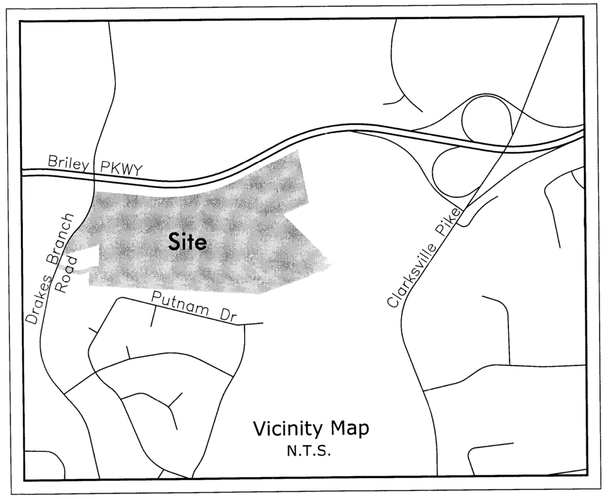
Preliminary Specific Plan
for
The Crossing at Drakes Branch

Being Parcels 85 & 99 on Tax Map 58
Nashville, Davidson County, Tennessee
SP No. 2015SP-067-001

Standard SP Notes
1) The purpose of this SP is to receive preliminary approval of an amended SP to permit the development of 109 residential units.
2) 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.
3)This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0201F & 47037C0202F. Dated April 20, 2001.
4) All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
5) Wheel chair accessible curb ramps, complying with applicable Metro Public Works Standards, shall be constructed at street crossings.
6) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
7) Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro Right of Way is 15" cmp).
8) This drawing is for illustration purposes to indicate the basic permise 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.
9) 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.
10) Individual water and/or sanitary sewer services are required for each parcel.
11) Solid waste pickup to be provided by metro.
12) All development due to be completed in 2 phases.
13) 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)
14) 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.
15) Renderings for elevations are attached at exhibits.



Vicinity Map
N.T.S.

General Plan Consistency
The subject property is contained within Subarea 3: Bordeaux - Whites Creek Community Structure Plan. The Structure Plan presents the land use policy for the community. It provides parcel-specific information about the type of development envisioned on the property. All boundaries of the Structure Plan areas are intended to be definitive lines that are subject to being modified only by amendment. These boundaries consist mainly of lot and property lines, centerlines of public and railroad right of-way, steep slope areas, or other easily identifiable features.

The Community Plan containing the subject property indicates that the area falls within the T2 Rural Neighborhood Maintenance (T2 NM) and Conservation (CO) Land Use Policies. The design standards for these land use policies can be found in the Metro Nashville Community Character Manual

Site Info
Councilmatic District: 1
Proposed Zoning: SP (Fallback Zoning: R6)
Councilperson: Lonnel Matthews
Tax Map 28, Parcel 85: - 48.85 Acres - Zoned RS 20/RS 40
Tax Map 28, Parcel 99: - 27.28 Acres - Zoned RS 40
Total Property - 76.13 Acres

Bulk Regulations (SP Controlled, MUL Based)
Street Setback : 20' from Right of Way (10' on Corner Lot)
Note: A maximum of 50% of the Building's Facade may Encroach up to 5 feet into either Street Setback for Architectural Features
Side Yard Setback: 5' (0' for Attached Villa Units)
Rear Yard Setback: 10'
Maximum Height at Setback: 2 Stories measuring 30 ft at Eave Height
Total Units: 108 (56 Single Family (Lots 20-31, 36-71, & 75-82), 52 Villa Units (Lots 1-19, 32-35 & 72-74)
Lot Dimensions:
Villas - 84' Wide x 110' Deep (2 Attached Units per Building Typical)
Standard - 50' Wide x 120' Deep
Minimum Lot Size:
Villas - 9,000 sf
Standard - 6,000 sf
Parking Required: 220
Parking Provided: 220 (2-Car Garage Each Unit)
Density: 1.42 Units/Acre

Owner
Drakes Branch Development, LLC
5074 Lakeview Dr
Nashville, TN 37204
Property: 4834 Drakes Branch Rd.

Owner
Harvey Wayne & Farideh B. Bowles
6023 Martingale Ln
Brentwood, TN 37027
Tax Map 58 Parcel 99
Property: 4856 Drakes Branch Rd.

Applicant
Goodall Inc. Builders
Contact: Jack Ludington
393 Maple Street Ste 100
Gallatin, TN 37066
(615) 451-5029
Dewey-Estes Engineering

Engineer
Kevin Estes, PE
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956

Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map Numbers 47037C0201F & 47037C0202F. Dated April 20, 2001

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Existing Conditions
3	C2.0	Layout and Utility Plan
4	C3.0	Grading and Landscape Plan
5	C4.0	Details

Nashville & Davidson County
JUN 12 2015
Metropolitan Planning Department

Revisions:

Drawing Notes:

Date: June 11, 2015

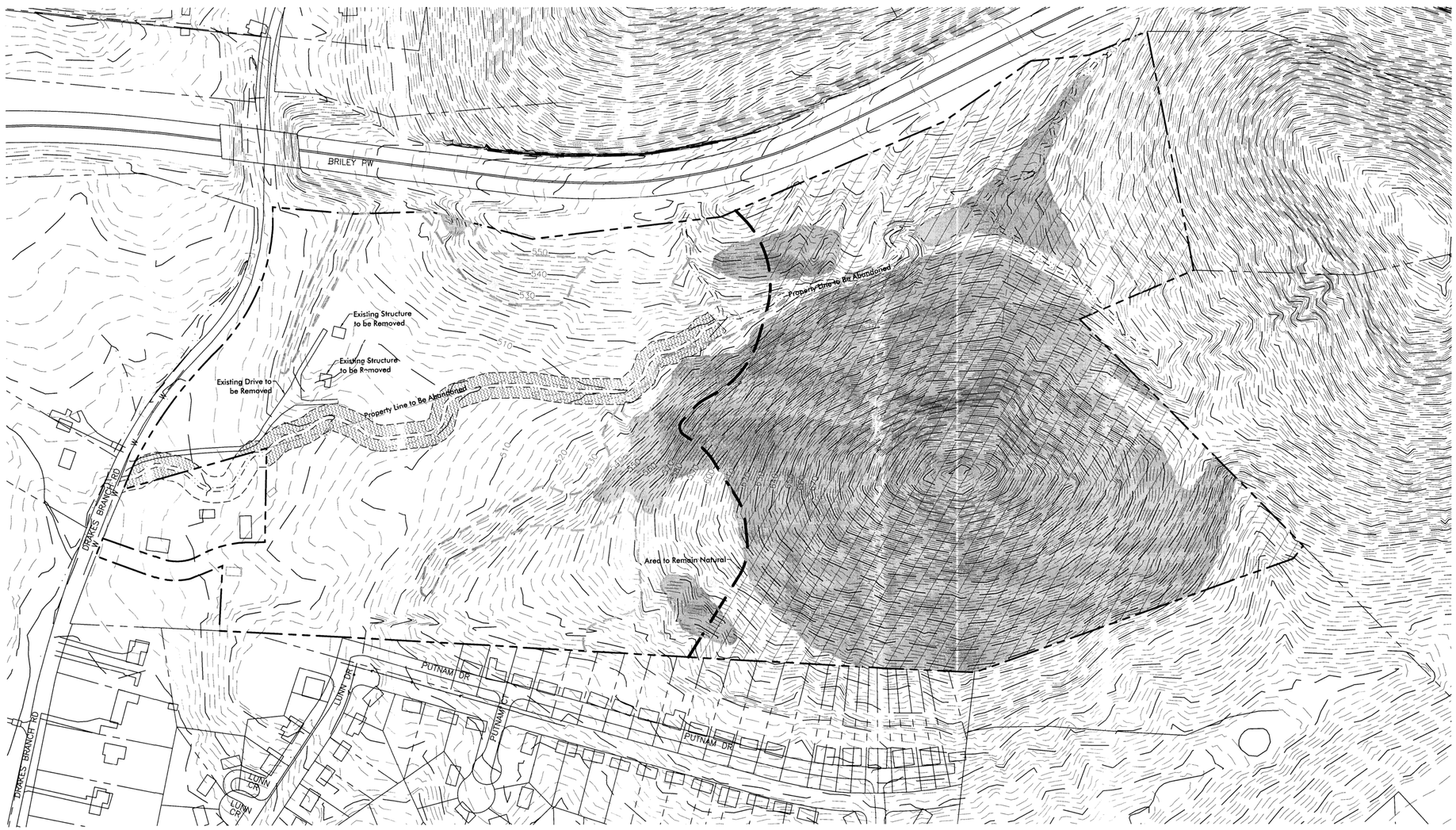
The Crossing at Drakes Branch
Being Parcels 85 & 99 on Tax Map 58
Nashville, Davidson County, Tennessee

DEWEY-ESTES ENGINEERING

Cover Sheet

Job No. 15024

C0.0



N
W DE E
S

-150 0 150 300 450

Scale 1" = 150'
Site Area = 76.13 acres

Applicant
Drakes Branch Development, llc
5074 Lakeview Dr
Nashville, TN 37204
Phone: (615) 401-9956
Email: kestes@dewey-estes.com

Engineer
Dewey-Estes Engineering
Kevin Estes, PE
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956

Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map #47037C0201F & #47037C0202F.
Dated April 20, 2001

Legend
- 15%-20% Slopes
- Greater than 20% Slopes

Demolition Note
All Existing Structures, Driveways, Patios, etc Located Onsite Shall be Removed. The Noted Existing Trees located Onsite Shall also be Removed. Precautions shall be taken to Ensure that NO Damage is done to the Existing Trees Shown along Shared Property Lines and Offsite on Adjacent Properties. Refer to the Initial Erosion Control & Demo Plan for the Locations of Existing Trees to be Saved

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

KEVIN D. ESTES REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 106572 STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: June 11, 2015

The Crossing at Drakes Branch

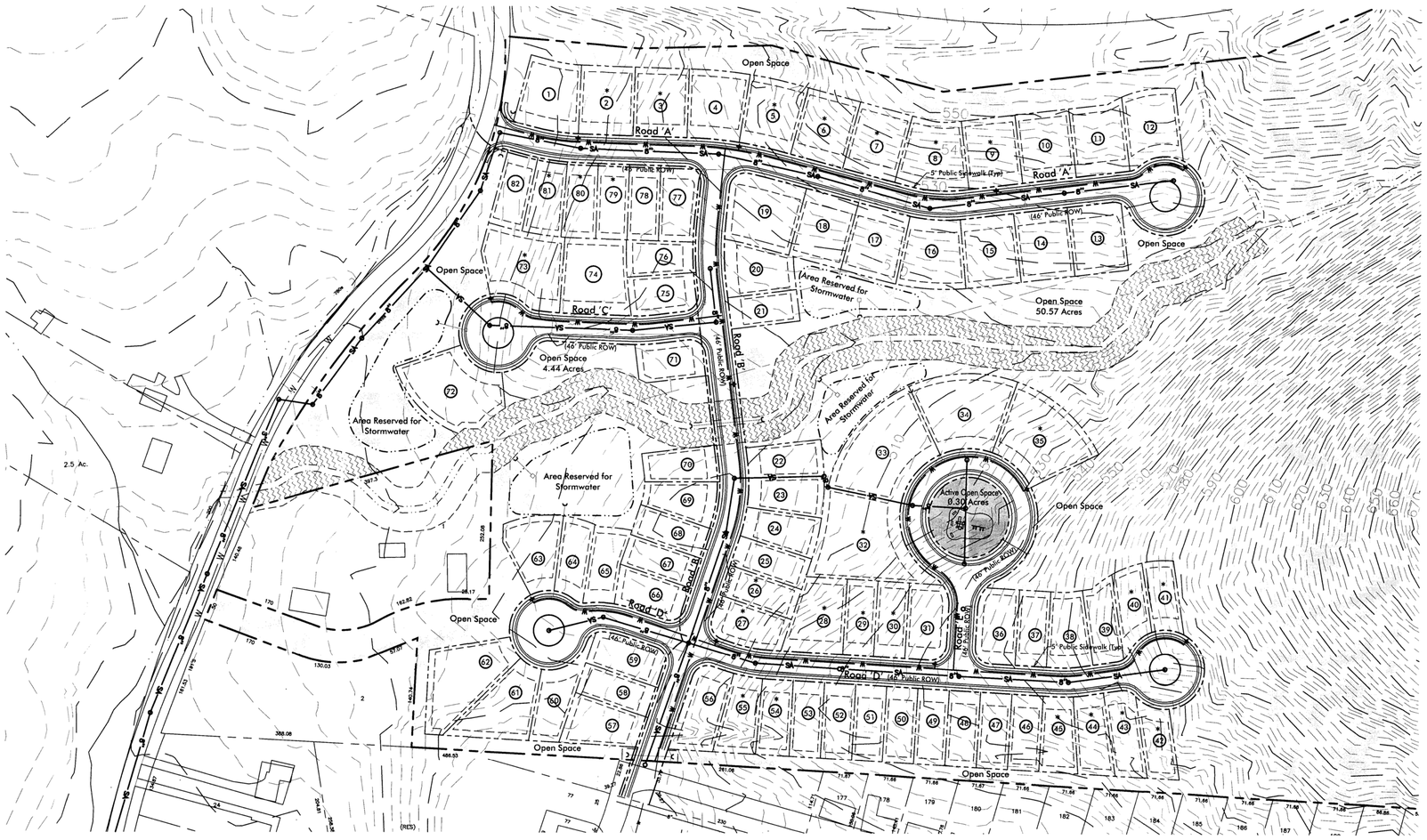
Being Parcels 85 & 99 on Tax Map 58
Nashville, Davidson County, Tennessee

DEWEY-ESTES ENGINEERING

Existing Conditions

Job No. 15024

C1.0



N
W DE E
S

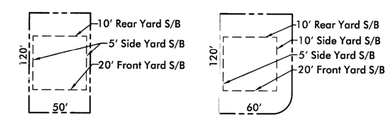
-100 0 100 200 300

Scale 1" = 100'
Site Area = 76.13 acres

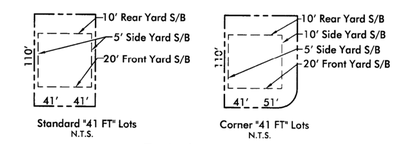
Applicant
Drakes Branch Development, llc
5074 Lakeview Dr
Nashville, TN 37204
Phone: (615) 401-9956
Email: kestes@dewey-estes.com

Engineer
Dewey-Estes Engineering
Kevin Estes, PE
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956

Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map #47037C0201F & #47037C0202F. Dated April 20, 2001



Typical Lot Layout
(50' Wide Lot)

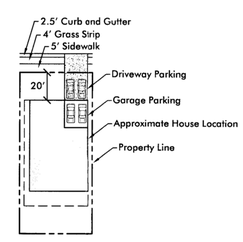


Typical Lot Layout
(41' Wide Villas)

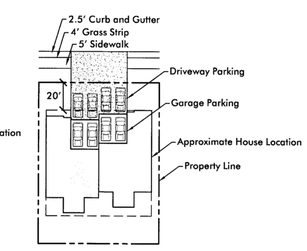
Lot Configurations

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.

* Denotes Critical Lot



Typical Parking Layout
(50' Wide Lots)
N.T.S.



Typical Parking Layout
(41' Wide Villas)
N.T.S.

Revisions:

Drawing Notes:

Date: June 11, 2015

The Crossing at Drakes Branch

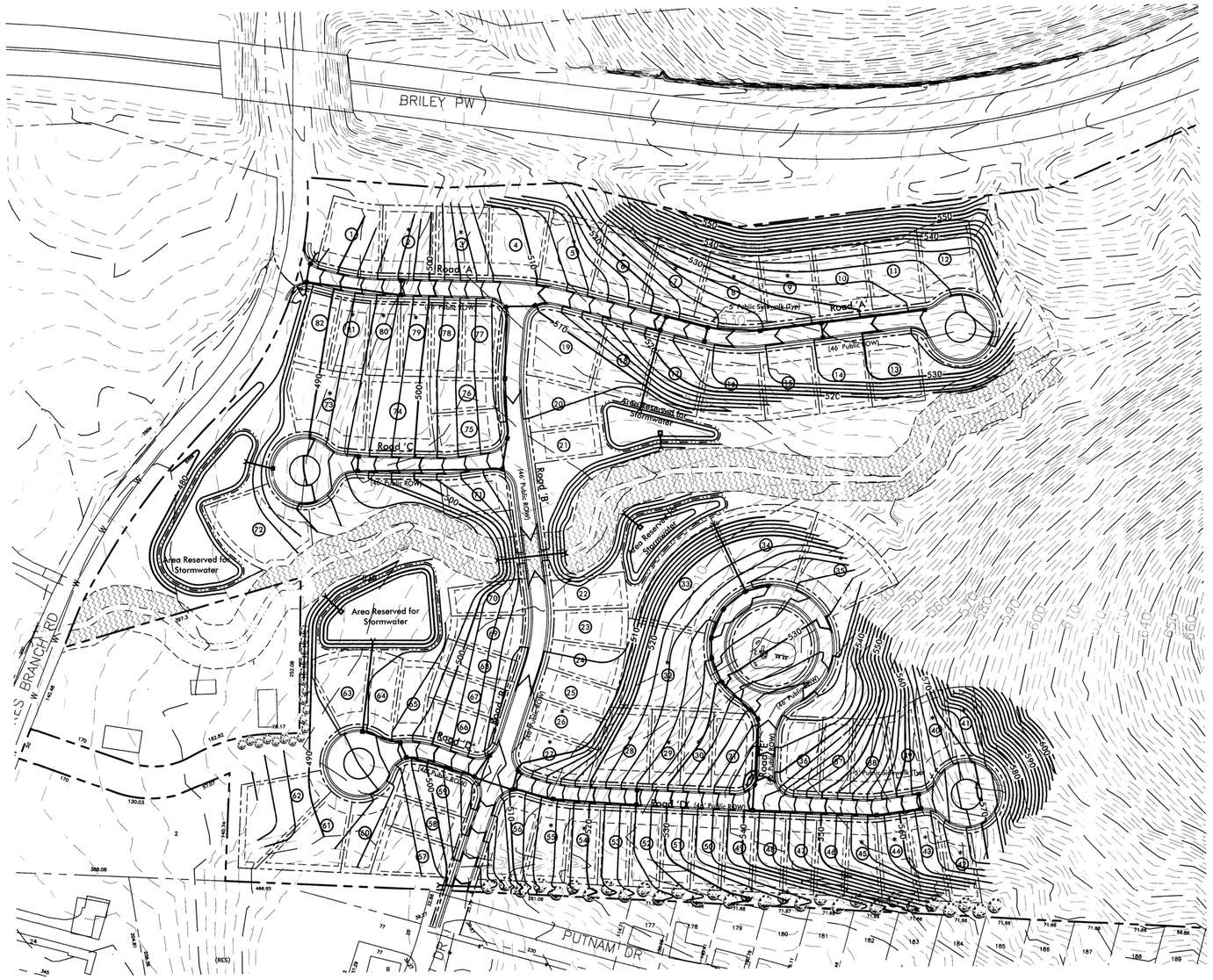
Being Parcels 85 & 99 on Tax Map 58
Nashville, Davidson County, Tennessee

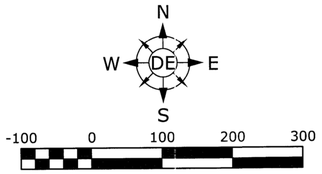
DEWEY-ESTES ENGINEERING

Layout & Utility Plan

Job No. 15024

C2.0



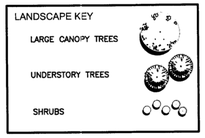


Scale 1" = 100'

Applicant
Drakes Branch Development, llc
5074 Lakeview Dr
Nashville, TN 37204
Phone: (615) 401-9956
Email: kestes@dewey-estes.com

Engineer
Dewey-Estes Engineering
Kevin Estes, PE
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956

Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map #47037C0201F & #47037C0202F.
Dated April 20, 2001



*Note: Landscaping shall be maintained per Code Section 17.24.080.

Stormwater Treatment Concept Summary
Water Quality Treatment for the site's impervious area is proposed to be accomplished using Rain Gardens.

Stormwater Detention Concept Summary
Detention will be provided by additional volume in media layers of the Bioretention Areas.

Revisions:

Drawing Notes:

Date: June 11, 2015

The Crossing at Drakes Branch

Being Parcels 85 & 99 on Tax Map 58
Nashville, Davidson County, Tennessee

DEWEY-ESTES ENGINEERING

Grading & Landscape Plan

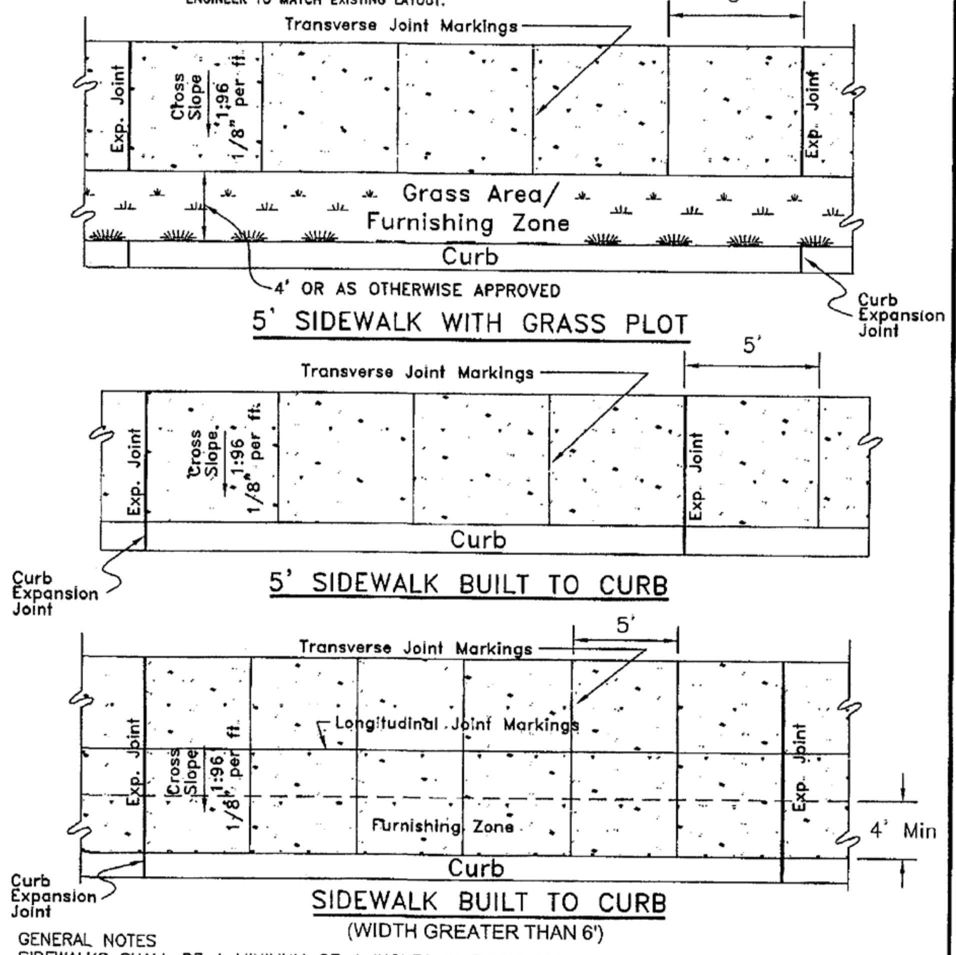
Job No. 15024

C3.0

Nashville Electric Service Notes

1) Existing overhead high voltage line running down west side of property will have to be temporary relocated due to unit construction (meet OSHA clearances). This will be at 100% developer cost.
2) Developer to provide a civil duct and pad locations for NES review and approval.
3) Developer maybe required to install meter pedestals if the clearances between units dose not maintain the 10 foot separation as shown on layout plan.
4) Developer drawing shall show the existing utilities easements on property and the utility poles on the property and the r-o-w (on both sides of the roadway). Also survey the high voltage line down the west side of property.
5) A PUE shall be maintained down the west side of property. East side of property shall have a 5' as PUE.
6) 20-foot public utility easement required adjacent to public r-o-w along Glen Echo Rd.
7) NES may require 20' PUE centered on conduit runs.
8) Any addition easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
9) Postal plan is required before NES's final construction drawings can be approved.
10) NES can meet with developer/engineer upon request to determine electrical service options (may want to consider 1st before your HV layout. Will need loads).
11) NES needs any drawings that will cover any road improvements to Glen Echo Rd that Public Works will require (i.e., turning lanes, sidewalk improvements or lane improvements). Any of these items may require electric facilities to be relocated and may be an impact to the developers.
12) Developer's vegetation design under the existing power line shall meet NES Vegetation Management requirements.
13) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules.
14) NES needs load information for each different lot type and size. (required to determine load capacity)
15) There is an existing high voltage line down the west side of property. That has to stay overhead.
16) If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, inflammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plats.
17) Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts, 2007. The existing 23.9 kV power lines located in the public right-of-way and the existing public utility easement require an electrical safety clearance that must be maintained after construction of any buildings. The National Electrical Safety Code, 2007 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. Thus, NES is requesting that public utility easements be provided parallel to the right-of-ways for this safety zone. The 23.9kV line must have a horizontal clearance of 7.5 feet away from the nearest conductor to allow for blow-out conditions as it is configured today. Check with OSHA regulations to meet the crane operating clearances for construction near energized 23.9 kV conductors for additional clearance requirements. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Also survey the high voltage line down the west side of property
18) NES may require the conduit, stub outs to be surveyed but NES will require the fiberglass bases to be surveyed at state plane coordinates as listed below:
A) First survey between the time the contractor installs the conduit and before the 1st NES inspection is done and gravel is placed on top of the conduit. Send file to NES designer to be place in the NES construction drawing. This step is required if there is less than a 20foot PUE.
B) Second survey can be completed at the same time the Metro as-built drawing file is completed.
C) Send the as-built .dwg file to the NES designer to check if the NES items are installed in easements. This must be done before riser pole can be energized.

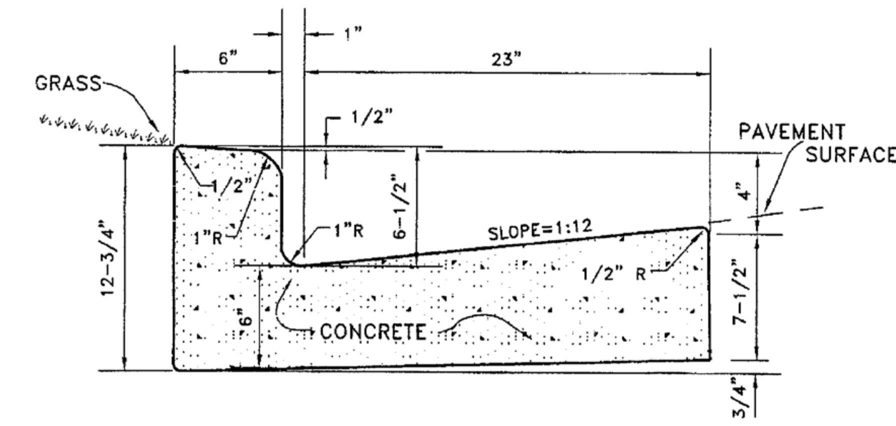
NOTE: EXPANSION JOINT TO BE SPACED 25' OR 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS OR AS DIRECTED BY THE ENGINEER TO MATCH EXISTING LAYOUT.



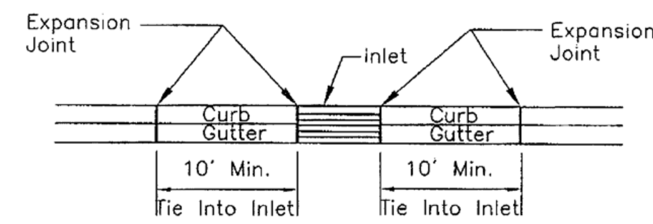
GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
5. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
6. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDRD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: Mark Macy	DATE: 7/15/04	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04



TYPICAL CROSS - SECTION

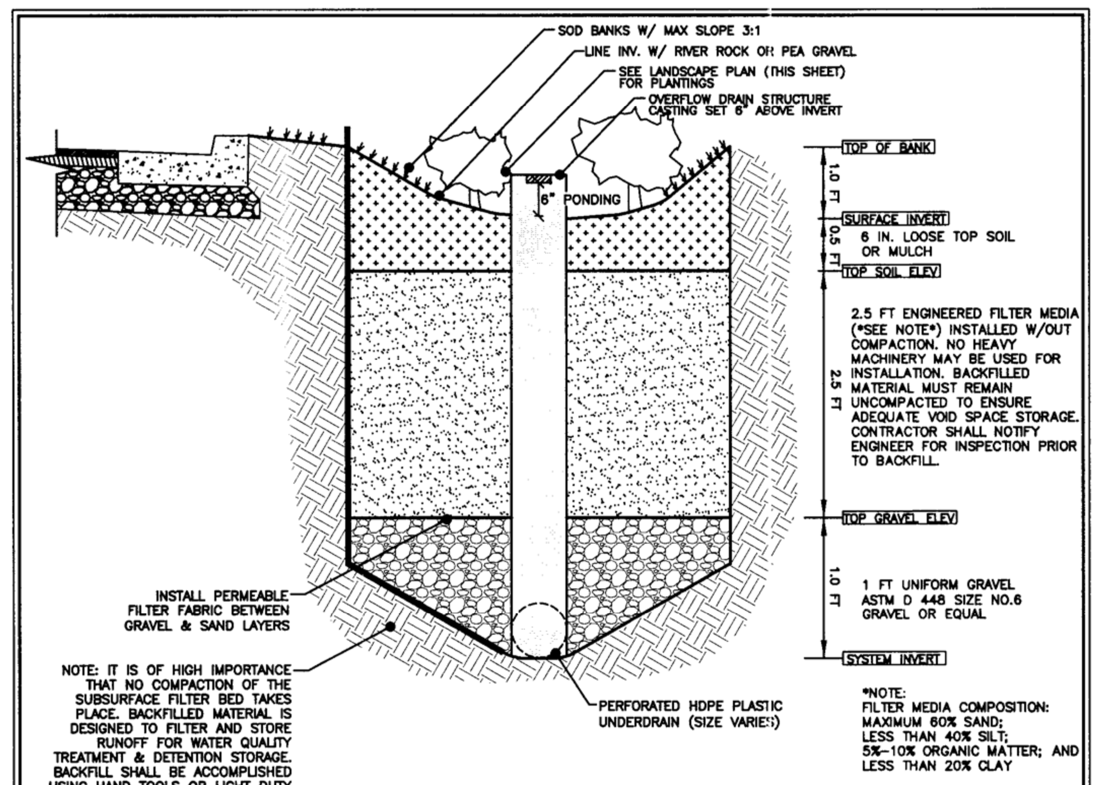


FRONT VIEW

GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

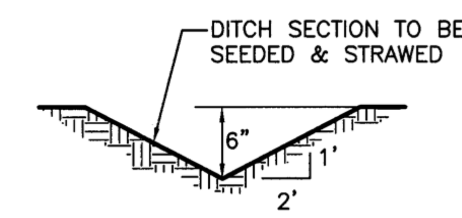
NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: Mark Macy	DATE: 5/12/03	REVISED: 07/21/00 REVISED: 05/02/03 REVISED:

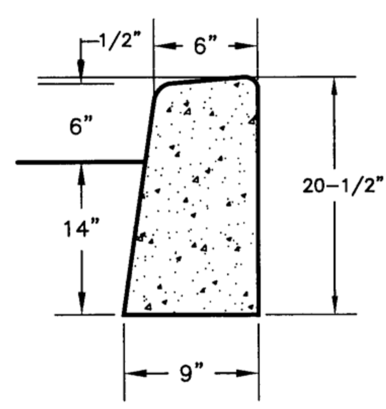


TYPICAL RAIN GARDEN CROSS SECTION

NOT TO SCALE



V-SHAPED SWALE
SECTION A-A
N.T.S.



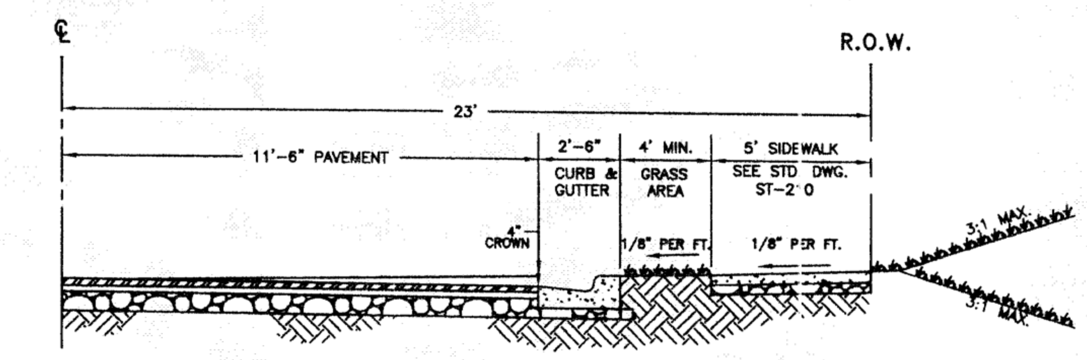
GENERAL NOTES

1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100 FEET APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, RAMPS, AND INLETS.
3. CONTRACTION JOINTS ARE TO BE CUT INTO CURB AND GUTTER EVERY 10 FEET TO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION. THE SPACING OF 10 FEET MAY BE REDUCED AT CLOSURES BUT NO SECTION OF CURB SHALL BE LESS THAN 10 FEET.
4. COST OF JOINS TO BE INCLUDED IN THE UNIT BID PRICE FOR CONCRETE CURB.

STANDARD POST CURB
ST-201
N.T.S.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	RESIDENTIAL-LOW DENSITY MINOR LOCAL STREET (46' R.O.W.)	DWG. NO. ST-251
ASST. DIR. ENG.: Mark Macy DATE: 5/3/01 DIRECTOR: [signature] DATE: 5/8/01		REVISED: 04/09/01

NOT TO SCALE

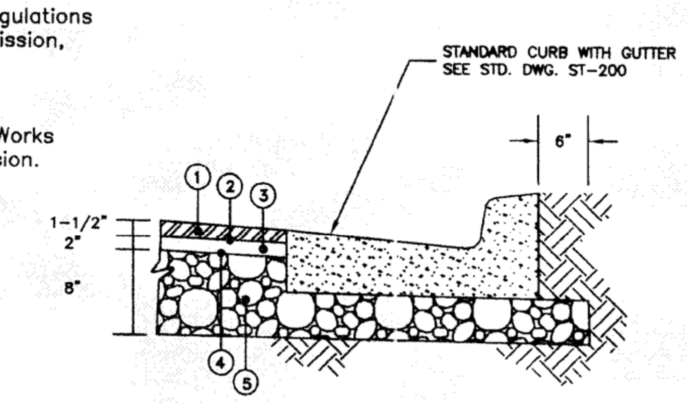


HALF - SECTION

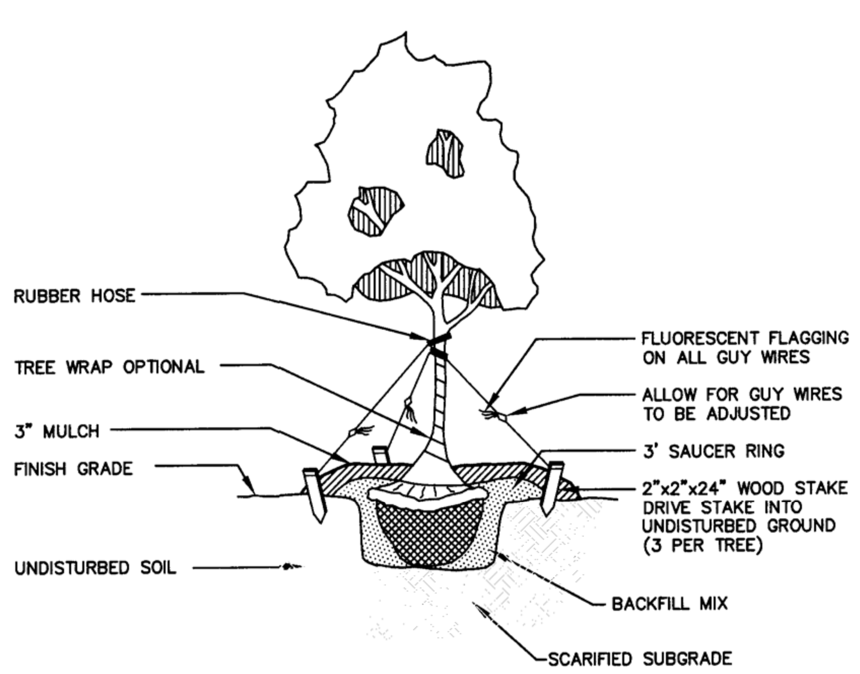
General Notes
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

PAVEMENT SCHEDULE

1. 1-1/2" ASPHALTIC CONCRETE SURFACE (411D)
2. TACK COAT (SS-1)
3. 2" BITUMINOUS BINDER (B-M2)
4. PRIME COAT (RS-2)
5. 8" STONE (GRADING D PUG MILL MIX)

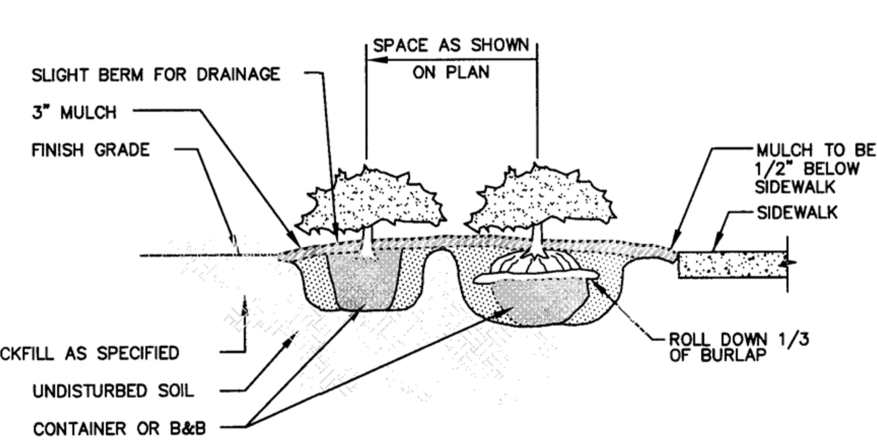


PAVEMENT COURSES

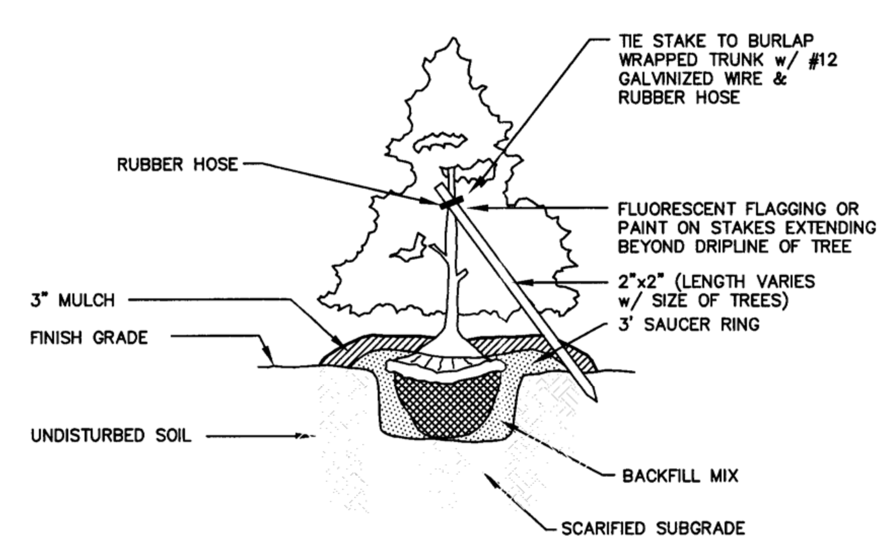


DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES

LARGE TREE PLANTING / GUYING DETAIL



SHRUB / GROUNDCOVER PLANTING DETAIL



DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES

SLASH STAKING DETAIL FOR EVERGREEN & MULTI-TRUNK TREES

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

KEVIN D. ESTES REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 106528 STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: June 11, 2015

The Crossing at Drakes Branch

Being Parcels 85 & 99 on Tax Map 58
Nashville, Davidson County, Tennessee

DEWEY-ESTES ENGINEERING

Details

Job No. 15024

C4.0