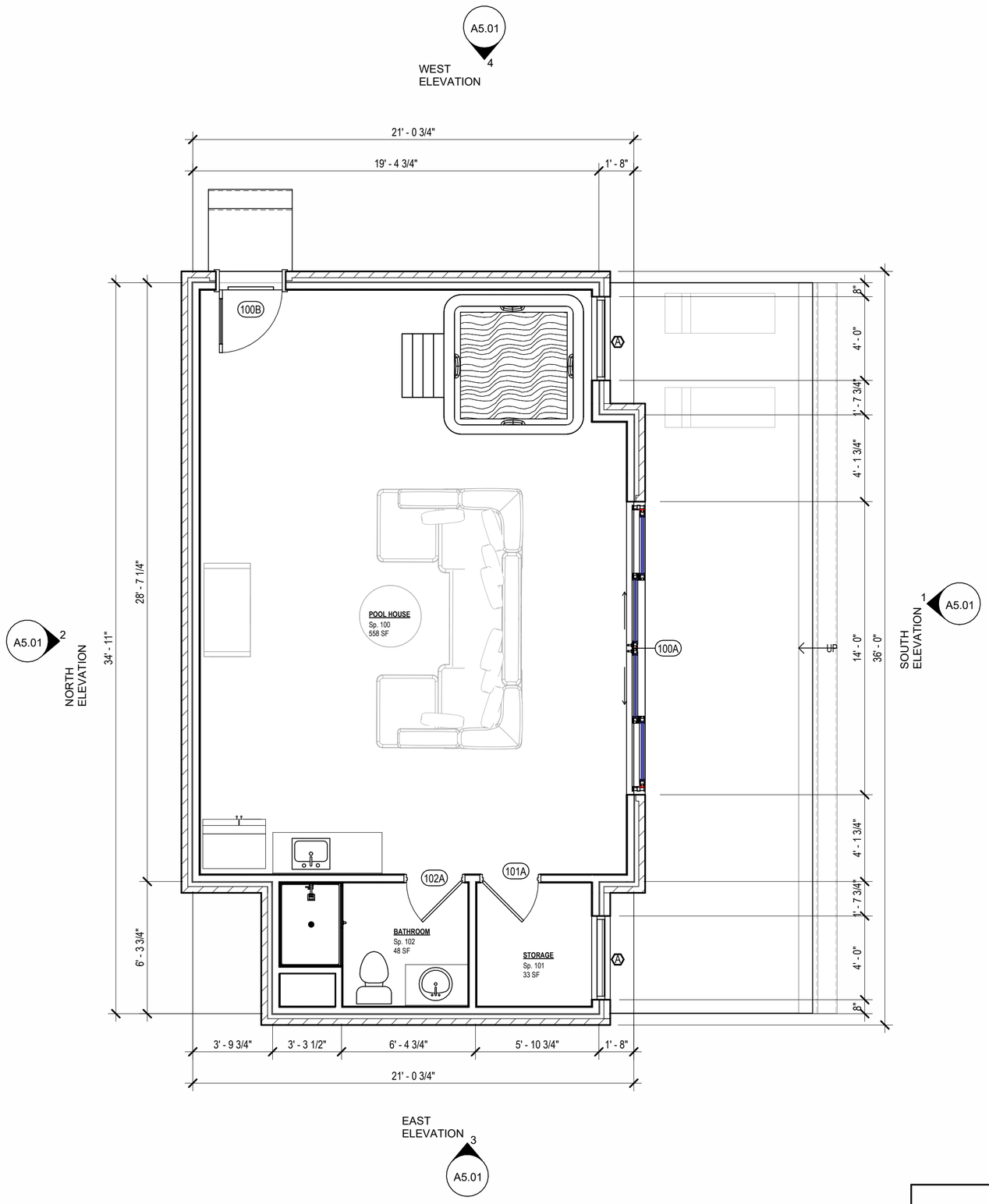
REVISIONS

PROJECT NO. 202610
DATE 10/28/11
SHEET NO. A1.01

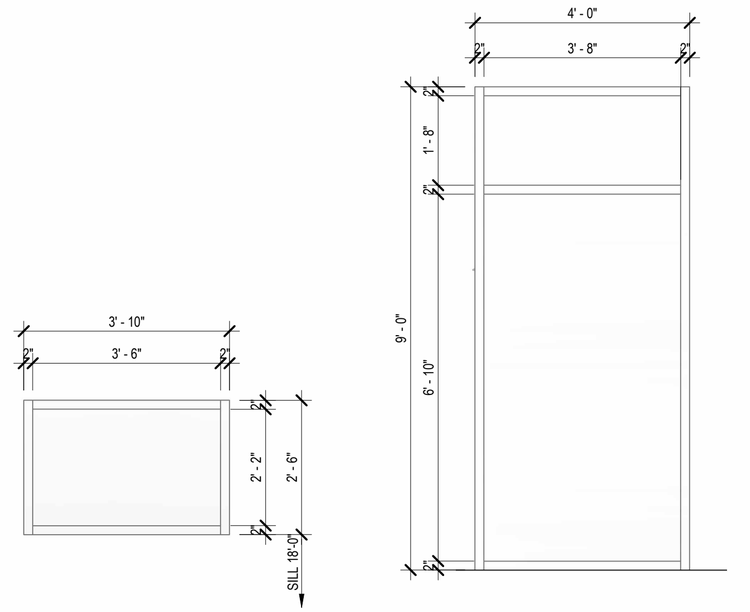
6/15/2026 7:49:55 PM

GENERAL CONSTRUCTION NOTES

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ/CALCULATED AND STUDS TO BE 16" O.C U.N.O
2. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4". INT. WALLS ARE DRAWN AS 4" U.N.O.
4. ALL INT. DOORS TO BE LOCATED IN CENTER OF WALL OR 6" FROM NEAREST PERPENDICULAR WALL UNLESS OTHERWISE INDICATED.
5. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL CODES WHERE APPLICABLE.
6. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY AND SHOULD EXTEND DOWN THROUGH TO THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY LOADS.
7. ALL ANGLES ARE 45° U.N.O.
8. ONE (1) LAYER OF TYPE "X" 5/8" DRYWALL TO BE INSTALLED AT THE HOUSE-GARAGE COMMON WALLS WITH R-13 INSULATION U.N.O BY PRODUCT SPEC.S, DIRECTIONS FROM MANUFACTURER/SUPPLIER, OR, BY LOCAL BUILDING CODES AND REGULATIONS.
9. ALL FIRST FLOOR WASHER LOCATIONS MUST HAVE A DRAIN PAN INSTALLED WITH DRAINAGE TO BUILDING EXTERIOR.
10. GUTTER LOCATIONS INDICATED ON ELEVATION DRAWINGS ARE SUGGESTED LOCATIONS. FINAL LOCATIONS ARE TO BE DETERMINED BY THE INSTALLER BASED ON FLOW RATE CALCULATIONS AND THE REQUIREMENTS OF RELEVANT REGULATORY AGENCY REQUIREMENTS
11. GENERAL CONTRACTOR TO COORDINATE ANY REQUIRED WATERPROOFING AT BASEMENT WALLS.
12. GENERAL CONTRACTOR TO COORDINATE LOCATION OF COLUMNS IN CRAWL SPACE



1 FLOOR PLAN - NOTED / DIMENSION
1/4" = 1'-0"



3 WINDOWS TYPE"C"
1/2" = 1'-0"

2 WINDOWS TYPE"A"
1/2" = 1'-0"

4 WINDOWS TYPE "B"
1/2" = 1'-0"

FIRST FLOOR DOOR SCHEDULE

Mark	Level	Width	Height	Comments
100A	FIRST FLOOR	14' - 0"	7' - 0"	
100B	FIRST FLOOR	3' - 0"	8' - 0"	
101A	FIRST FLOOR	2' - 8"	8' - 0"	
102A	FIRST FLOOR	2' - 8"	8' - 0"	

FLOOR PLAN - NOTED / DIMENSION

POOL HOUSE
. 2000 WILLOWMET IN,
BRENTWOOD, TN 37027

REVISIONS

PROJECT NO. 202610
DATE 04/20/2025
SHEET NO. A1.01n

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ROOF PLAN GENERAL NOTES:

1. USE MIN. 2x8 #2 GRADE PINE LUMBER @ 16" O.C. SPACING.

2. USE MIN. 2x12 RIDGE BOARDS WHERE ROOF IS RESTRAINED BY COLLARTIES AND /OR RAFTER TIES.

3. WHERE HIP AND VALLEY RAFTERS HAVE A PROJECTED FLAT SPANEXCEEDING 12'-0", USE LVL HIPS AND VALLEYS SIZED TO FULLY COVER THERAFTER HEEL CUTS. FOIR PROJECTED FLAT SPANS LESS THAN 12'-0", USE2x12 HIPS AND VALLEYS.

4. MIN. OF 1X4 COLLAR TIES @4' O.C. AT THE 2/3 HEIGHT OF ROOF

5. WHERE 2X8 RAFTERS SPAN OVER 16'-4", A 2X8 PURLIN BEAM WILL BEREQUIRED. THE PURLIN BEAM MUST BE BRACED FROM A L.B. WALL PLATE ORHOG TROUGH BEAM @ 4' O.C.

6. INSTALL A MIN OF (3)2X10 RAFTERS UNDER ALL BRICK LOADS SUPPORTEDBY RAFTERS W/ PROPER BRACING TO WALL FRAMING BENEATH RAFTERS @4' O.C. OR LESS.

7. ALL EVES TO BE FRAMED FOR A 12" OVERHANG UNLESS OTHERWISENOTED.

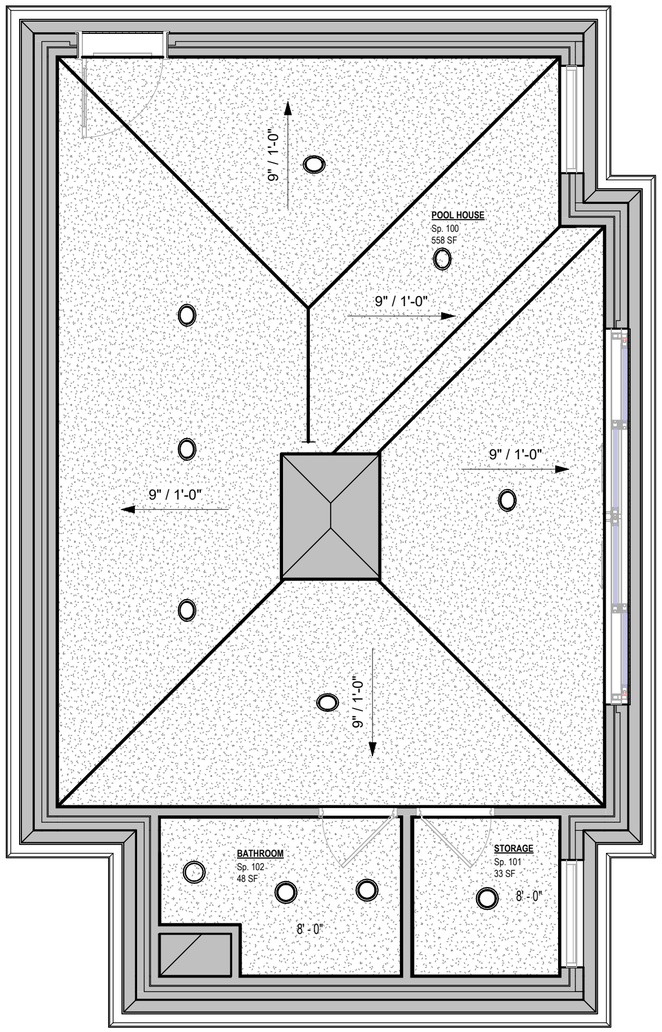
8. ALL INSTALLED MATERIALS, ASSEMBLIES, AND CONSTRUCTION METHODSMUST CONFORM WITH LOCAL BUILDING REGULATIONS. W HERE CONFLICTSWITH THESE PLANS OCCUR, CONSULT THE BUILDER FIELD REPRESENTATIVE.

ROOF LEGEND

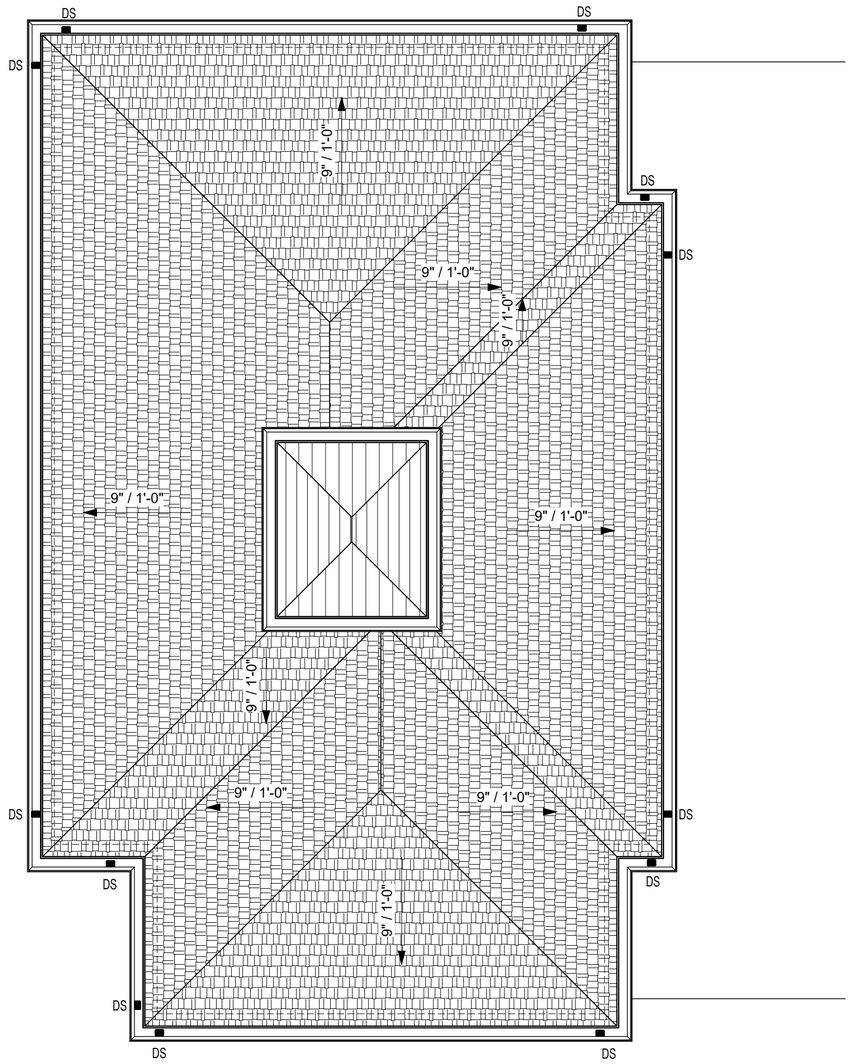
	WALK MATS
L.H.D.	LEADER HEAD AND DOWNSPOUT
S.S.	SECONDARY SCUPPER
D.S.	DOWNSPOUT

REFLECTED CEILING LEGEND

	GYPSUM BOARD CEILING
	FIBER CEMENT PANEL (SOFFIT)



1 REFLECTED CEILING PLAN
1/4" = 1'-0"
0 2' 4' 8'



2 ROOF PLAN
1/4" = 1'-0"
0 2' 4' 8'

CEILING PLAN / ROOF PLAN

POOL HOUSE
.
2000 WILLOWMET IN,
BRENTWOOD, TN 37027

REVISIONS

PROJECT NO.	DATE
202610	10/28/11

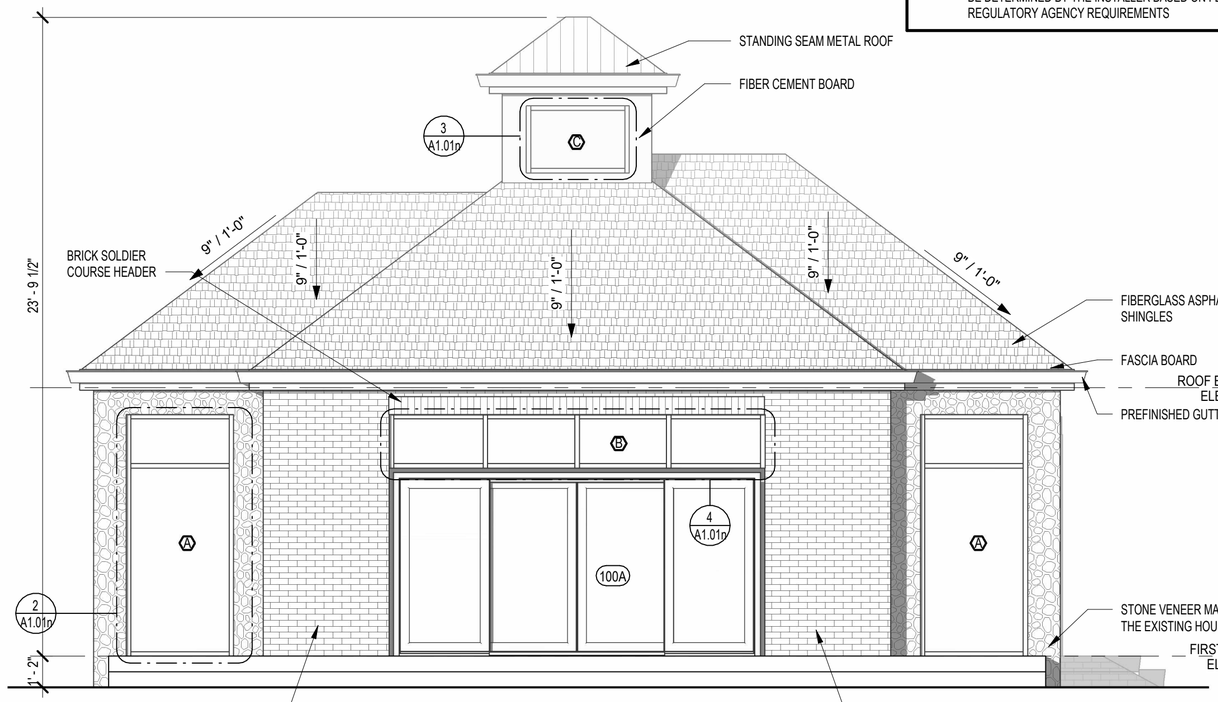
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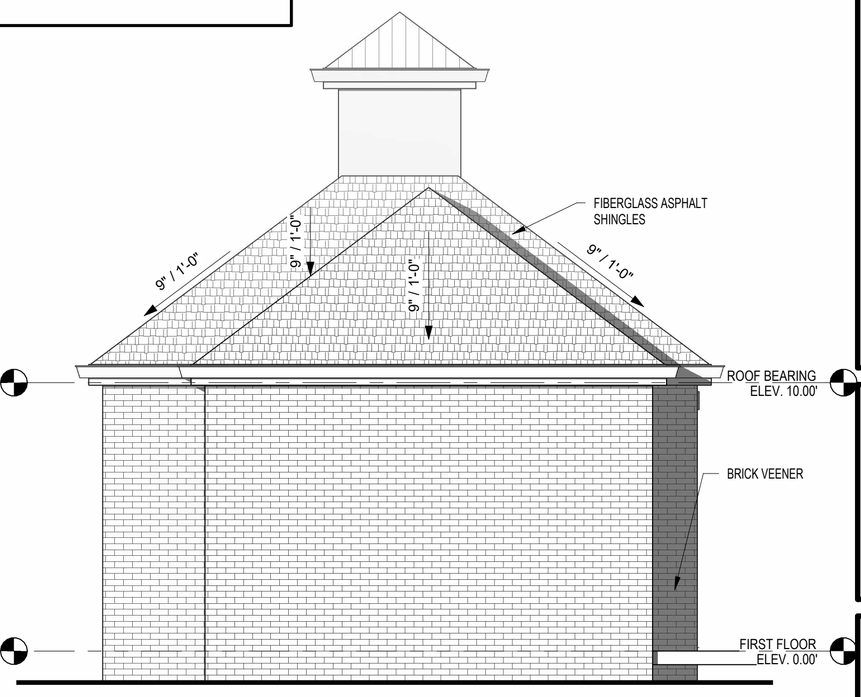
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ELEVATION GENERAL NOTES:

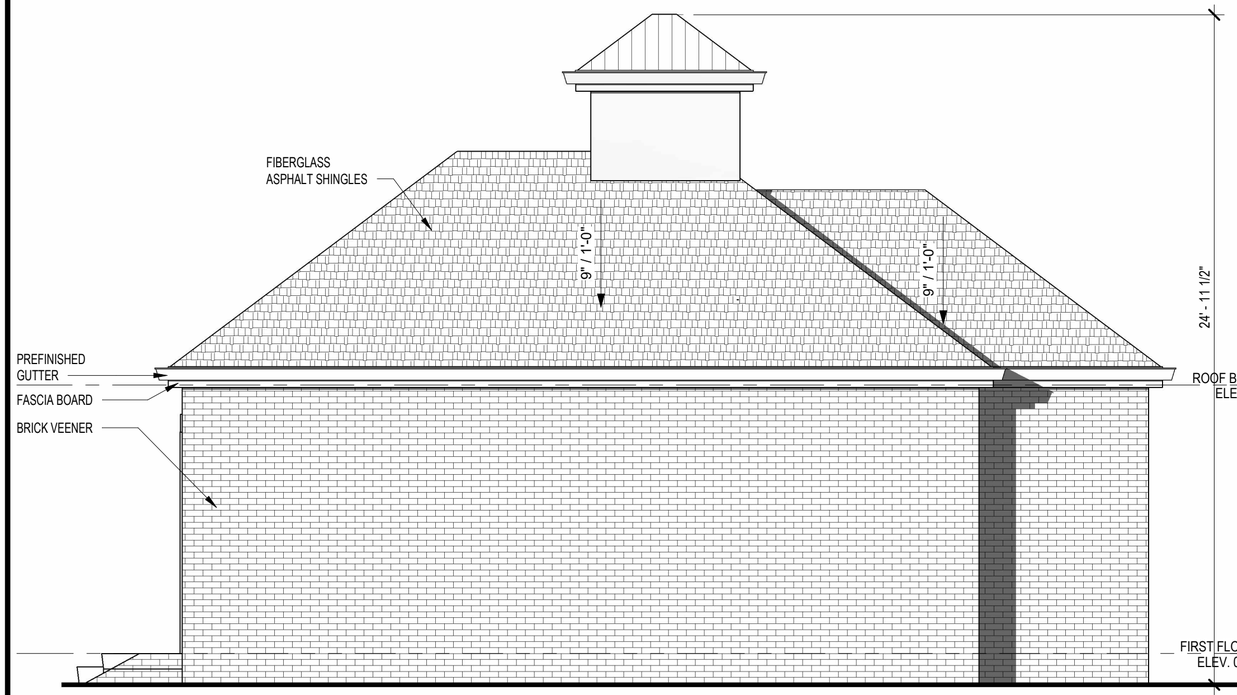
1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ/CALCULATED AND STUDS TO BE 16" O.C U.N.O
2. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY AND SHOULD EXTEND DOW N TROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY LOADS.
3. WEEP HOLES MUST BE PROVIDED AT MIN 24" O.C. OR PER LOCAL BUILDING ORDNANCE ABOVE DOOR AND WINDOW LINTELS AND AROUND WATER TABLE.
4. GUTTER LOCATIONS INDICATED ON ELEVATION DRAWINGS ARE SUGGESTED LOCATIONS. FINAL LOCATIONS ARE TO BE DETERMINED BY THE INSTALLER BASED ON FLOW RATE CALCULATIONS AND THE REQUIREMENTS OF RELEVANT REGULATORY AGENCY REQUIREMENTS



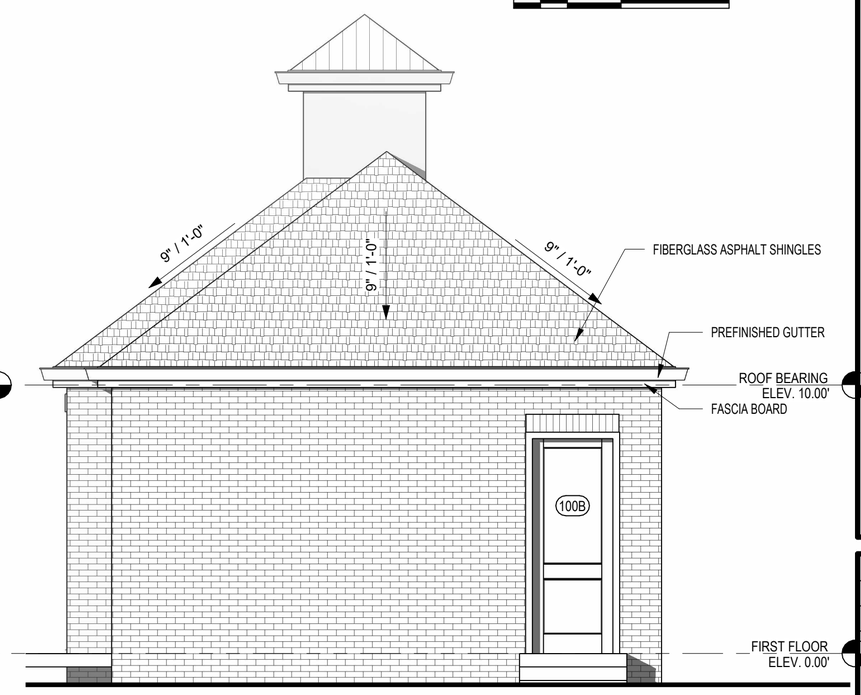
1 SOUTH ELEVATION
1/4" = 1'-0"
0 2' 4' 8'



3 EAST ELEVATION
1/4" = 1'-0"
0 2' 4' 8'



2 NORTH ELEVATION
1/4" = 1'-0"
0 2' 4' 8'



4 WEST ELEVATION
1/4" = 1'-0"
0 2' 4' 8'

EXTERIOR ELEVATIONS

POOL HOUSE
2000 WILLOWMET IN,
BRENTWOOD, TN 37027

REVISIONS

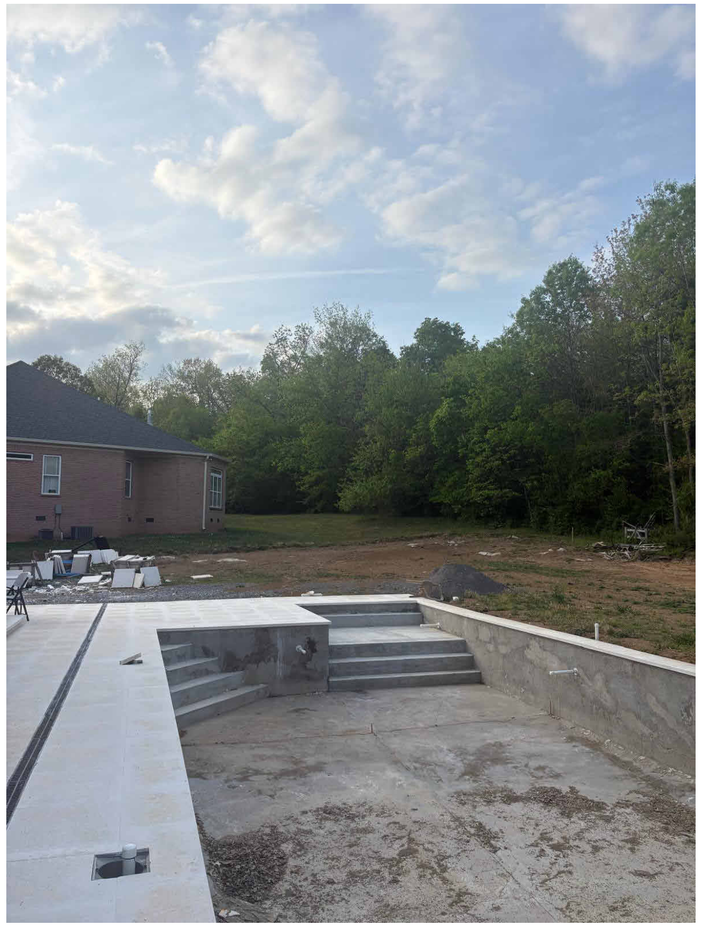
PROJECT NO. 202610
DATE 10/28/11
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NEW CONDITION

EXISTING CONDITION



RENDERING

POOL HOUSE

2000 WILLOWMET IN,
BRENTWOOD, TN 37027

REVISIONS

PROJECT NO. 202610

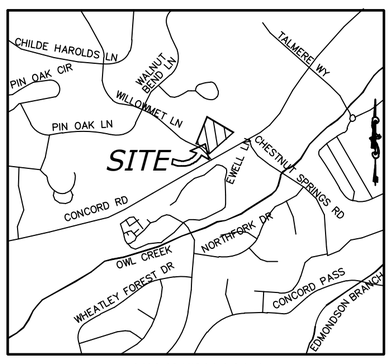
DATE 10/28/11

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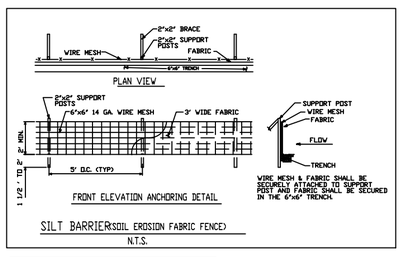
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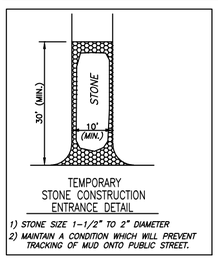




VICINITY MAP
NOT TO SCALE

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW





TEMPORARY
STONE CONSTRUCTION
ENTRANCE DETAIL

1) STONE SIZE 1-1/2" TO 2" DIAMETER
2) MAINTAIN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC STREET.

GENERAL NOTES:

1.) THE SUBJECT PROPERTY IS LOT 101 AS SHOWN ON THE THE FINAL PLAT OF WILLOWMET, SECTION ONE, HILLS SUBDIVISION, SECTION 2 RECORD IN PLAT PLAT BOOK P.31, PAGE 124, R.O.W.C., TN.

2.) THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION WITH DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) RTK BASE AND ROVER UNITS AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC GPS OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL CONTINENTAL US NGS 2018), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2), HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm

3.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR.

4.) THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD "ZONE X" (UNSHADED) AND PARTIALLY IN "ZONE AE" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 47187C0230G ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE (MAPS DATED FEBRUARY 26, 2021.

5.) THE POSITIONAL ERROR DOES NOT EXCEED 1/10 OF A FOOT.

6.) AREA: 17,881 SQ FT. OR 0.410 ACRES±.

7). THE BUILDER/CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING, IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN AS PROVIDED BY OTHERS. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO H&H LAND SURVEYING BEFORE BEGINNING CONSTRUCTION. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE AND IMPROVEMENTS MAY CHANGE DUE TO LOT CONDITIONS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN IS PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON IS AS SPECIFIED AND DIRECTED BY THE BUILDER/CONTRACTOR.

Construction Notes:

1.) Construction access – The sidewalk and curb shall be protected at access point by rubber mats. The rubber mats shall be in place at the start of the day and removed at the end of the day until construction is complete.

2.) There shall be no storing or staging of materials in the street or public right –of–way.

3.) Pre–construction siltation fence shall be installed prior to any construction beginning.

4.) Any deviation from the approved plans will require a resubmittal of revised plans for approval. All changes shall be shown and clouded. A revision letter shall be included with the resubmittal outlining all revisions. Field changes are not permitted on residential pools. Any constructed field changes may result in the contractor/applicant being required to remove the unapproved construction.

5.) Location of any underground utilities should be located and marked, and if compromised, be relocated by a licensed professional prior to any excavation.

BRENTWOOD NOTES:

1.) BUILDER TO CALL BRENTWOOD ENGINEERING FOR INITIAL EROSION CONTROL INSPECTION (615–371–0080) PRIOR TO ISSUANCE OF A PERMIT.
2.) ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3.) ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.
4.) A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	290.00'	26.31'	26.30'	N 37°25'10" W	5°11'50"
C2	165.00'	53.54'	53.31'	N 49°14'48" W	18°35'36"

CURRENT ZONING
SUBURBAN (S)
SETBACKS
FRONT: 30'
SIDE: 10'
REAR: 30'

HOMEOWNER:
MAGDY SAM
PHONE: 615-556-5527

LEGEND

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- CLEANOUT
- SEWER MANHOLE
- GAS METER
- ELECTRIC METER
- STORM DRAIN
- COMMUNICATIONS PEDESTAL
- UNDERGROUND ELECTRIC VAULT
- TELECOMMUNICATION PEDESTAL
- SATELLITE SISH
- PORTA-JOHN
- CONSTRUCTION DUMPSTER
- POP-UP DRAINAGE EMITTER
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY SEWER
- UNDERGROUND WATER LINE
- PROPOSED FENCE

IMPERVIOUS AREA

LOT AREA = 17,881 SQ.FT.±
******
EXISTING
HOUSE – 2,902 SQ.FT.±
CONCRETE DRIVE – 1,255 SQ.FT.±
WALK – 228 SQ.FT.±
DECK – 214 SQ.FT.±
WALL – 20 SQ.FT.±
HVAC PAD – 58 SQ.FT.±
POOL – 940 SQ.FT.±
COPING – 148 SQ.FT.±
TOTAL EXISTING AREAS = 4,677 SQ.FT.±
******
PROPOSED
POOL HOUSE – 508 SQ.FT.±
DECKING PAVERS – 1,348 SQ.FT.
POOL EQUIPMENT PAD – 24 SQ.FT.±
WALL – 8 SQ.FT.±
STEPS – 130 SQ.FT.±
DRIVE ADDITION – 890 SQ.FT.±
PATIO – 140 SQ.FT.
TOTAL PROPOSED = 3,048 SQ.FT.±
******
TOTAL = 7,725 SQ.FT.±

TOTAL BUILDING COVERAGE = 19.9%
TOTAL IA COVERAGE PERCENTAGE = 43.2%
REMAINING GREEN SPACE = 56.8%

COMMON OPEN SPACE NO.1

WOODS LINE
S 40°16'49" E 155.71'
WOODS LINE
101
33.2'
35.3'
20'
30'
10'
20' P.U.D.E.
PROPOSED POOL HOUSE
30' M.B.S.L.
18.3'
10.8'
24.0'
27.0'
10' M.B.S.L. & P.U.D.E.
PAVERS
EXISTING POOL
PAVERS
PATIO
STEPS
14" ASH
5" MAPLE
10'
10" MAPLE
11.6'
165.77'
PAVERS
12.2'
PROPOSED WALL
PAVERS
5.0'
PROPOSED AGGREGATE DRIVE
N 31°26'01" E
PROPOSED STEPS
S 59°04'28" W
152.43'
HVAC
57.0'
10' M.B.S.L. & P.U.D.E.
55.7'
EXISTING RESIDENCE FFE=596.15
CONSTRUCTION DUMPSTER
EXISTING AGGREGATE DRIVE
GARAGE FFE=593.85
11.8'
5.0'
24.5'
28.1'
102
30' M.B.S.L.
EXISTING WALK
CO
6" CREPE MYRTLE
EXISTING 8" WINDSOR BLOCK WALL
10" TREE
31.2'
30'
5" CYPRESS
15' P.U.D.E.
15'
14" OAK
5" CYPRESS
8" MAPLE
6" HOLLY
6" HOLLY
C2
C1
WATER LINE
TOP CURB
EDGE OF PAVEMENT
STORM LINE
CURB
SEWER LINE
10.5'
12.0'
WM
T
G
E
CONSTRUCTION ENTRANCE
DURING CONSTRUCTION CONCRETE WASHOUT TDEC COMPLIANT

PROPOSED 54" CODE COMPLIANT ALUMINUM FENCE WITH SELF LATCHING AND LOCKING GATE, LATCH AT 54". (TYP.)
351'± LINEAR FEET
GATE LOCATION

PROPOSED 54" CODE COMPLIANT ALUMINUM FENCE WITH SELF LATCHING AND LOCKING GATE, LATCH AT 54". (TYP.)
351'± LINEAR FEET

SARGOEL REZANEJAD, ETAL
PARCEL ID: 033H A 00400
DB 8019, PG. 49
(R.O.W.C., TN)

WILLOWMET LANE
50' RIGHT-OF-WAY

TITLE: PLOT PLAN FOR POOL HOUSE

THIS PLOT PLAN FOR POOL HOUSE WAS MADE FOR THE CONTRACTOR, PROPERTY OWNERS AND CODES DEPT. AND IS TO BE USED FOR OBTAINING THE BUILDING PERMIT ONLY. THIS PLAN IS NOT TO BE USED FOR A GENERAL PROPERTY SURVEY, MORTGAGE LOAN INSPECTION, OR A FOUNDATION INSPECTION SINCE NO IMPROVEMENTS EXIST AT THIS TIME.

OWNER: MAGDY Z. SAM AND KERSTIN FARAG
ADDRESS: 2000 WILLOWMET LANE
CITY: BRENTWOOD, WILLIAMSON COUNTY, TN. 37207
LOT # 101 SUBD. WILLOWMET, SECTION ONE
RECORD: PLAT BOOK P31, PAGES 124
PARCEL ID: 033H A 00300
AREA: 17,881 SQ.FT. OR 0.410 AC.±
SCALE: 1"=20' DATE: ~~OCTOBER 18, 2025~~

SURVEYOR: BOBBY G. MOORE

BOBBY G. MOORE — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE 1039 — 10/21/25

REVISIONS	
DATE	CHANGE
10.24.25	COVERED PORCH CHANGED TO PATIO

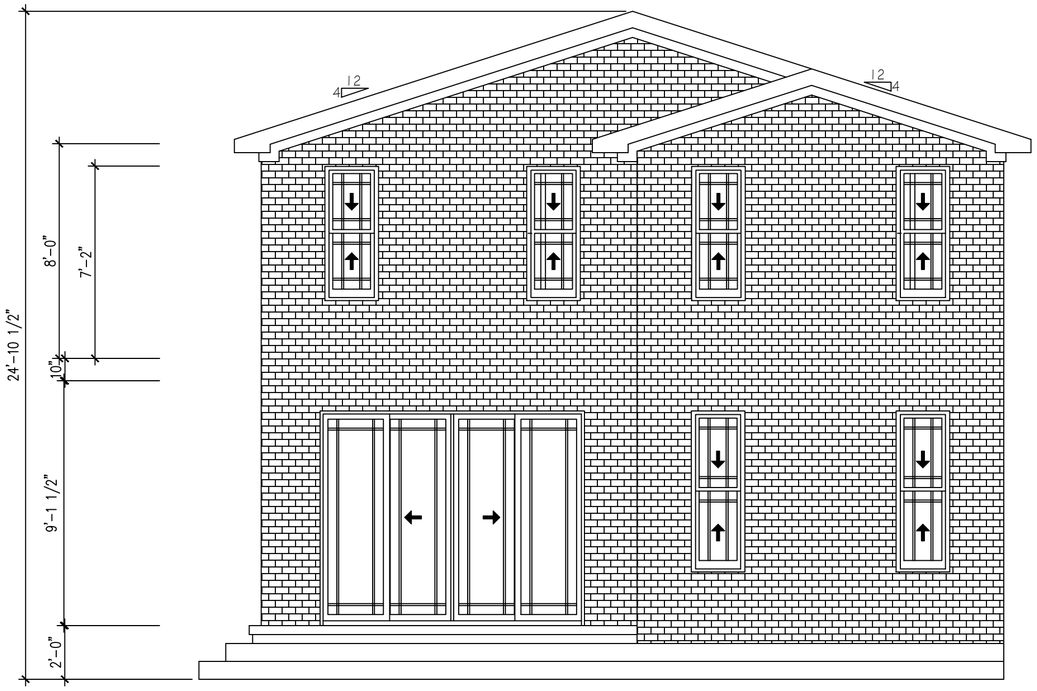
Scale : 1" = 20'
0' 10' 20' 40' 60'
GRAPHIC SCALE

SHEET 1 OF 1
JOB NO. 2024-0346

MAGDY Z. SAM AND KERSTIN FARAG

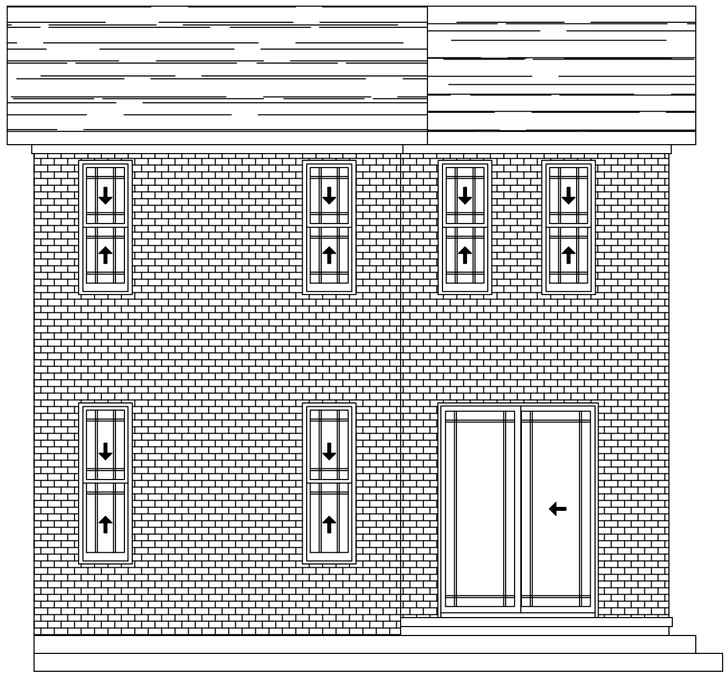
2000 WILLOWMET LANE
BRENTWOOD, WILLIAMSON COUNTY, TN. 37207
LOT#: 101 WILLOWMET, SECTION ONE
PLAT BOOK P31, PAGES 124. R.O.W.C., TN.

H & H LAND SURVEYING, INC.
P.O. BOX 2433
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756
EMAIL: office@handhland.com



FRONT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



LEFT SIDE ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"

RALPH FOLL Drafting and Design
Murfreesboro, TN 37130
ph 615.414.8168
rfdraftinganddesigns@gmail.com

WHILE EVERY EFFORT HAS BEEN MADE IN PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DRAFTMAN CAN NOT GUARANTEE ADAINST HUMAN ERROR, THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DRAFTMANS WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTIONS BEGINS.

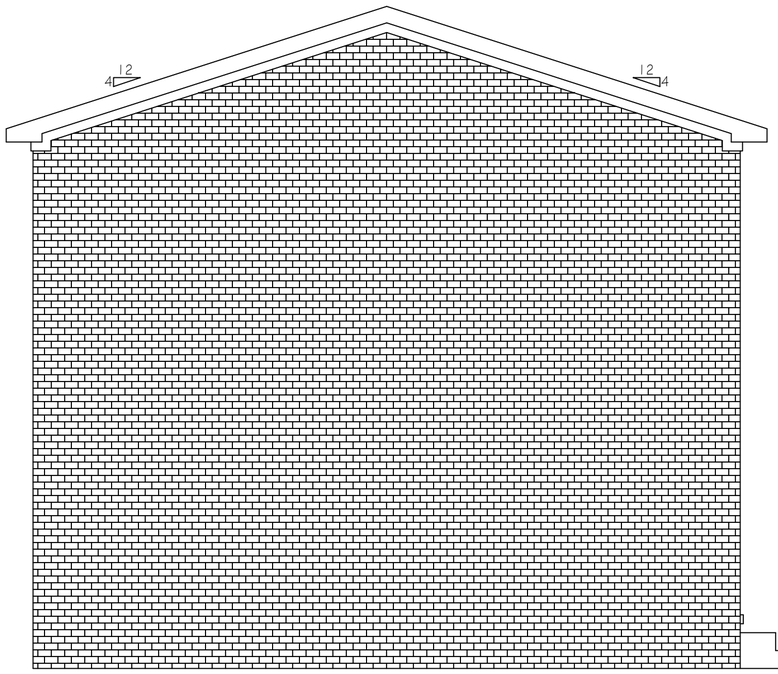
DATE 10,01,2025

SCALE: $\frac{1}{4}$"-1'-0"

DRAWN BY
Ralph Foll

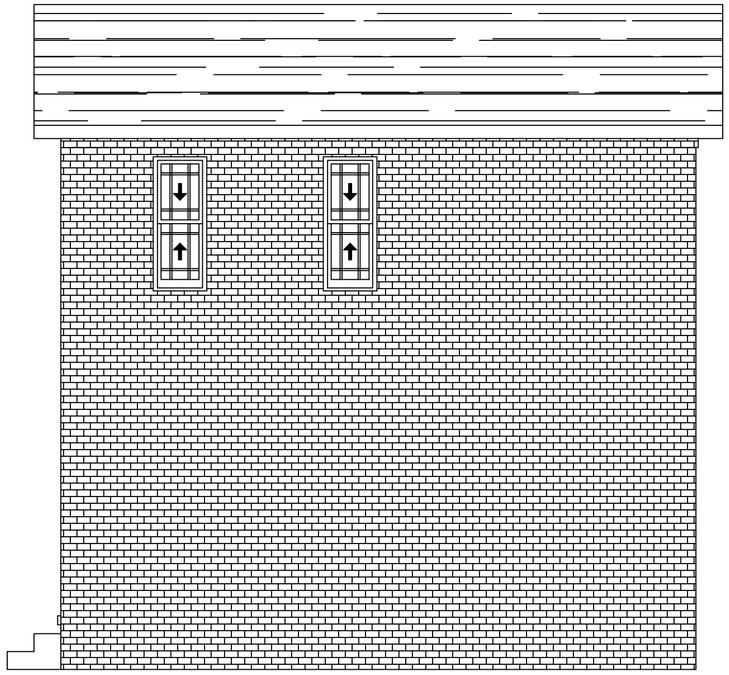
508 sq ft First Floor
240 sq ft Second Floor
748 sq ft total

plan no.
Magby Sam
100125



REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"

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rfdraftinganddesigns@gmail.com

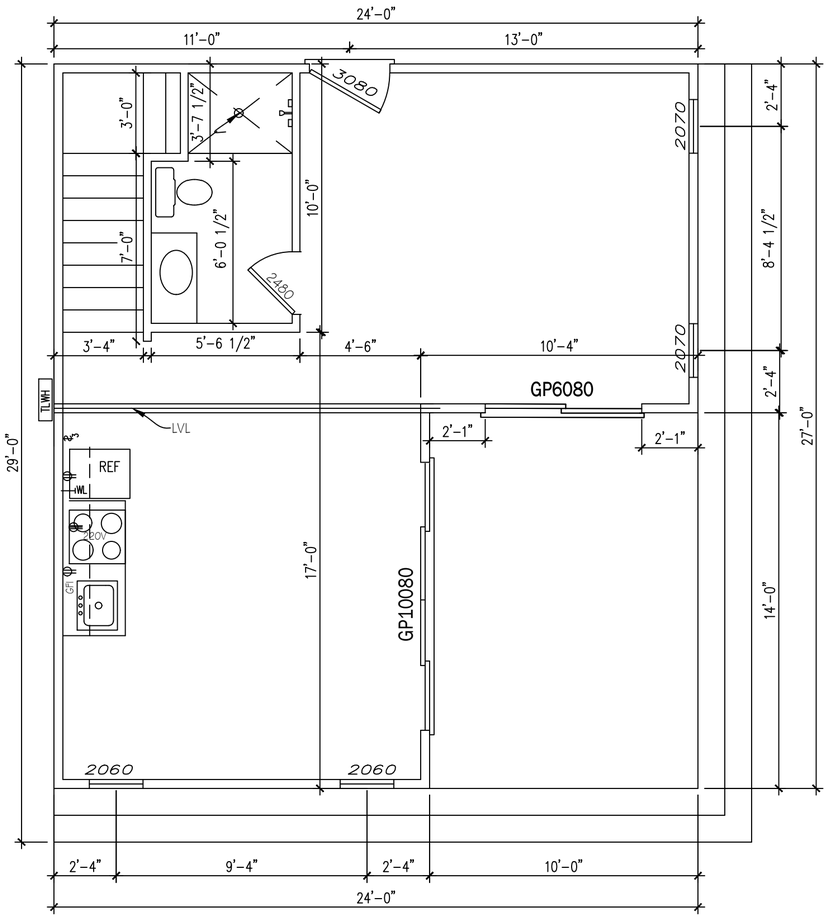
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DATE 10,01,2025

SCALE: $\frac{1}{4}$"-1'-0"

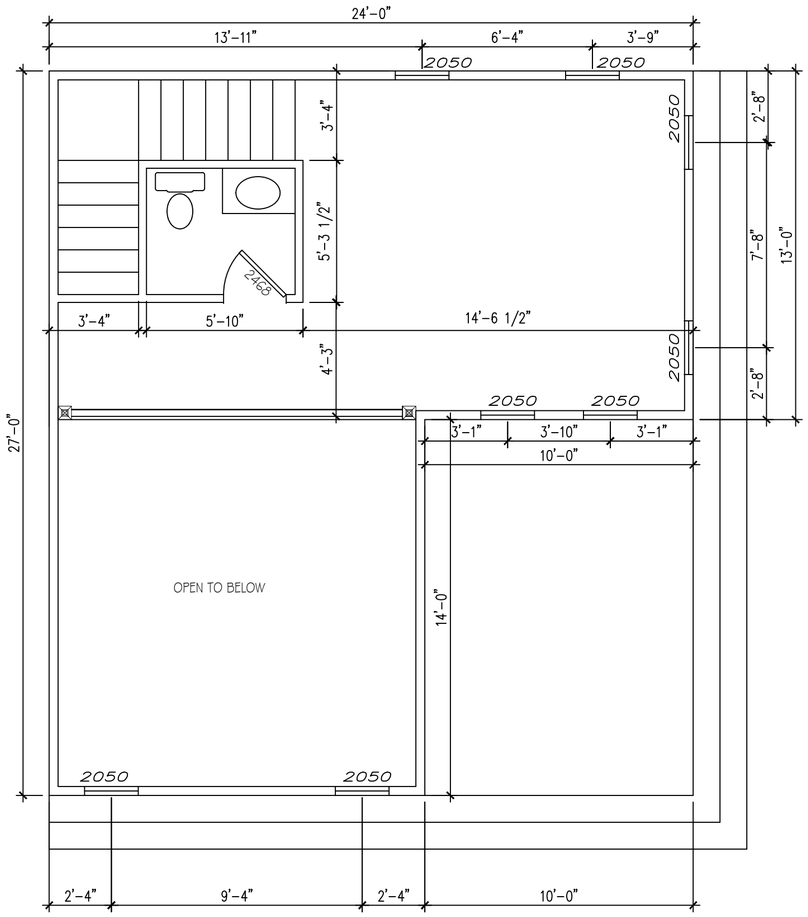
DRAWN BY
Ralph Foll

plan no.
Magby Sam
100125



FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED
2. ALL INTERIOR WALLS ARE 3 $\frac{1}{2}$" UNLESS OTHERWISE NOTED
3. ALLOW 4" BRICK POCKET IF APPLICABLE
4. CEILINGS: 1ST FLR: 9'-0" 2ND FLR: 8'-0"
5. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS OTHERWISE NOTED
6. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED

RALPH FOLL Drafting and Design
Murfreesboro, TN 37130
ph 615.414.8168
rfdraftinganddesigns@gmail.com

WHILE EVERY EFFORT HAS BEEN MADE IN PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DRAFTMAN CAN NOT GUARANTEE ADAINST HUMAN ERROR, THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DRAFTMANS WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTIONS BEGINS.

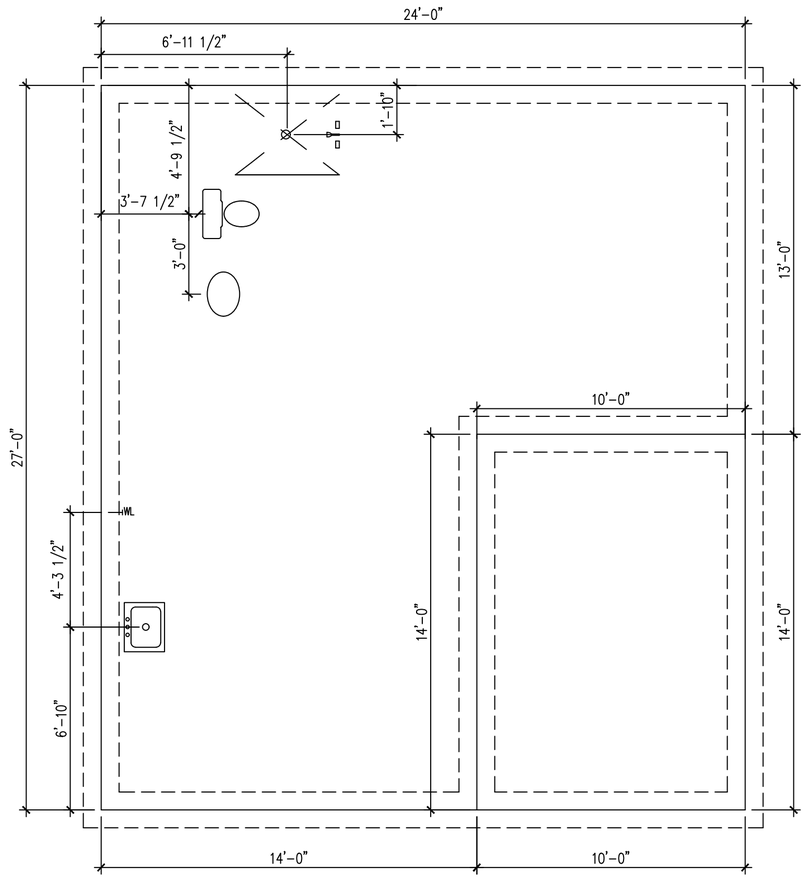
DATE 10,01,2025

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Ralph Foll

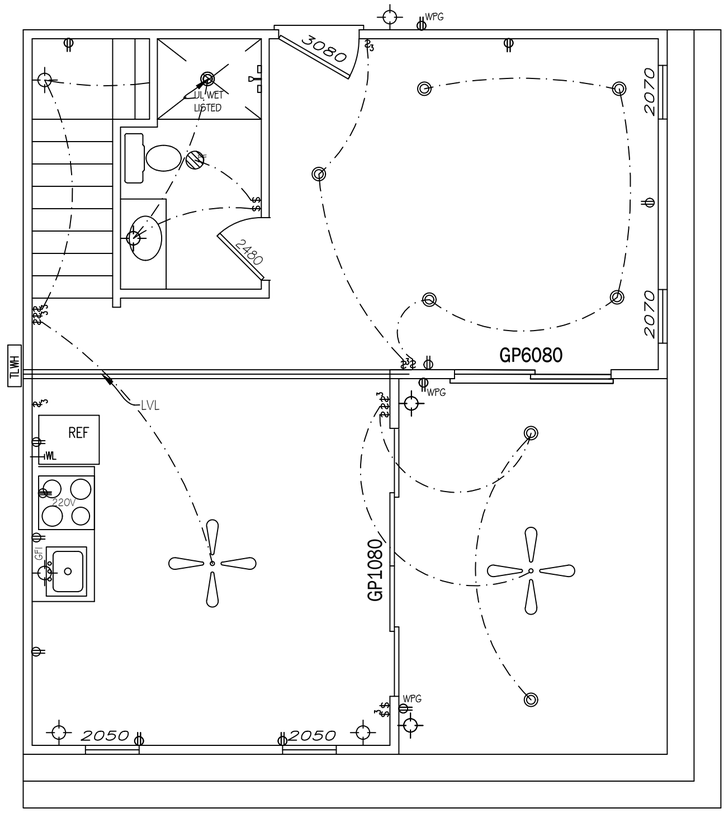
plan no.
Magby Sam
100125

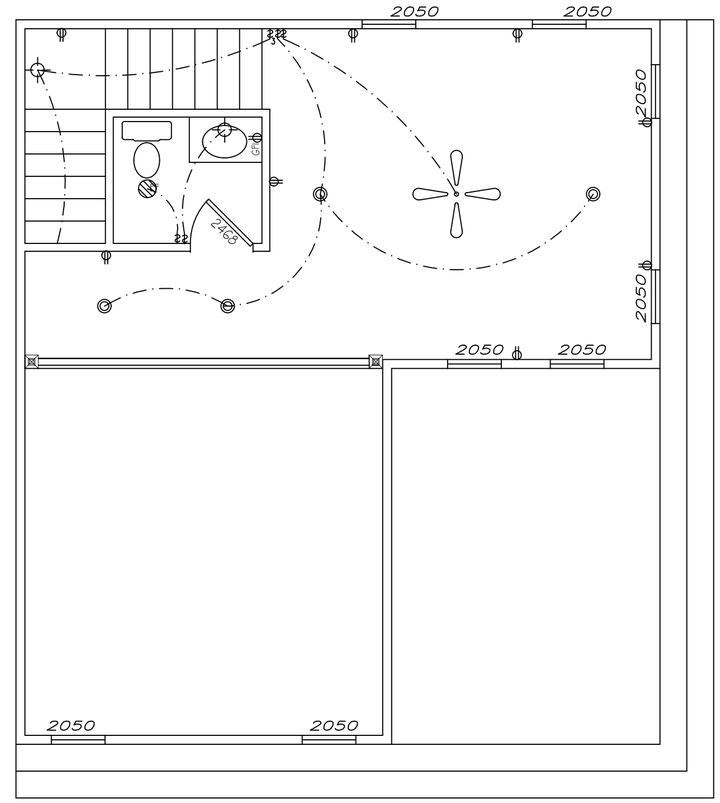
page no.
3 of 4



FOUNDATION PLAN

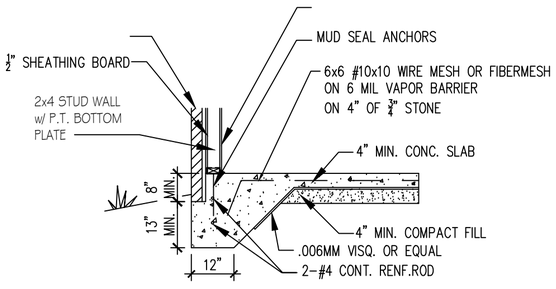
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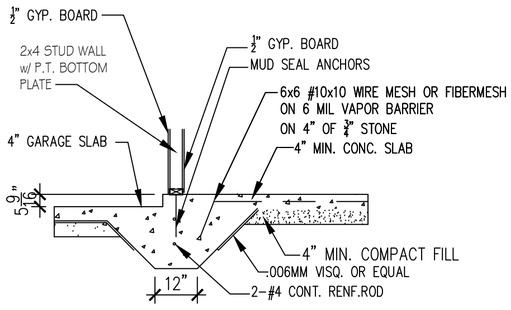
ELECTRICAL PLAN

SCALE: $\frac{1}{4}$"-1'-0"



DETAIL:
EXTERIOR BRICK WALL

NOT TO SCALE, TYPICAL



DETAIL:
PORCH TO POOL HOUSE
FINISH FLOOR

NOT TO SCALE, TYPICAL

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	CEILING MTD LIGHT
	PENDANT LIGHT
	MINI-PENDANT LIGHT
	SCONCE- WALL MTD LIGHT
	RECESSED CAN LIGHT
	RECESSED ACCENT LT
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
	FLOOD LIGHT
$	SINGLE SWITCH
$3 4	3 OR 4-WAY SWITCH
$D	DIMMER SWITCH
	DUPLEX OUTLET
220V	220v OUTLET
GFI	GROUND FAULT OUTLET
WPG	WATERPROOF GFI OUTLET
SD	SMOKE DETECTOR
EP	ELECTRICAL PANEL

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