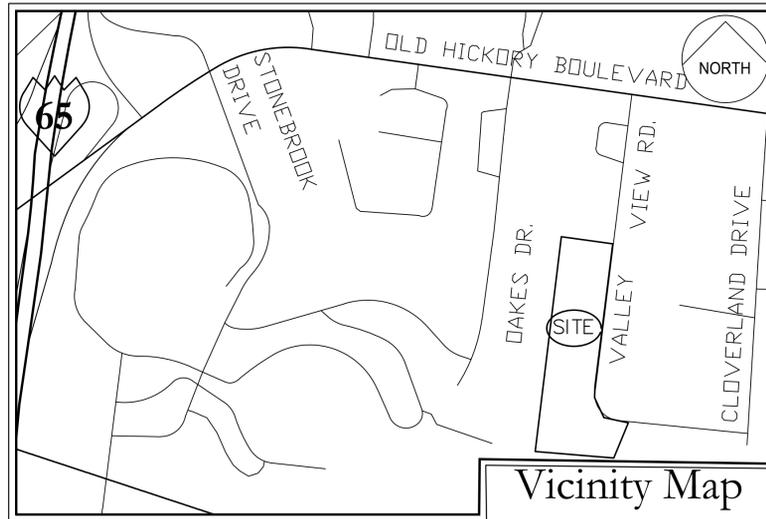


A Preliminary SP Brentwood Chase 3

Case No. 2024SP-039-001
Being Parcels 43, 44, 46, 47, 48, & 74 on Tax Map 171
Map 171-02 Parcels 1 and 2
Nashville, Davidson County, Tennessee



| Development Summary | | |
|---|---|---|
| Property Information Map 171 Parcels 43, 44, 46, 47, 48, and 74 Map 171-02 Parcels 1 and 2 Valley View Drive Nashville, TN 37027 Zoned: R40 | Floodnote This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037CO105H dated 4/5/2017. | Telephone Service Bellsouth 866.620.6000 |
| Total Site Area: 15.0 Ac | Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807 | Utility Location Tennessee One-Call 800.351.1111 |
| Council District 26 - Courtney Johnson | Gas Service Nashville Gas (Piedmont) 615.734.0734 | |
| Civil Engineer and Surveyor Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166 | Water and Sewer Service Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598 | |

Erosion Control and Grading Notes

- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section TCP-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
- All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
- 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.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to storm water approval / comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

Standard SP Notes

- The purpose of this SP is to receive preliminary approval 71 detached multifamily homes, short term rental property owner and not owner occupied shall be prohibited
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CO105H dated 4/5/2017.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" RCP).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Landscaping and tree density shall meet the requirements per Metro Zoning Code
- 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.
- If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.
- The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.

Valley View Improvement Requirements

This development is required to provide roadway improvements per the NDOT Designation: ST-252

Standard Right-of-Way: 50 feet

Half of Standard Right-of-Way: 25 feet

Planting Strip Width: 4.00

Sidewalk Width: 5.00

Roadway improvements will be designed and constructed per the requirements of the Metro Nashville Department of Transportation

A dedicated right turn lane shall be installed at the intersection of Valley View and Cloverland Drive to improve current traffic delays

Landscape Buffering Requirements

Existing vegetation will be maintained along the perimeter of the property. Where the property abuts the existing residential and SP Zoning, the existing perimeter vegetation will be supplemented in order to establish a Class "B" Buffer

Traffic Engineer

Prior to the submittal of a Final SP, A Traffic Access Study Shall Be Scoped By The Metro Traffic Engineer and a Resulting Multimodal Transportation Analysis Shall Be Completed and Submitted to the Traffic Engineer For Review and Approval. All Traffic Improvements Warranted by Said Study Shall Be Designed and Submitted with the Application for The Final SP.

GENERAL PLAN CONSISTENCY NOTE

T3 Suburban Neighborhood Maintenance (T3-NM) areas will experience some change over time, primarily when buildings are expanded or replaced. Efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where transportation infrastructure is insufficient or not present, enhancements may be necessary to improve pedestrian, bicycle, and vehicular connectivity. T3-NM areas tend to be dominated by single-family detached and two-family plex housing; but may also contain other building types, such as tri- and quad-plexhouses, townhouses, low-rise flats, courtyard flats, and multifamily.

This SP meets the goals of the T3-NM Policy by providing a transitional mixture of housing needed in this area. Wider Homes along Valley View Drive with deep setbacks maintain the character of the current street while developing a sidewalk for connectivity to the nearby Commercial and Retail areas. The multifamily cottages along the westerly boundary creates smaller predominately one and level homes for this aging demographic. This development is the third phase to the adjacent SP approved in 2023 and as presented to the community during the prior adjacent SP zoning.

Stormwater Notes

- This site is responsible for water quality and water quantity.
- Design of stormwater features will be provided during the final SP process.
- Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
- This project will disturb more than 1 acre, therefore, a NOI will be submitted to TDEC during final SP process.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- (Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.)
- (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.)
- (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).

NES Notes

- NES can meet with developer upon request to determine service options.
- NES shall be placed in 20" "PUE" along the front of each property.
- This phase will need to have underground power that will be connected to stubouts from phase 1 and phase 1B.
- NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NES-C
- Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
- Final quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. A preliminary Exhibit 'B' design will be sent to the developer or representatives of the developer for review. Suggestions or requests to the design should be made during this review process. Any changes requiring re-design, after this document has been signed, will be at the developer's expense.
- Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bio swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter or meter center.
- NES needs electrical load information including any house, irrigation, pump, or compactor services.
- Postal plan is required before NES's final construction drawings can be approved.

TO APPLY FOR SERVICE:

DIGITAL COPY: Provide copy of civil site plan on a CD (no pdfs; no x-ref's in .dwg file) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) with NO Datum Adjustment applied. Put data in separate layers and label them for easy identification.

Developer/Engineer will provide one complete set of approved plans by Metro Planning w/ all changes from other departments (fire, storm water, public works, etc...) to NES.

Developer/Engineer to provide a proposed easement drawing for the electric, phone and CATV. .

Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.

| Specific Plan Development Summary | |
|-----------------------------------|--|
| Uses | Detached Multi Family |
| CCM T3NM | |
| Project Area | 15.0 Acres |
| Property zoning: R40 | Surrounding Zoning: SP, R10 and R40 |
| Fall Back Zoning | RM6 |
| Minimum lot size | N/A |
| FAR | 0.60 |
| ISR | 0.80 |
| Density | 71 Units/ 4.7 Units Per Acre |
| Street Setbacks | 75' measured from exist R.O.W. |
| Side yard | 10' |
| Rear yard | 15 Ft On Intermediate Lots Line Within SP |
| | 20' Adjacent to Highlands of Brentwood Sub |
| Height standards | Two Stories in 35 feet |
| Parking and Access | |
| Proposed Ramp Location and Number | 7 Shared Private Drives On Valley View |
| Parking | Per Metro Zoning Code |

Sheet Schedule

- C1.0 Notes & Project Standards
- C2.0 Existing Conditions
- C3.0 Proposed Overall SP Layout

ARCHITECTURAL NOTES

- ALL HOMES TO HAVE A MINIMUM 2 CAR GARAGE
- HOMES FRONTING ON VALLEY VIEW TO HAVE A MINIMUM OF 3600 SQUARE FEET
- INTERIOR HOMES TO HAVE A MINIMUM OF 2500 SQUARE FEET
- BUILDING ELEVATIONS FOR ALL FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:
 - A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 - B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS. .
 - C. EIFS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED.
- UNITS THAT ABUTT VALLEY VIEW DRIVE MUST FACE VALLEY VIEW. UNITS IN THE INTERIOR OF THE SITE MUST FACE THE INTERIOR PRIVATE STREETS



Dale & Associates
Civil Engineering,
Land Planning & Zoning
516 Heather Place
Nashville, TN 37204
(615) 297-5166

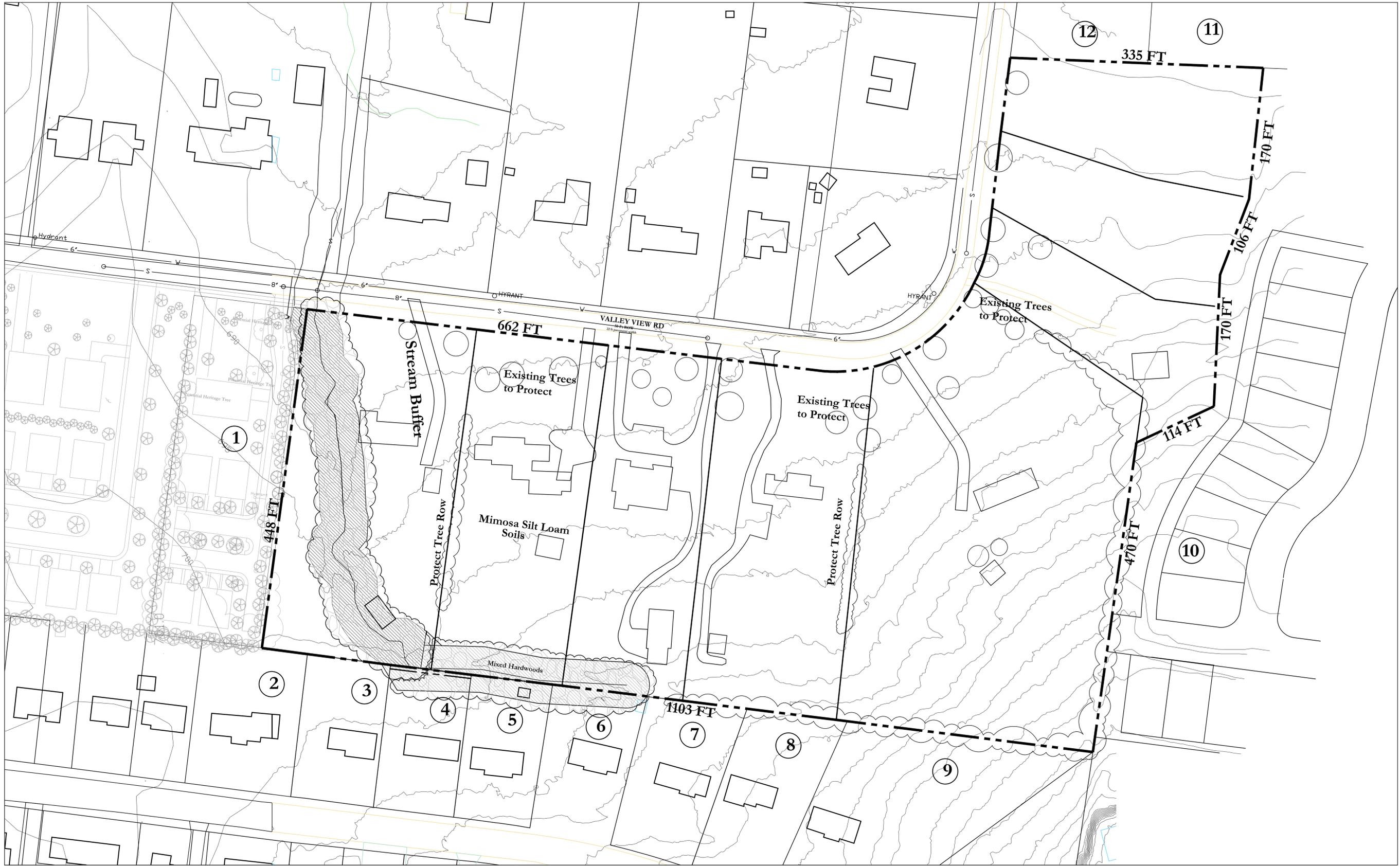


REV 12/18/24
REV 12/26/24

Case No. 2024SP-039-001

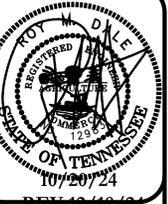
C1.0

Notes and Project Standards



Brentwood Chase 3

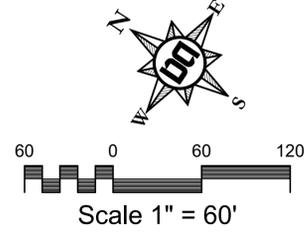
Being Parcels 43, 44, 46, 47, 48, & 74 on Tax Map 171
 Map 171-02 Parcels 1 and 2
 Nashville, Davidson County, Tennessee



REV 12/18/24
 REV 12/26/24

Adjacent Property Owners

| Parcel ID | Owner | Property Address | Property City | State | Zipcode | Deed | Zoning |
|-----------|--------------|--|--------------------|-----------|---------|------------------------|--------|
| 1 | 160140190000 | O.I.C. HOMES AT VALE MANOR AMENDED | 300 VALE MNR | BRENTWOOD | TN | 37027 20240911-007205 | SP |
| 2 | 16014001900 | TENG, RENJING & LI NIE | 5644 OAKES DR | BRENTWOOD | TN | 37027 20240911-007204 | R10 |
| 3 | 17102000700 | BESS, DAVID L. | 5648 OAKES DR | BRENTWOOD | TN | 37027 20211215-0165994 | R10 |
| 4 | 17102000800 | BRY, STEPHEN A. | 5652 OAKES DR | BRENTWOOD | TN | 37027 20210809-0106634 | R10 |
| 5 | 17102000900 | LOWRANCE, ANITA C. | 5656 OAKES DR | BRENTWOOD | TN | 37027 20101011-0081181 | R10 |
| 6 | 17102001000 | ZALAWADIYA, SANDIP K. & KELLY L. | 5660 OAKES DR | BRENTWOOD | TN | 37027 20220816-0092834 | R10 |
| 7 | 17102001100 | EUBANK, ALLEN DOBSON & ANN KEISER | 5664 OAKES DR | BRENTWOOD | TN | 37027 20240628-0048668 | R10 |
| 8 | 17102001200 | MULLINS, KENNETH & DEBORAH, CO-TRUSTEES | 5668 OAKES DR | BRENTWOOD | TN | 37027 7604-0000896 | R10 |
| 9 | 17102001300 | CARINI, KEVIN F. & LISA PARKER | 5672 OAKES DR | BRENTWOOD | TN | 37027 20170623-0063293 | R10 |
| 10 | 171020C90000 | CHURCH LAND DEVELOPMENT, LLC | 6301 CALLIE LN | BRENTWOOD | TN | 37027 20170901-0090029 | SP |
| 11 | 17100007300 | BOWLING, PEGGY A. REVOCABLE LIVING TRUST | 5681 CLOVERLAND DR | BRENTWOOD | TN | 37027 11647-0000245 | R40 |
| 12 | 17100010300 | BOWLING, PEGGY A. REVOCABLE LIVING TRUST | 5677 CLOVERLAND DR | BRENTWOOD | TN | 37027 20231103-0086222 | R40 |



Existing Conditions



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 Civil Engineering
 Land Planning & Zoning
 516 Heather Place
 Nashville, TN 37204
 (615) 297-5166

