

# PRELIMINARY SP PLANS BARLOW GLEN SP

## PROPERTY OWNERS OF RECORD

BESS FH BENNETT ET VIR  
1719 GLEN ECHO ROAD  
NASHVILLE, TN 37215

ROBERT HUNT SCHWARTZ&BARBARA ANN SCHWARTZ NEWMAN  
1725 GLEN ECHO ROAD  
NASHVILLE, TN 37215

ROBERT H. SCHWARTZ AND IRENE J FOLK  
4600 W. BROWARD BLVD  
PLANTATION, FL 33317

## PROPERTY OWNERS CONTACT

Mr. Bill Bennett  
Bennett Galleries  
615-297-3201

## APPLICANT: BARLOW BUILDERS, LLC

1804 Mission Court Suite 205  
Brentwood, TN 37027-6440  
CONTACT: AUSTIN PENNINGTON  
EMAIL: austinp@mybarlow.com  
Tel. 615.642-7646

## ENGINEER

MCNEELY CIVIL ENGINEERING  
132 LODGE HALL ROAD  
NOLENSVILLE, TN 37135  
CONTACT: ERIC MCNEELY, PE  
EMAIL: emmcneely@hotmail.com  
Tel. 615.335.3172

## SURVEYOR

HARRAH AND ASSOCIATES  
CONTACT: ROGER HARRAH, RLS  
EMAIL: rogerh@harrahgroup.com  
Tel. 615.533.4885

## LANDSCAPE ARCHITECT

BOB HAEMMERLEIN  
Tel. 615.335.9584

MAP: 117-15

PARCELS: 064, 065, 159-162 and 168



NASHVILLE, DAVIDSON COUNTY, TENNESSEE



BARLOW GLEN: CONSISTENCY WITH THE GENERAL PLAN

DEVELOPMENT OF BARLOW GLEN WILL BE CONSISTENT WITH THE POLICIES OF THE GREEN HILLS/MIDTOWN COMMUNITY PLAN. THE NEIGHBORHOOD PROVIDES FOR FIFTEEN (15) DETACHED SINGLE FAMILY RESIDENTIAL HOMES TO BE CONSTRUCTED ON SEPARATE LOTS FOR INDIVIDUAL OWNERSHIP. THE HOMES WILL BE CONSTRUCTED AND SITUATED SO TO FORM AN APPROPRIATE STREET WALL CONSISTENT WITH THE WIDTH OF THE STREET.

BARLOW GLEN WILL BE CONSISTENT WITH THE QUALITY AND DESIGN OF THE ADJACENT SUBDIVISION TO THE WEST, GLEN ECHO. LIKE GLEN ECHO, BARLOW GLEN WILL BE PEDESTRIAN FRIENDLY WITH SIDEWALKS, STREET TREES, DECORATIVE STREET SIGNS AND DECORATIVE STREET LIGHTS. FRONT SETBACKS WILL MATCH THOSE IN GLEN ECHO ALONG GLEN ECHO ROAD AND GLEN WEST DRIVE SO THAT THE CHARACTER OF THE STREETScape WILL CONTINUE AS DEVELOPMENT TRANSITIONS TO THE EAST.

HOMES WILL BE ACCESSED EITHER BY SIDE LOAD GARAGES OR BY REAR LOAD GARAGES, IF ADJACENT TO AN ALLEY. ACCESS FROM LOTS FRONTING GLEN ECHO ROAD IS ONLY PERMITTED TO THE REAR ALLEY.

PURPOSE NOTE:

THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN PRELIMINARY APPROVAL FOR A SP DISTRICT TO PERMIT 15 SINGLE FAMILY RESIDENTIAL LOTS.

SPECIAL NOTE:

FOR ANY DEVELOPMENT REQUIREMENTS AND STANDARDS NOT SPECIFICALLY SHOWN ON THIS SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE SUBJECT PROPERTY SHALL BE SUBJECT TO THE R10 DISTRICT STANDARDS AND REQUIREMENTS AS OF THE DATE OF THE SP ZONING APPLICATION REQUEST.

NOTES:

1. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.
3. 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.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.)
5. 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 PROPERTY.
6. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
8. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT, AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
9. THE FINAL CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE METROPOLITAN PUBLIC WORKS REQUIREMENTS. FINAL DESIGN MAY VARY BASED ON DESIGN CONDITIONS.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A DEPARTMENT OF PUBLIC WORKS PERMIT.
11. SIGNAGE SHALL BE CONSISTENT WITH THE METRO ZONING ORDINANCE SIGN REQUIREMENTS.
12. 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 THE METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA. ADDITIONAL USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADDITIONAL VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

METRO COUNCIL DISTRICT: 25  
COUNCIL MEMBER: SEAN MCGUIRE

PLAN PREPARATION DATE: JUNE 27TH, 2012  
MPC COMMENTS: AUGUST 30TH, 2012  
MPC COMMENTS: SEPTEMBER 18TH, 2012  
MPC COMMENTS: DECEMBER 29, 2012

BARLOW GLEN SITE DATA TABLE

EXISTING ZONE	R10/RS10
PROPOSED ZONE	SP-SPECIFIC PLAN
GROSS SITE ACREAGE	4.23 ACRES
SITE AREA TO BE REZONED	4.23 ACRES
PROPOSED UNITS:	15
PROPOSED DENSITY:	3.546 UNITS/ AC
LANDSCAPING STANDARDS-CHAPTER 17.24	

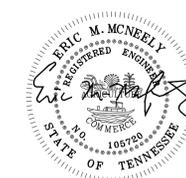
### ZONING CLASSIFICATION

SP (SPECIFIC PLAN)  
PROPOSED SETBACKS  
FRONT : 10'  
REAR YARD: 10'  
SIDE YARD: 5'

NOTE: SETBACKS ARE TYPICAL EXCEPT AS NOTED ON THE SITE PLAN.



IF YOU DIG TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL

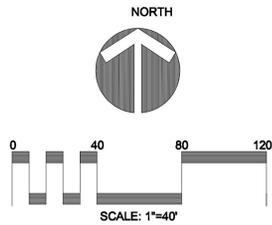


## SHEET INDEX

SHEET	DESCRIPTION
C0.1	EXISTING CONDITIONS
C1.1	SITE LAYOUT AND UTILITY PLAN
C2.1	GRADING AND DRAINAGE PLAN
L1.1	LANDSCAPE PLAN

Case No. 2012SP-022-001





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LOT TABULATION	
LOT	SF
1	9653.46
2	10078.11
3	10586.90
4	11115.81
5	12623.64
6	8330.15
7	7389.90
8	7670.23
9	7662.25
10	7021.61
11	9897.39
12	9723.85
13	11,138.68
14	7494.87
15	8075.39

DEVELOPMENT DATA TABLE	
TOTAL LAND AREA	4.23 AC
SINGLE FAMILY LOTS	3.18 AC
PASSIVE OPEN SPACE	0.36 AC
RIGHT OF WAY DEDICATION	0.69 AC

BARLOW GLEN SITE DATA TABLE	
EXISTING ZONE	R10/RS 10
PROPOSED ZONE	SP-SPECIFIC PLAN
GROSS SITE ACREAGE	4.23 ACRES
SITE AREA TO BE REZONED	4.23 ACRES
PROPOSED UNITS:	15
USES:	SINGLE FAMILY DWELLINGS
PROPOSED DENSITY:	3.546 UNITS/ AC
PARKING REQUIRED:	2 SPACES PER DWELLING UNIT
PARKING PROVIDED:	30 SPACES
LANDSCAPING STANDARDS-CHAPTER	17.24
MIN. LOT SIZE:	6000 SF

NOTE: SETBACKS ARE TYPICAL EXCEPT AS NOTED ON THE SITE PLAN.

NOTES:  
SITE AREA: 4.23 ACRES = 184,258.8 SF  
BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH AND ASSOCIATES 615-533-4885

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FLOODPLAIN NOTE:  
THE PROPERTY LIES IN A FLOOD ZONE "X" AS SHOWN ON FEMA MAP 47037C0331F DATED APRIL 20, 2001

FIRE HYDRANT FLOW TEST  
DATE OF TEST: 6-14-2012  
FIRE HYDRANT 1: 04884  
STATIC - 82 PSI FLOWRATE: 1353 GPM  
RESIDUAL - 65 PSI FLOWRATE: 1353 GPM

FLOW @ 20 PSI - 3,169 GPM

NOTE: PRESSURE REGULATING DEVICES WILL BE REQUIRED FOR PRESSURES GREATER THAN 100 PSI.

# McNeely Civil Engineering

132 Lodge Hall Road  
Nolensville, TN 37135



Client/Project:  
**BARLOW GLEN**  
BARLOW BUILDERS, LLC  
1804 WILLIAMSON COURT  
FRANKLIN, TN 37067

Item:	Date:
MPC COMMENTS	08-30-2012
PUBLIC WORKS COMMENTS	9-17-2012
METRO PLANNING	12-29-2012

Project No.:  
2012-040

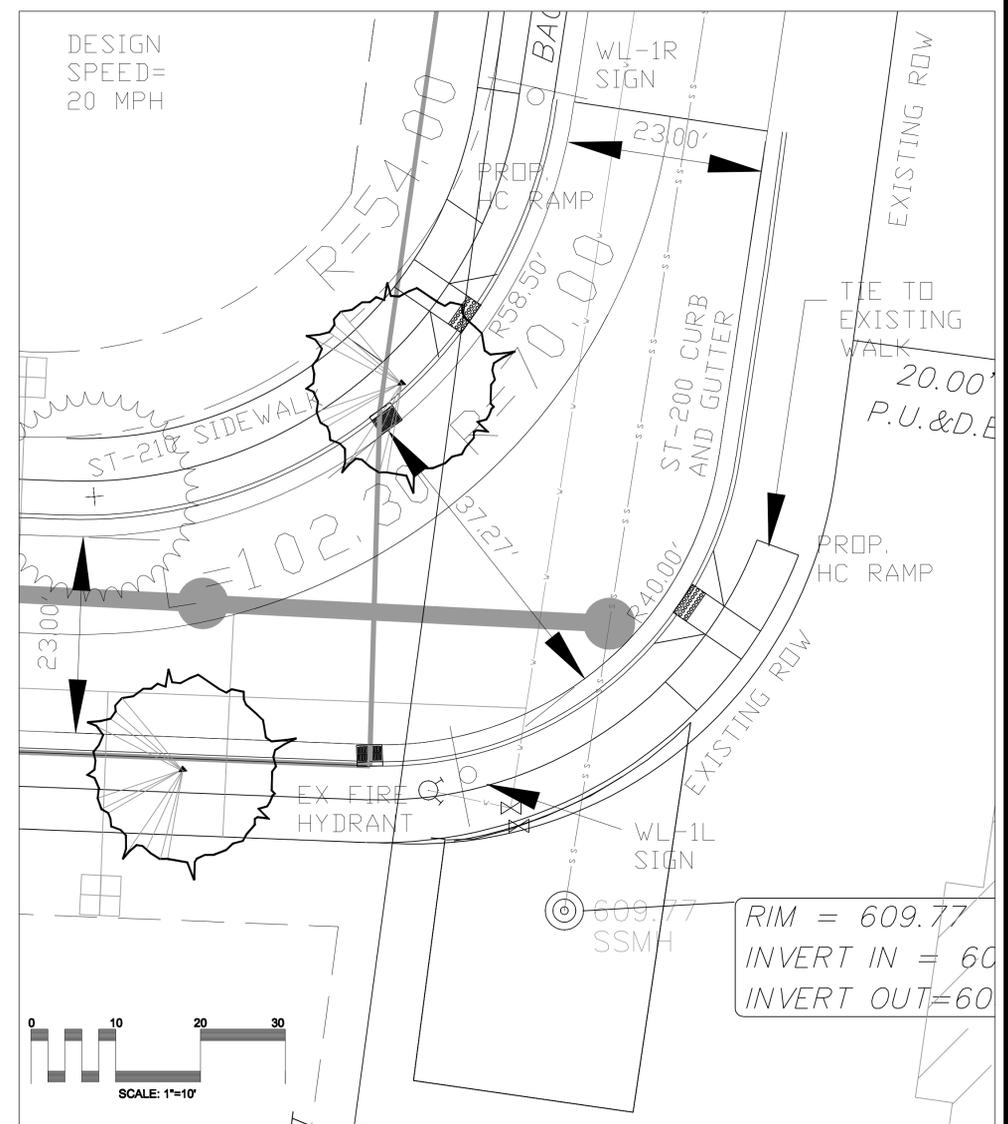
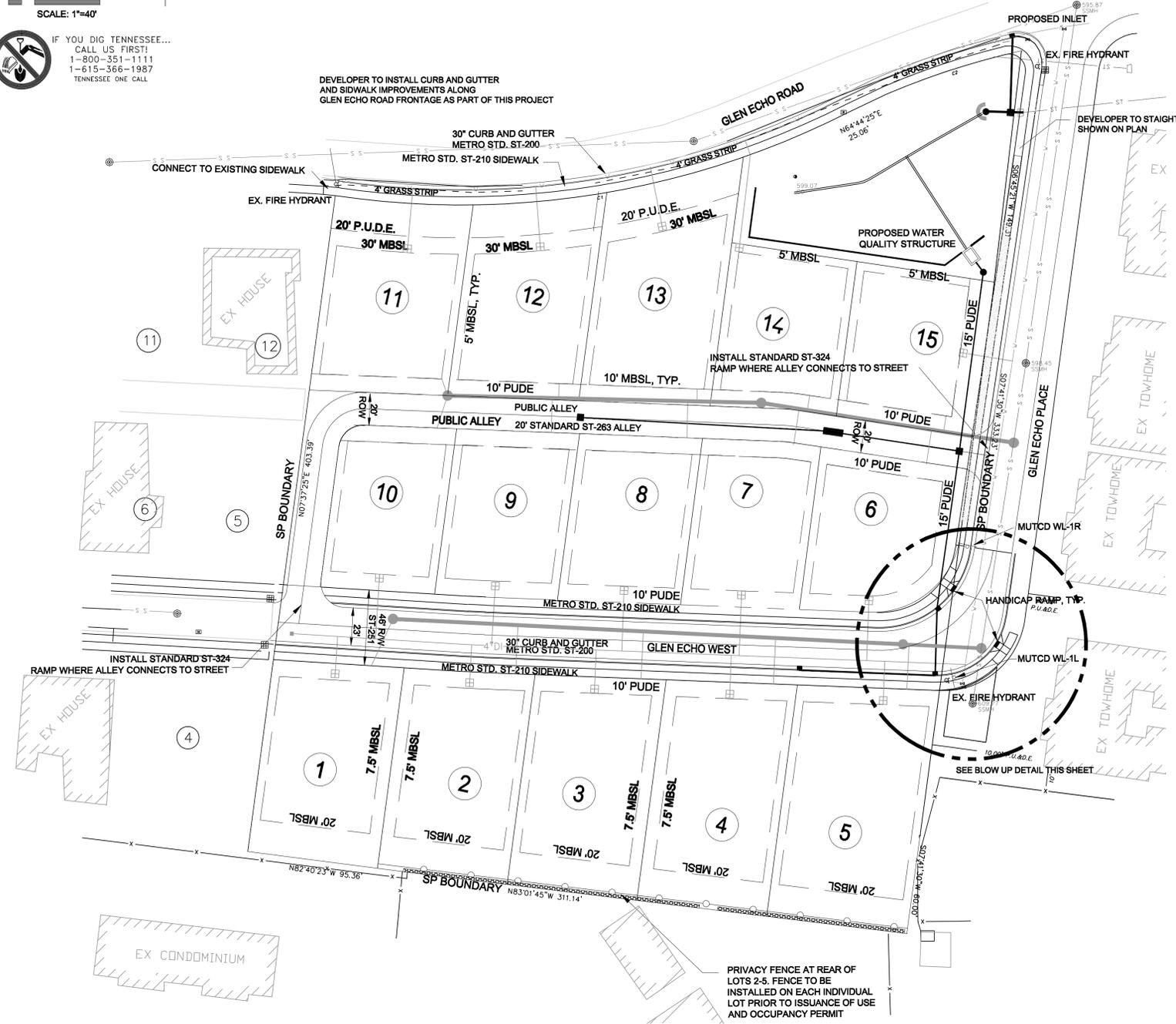
Designed By:  
Drawn By:  
Checked By: E. MCNEELY  
Date:

Scale:

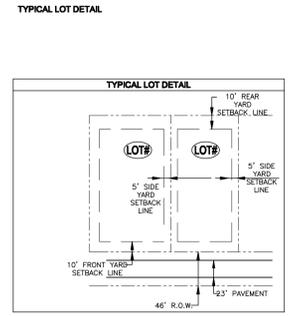
Title:  
**SITE AND UTILITY PLAN**

Drawing No.:  
**C1.1**

Sheet: of



- GENERAL NOTES:
- LOTS 1-4 WILL HAVE SHARED ACCESS DRIVEWAYS.
  - LOTS 6-15 WILL SHARE ACCESS FROM ALLEY SHOWN ON PLAN.
  - LOTS 5, 6, AND 15 ARE PROPOSED TO HAVE PORCHES THAT WRAP AROUND THE SIDE OF THE HOUSE FACING GLEN ECHO PLACE.
  - LOTS 11-13 SHALL HAVE A 30 FOOT FRONT SETBACK FROM THE EXISTING GLEN ECHO ROAD RIGHT OF WAY.
  - SOLID WASTE FOR LOTS 6-15 WILL BE PICKED UP FROM ALLEY. SOLID WASTE FOR LOTS 1-5 WILL BE PICKED UP FROM GLEN ECHO WEST.
  - THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.









CONCEPTUAL FRONT ELEVATION



CONCEPTUAL FRONT ELEVATION



CONCEPTUAL SIDE ELEVATION



CONCEPTUAL FRONT ELEVATION

House elevations are conceptual in nature, and final home designs may be different.

Notice:

THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P.SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01		
02		
03		
04		
05		
06		