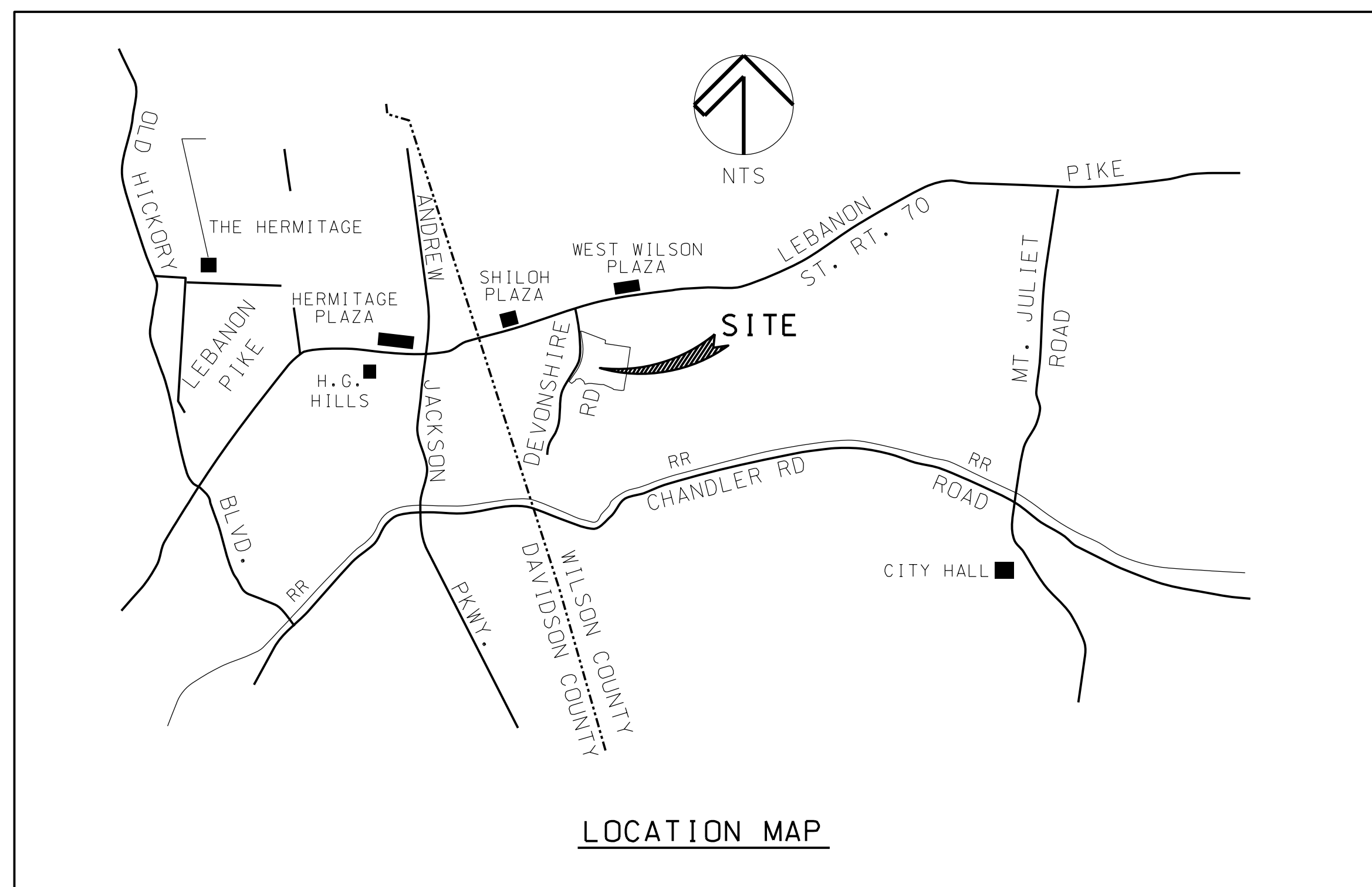


PRELIMINARY MASTER DEVELOPMENT PLAN FOR DEVONSHIRE VILLAS WILSON COUNTY, TENNESSEE (PRIVATE DRIVE)



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
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C-4	GUEST PARKING DISTANCE
C-5	18% SLOPE PLAN
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C-7	CONCEPTUAL LANDSCAPE
A5.1	EXTERIOR ELEVATION
A5.2	COVERED PAVILION

LIST OF CODE EDITIONS ADOPTED BY THE CITY OF MT JULIET:

- 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS*
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS*
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS*
- 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS*
- 2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS*
- 2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS*
- 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS**
- 2018 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS**

CONTACTS:

CIVIL

ENFIELD CONSTRUCTION AND ENGINEERING
GREGG HARRIS
503 EAST IRIS DRIVE
NASHVILLE, TN 37204
615-915-1941
GHARRIS@ENFIELD-GROUP.COM



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PROPERTY INFORMATION:

STREET ADDRESS: LEBANON ROAD
 CIVIL DISTRICT: 01
 TAX MAP: 052
 PARCEL: 018.00

ZONING INFORMATION:

EXISTING ZONING: RS-10 PUD
 PROPOSED ZONING: R-10 PUD

PROJECT ENGINEER:

GREGG HARRIS
 ENFIELD CONSTRUCTION AND ENGINEERING
 503 EAST IRIS DRIVE
 NASHVILLE, TN
 37204
 (615) 915-1941
 GHARRIS@ENFIELD-GROUP.COM

FLOOD INFORMATION:

THIS PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD MAP NO. 47189C0129D EFFECTIVE DATE 02/20/2008 TO BE IN AN AREA OF MINIMAL FLOOD HAZARD TYPE X.

PROJECT INFORMATION:

TOTAL AREA: 2,037,668 SQ FT
 46.78 ACRES
 PROPOSED USE: TWO UNIT VILLAS
 DENSITY PROPOSED: 1.75 D.U./ACRE
 NUMBER OF UNITS: 80
 ESTIMATED OCCUPANCY: 160 PEOPLE (2 PER UNIT)
 REQUIRED PARKING: 160 PARKING SPACES PER SECTION 9-103.2.
 TWO SPACES FOR EACH DWELLING UNIT WITH TWO OR MORE BEDROOMS.

PARKING PROPOSED:
 42 VISITOR PARKING
 160 GARAGE PARKING
 160 DRIVEWAY PARKING
 362 TOTAL SPACES
 (202 MORE THEN REQUIRED)

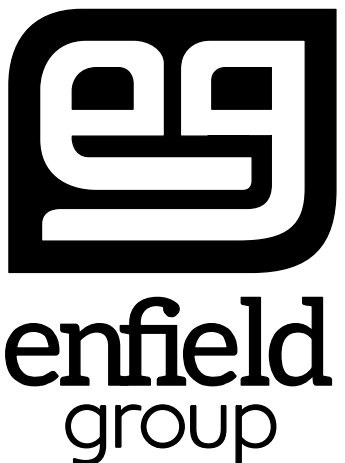
APPROXIMATE BUILDING HEIGHT: 28 FT +/-

80 UNITS
 28'-0" X 40'-0"
 TWO CAR GARAGE
 18'-0" WIDE DRIVEWAY

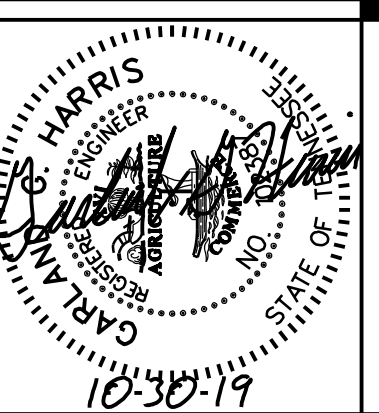
40 BUILDINGS
 2 UNIT BUILDINGS
 THREE BEDROOMS

VARIANCES REQUESTED:

SEC. 8-207.5(3) (A):
 EXCEPT FOR THOSE PORTIONS OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT REQUIRED FOR THE INSTALLATION OF STREETS AND UTILITIES, THE FOLLOWING AREAS SHALL BE DESIGNATED AS ENVIRONMENTAL OPEN SPACE AND NO DEVELOPMENT SHALL TAKE PLACE THEREON: NATURAL SLOPES OF 18 PERCENT OR GREATER.
 VARIANCE REQUESTED: ALLOW DEVELOPMENT ON FRINGES OF 18% AND 20% SLOPES.
 JUSTIFICATION: THE DEVELOPMENT HAS BEEN DESIGNED ALONG THE FLATTEST PORTIONS OF THE SITE SO AS TO AVOID THE STEEP SLOPES ON THE PROPERTY. ALSO, THE DRIVEWAY LENGTHS HAVE BEEN INCREASED AS MUCH AS POSSIBLE TO AVOID PARKED VEHICLES BLOCKING SIDEWALKS. THE RESULT OF THE LONGER DRIVEWAYS IS THAT A FEW OF THE UNITS MINIMALLY ENCRUCH ON THE 18% AND 20% SLOPES



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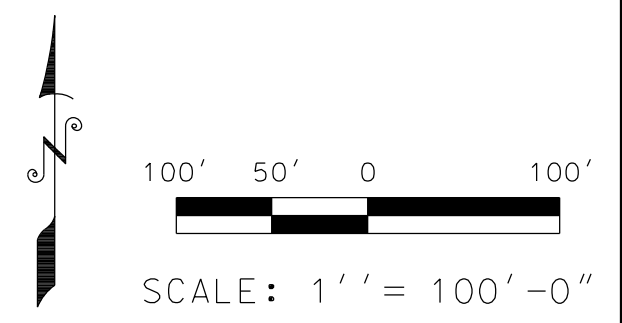
**PRELIMINARY
 SITE PLAN**

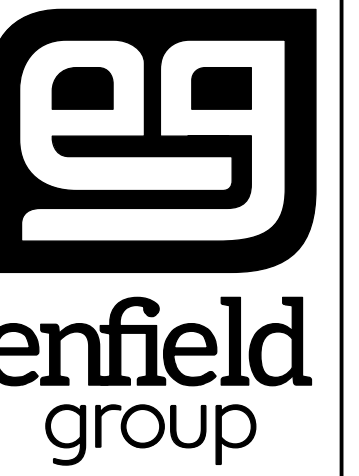
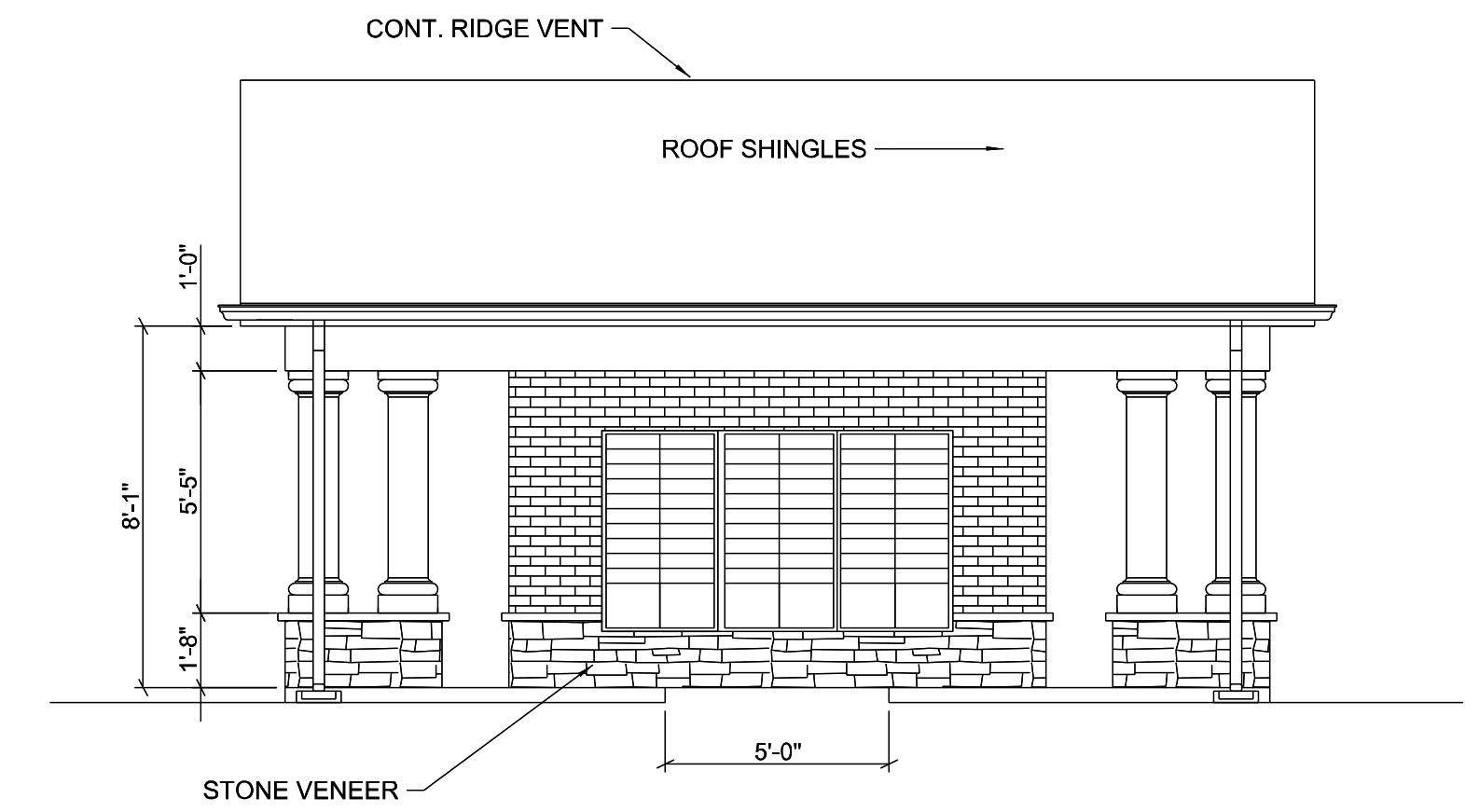
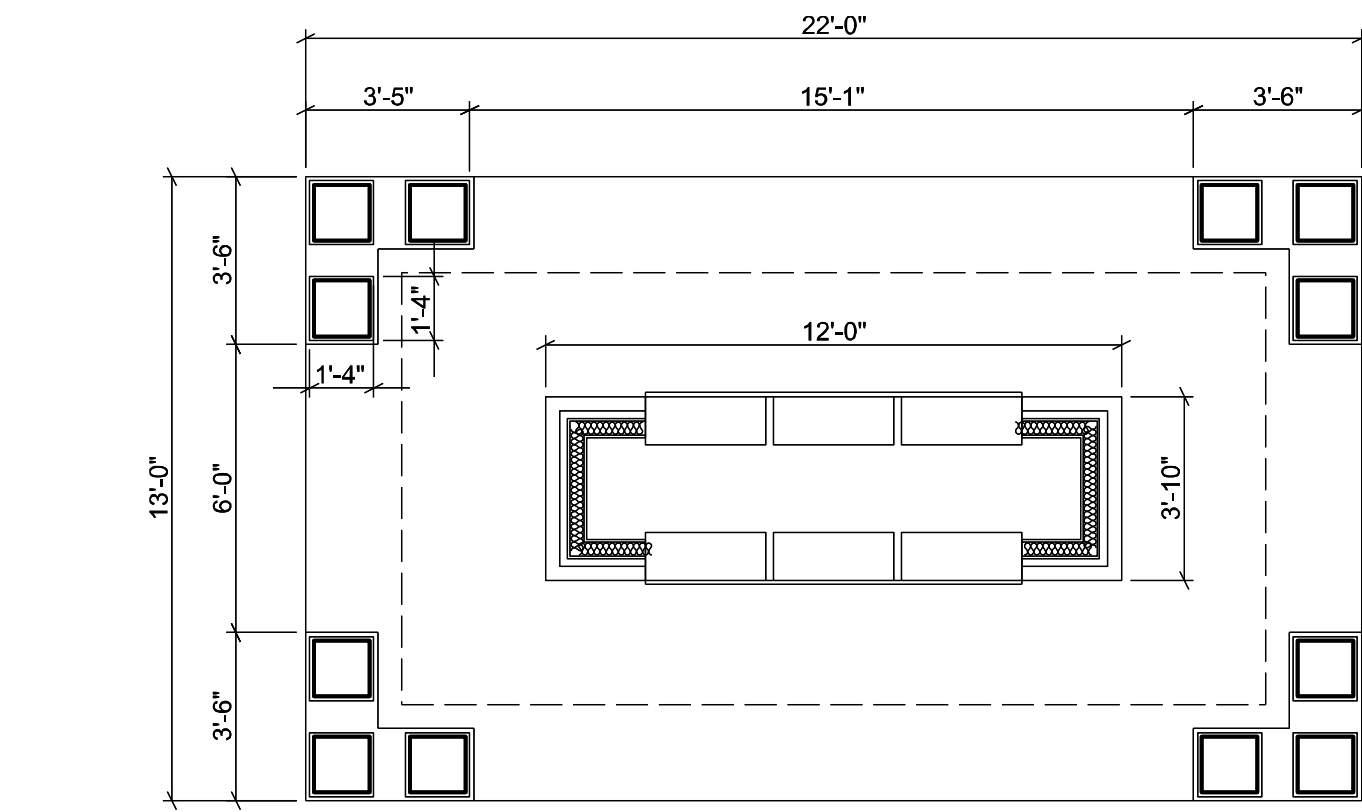
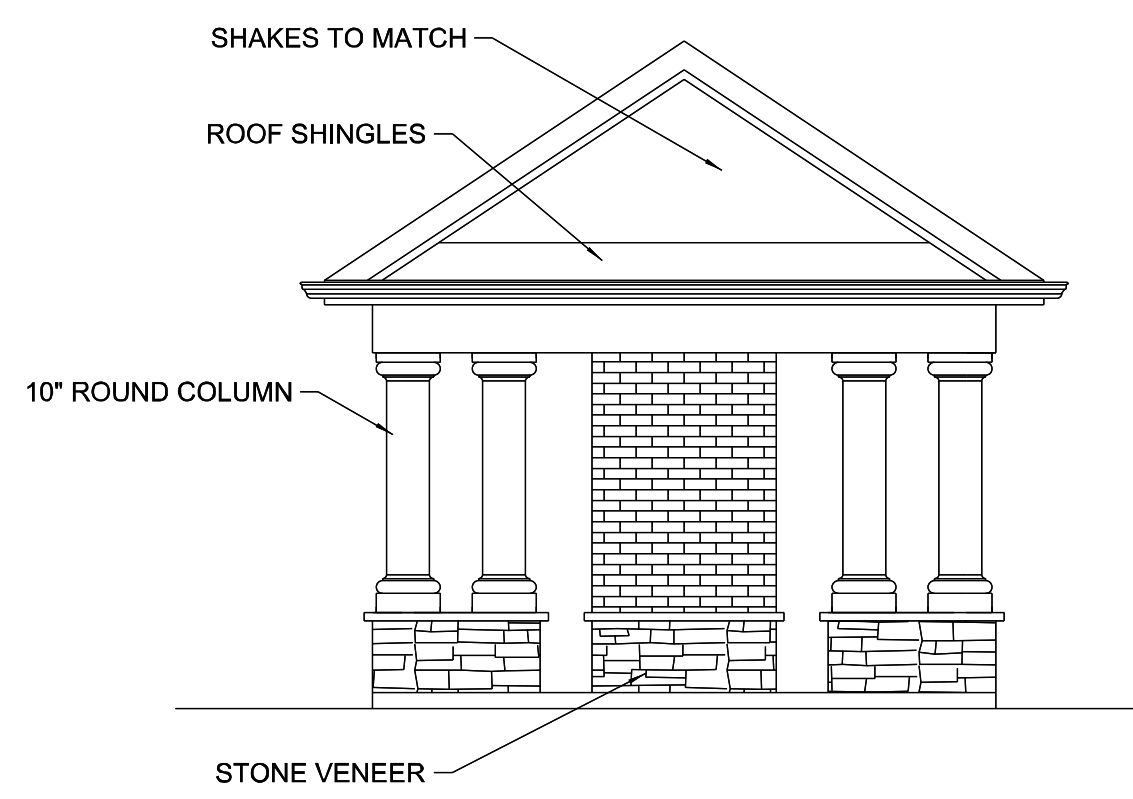
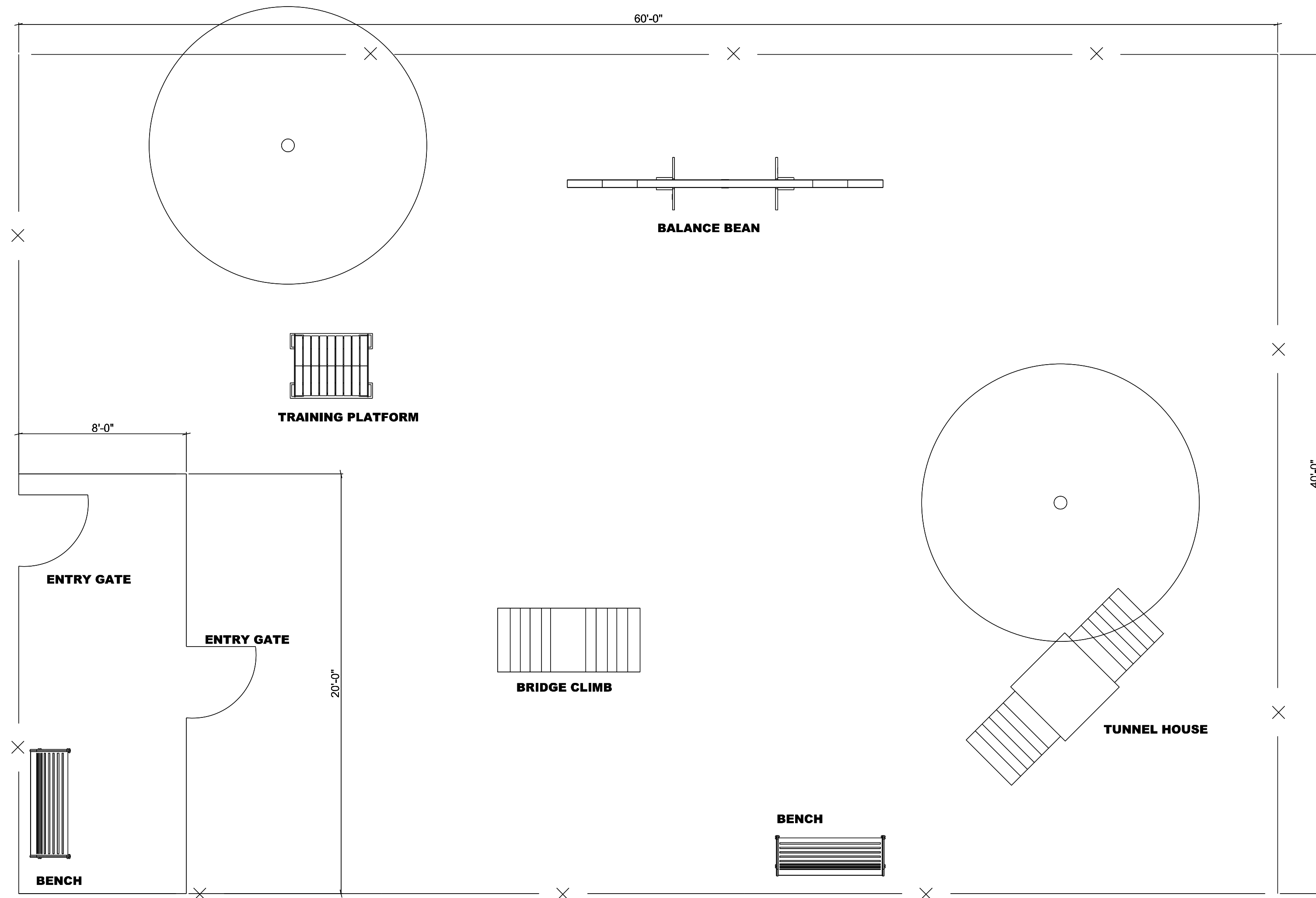
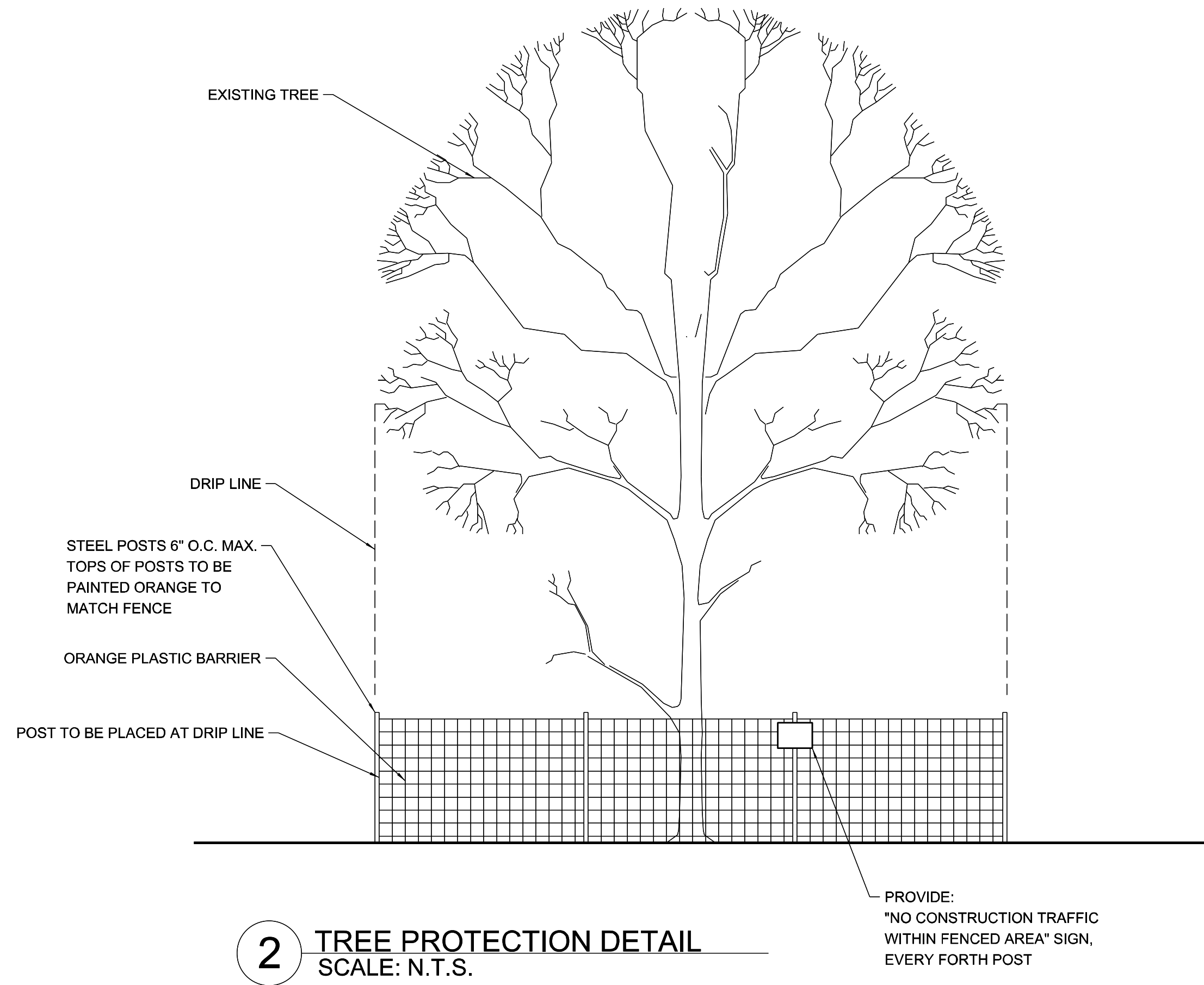
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DATE: 08/15/19

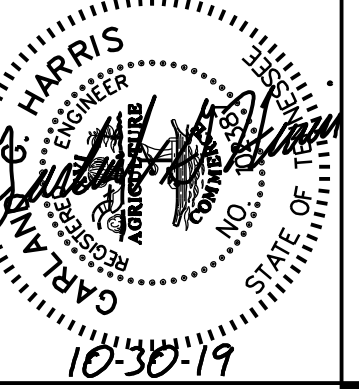
REVISIONS

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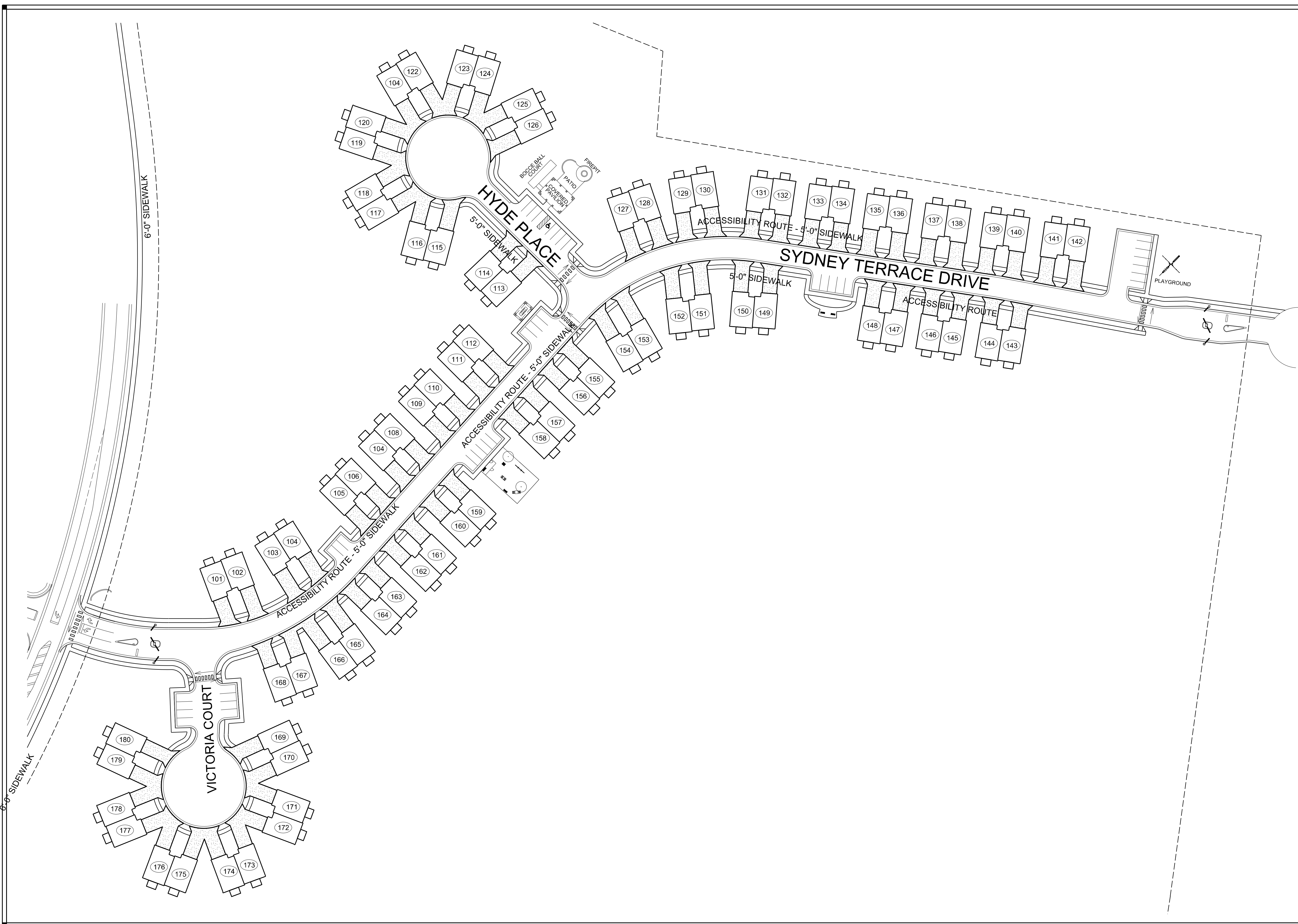
DETAILS

PROJ NO: 02093

DATE: 08/15/19

REVISIONS

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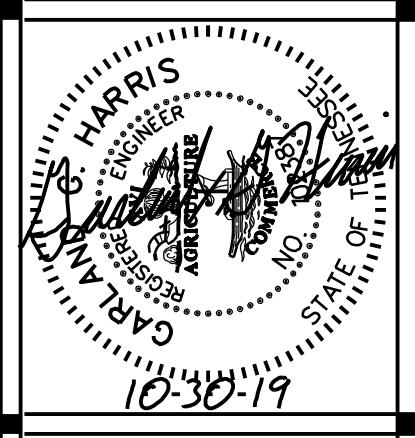


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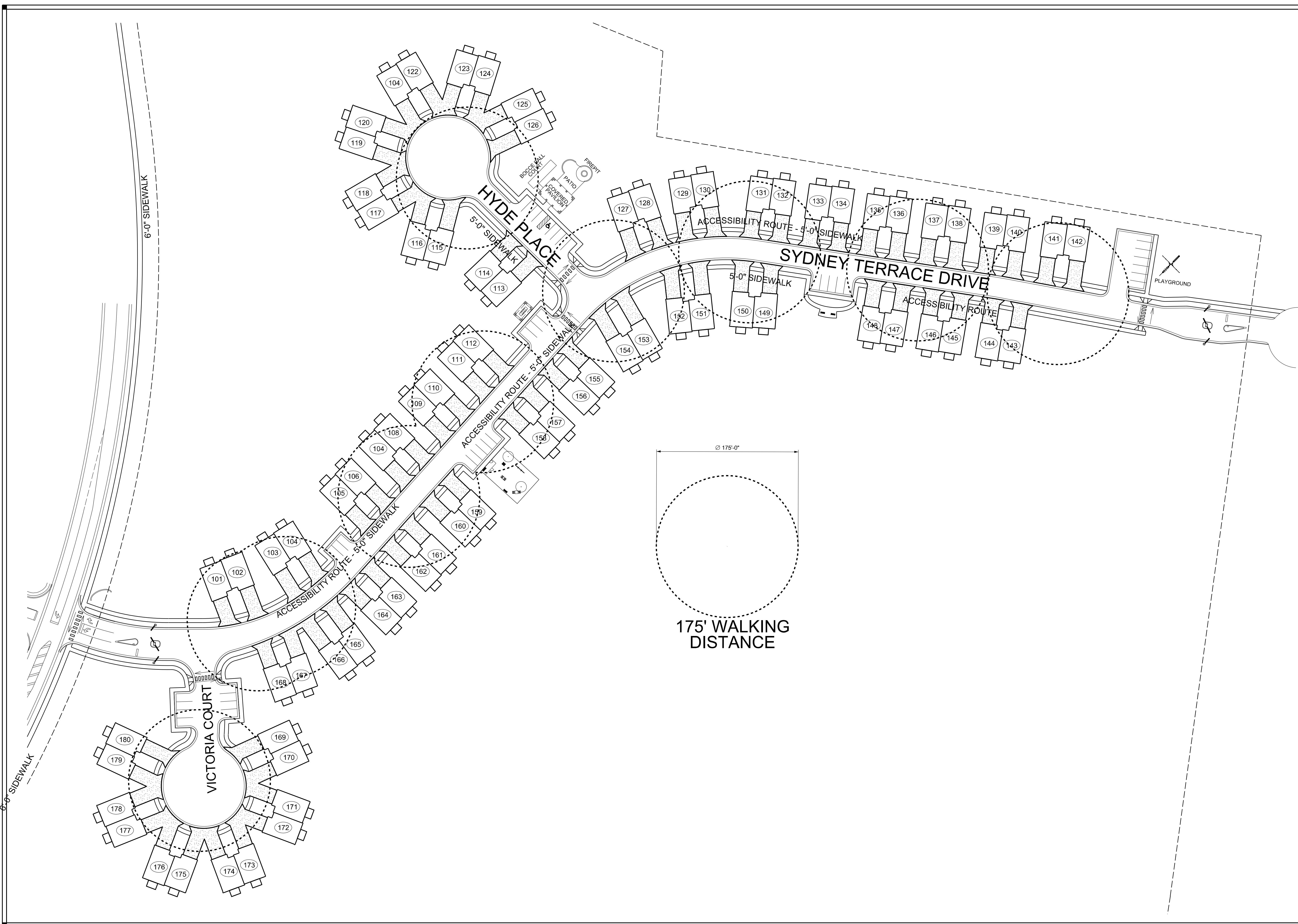
**ACCESSIBILITY
ROUTE PLAN**

PROJ NO: 02093

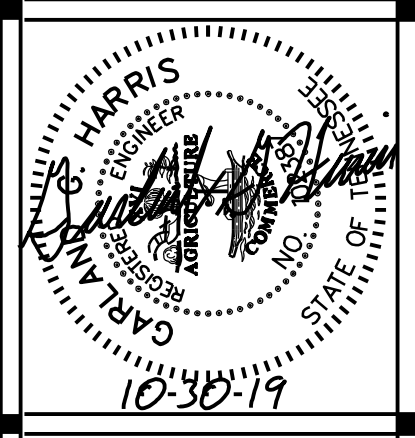
DATE: 08/15/19

REVISIONS

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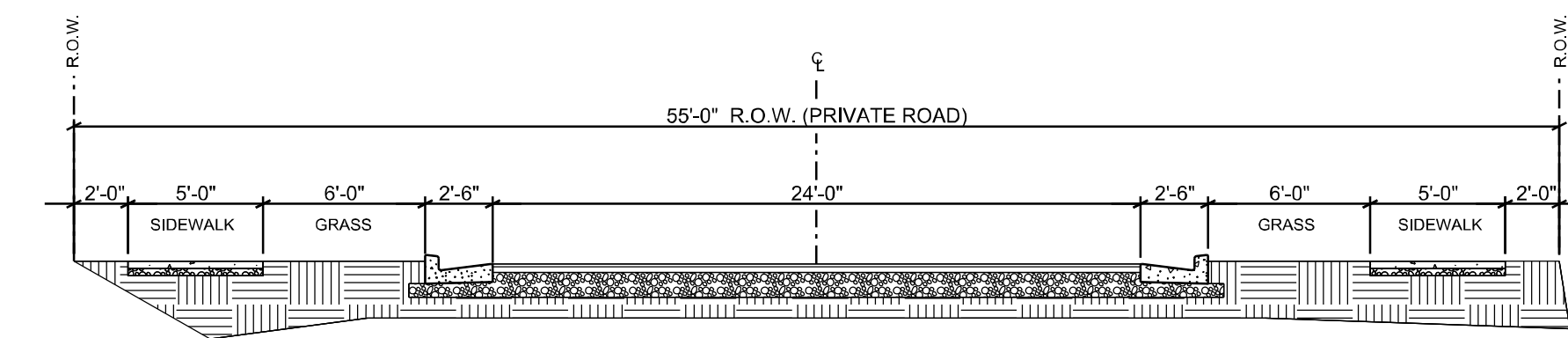
**DEVONSHIRE
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 (PRIVATE DRIVE)**

**GUEST
 PARKING DISTANCE**

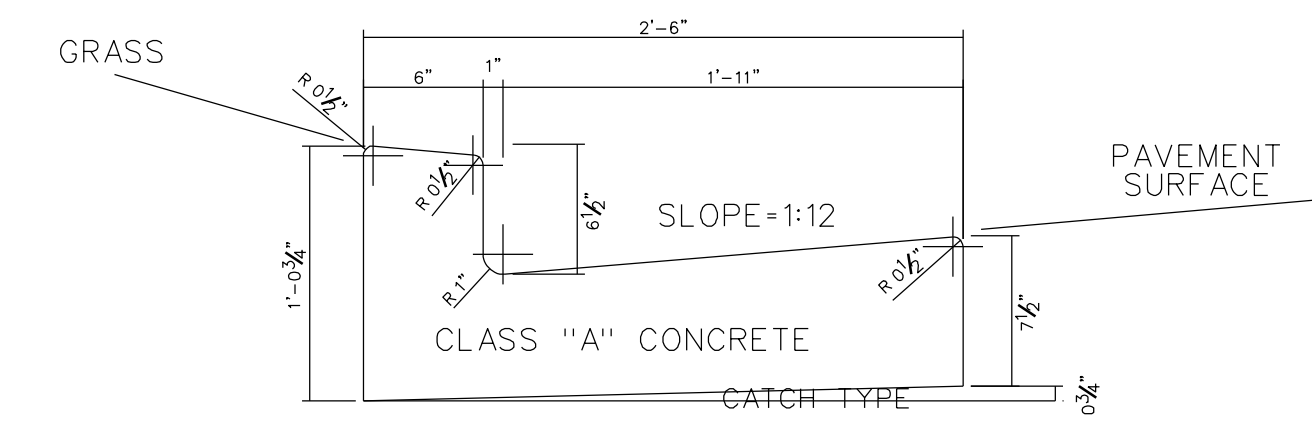
PROJ NO: 02093
 DATE: 08/15/19

REVISIONS

C-4



TYPICAL ROAD CROSS SECTION
NOT TO SCALE

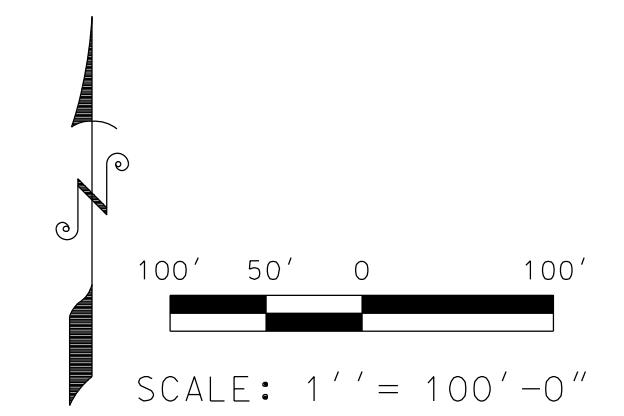


TYPICAL CROSS SECTION
CONC. CURB & GUTTER DETAIL
NOT TO SCALE

UNITS WITH IN THE 18% SLOPE

UNIT	104
UNIT	105
UNIT	123
UNIT	130
UNIT	131
UNIT	142
UNIT	148

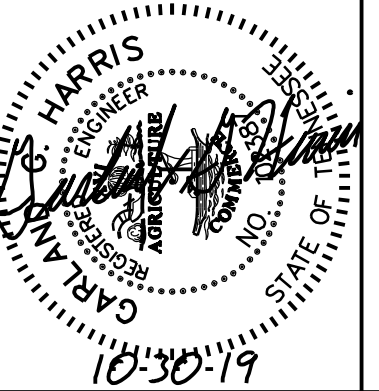
SLOPES ≥ 18%



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18% SLOPE PLAN

PROJ NO: 02093

DATE: 08/15/19

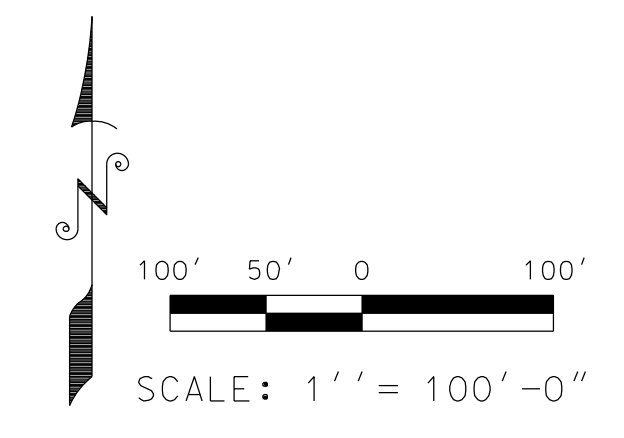
REVISIONS

C-5

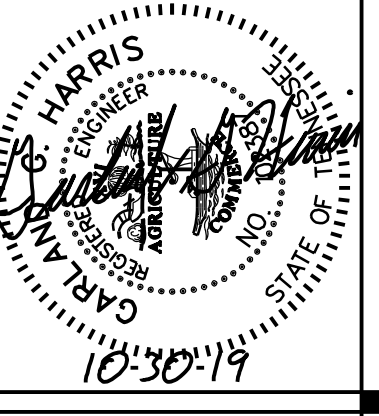


NO UNITS ARE IN THE 20% SLOPE

■ SLOPES ≥ 20%



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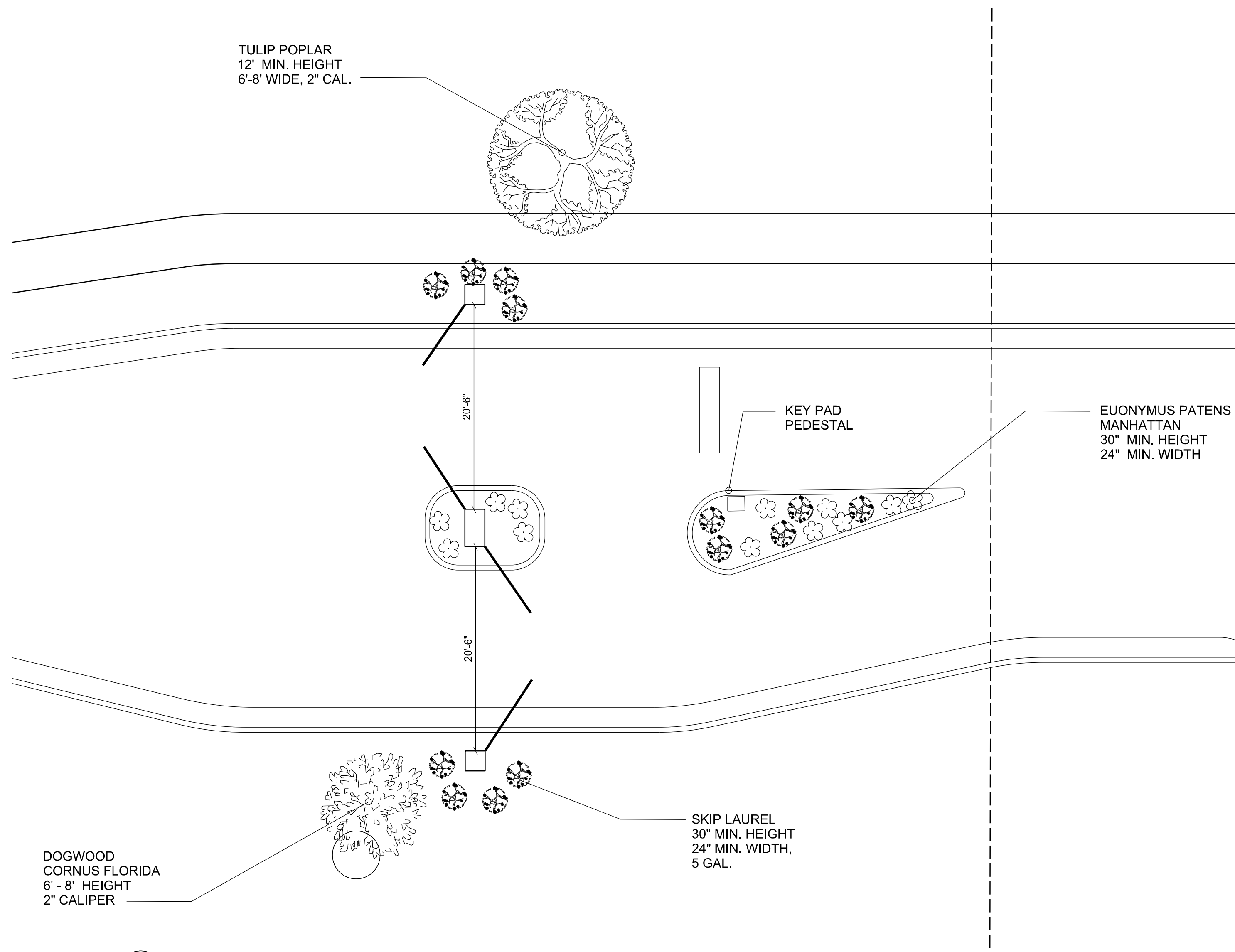
20 % SLOPE PLAN

PROJ NO: 02093

DATE: 08/15/19

REVISIONS

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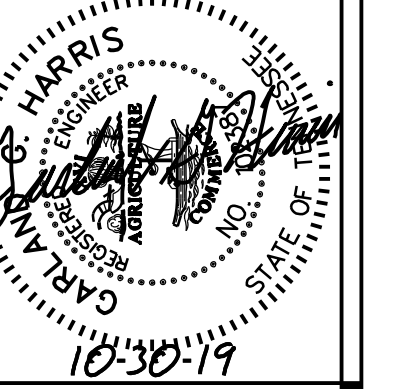
1 ENTRY GATE CONCEPTUAL LANDSCAPE
SCALE: N.T.S.



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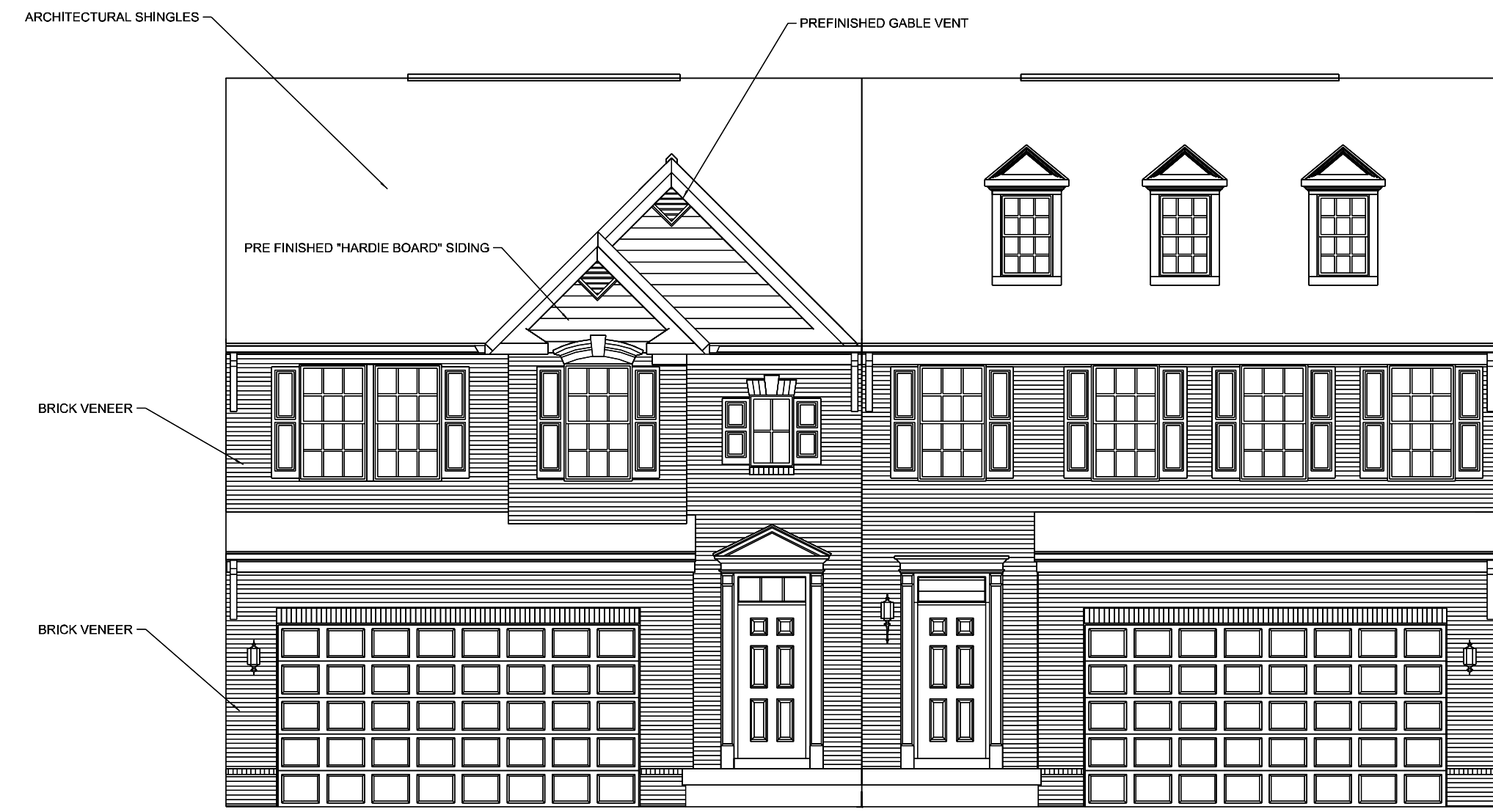
**CONCEPTUAL
LANDSCAPE**

PROJ NO: 02093

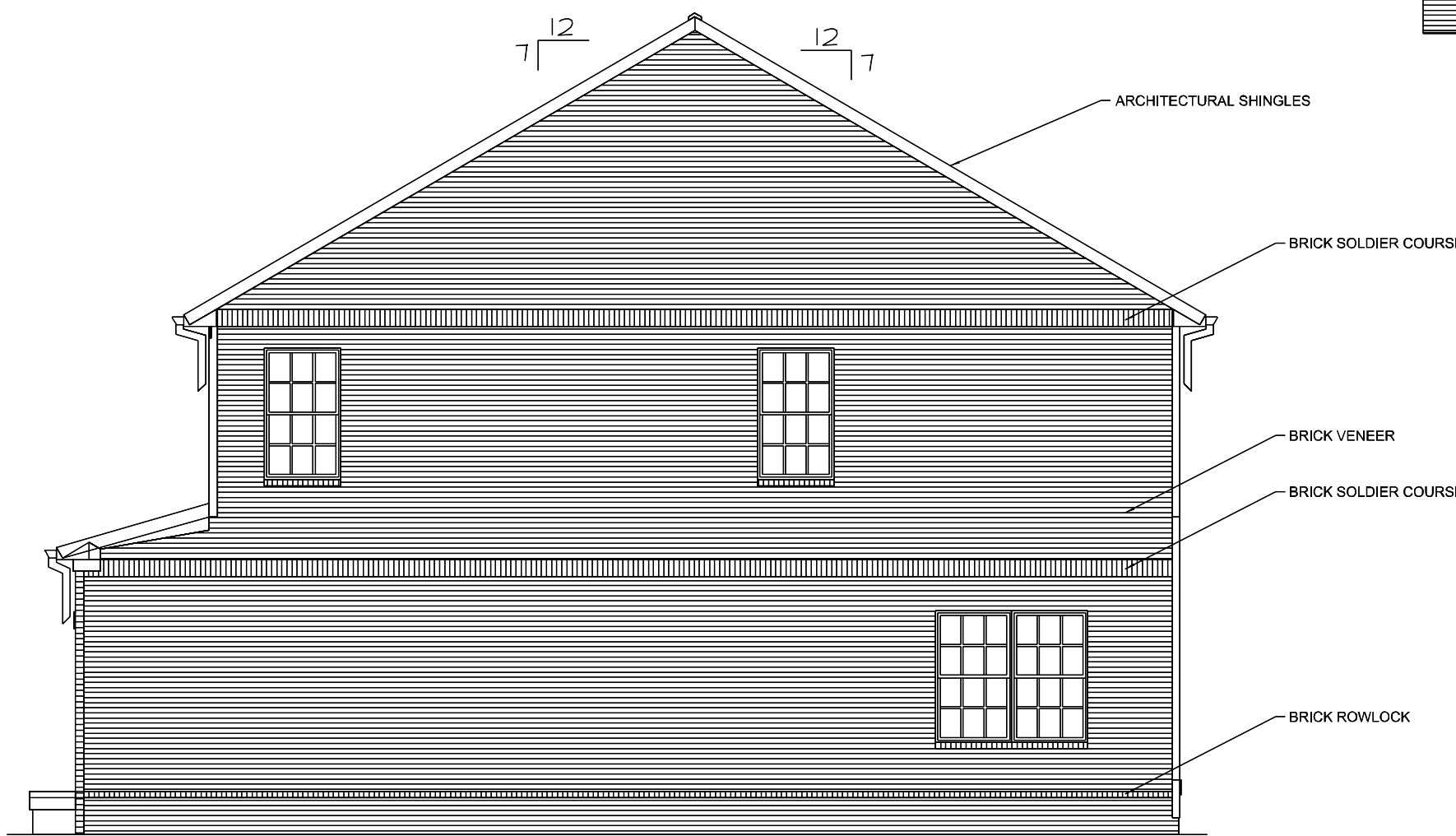
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REVISIONS

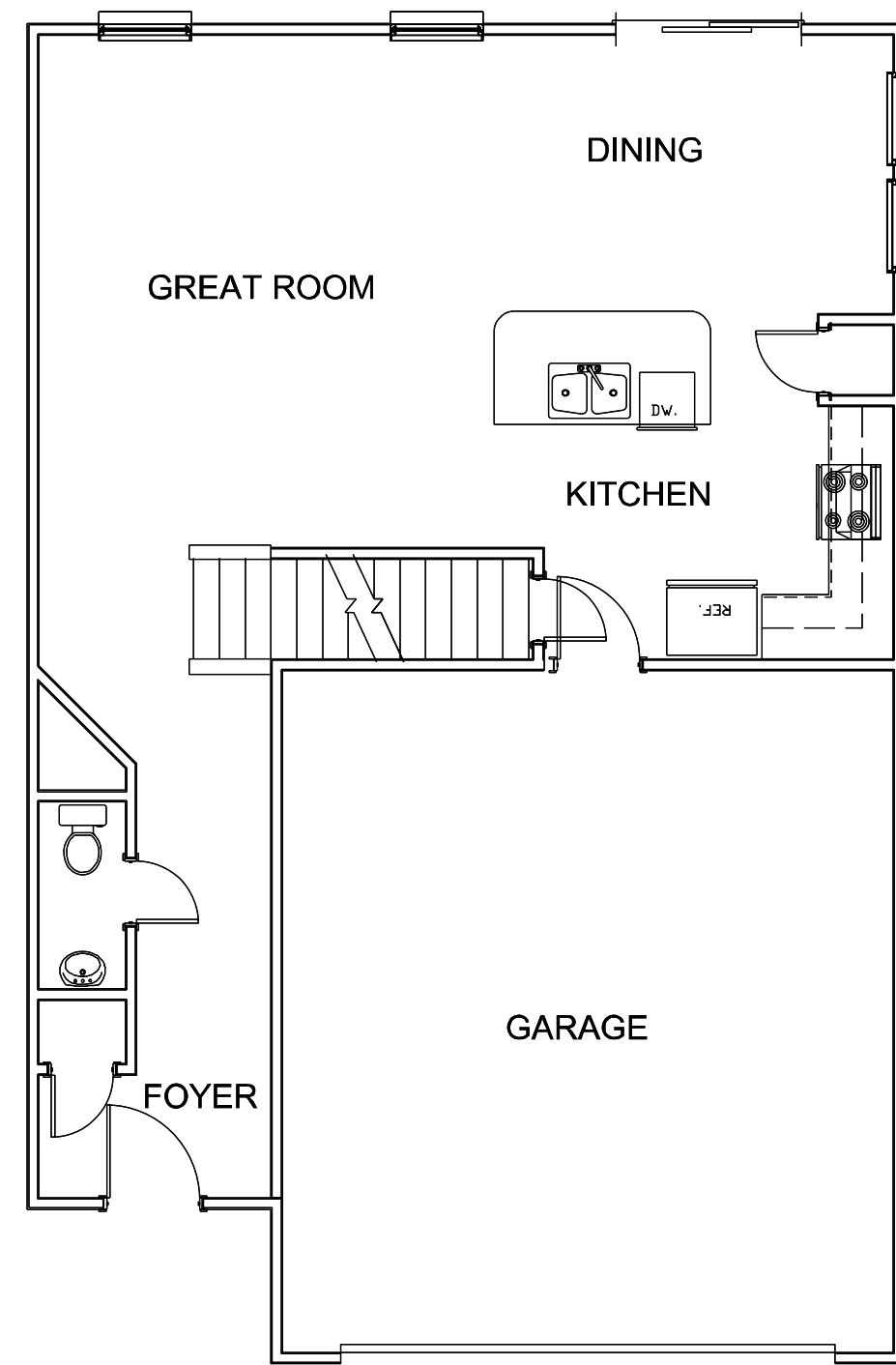
C-7



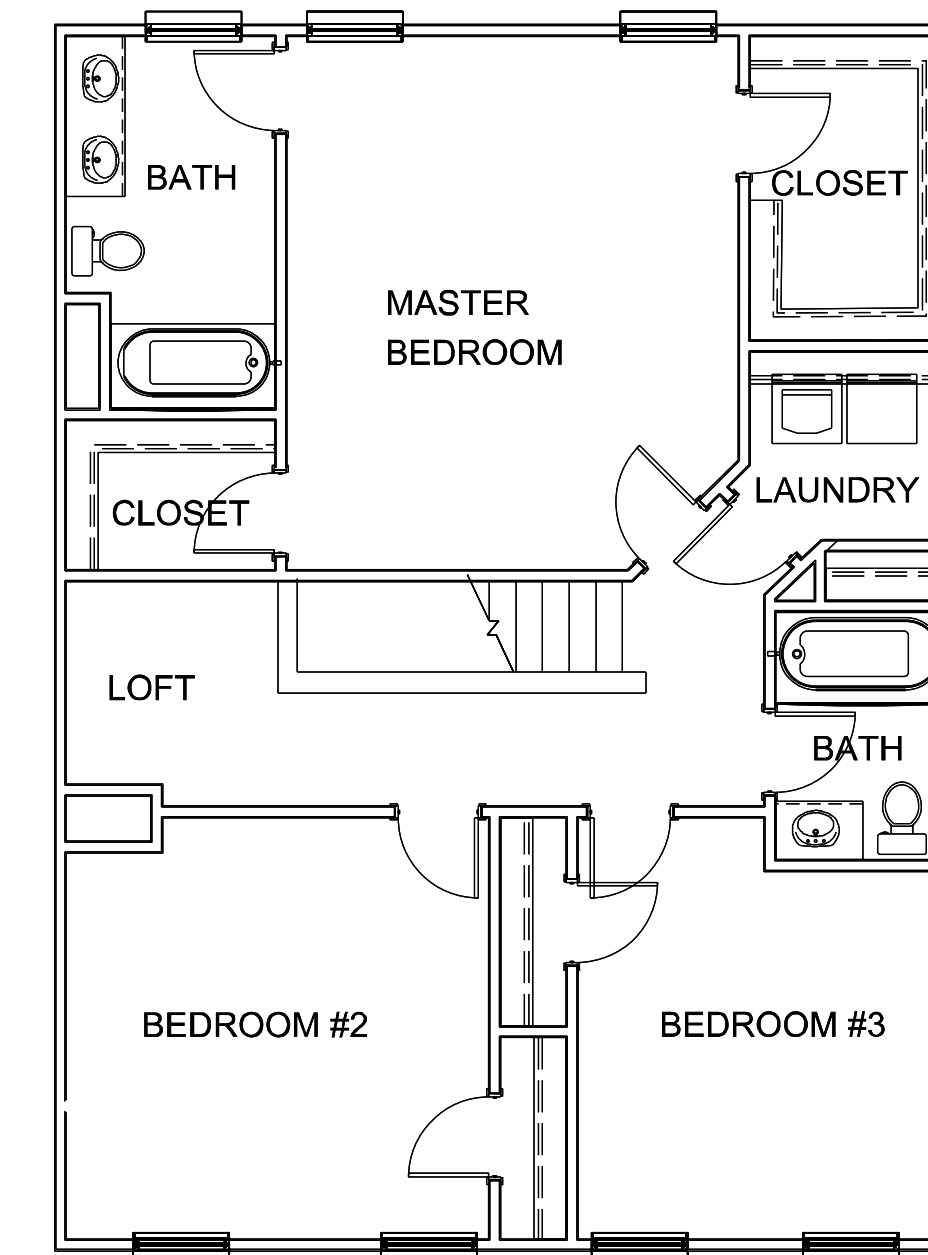
1 FRONT ELEVATIONS
SCALE: N.T.S.



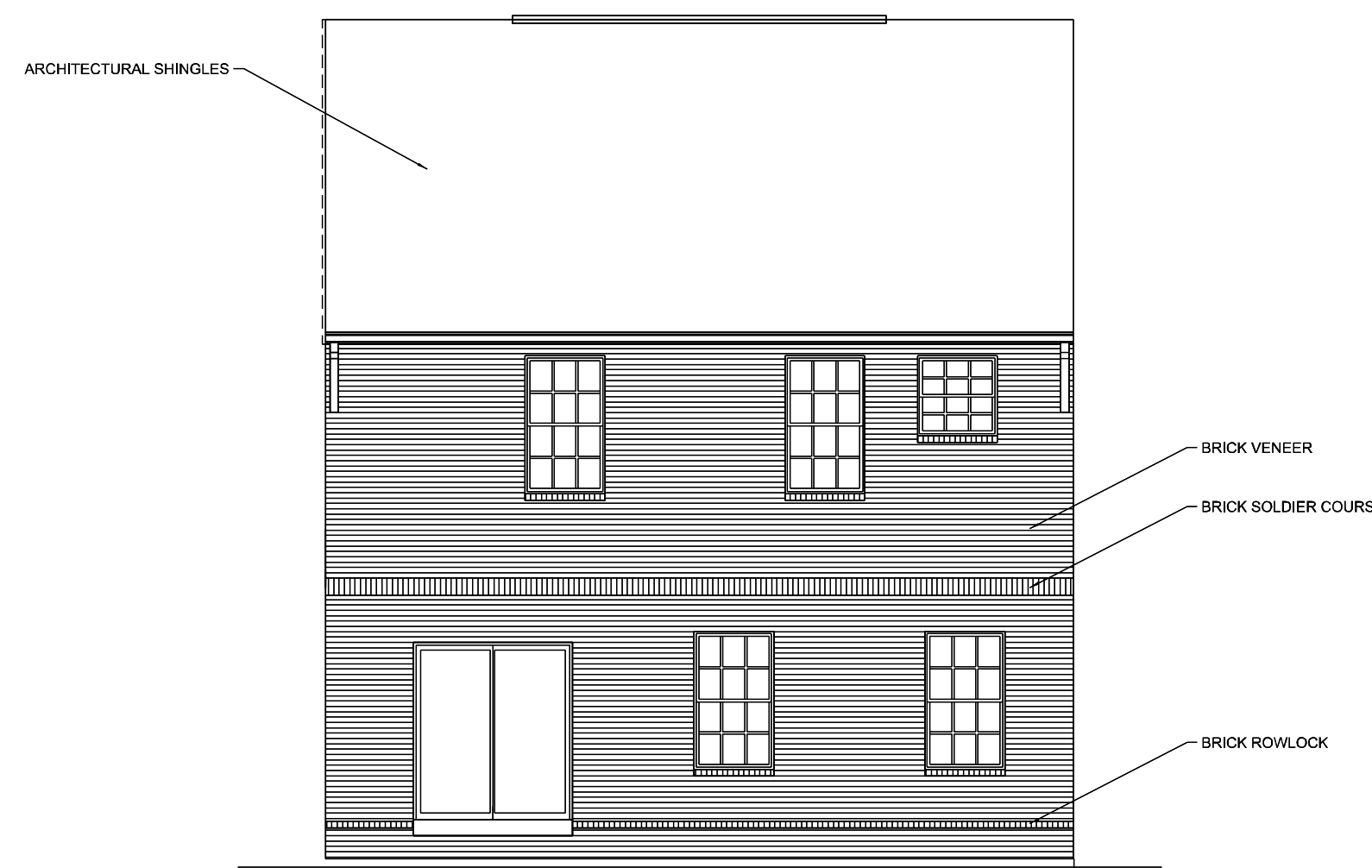
2 TYPICAL SIDE ELEVATION
SCALE: N.T.S.



4 FIRST FLOOR PLAN
SCALE: N.T.S.



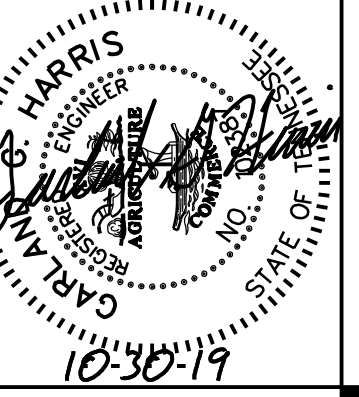
5 SECOND FLOOR PLAN
SCALE: N.T.S.



3 TYPICAL REAR ELEVATION
SCALE: N.T.S.



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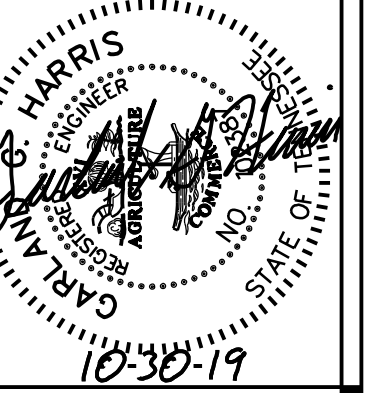
**ELEVATIONS
AND
FLOOR PLANS**

PROJ NO: 02093

DATE: 08/15/19

REVISIONS

A5.1



**DEVONSHIRE
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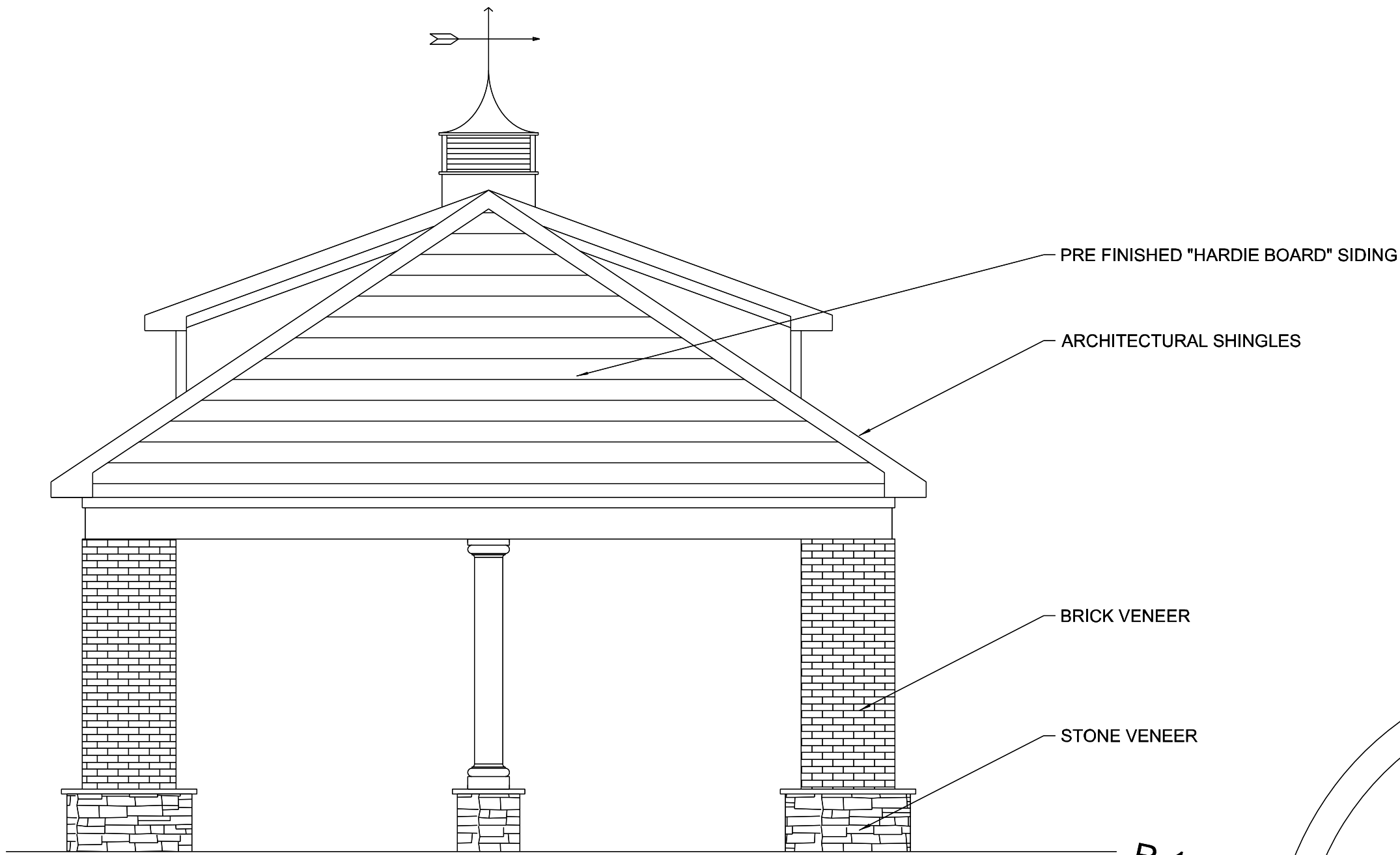
COVERED PAVILION

PROJ NO: 02093

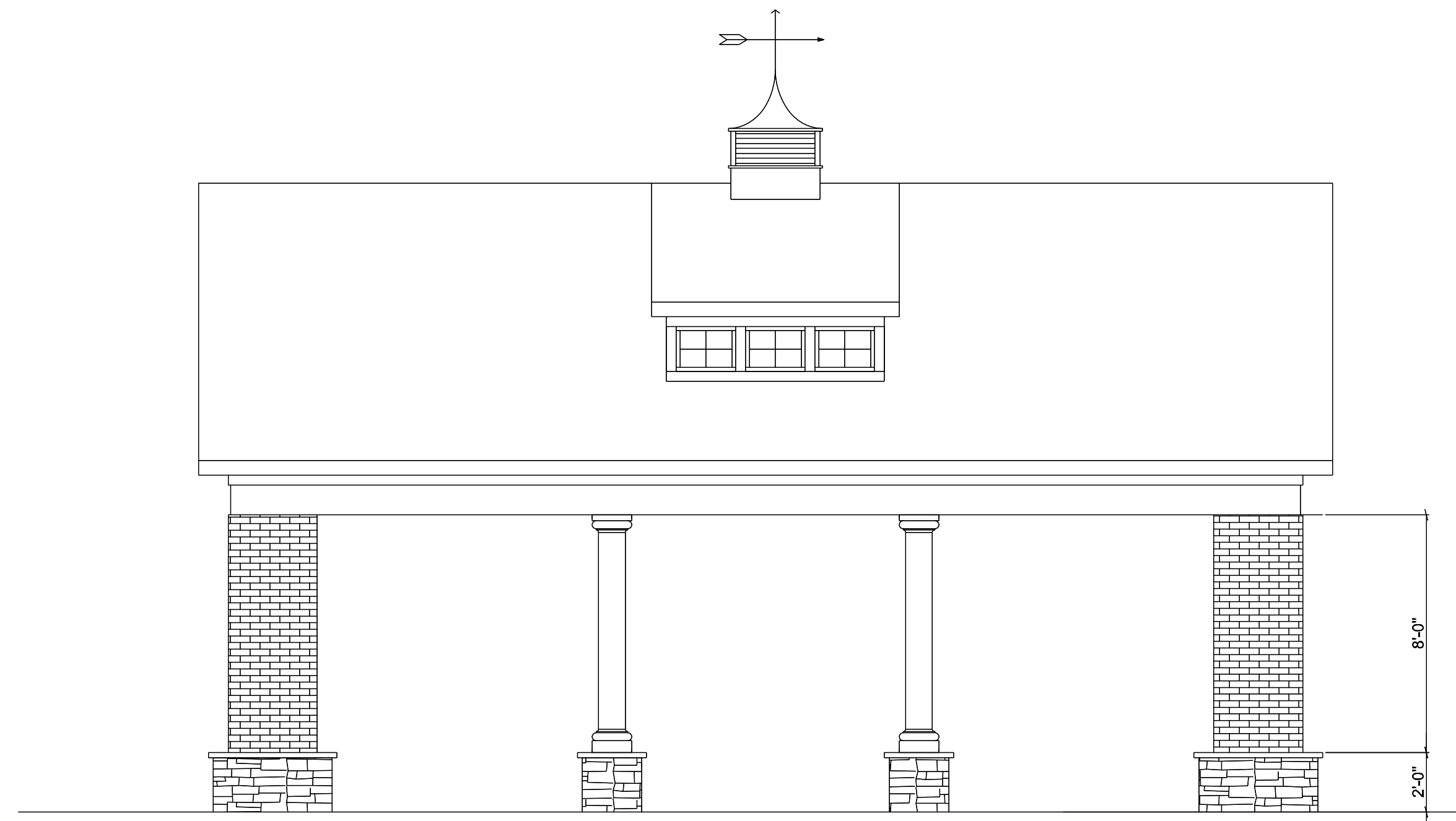
DATE: 08/15/19

REVISIONS

A5.2



2 SIDE ELEVATION
SCALE: N.T.S.



1 FRONT ELEVATION
SCALE: N.T.S.

