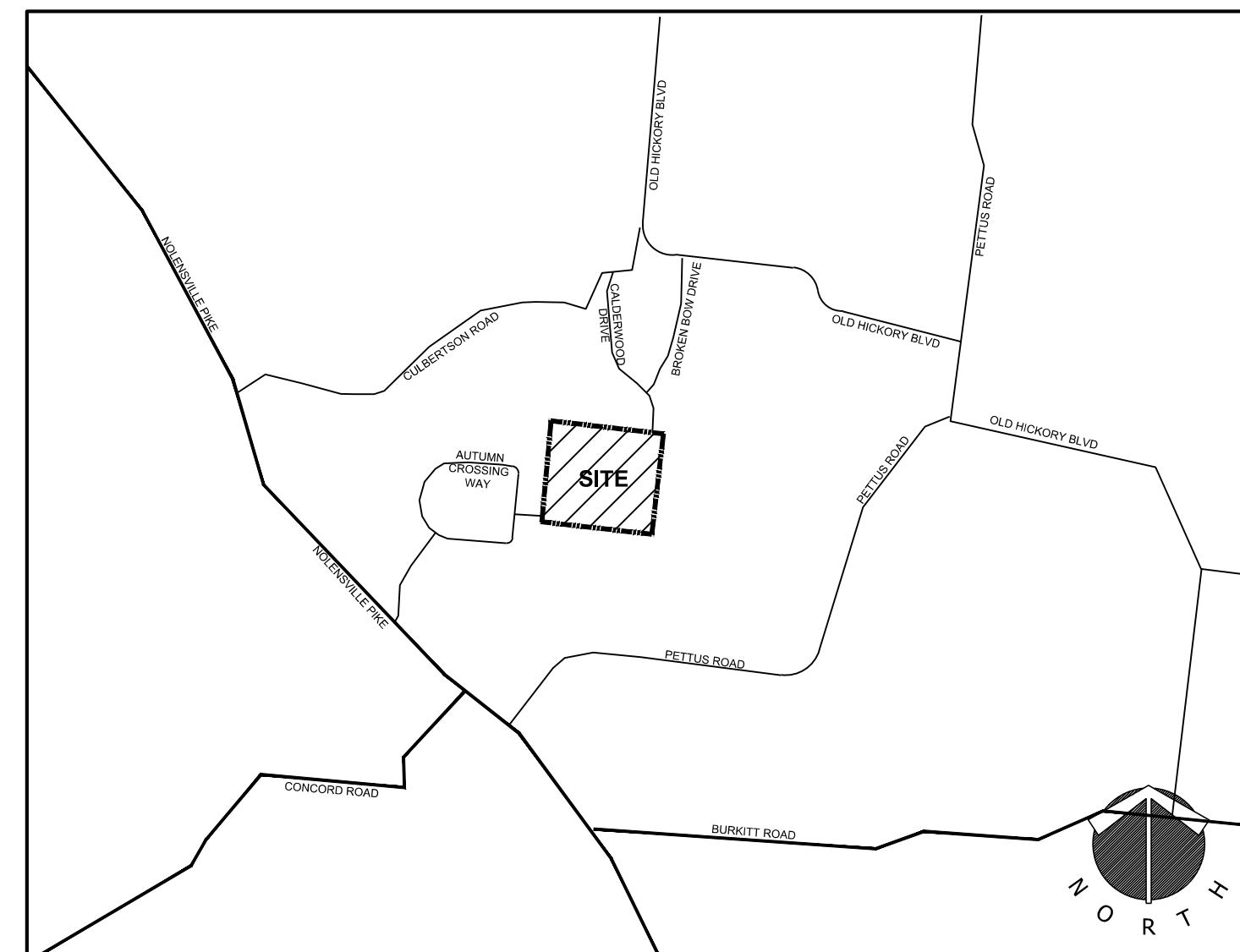


PRELIMINARY SPECIFIC PLAN BRINKLEY PROPERTY

LACEBARK ROAD & CALDERWOOD DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO.: 2015SP-068-001
PARCEL ID: 18100005000

SHEET INDEX

C1.00 COVER
C2.00 EXISTING CONDITIONS
C3.00 PRELIMINARY DEVELOPMENT PLAN
C4.00 GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN
ARCHITECTURAL ELEVATIONS



PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A RESIDENTIAL DEVELOPMENT TO INCLUDE 103 SINGLE FAMILY RESIDENCIES.

OWNER

MARJORIE SEWELL, TRUSTEE
0 PETTUS ROAD
NASHVILLE, TN 37013
PHONE: 615-776-2893
mhsewell@msn.com

DEVELOPER

NVR INC
93 SEABOARD LN, SUITE 201
BRENTWOOD, TN, 37027
CONTACT: DAVIS LAMB
PHONE: 615-324-0725
dlambert@nvrinc.com

PLANNER / DESIGNER

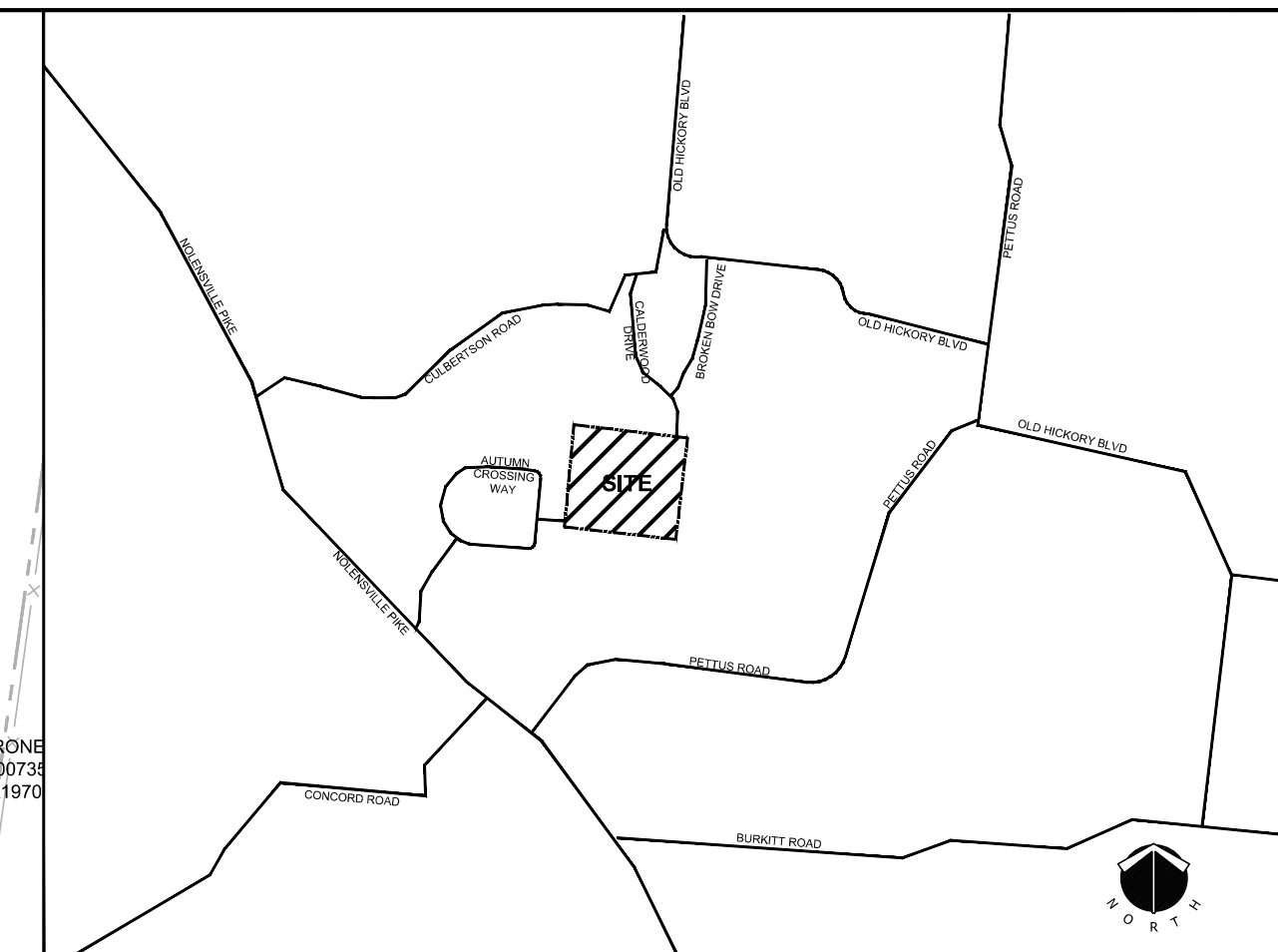
CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE, SUITE A
NASHVILLE, TN 37203
CONTACT: RYAN E. LOVELACE, P.E.
PHONE: 615-248-9999
ryanl@civil-site.com



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

PLANNING COMMENTS: JUNE 09-2015
PLANNING COMMENTS: MAY 19-2015
DATE: APRIL 30, 2015
JOB NO.: 14-174-01

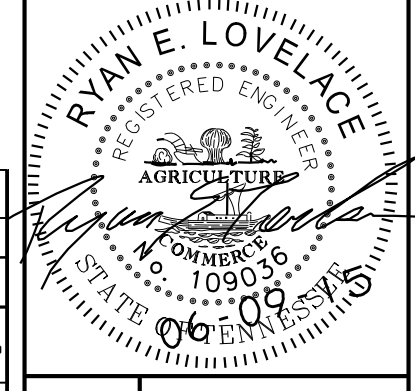
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VICINITY MAP
N.T.S.

Soils Table			
Davidson County, Tennessee (TN037)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HmC	Hampshire silt loam, 5 to 12 percent slopes	5.7	10.40%
HmD	Hampshire silt loam, 12 to 20 percent slopes	31.6	57.30%
StC	Stiversville loam, 3 to 12 percent slopes	17.8	32.30%
Totals for Area of Interest		55.1	100.00%

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	25.00%	826961.73	
2	25.10%	149.81%	216266.37	



EXISTING CONDITIONS
PRELIMINARY SPECIFIC PLAN
BRINKLEY PROPERTY
LACEBARK ROAD & CALDERWOOD DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO.: 2015SP-068-001
PARCEL ID 18100005000

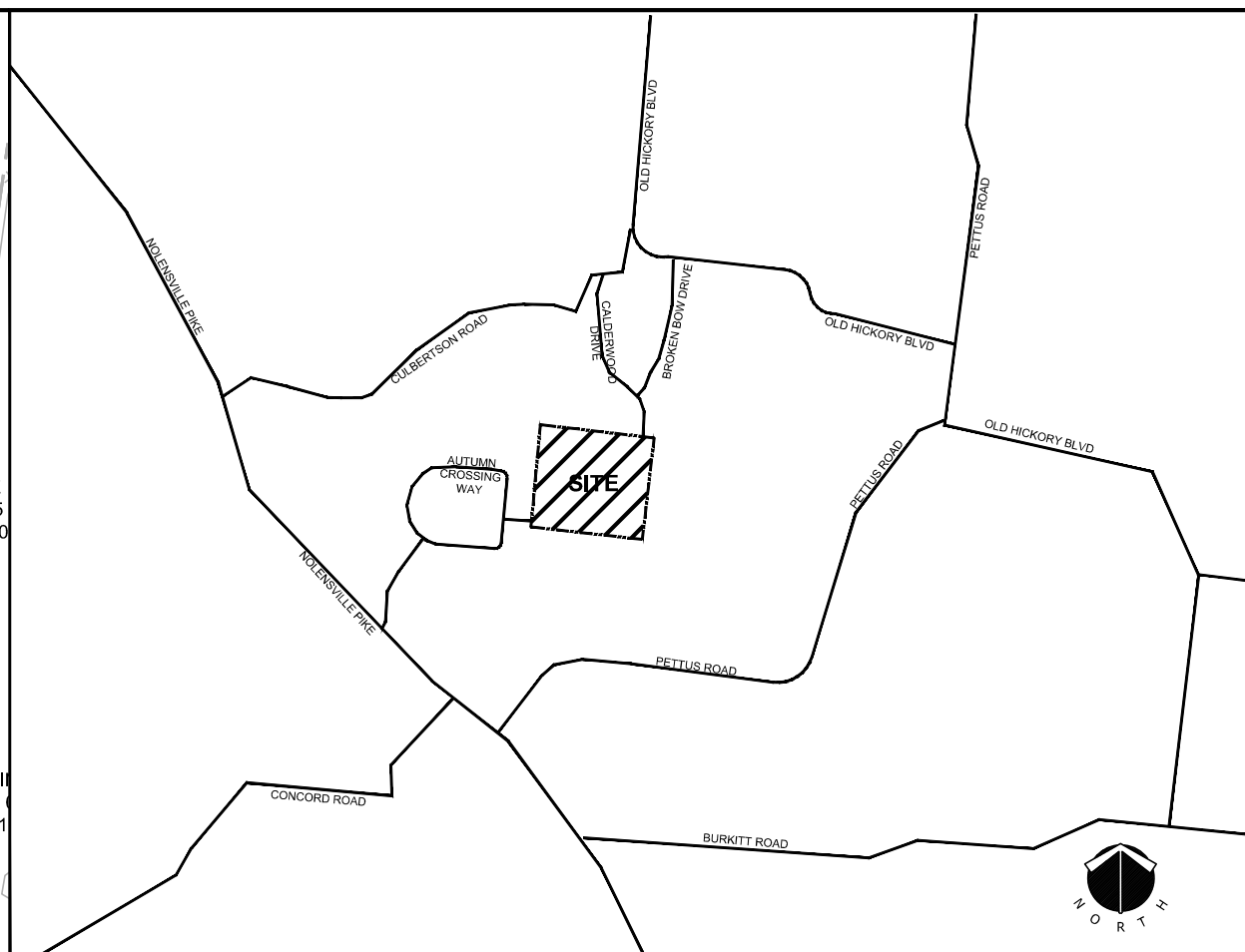
REV.	DATE	COMMENTS
1	04-30-15	INITIAL SUBMITTAL
2	05-19-15	PLANNING COMMENTS
3	06-09-15	PLANNING COMMENTS

C1.00
JOB NO.: 14-174-01

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
819 SOUTH GLENN AVENUE SUITE 411 NASHVILLE, TN 37203

LOT	AREA (SQ. FT)	AREA (ACRES)	LOT	AREA (SQ. FT)	AREA (ACRES)	LOT	AREA (SQ. FT)	AREA (ACRES)
1	12252	0.28	36	9672	0.22	71	6028	0.14
2	14403	0.33	37	8757	0.20	72	6359	0.15
3	8209	0.19	38	9109	0.21	73	8003	0.18
4	9472	0.22	39	5460	0.13	74	9621	0.22
5	8329	0.19	40	7124	0.16	75	8878	0.20
6	8334	0.19	41	5721	0.13	76	10578	0.24
7	8743	0.20	42	7046	0.16	77	9544	0.22
8	12370	0.28	43	6897	0.16	78	8049	0.18
9	9247	0.21	44	7284	0.17	79	8049	0.18
10	9966	0.23	45	6521	0.15	80	8962	0.21
11	8575	0.20	46	6239	0.14	81	11475	0.26
12	8476	0.19	47	7649	0.18	82	6023	0.14
13	7713	0.18	48	6242	0.14	83	7091	0.16
14	6622	0.15	49	7625	0.18	84	6707	0.15
15	6879	0.16	50	6550	0.15	85	7546	0.17
16	6615	0.15	51	7248	0.17	86	7398	0.17
17	7006	0.16	52	6895	0.16	87	6901	0.16
18	7576	0.17	53	5923	0.14	88	6476	0.15
19	8940	0.21	54	5328	0.12	89	5818	0.13
20	8559	0.20	55	5515	0.13	90	6230	0.14
21	7751	0.18	56	5960	0.14	91	5542	0.13
22	7687	0.18	57	9237	0.21	92	5520	0.13
23	9557	0.22	58	9363	0.21	93	5589	0.13
24	12461	0.29	59	7698	0.18	94	5870	0.13
25	8790	0.20	60	9279	0.21	95	9455	0.22
26	8752	0.20	61	9247	0.21	96	9114	0.21
27	8833	0.20	62	6240	0.14	97	10497	0.24
28	6558	0.15	63	6315	0.14	98	11382	0.26
29	9055	0.21	64	6395	0.15	99	16699	0.38
30	7253	0.17	65	7871	0.18	100	14593	0.34
31	9031	0.21	66	8257	0.19	101	6314	0.14
32	9428	0.22	67	7521	0.17	102	5219	0.12
33	6845	0.16	68	8800	0.20	103	8599	0.20
34	8219	0.19	69	8590	0.20			
35	6965	0.16	70	6801	0.16			

	Acres
TOTAL LOT AREA	19.50
OPEN SPACE	30.7 (54%)
R.O.W.	6.60
TOTAL SITE AREA	55.49



CIVIL SITE DESIGN GROUP
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
 610 SOUTH GATE AVENUE, SUITE 200, NASHVILLE, TN 37203

PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
 The purpose of this Preliminary Specific Plan is to permit a residential development to include 103 single family residences.

Existing Conditions:
 The property is currently vacant and undeveloped.

Applicability to the General Plan:
 This property is within the Southeast Community Planning area. The proposed development is generally consistent with the goals of the Southeast Community Plan. One of the goals is to preserve the character of the community's developed residential neighborhoods. This plan, in general, is consistent with the surrounding developed neighborhoods.

Permitted Uses:
 Uses permitted in this development shall be limited to Single Family Residential homes.

Development Standards:

- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- The required fire flow shall be determined by the Metro/Nashville fire marshal's office prior to the issuance of a building permit.
- Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning

Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.

- Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
- Individual water and sewer service lines are required for each home.
- The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current Flood Maps (47037C0368F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- According to the NRCS Soils Map, HmC (Hampshire silt loam, 5%-12% slopes), HmD (Hampshire silt loam, 12%-20% slopes), and S/C (Stiversville loam, 3%-12% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- There are 18.98 acres of the site that have existing slopes from 15% to 25% and 4.96 acres that have existing slopes above 25%.
- All access drives and driveways within the community shall be private streets with public access easements. A new public street shall be constructed within the existing public right of way.
- There are no known existing wetlands within the SP boundary.
- Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents.
- All development with the boundaries of this plan will be designed based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- All proposed public utilities and services shall be installed underground.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the

property shall be subject to the standards, regulations and requirements of the R55 zoning district as of the date of the applicable request or application.

- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" CMP).
- Trash and recycling service is to be contracted between the HOA and a private hauler.
- Architectural note:
 Allowable materials: acceptable materials for the residences and secondary structures include brick, stone, cement board, cultured stone and/or wood shall be used on 100% of the front and side facade of the buildings, excluding non-structural, architectural features. Brick shall be used for the front and side facades of the buildings for Lots 1-8.
- Schedule: The intent is to develop this project in 3 phases with timing based on market conditions. The first phase will likely begin in the fall of 2015 and the first homes for sale in the spring of 2016.
- There are not any "critical lots" associated with the project.
- This development will utilize two car garages and two driveway spaces each lot for parking.
- Corner lots on the proposed collector shall gain vehicular access from on the local side street.
- Corner lots on local streets shall not take vehicular access from the front yard but must be from the side yard as practically possible.
- A six foot wide sidewalk and six foot wide planting strip shall be provided adjacent to the planned collector. A five foot wide sidewalk and four foot wide planting strip is required adjacent to all local streets.
- Street trees are required. The location shall be determined with the final site plan.
- Minimum 50' wide lot widths shall be provided at the front setback line.

SITE DATA TABLE	
SITE AREA	56.8 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO SINGLE FAMILY, DETACHED RESIDENTIAL
PROPOSED BUILDING TYPE	2-STORY SINGLE FAMILY HOME
PROPOSED BUILDING AREA	• 1,200 MIN. SF BUILDINGS (TYP.)
CURRENT ZONING	AR2A
PROPOSED ZONING	SP
DENSITY	1.8 UNITS / Ac.
DWELLING UNITS	103
PROPOSED PARKING	2 SPACE / UNIT Minimum
MINIMUM SETBACKS	• FRONT 20' • SIDE 5' • REAR 20'
MINIMUM LOT SIZE	5,000 S.F.
MAXIMUM HEIGHT	2 STORIES

Development Summary

Council District Number: 31
 Council Member Name: Fabian Bedne
 Owner of Record: Marjorie Sewell, Trustee
 0 Pettus Road
 Nashville, TN 37013
 Phone: (615) 776-2893
 Contact: Marjorie Sewell
 mhssewell@msn.com

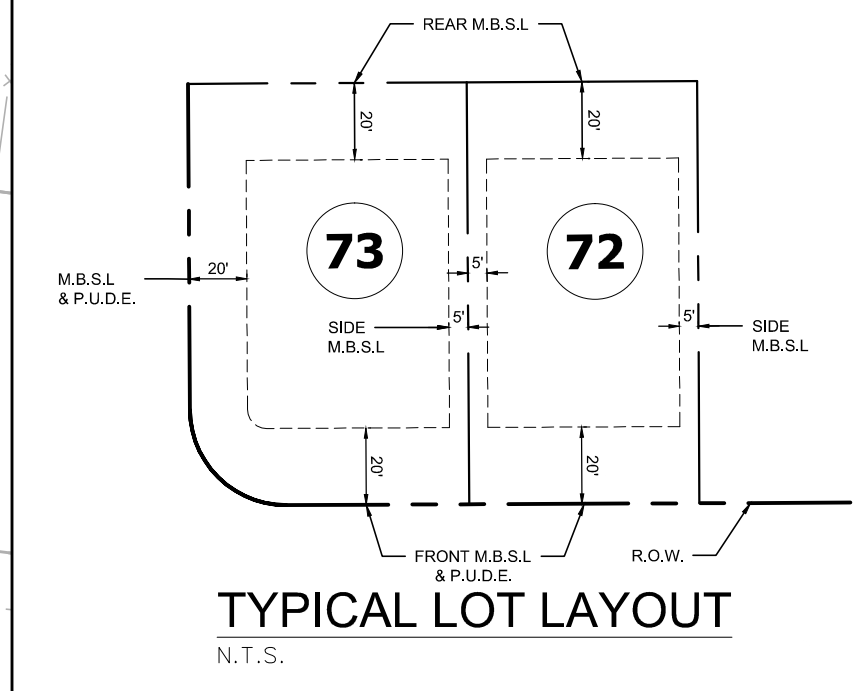
Developer: NVR
 93 Seaboard Lane, Ste 201
 Brentwood, TN 37027
 Phone: (615) 377-6840
 Contact: Davis Lamp
 dlamb@nvrinc.com
 Brinkley Property

SP Name:
 SP Number:

Designer: Civil Site Design Group, PLLC
 630 Southgate Avenue, Suite A
 Nashville, TN 37203
 Phone: (615) 248-9999
 Contact: Ryan E. Lovelace, P.E.
 Ryan@civil-site.com

U.S. FEMA FIRM: 47037C0368F (dated April 20, 2001)

CASE NO.: 2015SP-068-001
PARCEL ID 18100005000



COMMENTS

REV.	DATE	COMMENTS
INITIAL SUBMITTAL	04-30-15	
PLANNING COMMENTS	05-19-15	
PLANNING COMMENTS	06-09-15	

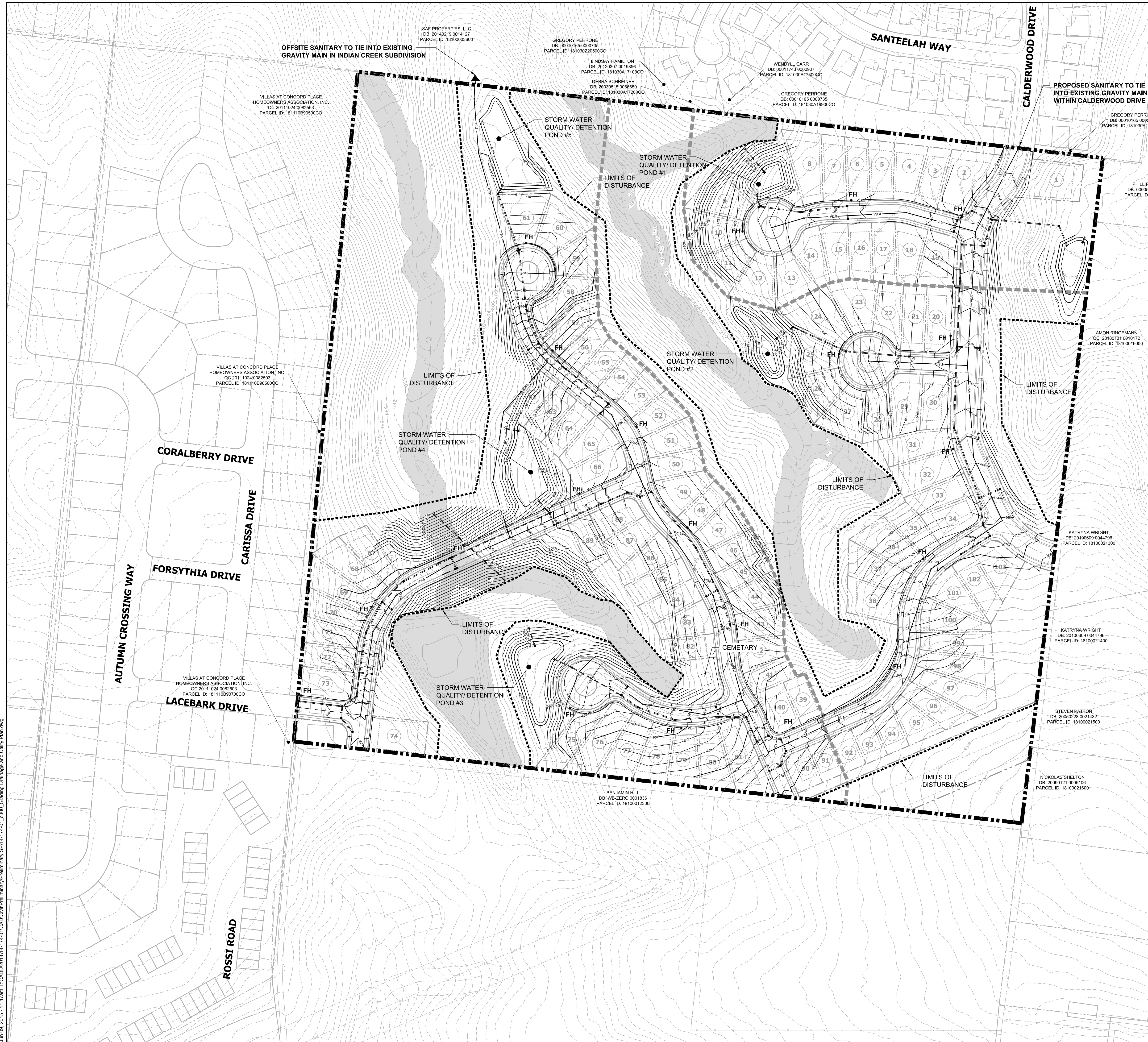
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GRAPHIC SCALE: 1" = 100'

JOBS NO.: 14-174-01

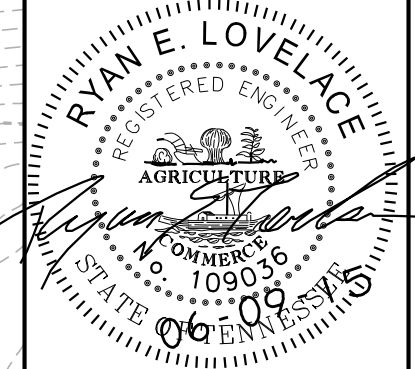
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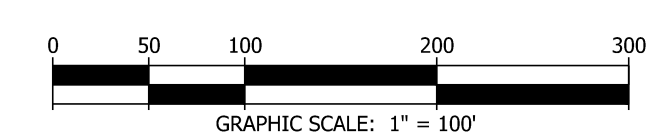
VICINITY MAP
N.T.S.
General Notes:

1. Base information was taken from a Metro GIS mapping.
2. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of Metro Public Works.
3. Handicap ramps shall have a maximum slope of 1:12.
4. According to F.E.M.A. F.I.R.M. Map number 47037C0368F, effective date April 20, 2001, this site lays within Zone X which is determined to be outside the 500 year floodplain.
5. The disturbed area for this project is approximately 33.6 acres.
6. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
7. The sanitary sewer line shall be PVC-SDR 35 or Class 52 DIP.
8. The public water lines shall be class 52 ductile iron pipe.
9. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.
10. The proposed stormwater management for this project includes collection of the site Stormwater through a series of curb inlets and catch basins and directed to Stormwater quality / detention pondS as shown in this plan. The stormwater quality and detention measures for this project will meet the requirements of the Metro Stormwater Ordinance that are in effect at the time of the final SP submittal.
11. The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the stormwater management manual volume 1 regulations.



GRADING, DRAINAGE, AND UTILITY PLAN
PRELIMINARY SPECIFIC PLAN
BRINKLEY PROPERTY
LACEBARK ROAD & CALDERWOOD DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO.: 2015SP-068-001
PARCEL ID 18100005000



REV.	COMMENTS	DATE
1	INITIAL SUBMITTAL	04-30-15
2	PLANNING COMMENTS	05-19-15
3	PLANNING COMMENTS	06-09-15

DRWN	CHKD	DATE
JSF	REL	04-30-15
JSF	REL	05-19-15
BW	REL	06-09-15

C3.00

JOB NO.: 14-174-01

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
610 SOUTH GLENN AVENUE SUITE 410 NASHVILLE, TN 37203

