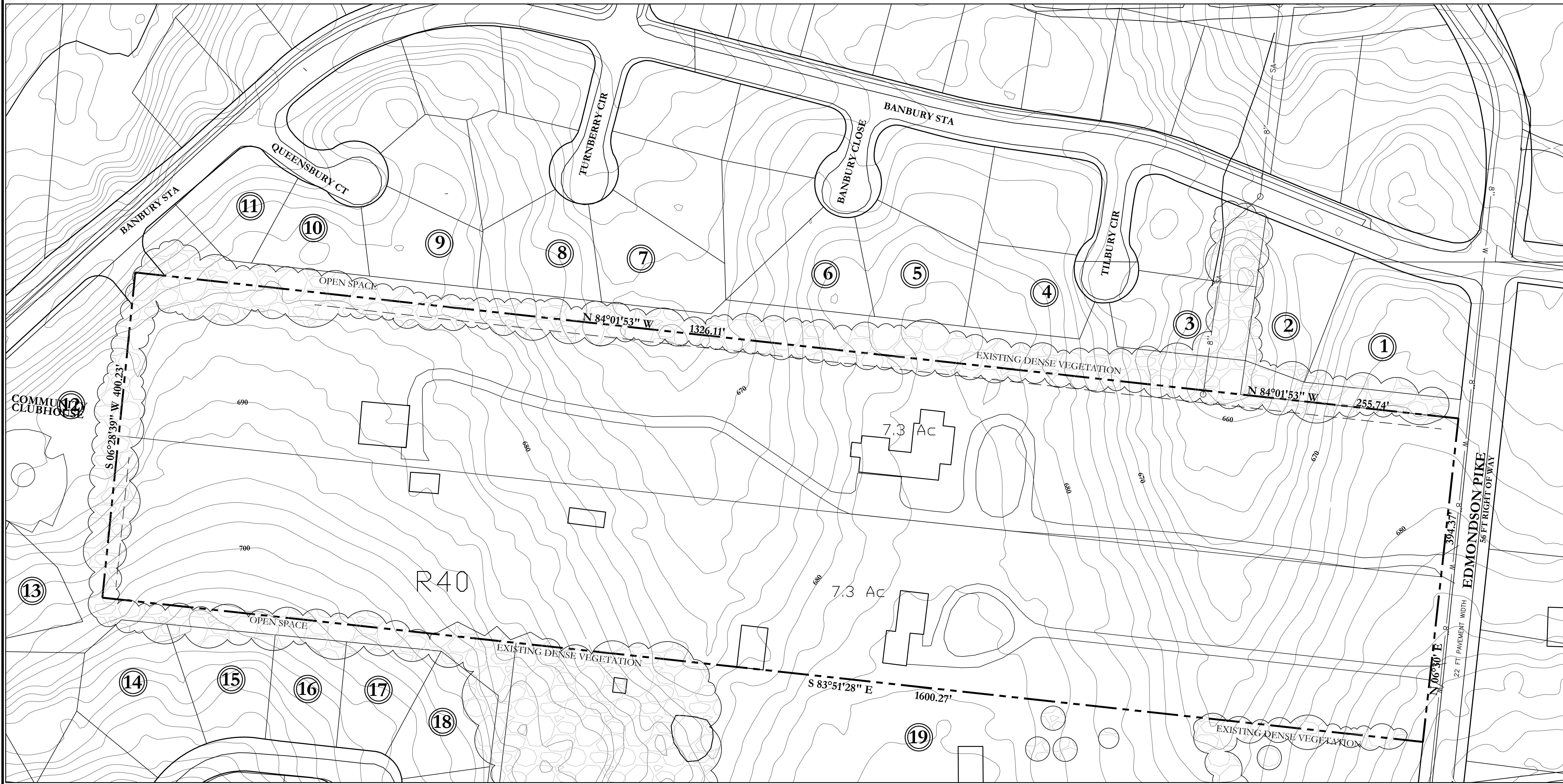


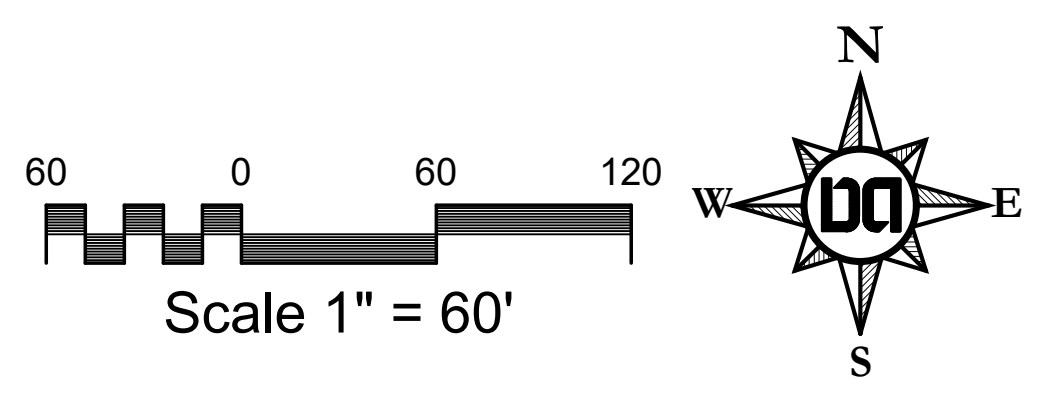
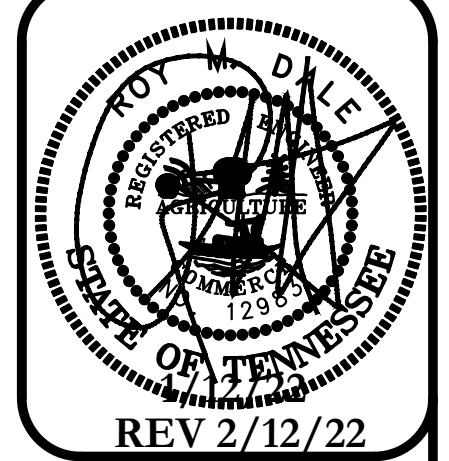
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Revisions

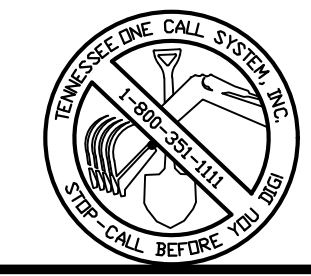


A Preliminary SP
Overland Park SP
 Being Parcels 97 and 98 on Tax Map 172
 Nashville, Davidson County, Tennessee

Parcel ID	Owner	Property Address	Property City	State	Zip	
1	172090A036	PATRA, ABHIRUP & GHOSH, DIYA	6201 BANBURY STA	BRENTWOOD	TN	37027
2	172090A035	WHITTINGTON, EDWARD H. & PATSY J(LE) & KENNETH	6205 BANBURY STA	BRENTWOOD	TN	37027
3	172090A033	MASSEY, JAMES & TANYA A.	105 TILBURY CIR	BRENTWOOD	TN	37027
4	172090A032	ST. PIERRE, MICHAEL H.	104 TILBURY CIR	BRENTWOOD	TN	37027
5	172090A029	LAW, BILLY JOE & CAROL B.	205 BANBURY CLOSE	BRENTWOOD	TN	37027
6	172090A028	BONANTE, CAROL T.	208 BANBURY CLOSE	BRENTWOOD	TN	37027
7	172090A023	PEARSALL, RICHARD LEE JR	309 TURNBERRY CIR	BRENTWOOD	TN	37027
8	172090A022	ANDERSON, MOLLY & JOSEPH DAVID	308 TURNBERRY CIR	BRENTWOOD	TN	37027
9	172090A016	HINDS, WILLIAM L. & JULIE P.	408 QUEENSBURY CT	BRENTWOOD	TN	37027
10	172090A015	ADCOCK, ROBERT JEFF & DAWN WILSON	404 QUEENSBURY CT	BRENTWOOD	TN	37027
11	172090A034	BAGIROV, RUSLAN & VICTORIA	6213 BANBURY STA	BRENTWOOD	TN	37027
12	172090A905	BANBURY CROSSING HOMEOWNERS ASSOCIATION, INC.	0 BANBURY STA	BRENTWOOD	TN	37027
13	172090A095	TROPEZ-SIMS, SUSANNE	509 BANSHIRE CT	BRENTWOOD	TN	37027
14	172090A084	CHARLES, EDSSEL & BONNIE	609 BANBURY PL	BRENTWOOD	TN	37027
15	172090A083	GARNER TENNESSEE COMMUNITY PROPERTY TRUST, THE	613 BANBURY PL	BRENTWOOD	TN	37027
16	172090A082	WARGO, LINDSEY ANNE & RENICK, JONATHAN BRADLEY	617 BANBURY PL	BRENTWOOD	TN	37027
17	172090A081	WILSON, FRANK L. & KAY R.	621 BANBURY PL	BRENTWOOD	TN	37027
18	172090A080	ELLIOTT, FLOYD S. JR. & SUSAN F.	625 BANBURY PL	BRENTWOOD	TN	37027
19	172090A098	MARSHALL, AARON W. & JACQUELINE A.	5999 EDMONDSON PIKE	NASHVILLE	TN	37211



Existing Conditions



Dale & Associates
 Civil Engineering
 Land Planning & Zoning
 Surveying
 516 Leeper Place
 Nashville, TN 37204
 (615) 271-5166

Case No 2022SP-010-001

C2.0



A Preliminary SP
Overland Park SP
 Being Parcels 97 and 98 on Tax Map 172
 Nashville, Davidson County, Tennessee

Standard SP Notes

- The purpose of this SP is to receive preliminary approval for 39 single family lots
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 76-840 & 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 47037CO388H 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 NDOT 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 18" 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 requirements per Metro Zoning Ordinance.
- 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.
- 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 RS-10 zoning district as of the date of the applicable request or application.
- The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- The final site plan / building permit site plan shall depict required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- All development within the boundaries of this plan meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- Each lot shall be limited to one driveway.

Edmondson Pike Improvement Requirements

This development is required to provide roadway improvements per the NDOT Designation: T3-R-ABS
 Standard Right-of-Way: 96 feet
 Half of Standard Right-of-Way: 48 feet
 Planting Strip Width: 8.00 feet
 Sidewalk Width: 6.00 feet
 Bike Lane : 8.00 feet
 Roadway improvements will be designed and constructed per the requirements of the Metro Nashville Department of Public Works

Landscape Buffering Requirements

Existing vegetation will be maintained along the perimeter of the property. Where the property abuts the existing homes, the existing perimeter vegetation will be supplemented in order to establish a Class "B" Buffer Within a 15 Foot Wide Landscape Easement

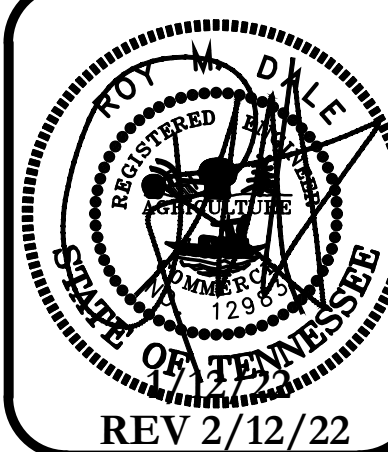
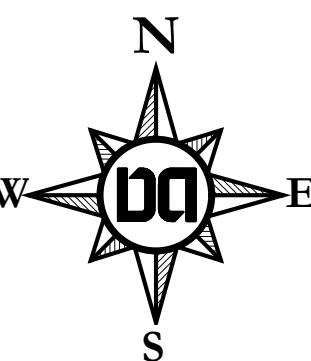
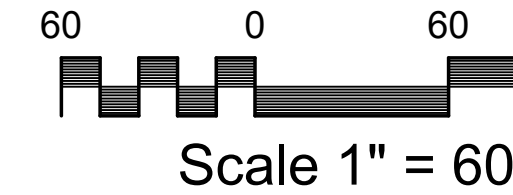
Traffic Engineer

Prior to the submittal of a Final SP, A Traffic Access Study Shall Be Scoped By The Metro Traffic Engineer and a Resulting Traffic Access Study 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. Current Estimated Sight Distance Exceeds 500 feet North and South

Building Envelope

The front setback for lots fronting Overland Park Court shall be 20 feet from the right of way, homes facing Edmondson Pike shall have a minimum 40 foot setback from the dedicated right of way, rear yard setbacks shall be 35 feet, sideyard setbacks shall be 5 feet

Lot #	Area	Lot #	Area
1	12075	21	12625
2	12075	22	12625
3	12075	23	12625
4	12075	24	12625
5	12075	25	12625
6	12075	26	12625
7	12075	27	12100
8	12075	28	12100
9	12075	29	12100
10	12075	30	12100
11	12075	31	12100
12	12075	32	12100
13	12075	33	12100
14	12075	34	12100
15	12075	35	12970
16	12075	36	12970
17	12075		
18	14700		
19	12625		
20	12625		



Specific Plan Development Summary	
Uses	Single Family Homes
Project Area	14.6 Acres
Property zoning: R40	Surrounding Zoning: R40/ PUD
Fall Back Zoning	RS10
Minimum lot size	12,000 SF
Max Bldg Coverage	0.40
Density	36 Lots/ 2.47 Units Per Acre
Street Setbacks	20' from prop. R.O.W. /40' from Edmondson Pk
Side yard	10'
Rear yard	35' (20 ft from landscape easement)
Height standards	Three Stories in 40 feet
Area in Open Space	76,300 sf (12.3%)



Dale & Associates
 Civil Engineering
 Land Planning & Zoning
 Surveying
 516 Hester Place
 Nashville, TN 37203
 (615) 297-5106

Proposed Overall SP Layout



Drawing Date:
Revisions:

A Preliminary SP
Overland Park SP
Being Parcels 97 and 98 on Tax Map 172
Nashville, Davidson County, Tennessee

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- 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 RS10 zoning district as of the date of the applicable request or application.
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- The final site plan / building permit site plan shall depict required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.
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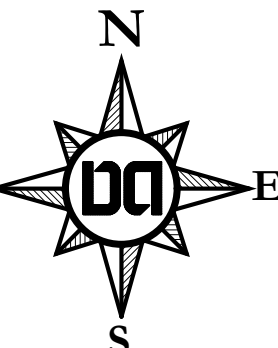
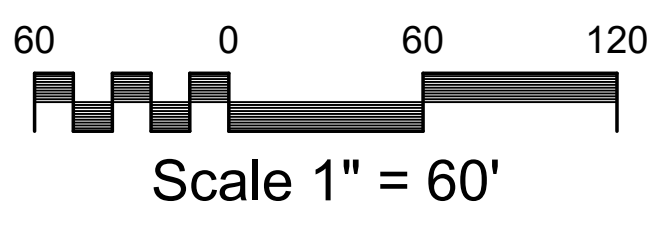
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Building Envelope

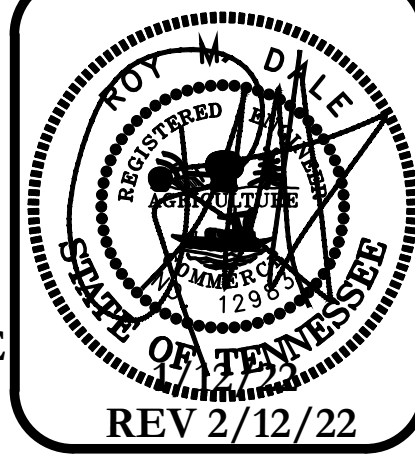
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17	12075		
18	14700		
19	12625		
20	12625		



Specific Plan Development Summary

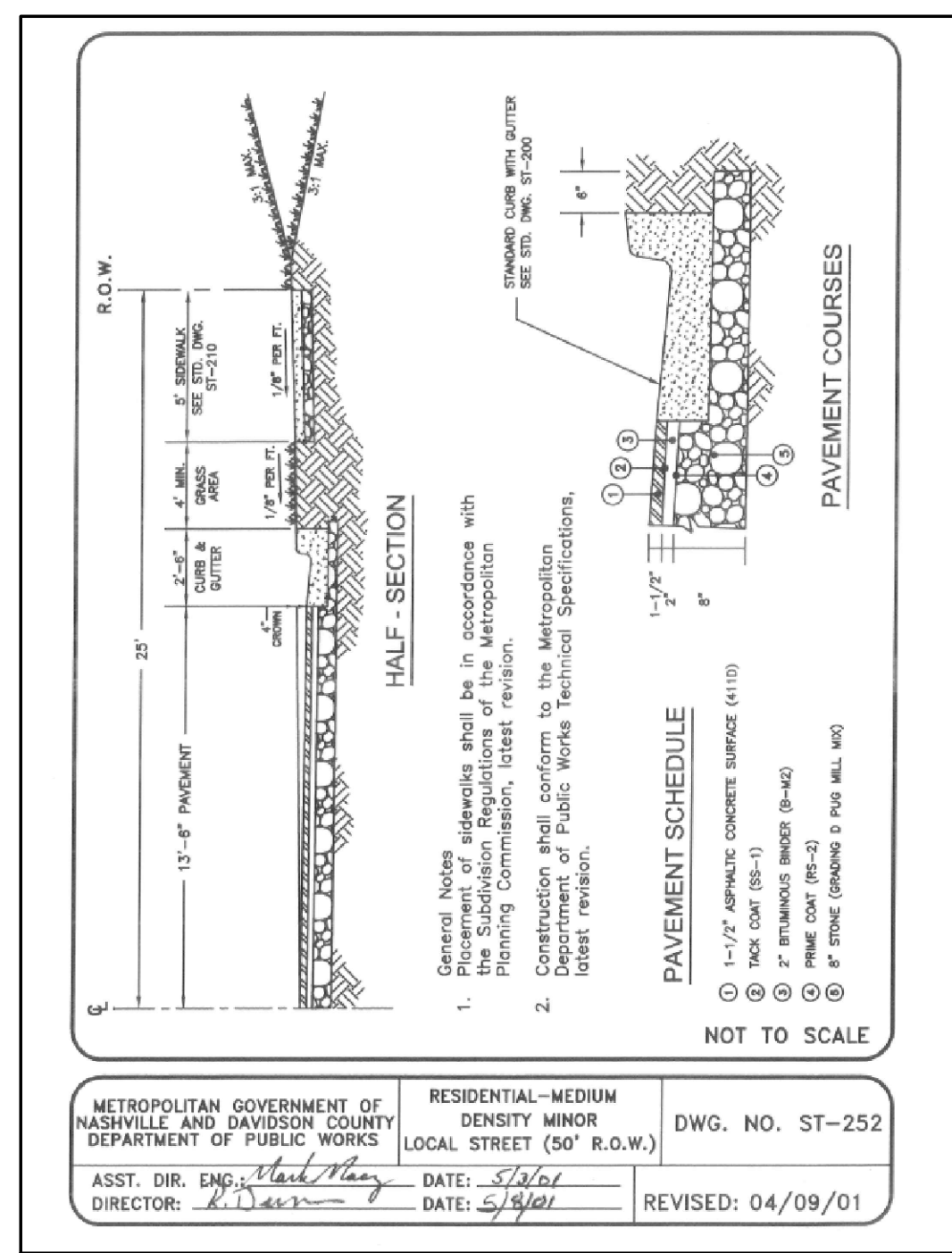
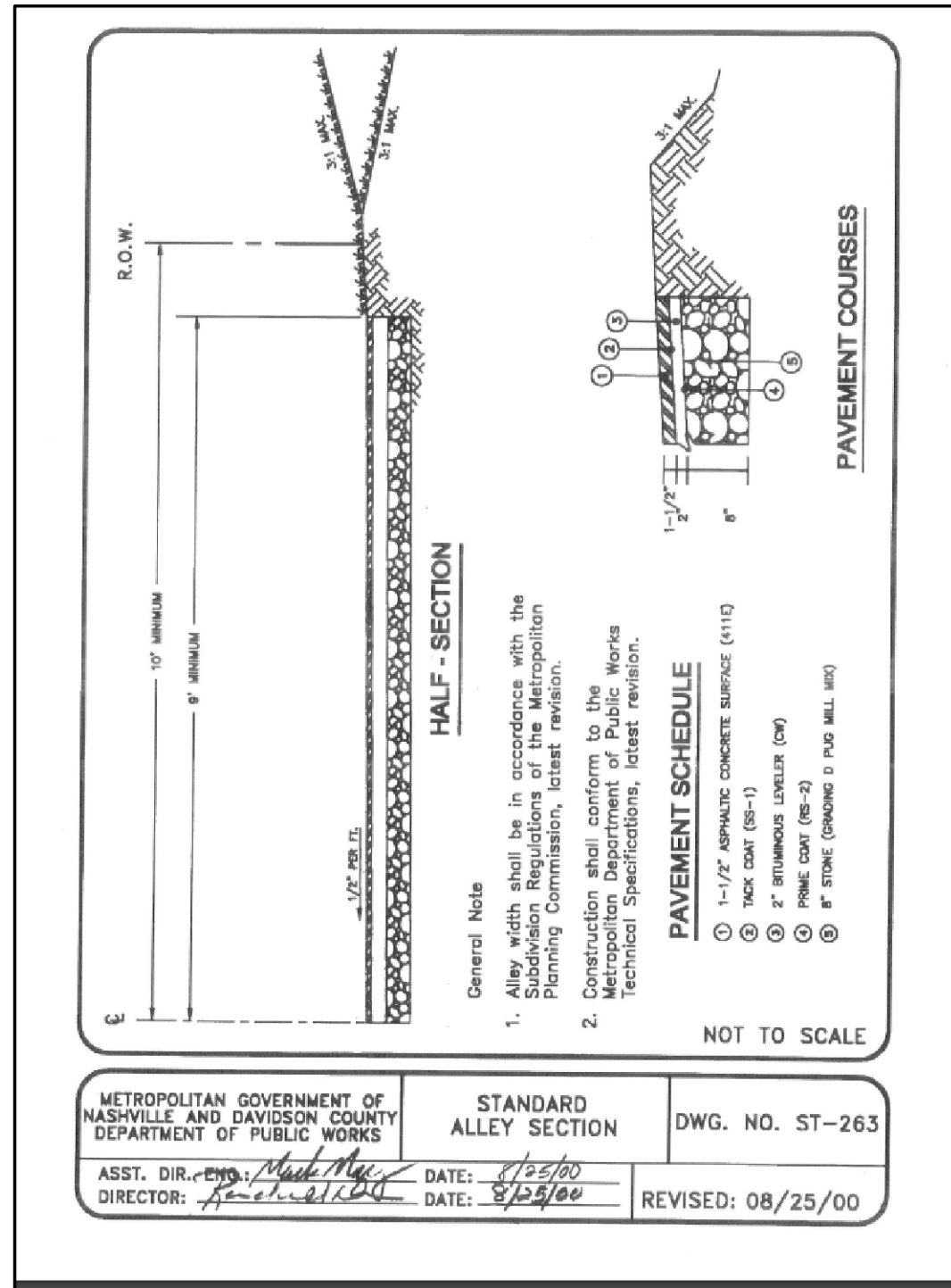
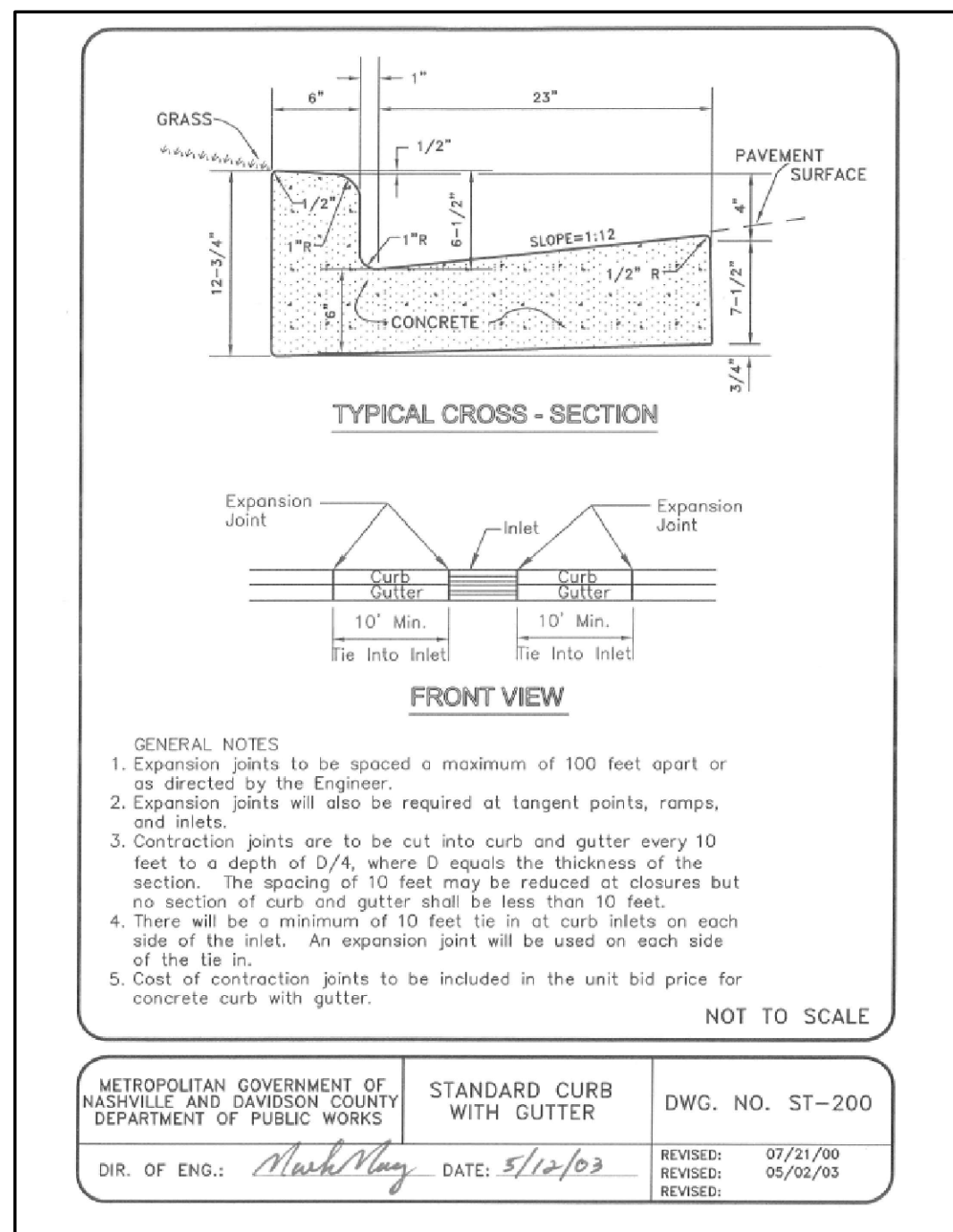
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Project Area	14.6 Acres
Property zoning:	R40
Surrounding Zoning:	R40/ PUD
Fall Back Zoning:	RS10
Minimum lot size	12,000 SF
Max Bldg Coverage	0.40
Density	36 Lots/ 2.47 Units Per Acre
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Side yard	10'
Rear yard	35' (20 ft from landscape easement)
Height standards	Three Stories in 40 feet
Area in Open Space	76,300 sq ft (12.3%)



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 Civil Engineering
 Land Planning & Zoning
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 516 Heather Place
 Nashville, TN 37204
 (615) 297-2566

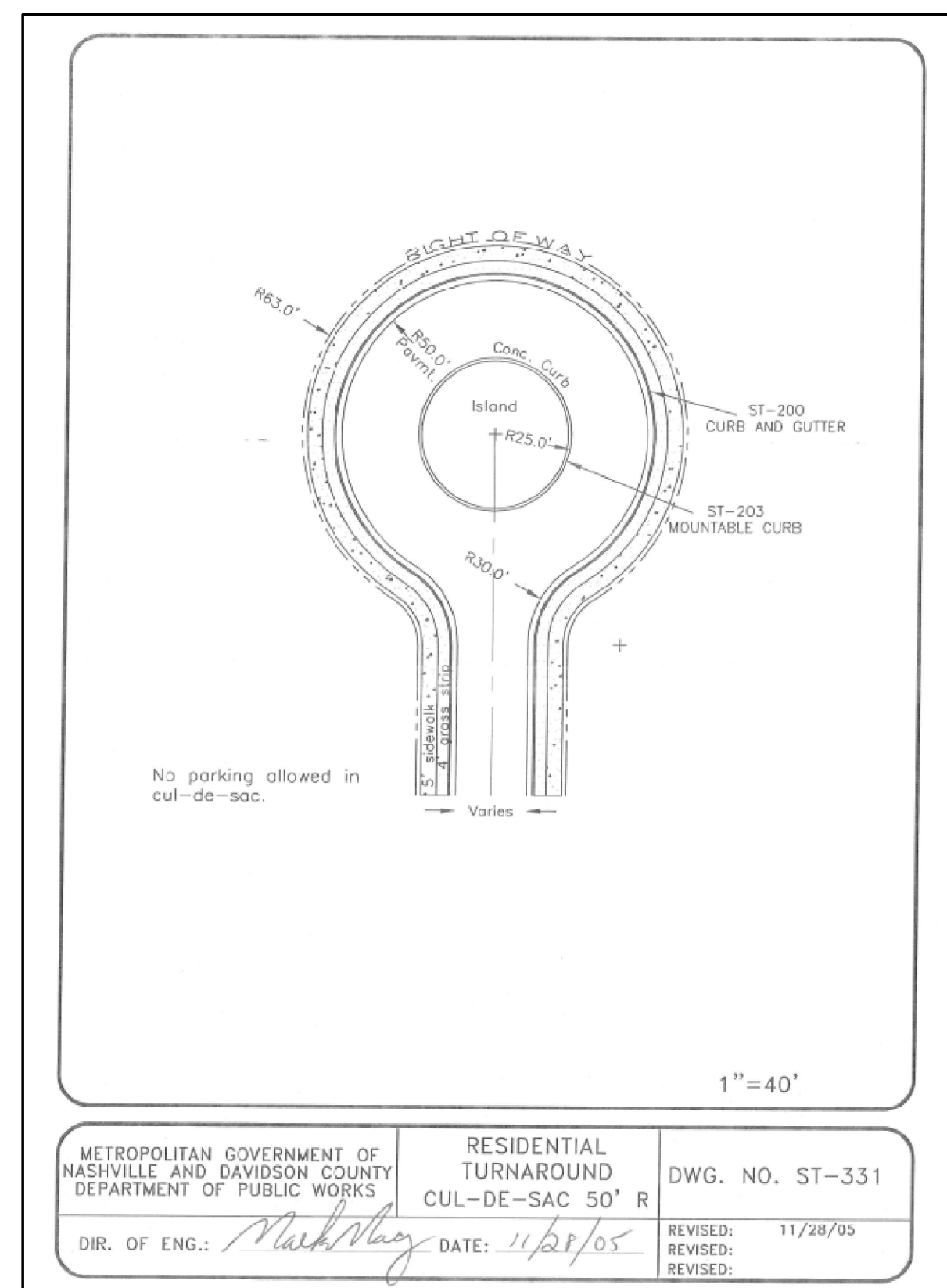
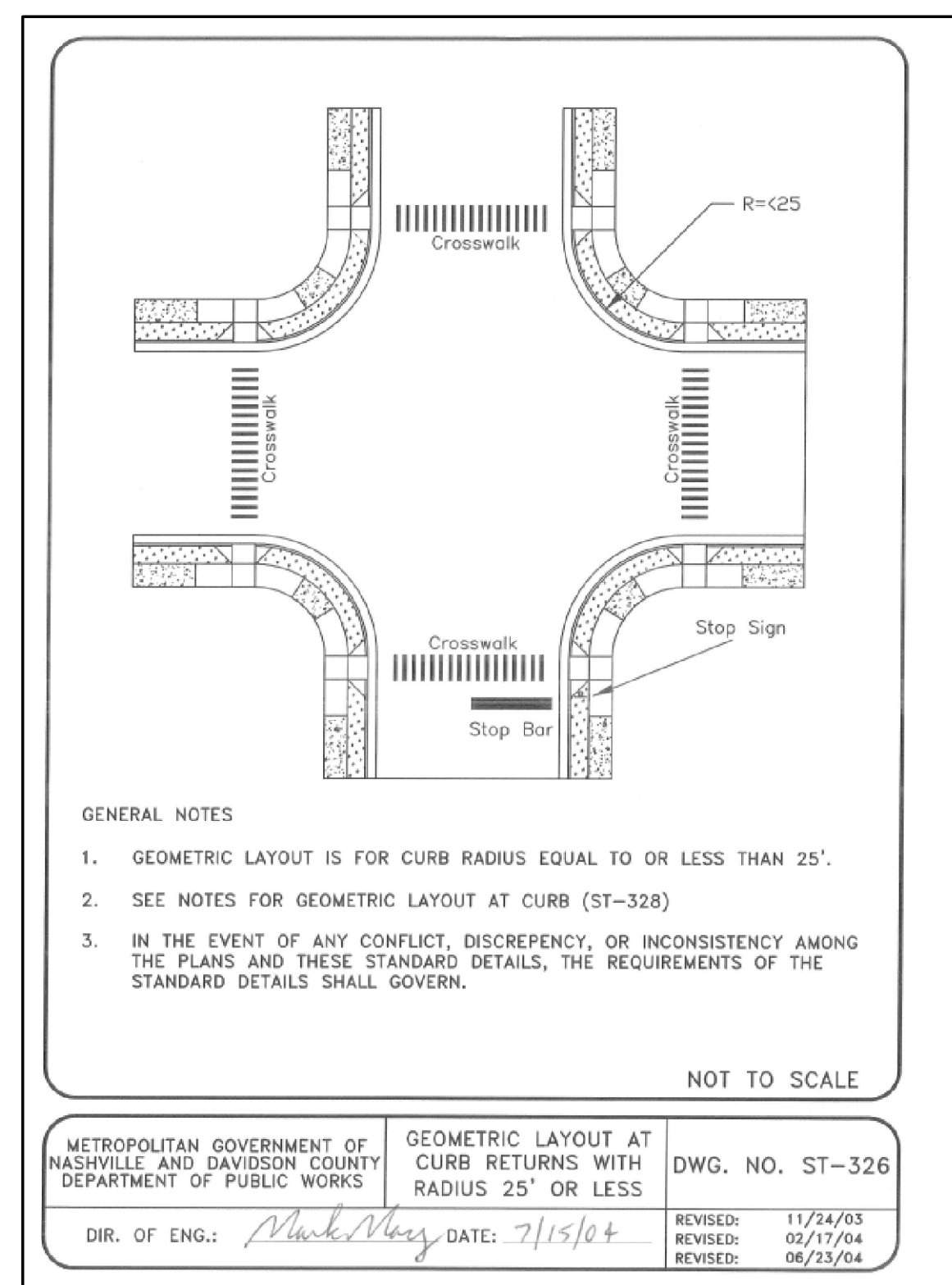
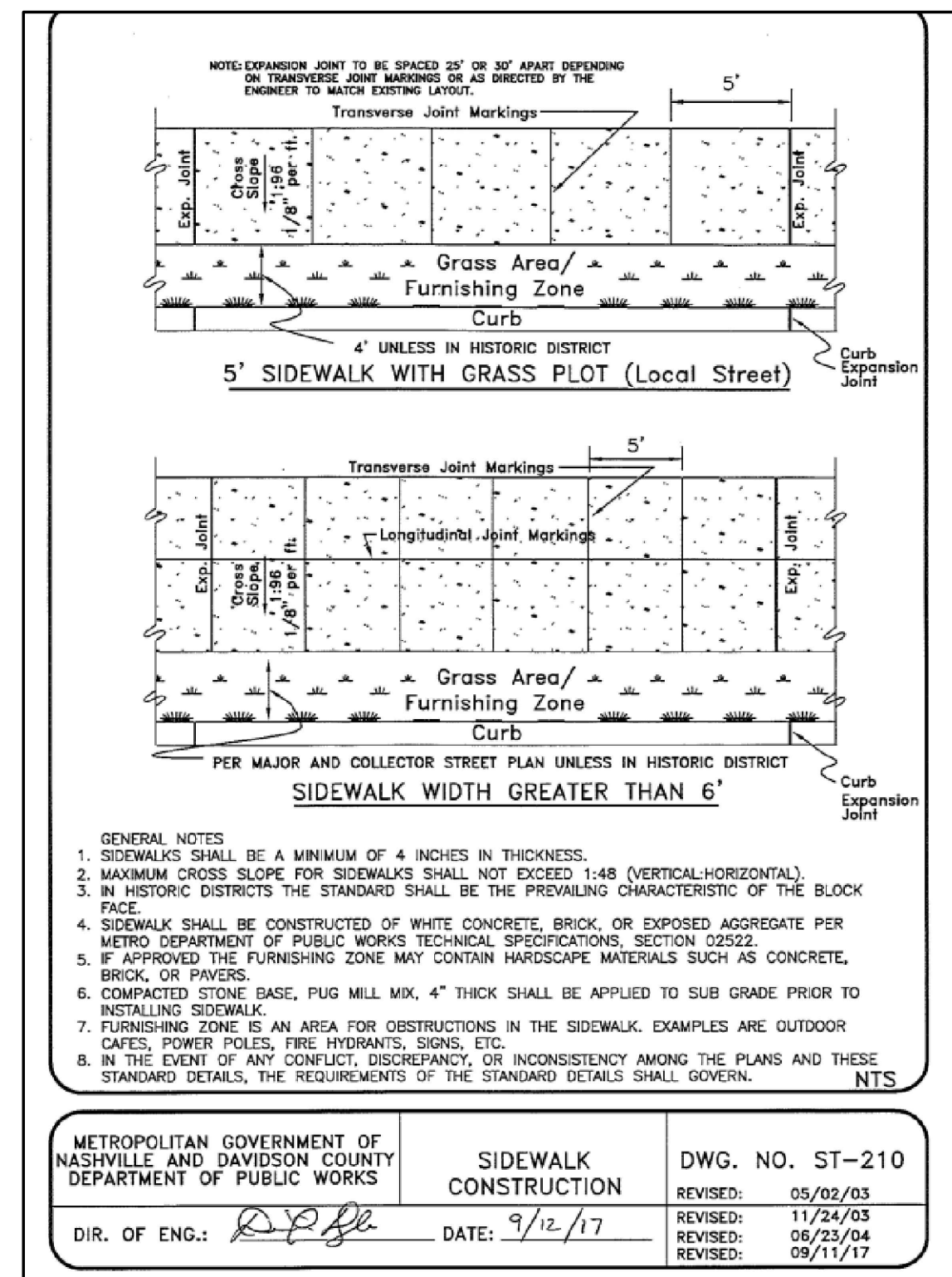
Proposed Overall SP Layout Without Contours

Case No 2022SP-010-001
C4.0



NDOT Notes

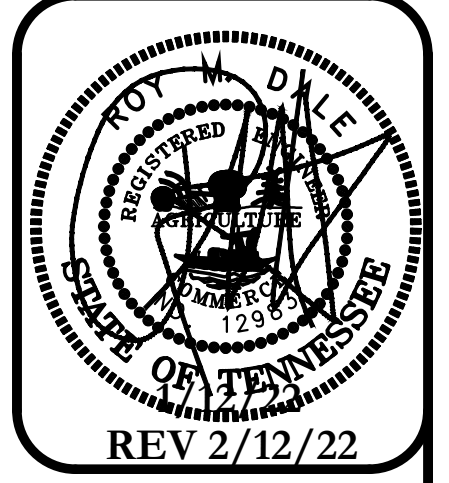
- All work within the public right of way requires an excavation permit from NDOT.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.
- The Developer's final construction drawings shall comply with the regulations established by NDOT in effect at the time of the approval of the Preliminary Development Plan or Final Development Plan or Building Permit, as applicable. Final Design may vary based upon field conditions.
- Comply with the NDOT Traffic Engineer upon the Final Plan to insure adequate sight distance is provided
- Final constructions plans shall comply with the design regulations established by the NDOT. Final design and improvements may vary based on actual field conditions.
- All sidewalks required per the MCSP shall meet NDOT standards and are to be within dedicated right of way
- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- On final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity.
- A private hauler will be required for waste/recycle disposal.



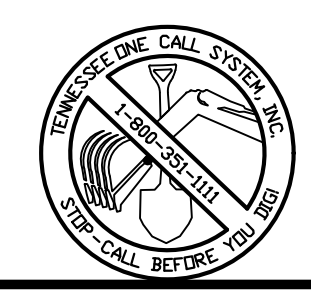
Drawing Date:

Revisions

A Preliminary SP
Overland Park SP
 Being Parcels 97 and 98 on Tax Map 172
 Nashville, Davidson County, Tennessee



Details



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

Case No 2022SP-010-001

C5.0