PRELIMINARY SP BRIARWOOD TOWNHOMES

2819 JONES AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
MAP 60-16 - PARCEL 145.00, 146.00, 147.00, 148.00
ZONED: RS10
COUNCIL DISTRICT 5 - SEAN PARKER
METRO SP CASE NO. 2025SP-006-01

PROJECT CONTACTS

DEVELOPER

WIN BUILDING GROUP, LLC

CONTACT: ANDREW ETHRIDGE 305 BRENTWOOD OAKS DRIVE NASHVILLE, TN 37211 PH: (615) 400-7729 E-MAIL: Andrew@winbuildinggroup.com

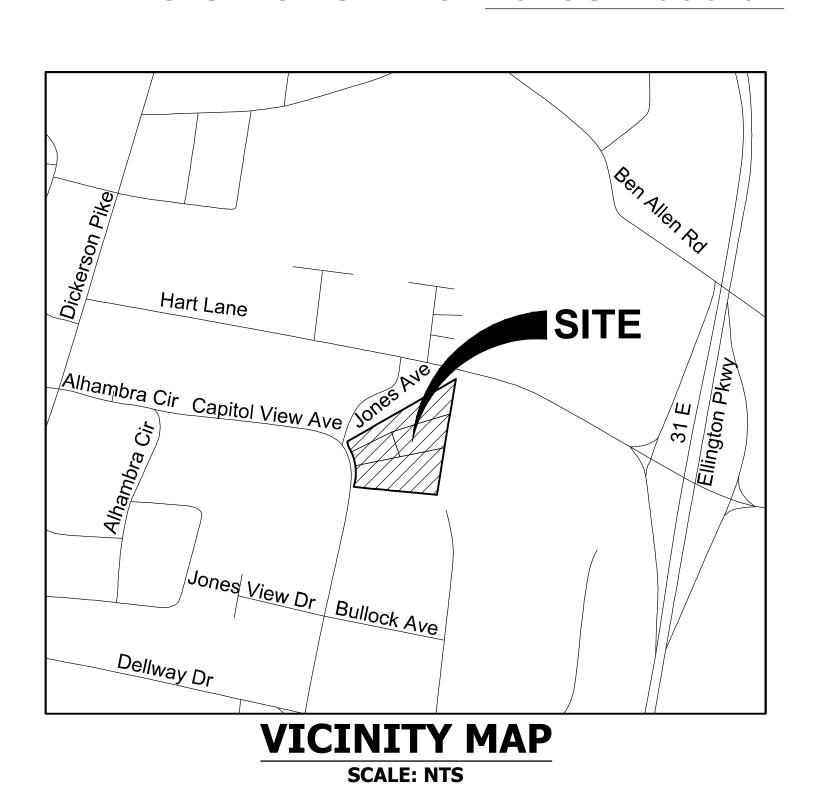
ENGINEER

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CSDG

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RIARWOOD TOWNHOMES
RELIMINARY SP
19 Jones Avenue
shville, Davidson County, Tennessee

ISSUE SET:

PRELIMINARY SP

REVISION HISTORY:

Rev. Description Date
PRELIMINARY SP RESUBMITTAL 12.17.24
PRELIMINARY SP RESUBMITTAL 02.18.25

DRAWN BY: AM/RPM CHECKED BY: CJJ

COVER SHEET

CO. O PROJECT NO.: 24-076-01

SPECIFIC PLAN NOTES

PURPOSE & INTENT

- 1. The purpose of this specific plan is preliminary approval for a maximum of 84 multi-family
- 2. For 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 RS10 zoning district as of the date of the or application.

GENERAL PLAN CONSISTENCY

- 1. This specific plan proposal herein is located within the East Nashville Community Plan. The specified land use is Neighborhood Maintenance, Transect 4 or T4 NM.
- 2. This plan is consistent with the goals established throughout the policy and is consistent with several critical planning and community goals. This plan provides a diverse housing choice for the area and a high level of pedestrian connectivity opportunities to the adjacent school and neighboring properties. This plan provides a walkable/bikeable neighborhood with usable formal and informal open spaces.
- 3. 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 of the base zoning district (RS10) as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

ARCHITECTURAL STANDARDS

- 1. Building facades facing a public street shall provide a minimum of one principal entrance
- (doorway) and a minimum of 15% window glazing.
- 2. Windows shall be vertically oriented at a ratio of 1.5:1 or greater except for dormers. 3. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious
- siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
- 4. Porches shall provide a minimum of four feet of depth.
- 5. A raised foundation of 18" 36" is required for all residential structures.
- 6. Buildings allowed up to a maximum of 3-stories or 45' in height.
- 7. Height shall be measured from the average elevation (Average of 4 most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (the vertical distance from eave to midpoint) or to the tope of the parapet for a flat roof.
- 8. Retaining walls to be incorporated into the home foundation and by direction of a structural engineer. Typcial of all units.

DESIGN PLAN

Through this Specific Plan, the community will be ensured a level of quality and a sense of community. The intent of the Briarwood Townhome SP is to provide a safe residential community with the emphasis on pedestrian connectivity, a diverse housing choice, quality architecture, and adequate open space and amenities for residents...

- More specifically, this SP and supporting Design Guidelines are intended to:
- 1. To acknowledge the East Nashville Community Character Manual and incorporating applicable principles as noted in this Specific Plan/Notes.
- 2. Maintain a scale and form of development that emphasizes sensitivity to the pedestrian
- 3. All proposed roads will be designated as a Local Private Road with a 49' Right of Way.
- 4. All private roads will be designed with a 6' planting strip and 5' sidewalks.
- 5. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- 6. All public road signage shall meet metro standards. All signs shall be mounted on black decorative post. Entrance monument will be a single stone column with sculpted wood depicting community name.
- 7. All development within the boundary of this plan shall comply with the American with Disabilities Act and Fair Housing Act.
- 8. Minimum distance between buildings shall 8 feet.
- 9. All public utilities and services shall be located underground.

TREE CONSERVATION/BUFFER

1. Where possible, large existing canopy trees of good health and established tree groves will be preserved. For all preserved trees, tree protection fencing is to be installed and follow the requirements of the Metro Zoning Code 17.24 Tree Protection.

LANDSCAPING STANDARDS

- 1. This development shall comply with the requirements of the SP.
- 2. Landscaping shall be per Metro Zoning Code. 3. A landscaping plan shall be submitted with the final SP.
- 4. Native Species Street Trees shall be provided along all public street frontages that follows the Metro Nashville Street Tree Specification requirements
- 5. Where trees are planted in the R.O.W they shall be of uniform shape and size.
- 6. All landscaping shall be irrigated, if drought resistant plant material is used irrigation shall not be
- 7. All plant material shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and shall good root ball.

WATER QUALITY

- 1. The Briarwood Townhome development will meet the Metro Nashville Water Quality Standards.
- 2. The stormwater plan will seek to decentralize runoff and utilize various Low Impact Development Techniques to infiltrate run off into the ground near its source.
- 3. These techniques will include but not limited to Bioretention Basin, Water Quality Swales, Grass Channels and Overland Flow through vegetated areas.

LIGHTING

- 1. We will comply with the following Lighting standards for private parking areas.
- 2. Article 410.10 of the 2017 Edition of the National Electrical Code is amended by adding the following Section G in the Metro Zoning Code.
- 3. Parking Lots Open parking lots shall use luminaires with a "U" BUG rating (Backlight Up lighting Glare) of 0 without external shields. Luminaires shall have a Correlated Color Temperature (CCT) of 3000 Kelvin or below. Principal walkways and parking shall have a maintained minimum illuminance of 0.2 foot-candles at grade. The average light level is not to exceed the average lighting level of 1.5 foot-candles, as related to the Transect Category for the site as designated in the Community Plans of Nashville Next. Spill light at the property line shall not exceed 0.5 foot-candles measured at 3' above grade. Exception may be given for calculation points on the drive between the parking lot and roadway only. Occupancy sensors or timers may turn lights off or dim by at least 30% during periods of no occupancy. Prior to installation, a photometric plan shall be reviewed by a certifying engineer with calculation points on a 10' × 10' grid.
- 4. All streetlights in public Rights of Way shall comply with the standards set forth by Nashville Electric Service Street Light Standards.

AMENITIES

- 1. A 10' Walking Trail Connection shall be constructed and connected to Oakwood Ave.
- 2. Formal green spaces for residential gatherings.
- 3. Sidewalks provided along both side of all private roads.
- 4.3% percent of the site area excluding right-of-way shall be set aside as open space.

OFF SITE INFRASTRUCTURE

- 1. Upon completion of a traffic impact study, Metro will determine what traffic mitigations will be required and which phase these mitigations will be required in.
- 2. Improvements to the two nearest WeGo bus stops at the corner of Oakwood Ave & Bullock Ave and Bullock Ave & Jones Ave will be made as recommended by WeGo and will follow the WeGo

PHASING

Transit Design Guidelines.

- 1. The proposed Briarwood Townhome development plan will be constructed in (2) phases with construction anticipated to begin in the Fall of 2025. The construction timeline of each phase is anticipated to be 12-months.
- 2. The development of Phase 1 will begin upon receiving all Metro Nashville and state approvals.

METRO WATER & SEWER NOTES

All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.

- 1. The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
- 2. The contractor is to provide and maintain the construction identification sign for private development approved.
- 3. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- 4. All connections to existing manholes shall be by coring and resilient connector method.
- 5. Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
- 6. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- 7. Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable Mylar in reverse and in digital (*.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
- 8. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- 9. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- 10. All water mains must be located within the paved area including all blow-off assemblies.
- 11. The contractor shall provide the record drawing information noted above to the engineer. 12. Double detector check valves shall be located within a conditioned fire room with exterior
- entrance.
- 13. Townhomes shall be able to utilize one 6-inch sewer service per two units.

MWS STANDARD PRIVATE UTILITY NOTES

- 1. All water and/or sewer services, along with appurtenances, shall be installed in accordance with specifications and standard details of the Metro Water Services.
- 2. All connection to existing manholes shall be by coring and resilient connector method.
- 3. Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for
- 4. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- 5. Irrigation line shall be copper from the meter to the backflow preventer.
- 6. The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be approved
- 7. All sewer services shall be 6 inches in diameter, from the connection at the main until the first clean out assembly.
- 8. Backflow device to remain accessible at all times.
- 9. Plan size shall be 24"x36", and shall show contours around meter boxes.

NDOT WORKS CONSTRUCTION NOTES

- 1. Proof rolling of all public street sub-grades is required in the presence of the NDOT inspector. This request is to be made 24 hours in advance.
- 2. Stop signs to be 30 inch x 30 inch.
- 3. Street signs to have six inch white letters on a nine inch green aluminum blade. 4. All signs to have 3M reflective coating.
- 5. All utility boxes located in the right of way or in the sidewalk shall be approved by the NDOT inspector prior to installation.
- 6. All of the public sidewalk along the roadway shall follow the grade of the roadway and shall not be adjusted to meet private sidewalk connections. The adjustments shall be made out of the right of
- 7. Drainage shall not flow over the sidewalk.
- 8. Curb ramps shall have detectable warning strips.
- 9. Driveway width can be sight adjusted at the discretion of the NDOT inspector.
- 10. Elevation of the curb and gutter is the responsibility of the contractor but once in place shall function as designed.
- 11. Curb and gutter installed may be tested to verify flow to the storm drain system. Drainage shall not pool in roadways
- 12. Replace stormwater grates within public right of way with bike friendly grates.
- 13. Final plans and road grades shall comply with the design regulations established by NDOT. Slopes along roadways shall not exceed 3 to 1.

METRO STORMWATER NOTES

- 1. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by The Metropolitan Department of Water Services.
- 2. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the
- 3. Size driveways culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" RCP).
- 4. 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.
- 5. Drawing indicates the basic premise of the development, as it pertains to Stormwater approval / comments only. The final details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

NES NOTES

- 1. NES can meet with the developer upon request to determine service options.
- 2. Construction plans shall show any existing utilities easements on the property, the utility poles on the property, and the poles along the right-of-way.
- 3. NES will need any road improvement plans to Jones Avenue.
- 4. Existing poles, anchors, and overhead conductors that need to be relocated due to improvements may come at an additional const to the developer.
- 5. This development will be served with underground distrubution and pad-mounted transformers.
- 6. The riser pole should be placed on the development property.
- 7. Additional underground infrastructure may be required in the form of switching cabinets, termination cabinets, and additional conduit in the event that the property is acquired in the future and for reliability.
- 8. Final quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. An Exhibit 'B' design will be sent to the developer or representatives of the development for review. Suggestions or requests to the design should be made during the review process. Any changes requiring re-desing, after this
- document has been signed, will be at the developer's cost. 9. The developer's vegetation design shall meet both Metro requirements and NES vegetation management requirements and clearances.
- 10.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. The includes primary duct between pad-mounted equipment, as well as service ducts to a meter or meter senter.

GENERAL LINETYPES

[EX. = EXISTING]

EX. FORCEMAIN	— — — FM — — —
EX. GAS	——————————————————————————————————————
EX. OVERHEAD ELECTRIC	OHE $$
EX. UNERGROUND ELECTRIC	UGE $$
EX. SANITARY SEWER	SA $$
EX. STORM SEWER	— — — ST — — —
EX. FIRE	— — — F — — —
EX. WATER	
BOUNDARY	
LOT	
EASEMENT	
DITCH	_···-
FENCE	××
ROAD CENTERLINE	
WATER FEATURES	
FORCEMAIN	FM
GAS	——— G ———
OVERHEAD ELECTRIC	OHE
UNERGROUND ELECTRIC	UGE
SANITARY SEWER	——— SA ———
STORM SEWER	——— ST ———
FIRE LINE	——— F ———
WATER	W

GENERAL SYMBOLS

CLEANOUT (TYP.)

END OF SERVICE (TYP.) FIRE HYDRANT HANDICAP SPACE (00)**LOT NUMBER** \emptyset **POWER POLE RETAINING WALL SANITARY MANHOLE** SIGN (TYP.) **STORM MANHOLE** STORM CURB INLET

GENERAL PATTERNS

EXISTING BUILDING

HEAVY DUTY CONCRETE

PROPOSED BUILDING

LIGHT DUTY CONCRETE

LIGHT DUTY PAVEMENT

HEAVY DUTY PAVEMENT

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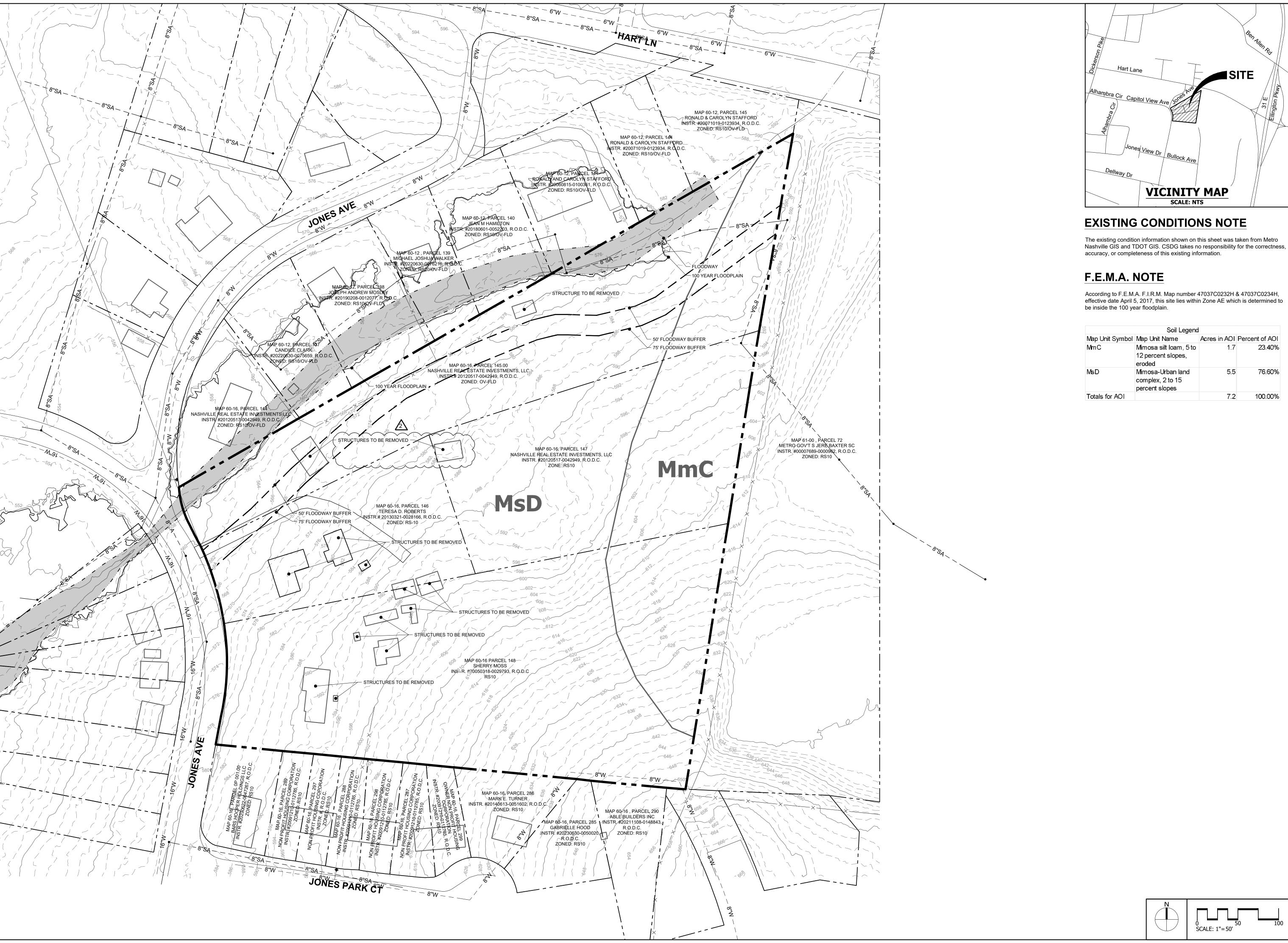
ISSUE SET: PRELIMINARY SP

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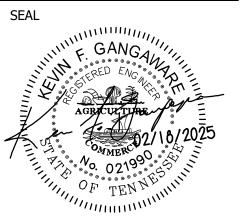
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GENERAL NOTES AND INDEX

PROJECT NO.: 24-076-01







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EXISTING CONDITIONS

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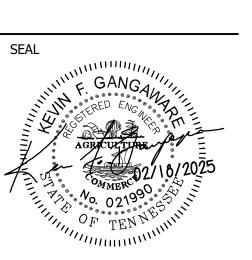
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PRELIMINARY DEVELOPMENT PLAN

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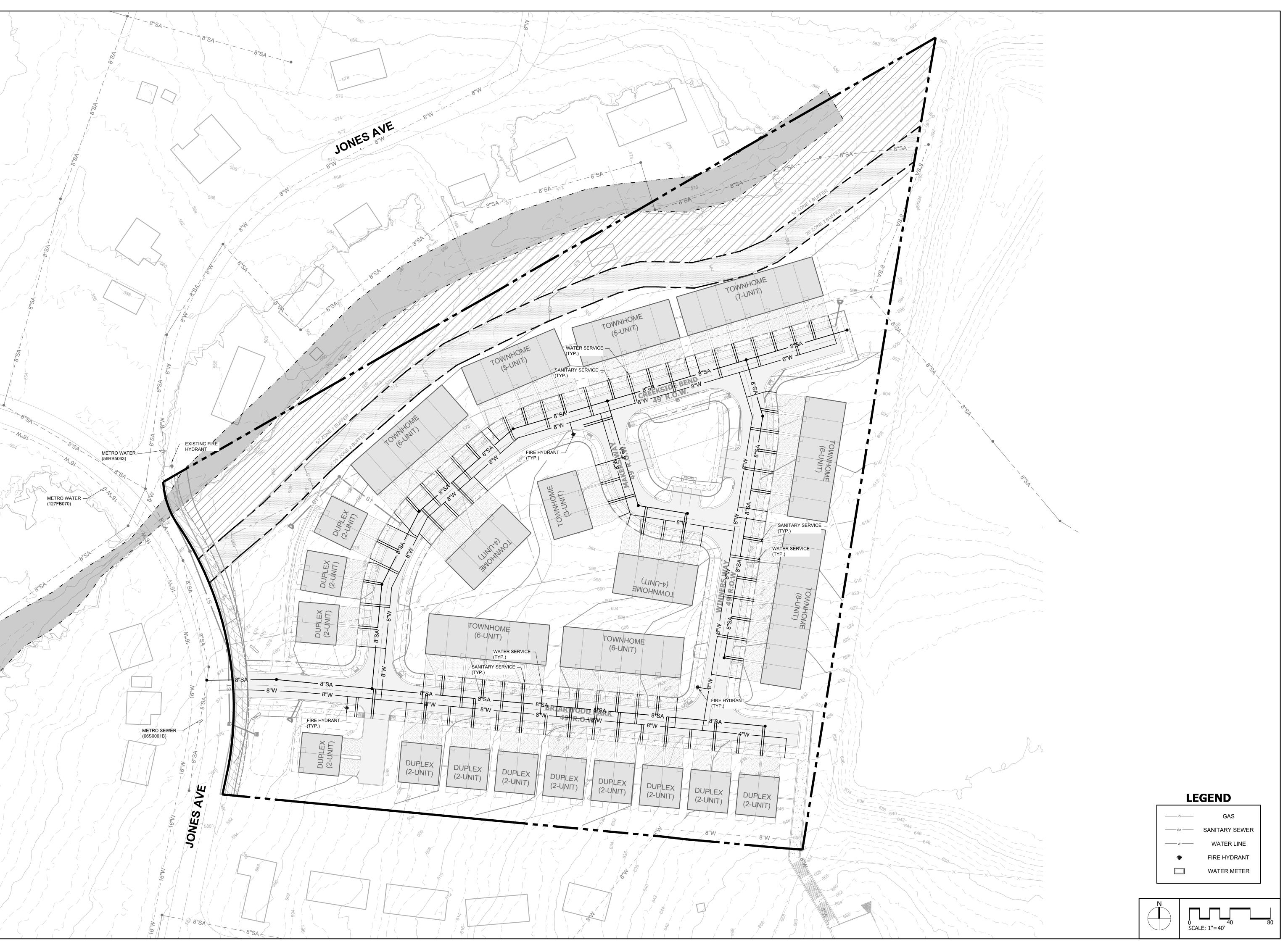
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GRADING AND DRAINAGE PLAN

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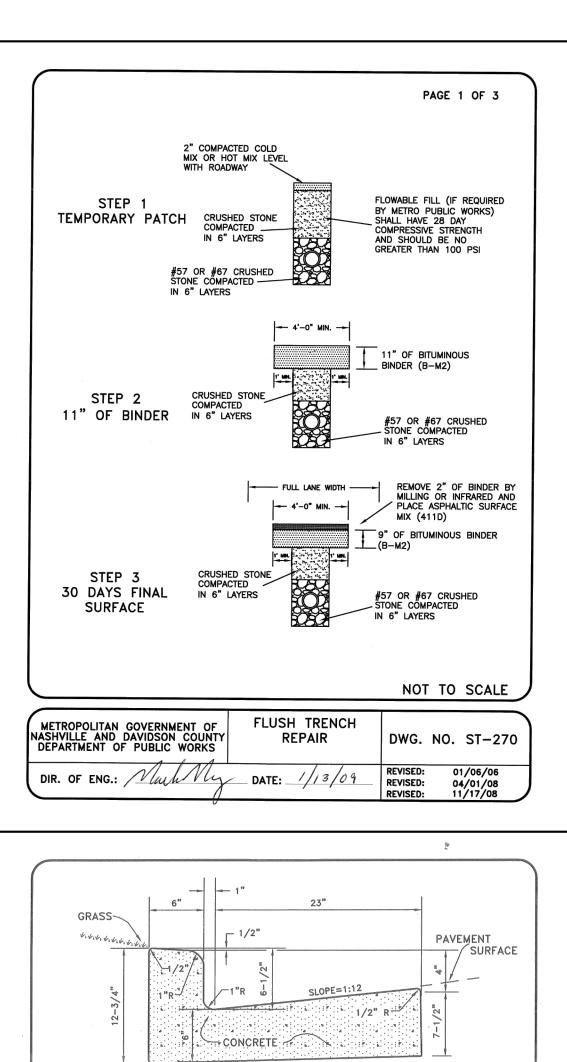
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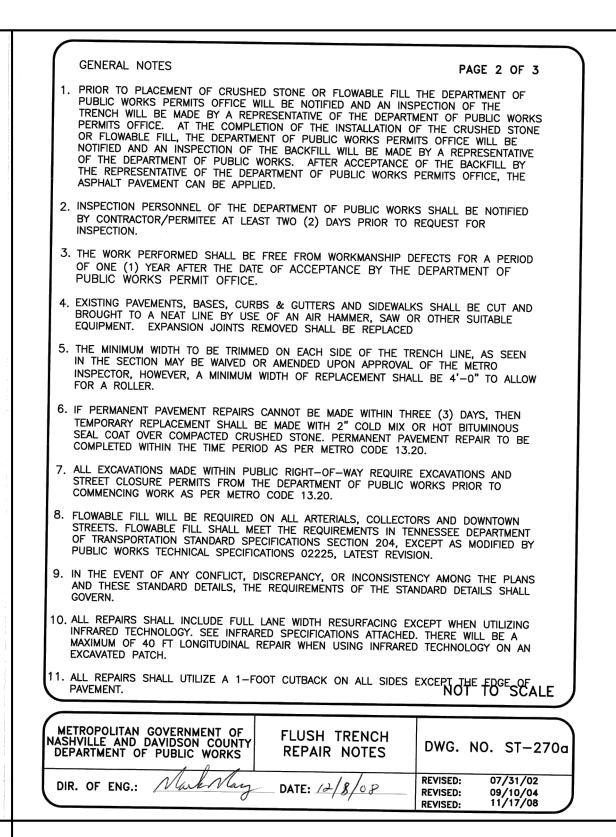
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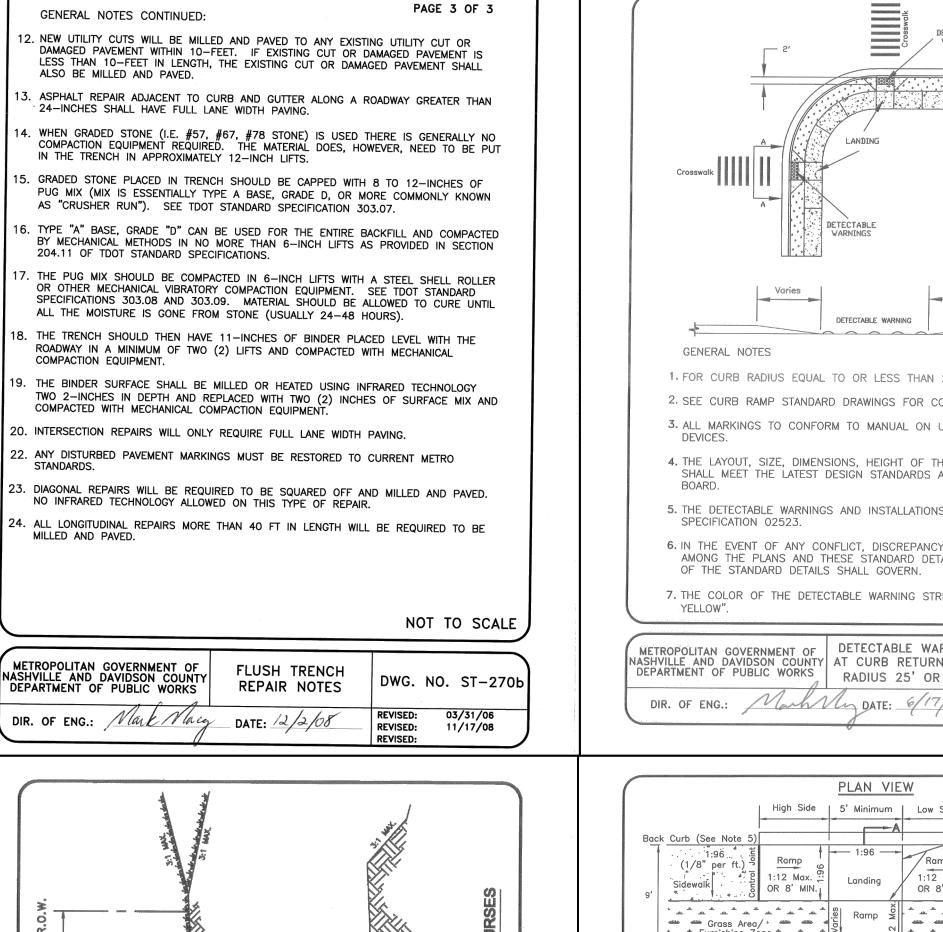
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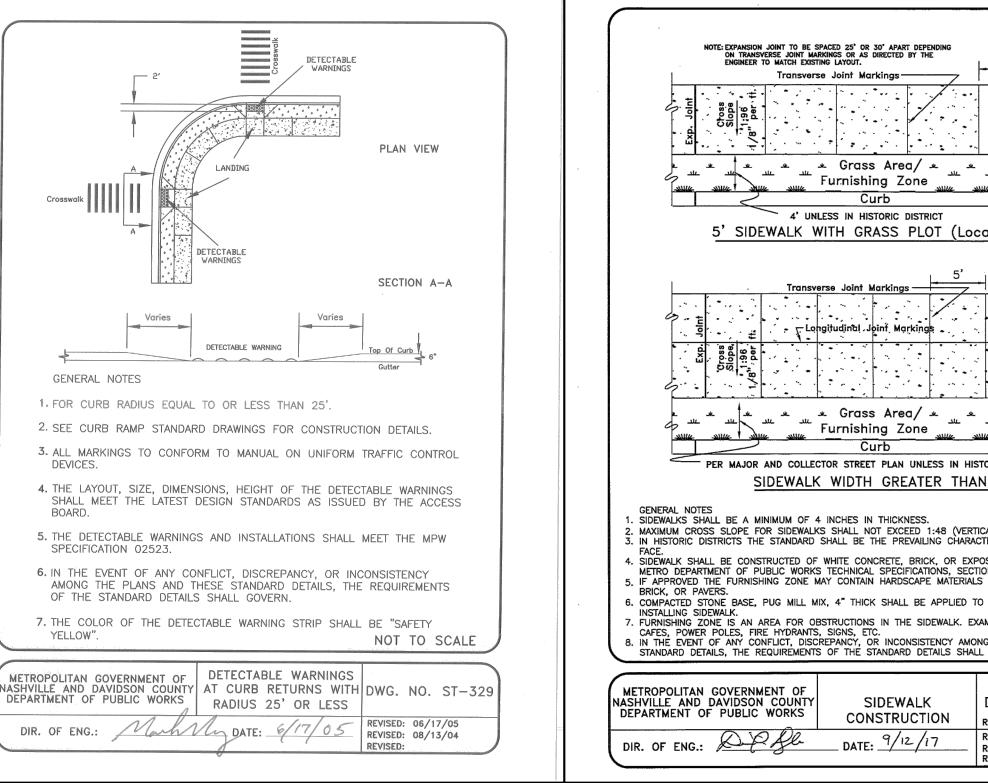
UTILITY PLAN

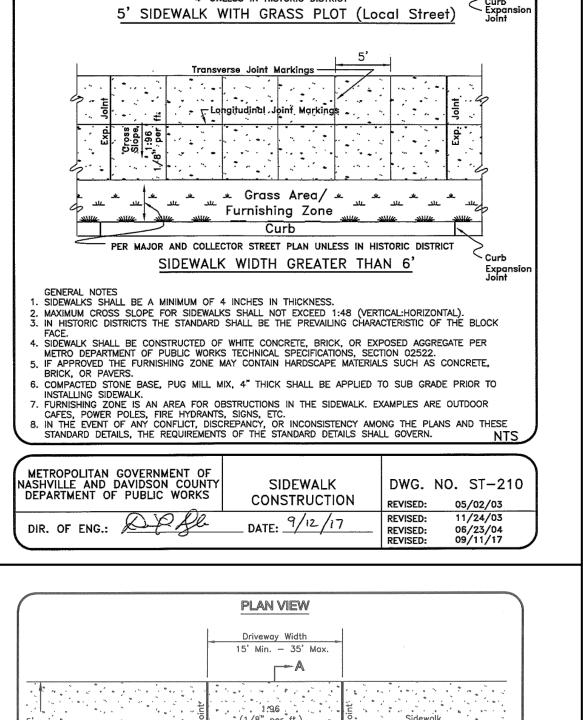
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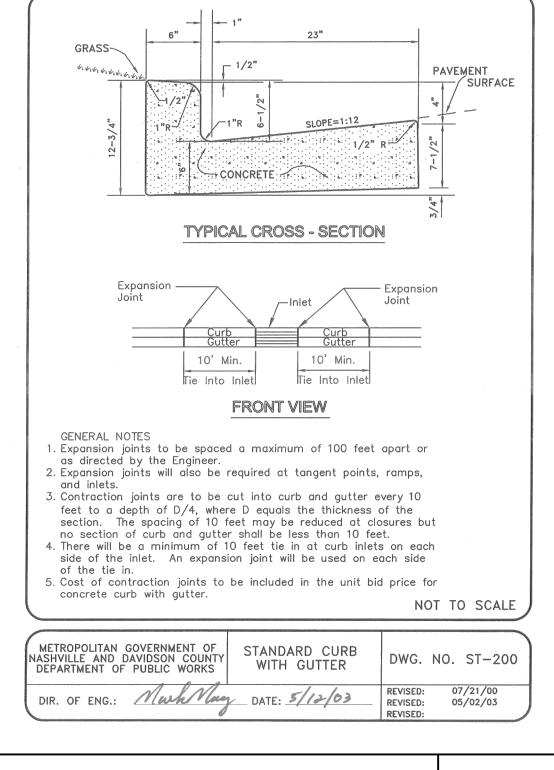


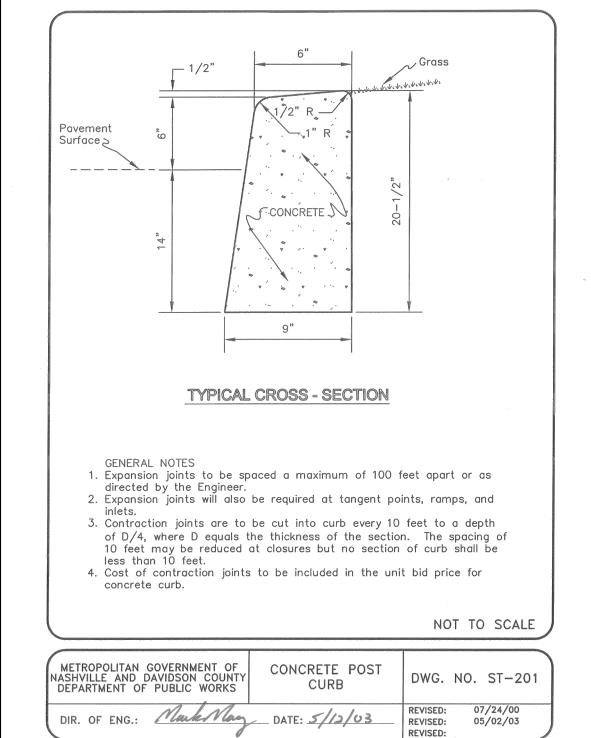


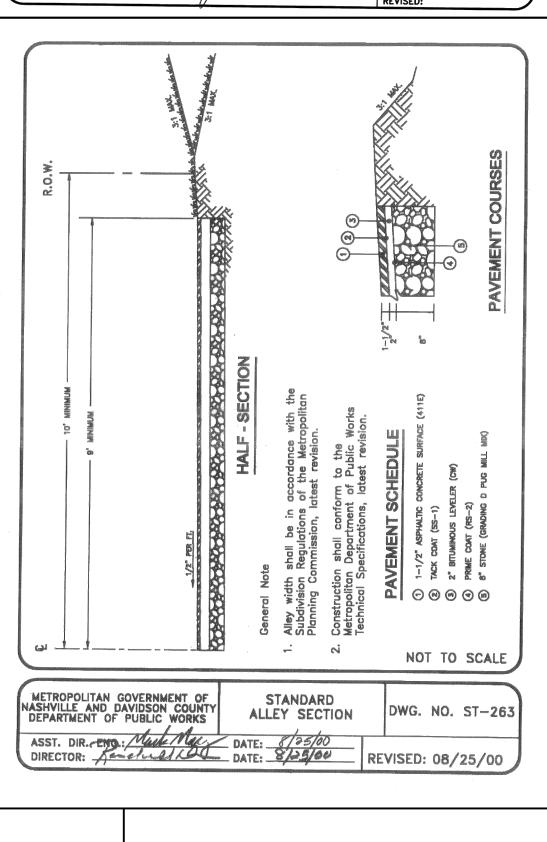


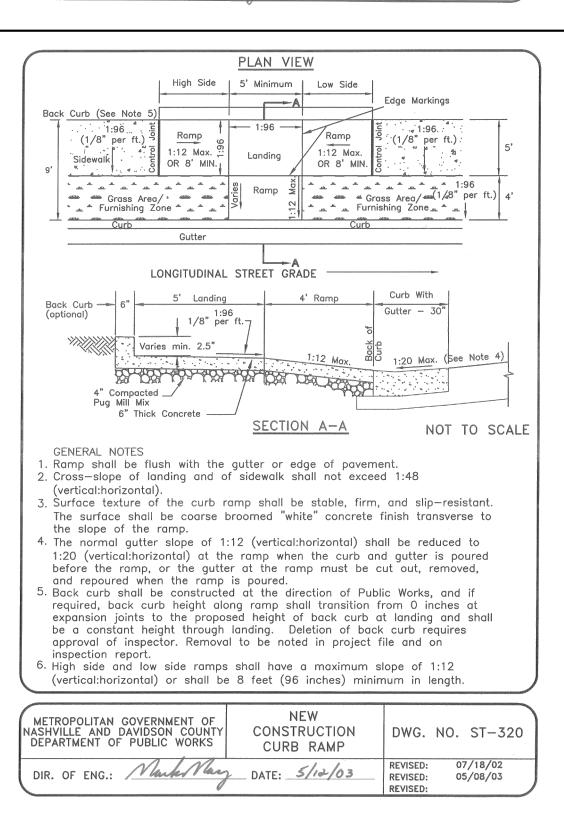


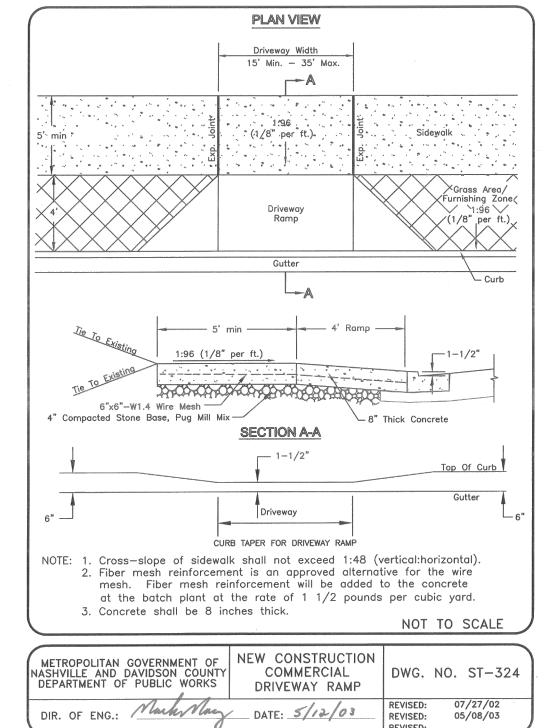


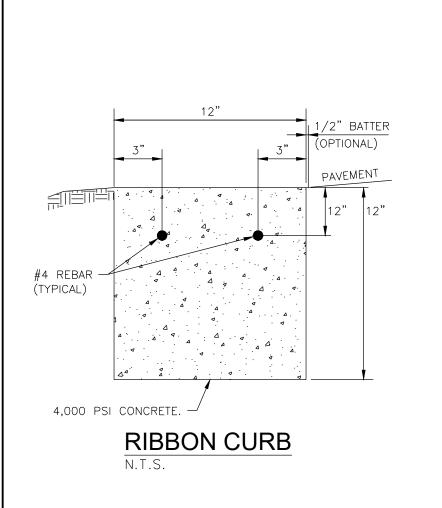


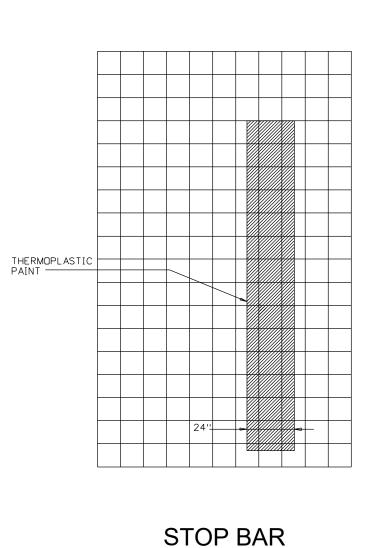


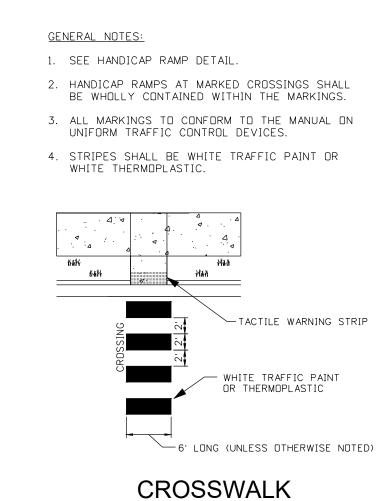


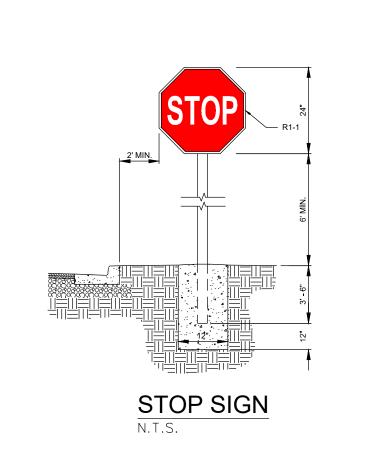


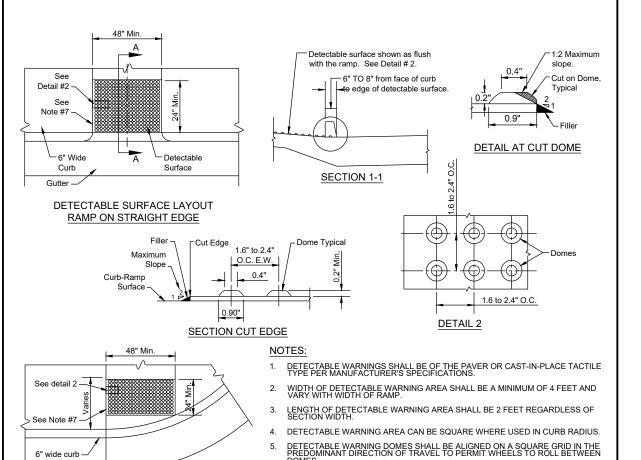






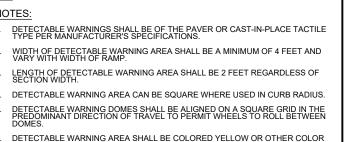




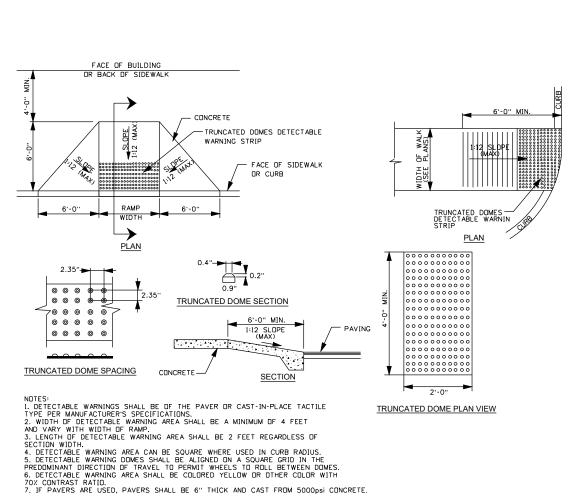


DETECTABLE SURFACE LAYOUT

RAMP ON CURVED EDGE



6. DETECTABLE WARNING AREA SHALL BE COLORED YELLOW OR OTHER COLOR WITH 70% CONTRAST RATIO. 7. IF PAVERS ARE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000psi CONCRETE. 8. ARMOR-TILE TACTILE SYSTEM IS AN APPROVED ALTERNATE. TACTILE WARNING DETAIL



HANDICAP RAMP WITH TACTILE WARNING

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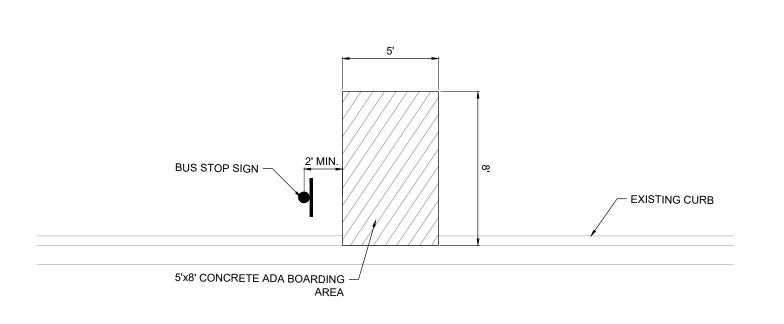
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CIVIL DETAILS

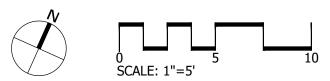
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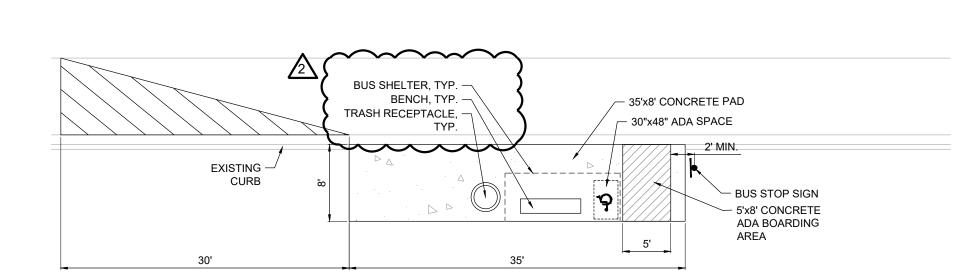


BULLOCK AVE

BULLOCK AVENUE BUS STOP IMPROVEMENT PLAN - FLAG STOP

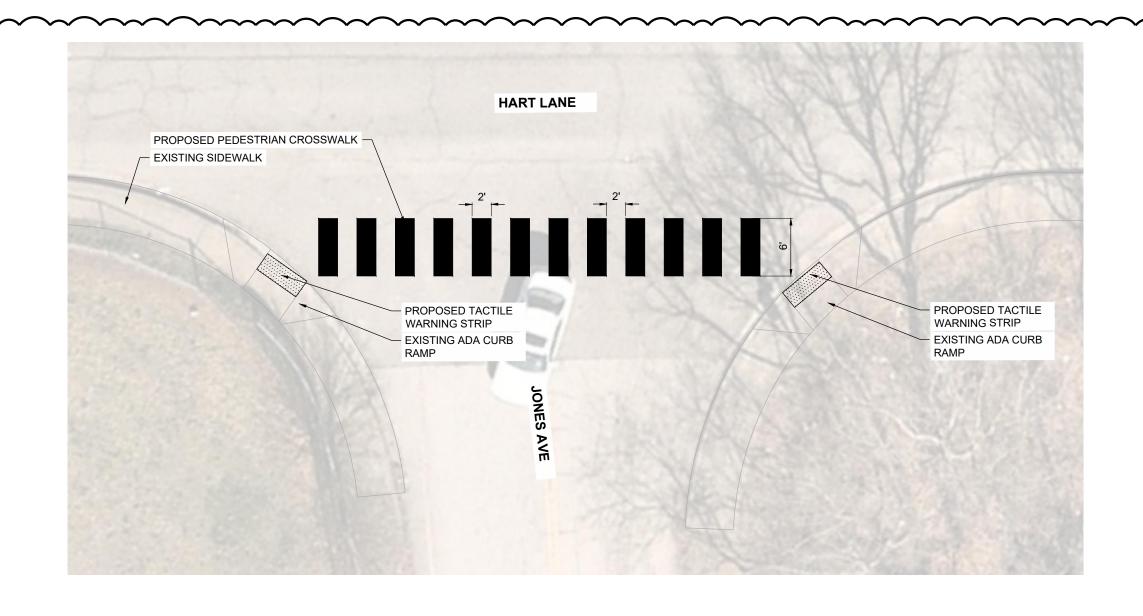


OAKWOOD AVE

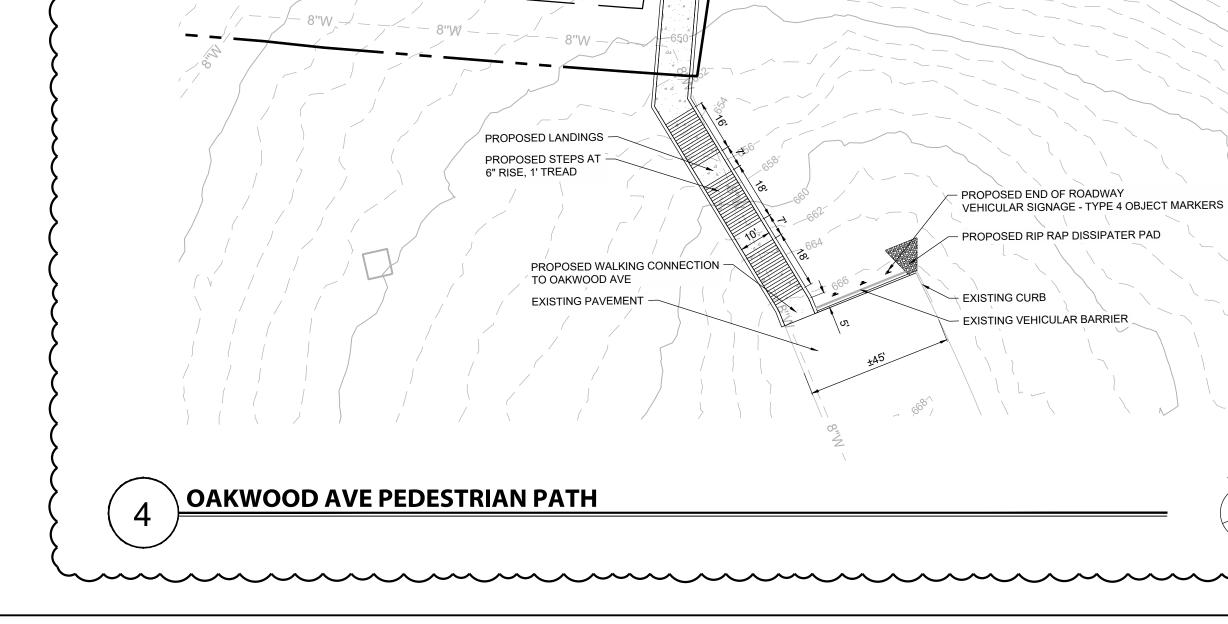


OAKWOOD AVENUE BUS STOP IMPROVEMENT PLAN - PULLOUT STOP

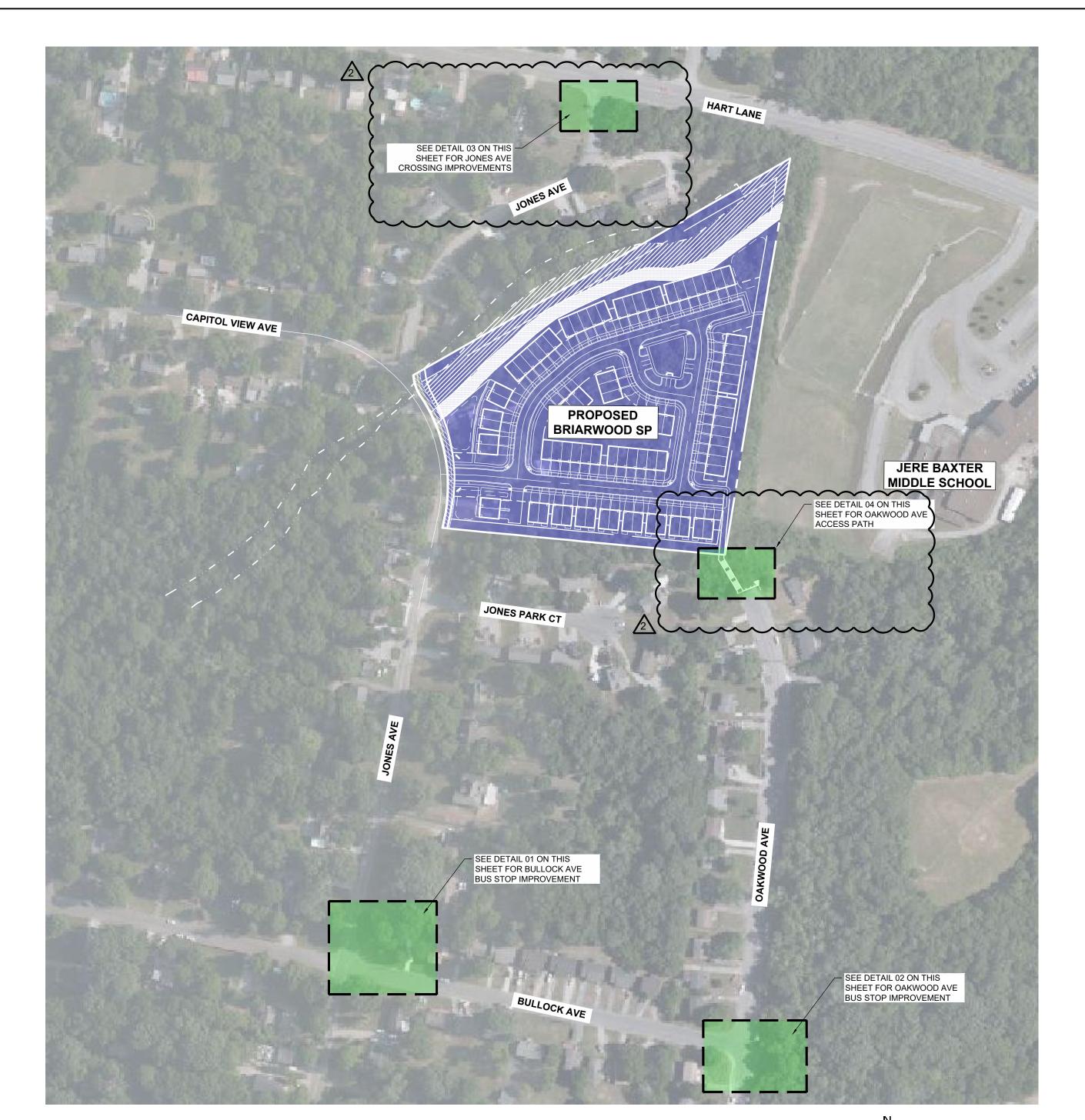




JONES AVE CROSSWALK



CONTEXT MAP



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