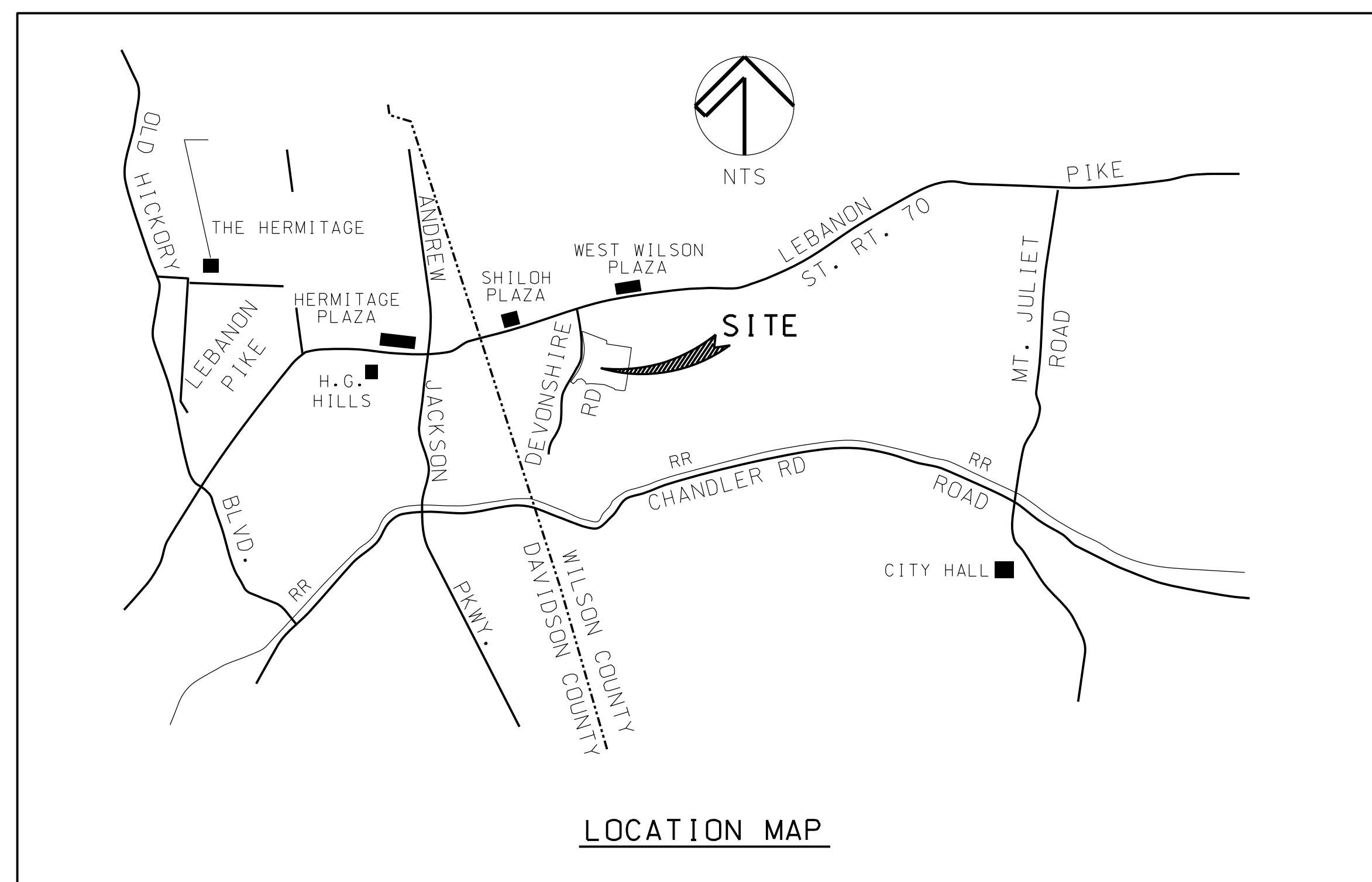


PRELIMINARY MASTER DEVELOPMENT PLAN FOR DEVONSHIRE VILLAS WILSON COUNTY, TENNESSEE (PRIVATE DRIVE)



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	PRELIMINARY SITE PLAN
C-2	DETAILS
C-3	ACCESSIBILITY ROUTE PLAN
C-4	GUEST PARKING DISTANCE
C-5	18% SLOPE PLAN
C-6	20% SLOPE PLAN
C-7	CONCEPTUAL LANDSCAPE
C-8	RECREATION PLAN
A5.1	EXTERIOR ELEVATIONS
A5.2	COVERED PAVILION

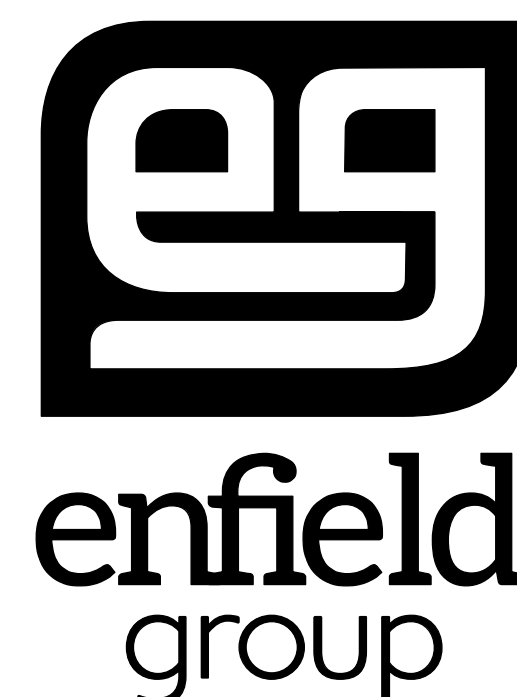
LIST OF CODE EDITIONS ADOPTED BY THE CITY OF MT JULIET:

- 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



503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204

(O) (615) 915-1941
(F) (615) 915-1949

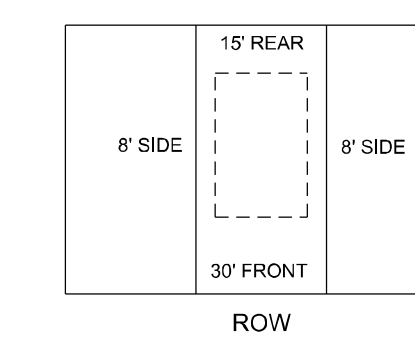
REAL ESTATE
CONSTRUCTION
ENGINEERING



LOT #	LOT AREA (sq ft)	LOT AREA (acres)
100	10751	0.247
101	10800	0.248
102	10138	0.233
103	10138	0.233
104	10138	0.233
105	12035	0.276
106	10575	0.243
107	10566	0.243
108	10596	0.243
109	10666	0.245
110	10443	0.240
111	10858	0.249
112	12001	0.276
113	10061	0.231
114	10045	0.231
115	10212	0.234
116	10186	0.234
117	10044	0.231
118	10115	0.232
119	10138	0.233
120	10138	0.233
121	10131	0.233
122	10563	0.242
123	11963	0.275
124	10138	0.233
125	10138	0.233
126	10138	0.233
127	10138	0.233
128	10138	0.233
129	10762	0.247
130	11137	0.256
131	10255	0.235
132	10554	0.242
133	10665	0.245
134	10690	0.245
135	10046	0.231
136	11094	0.255
TOTAL	389167	8.934

TYPICAL LOT

SETBACKS R10:



SETBACKS
 FRONT YARD - 30 FEET
 SIDE YARD - 8 FEET
 REAR YARD - 15 FEET

PROPERTY INFORMATION:

STREET ADDRESS: DEVONSHIRE DRIVE
 CIVIL DISTRICT: 01
 TAX MAP: 052
 PARCEL: 018.00

PROJECT ENGINEER:

GREGG HARRIS
 ENFIELD CONSTRUCTION AND ENGINEERING
 503 EAST IRIS DRIVE
 NASHVILLE, TN
 37204
 (615) 915-1941
 GHARRISENFIELD-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 ON MINIMAL FLOOD HAZARD TYPE X.

ZONING INFORMATION:

EXISTING ZONING: RS-10 PUD
 PROPOSED ZONING: R-10 PUD
 EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL
 PROPOSED LAND USE: HIGH DENSITY RESIDENTIAL
 MAXIMUM LOT COVERAGE: 40%
 LOT COVERAGE (FOR 10,000 SQ FT LOT): 22.4%
 MINIMUM LOT SIZE: 10,000 SQ FT
 MINIMUM LOT PROVIDED: 10,044 SQ FT
 MINIMUM LOT WIDTH: 60 FT
 MINIMUM LOT WIDTH PROVIDED: 74 FT
 MAXIMUM LOT WIDTH TO DEPTH RATIO: 4:1
 TYPICAL LOT WIDTH TO DEPTH RATIO PROVIDED: 0.54:1
 MINIMUM DEVELOPMENT AREA: 7,500 X 74 = 555,000 SQ FT
 DEVELOPMENT AREA PROVIDED: 609,672 SQ FT
 (LOTS • ROW • IMPROVED OPEN SPACE)
 IMPROVED OPEN SPACE REQUIRED: 7% OF DEVELOPMENT AREA
 IMPROVED OPEN SPACE PROVIDED: 13.84% (84,352 SQ FT)
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM BUILDING HEIGHT PROPOSED: 28 FT

PROJECT INFORMATION:

TOTAL AREA: 2,037,668 SQ FT
 46.78 ACRES
 PROPOSED USE: TWO UNIT VILLAS
 DENSITY PROPOSED: 1.58 D.U./ACRE
 NUMBER OF UNITS: 74
 ESTIMATED OCCUPANCY: 148 PEOPLE (2 PER UNIT)
 REQUIRED PARKING: 148 PARKING SPACES PER SECTION 9-103.2.
 TWO SPACES FOR EACH DWELLING UNIT WITH TWO OR MORE BEDROOMS.
 PARKING PROPOSED: 50 VISITOR PARKING
 148 GARAGE PARKING
 148 DRIVEWAY PARKING
 346 TOTAL SPACES
 (198 MORE THEN REQUIRED)
 MAXIMUM BUILDING HEIGHT: 35 FT
 APPROXIMATE BUILDING HEIGHT: 28 FT +/-
 74 UNITS
 28'-0" X 40'-0"
 TWO CAR GARAGE
 18'-0" WIDE DRIVEWAY
 37 BUILDINGS
 2 UNIT BUILDINGS
 THREE BEDROOMS PER UNIT

VARIANCES REQUESTED:

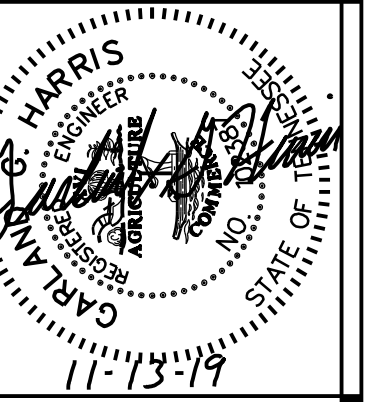
SEC. 8-207.5(3) (A):
 EXCEPT FOR THOSE PORTIONS OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT REQUIRED FOR THE INSTALLATION OF STREETS AND UTILITIES, THE FOLLOWING AREAS SHALL BE DESIGNATED AS ENVIRONMENTAL OPEN SPACE AND NO DEVELOPMENT SHALL TAKE PLACE THEREON: NATURAL SLOPES OF 18 PERCENT OR GREATER.
 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 ENCRDACH ON THE 18% AND 20% SLOPES.



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 (F) (615) 915-1949

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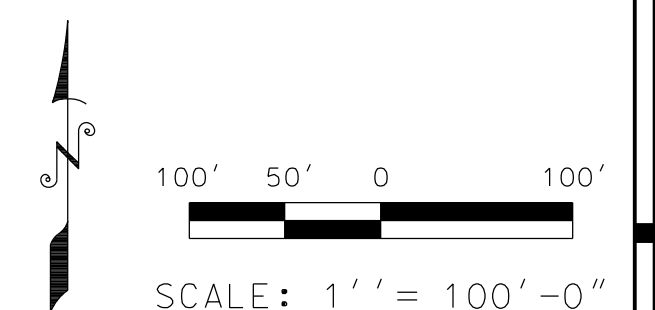
PRELIMINARY
 SITE PLAN

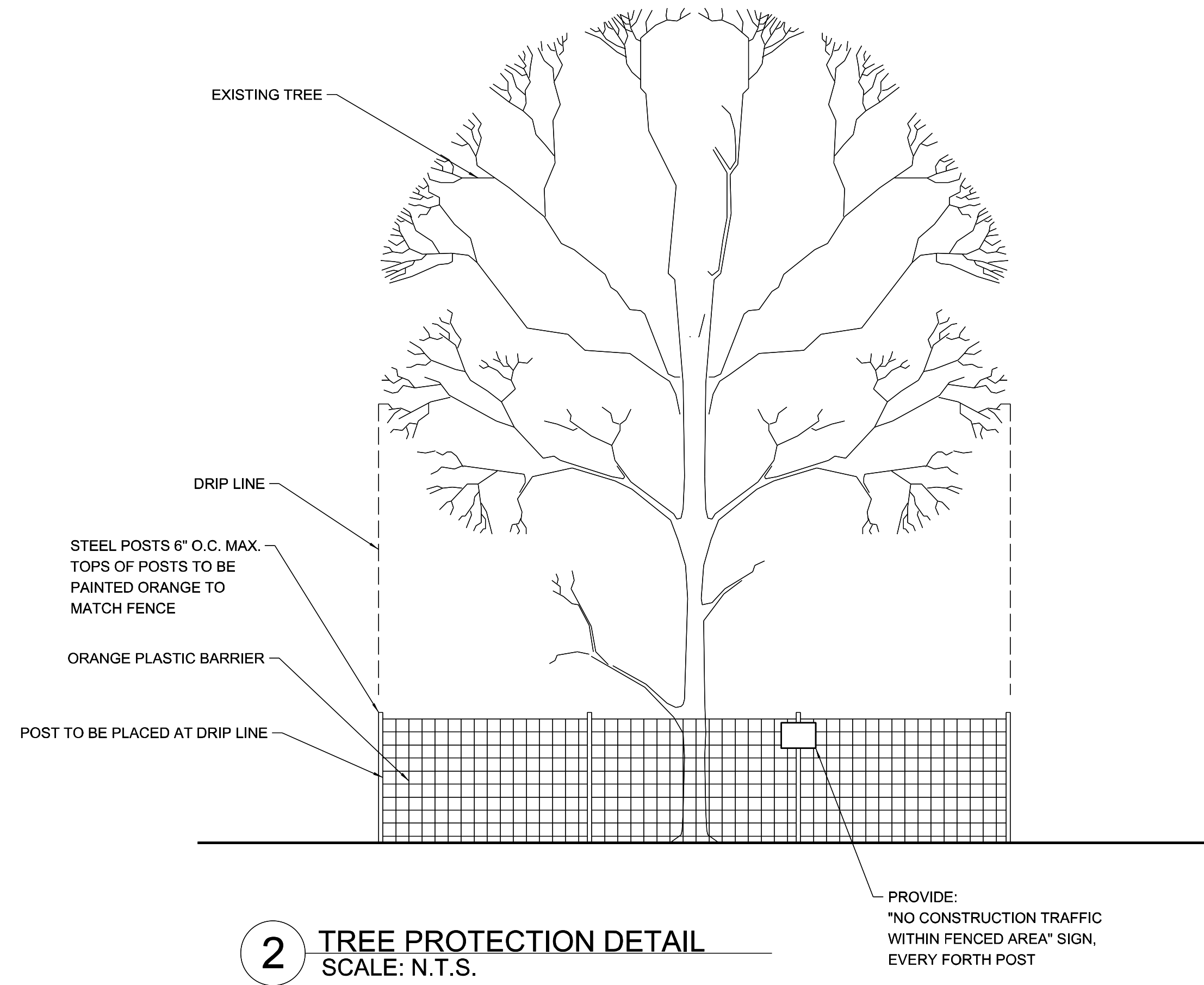
PROJ NO: 02093

DATE: 08/15/19

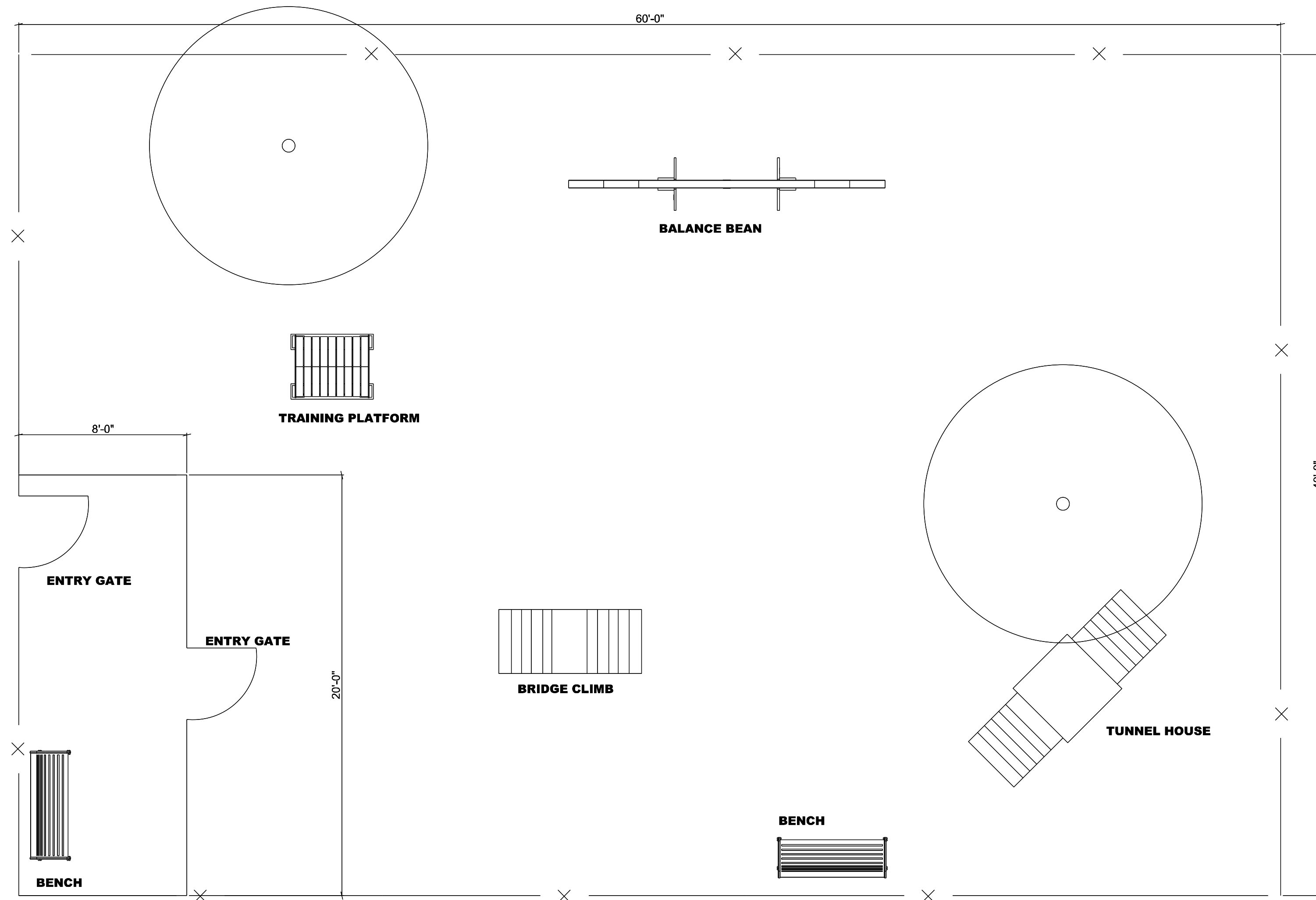
REVISIONS

C-1

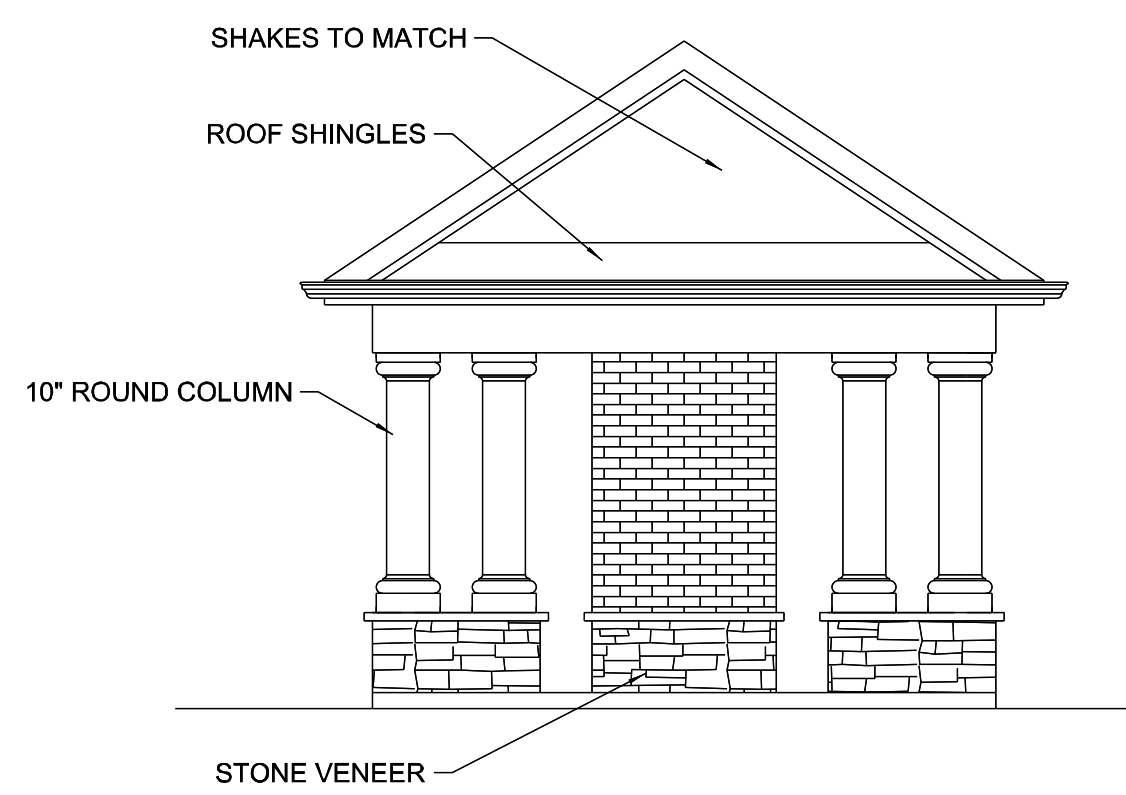




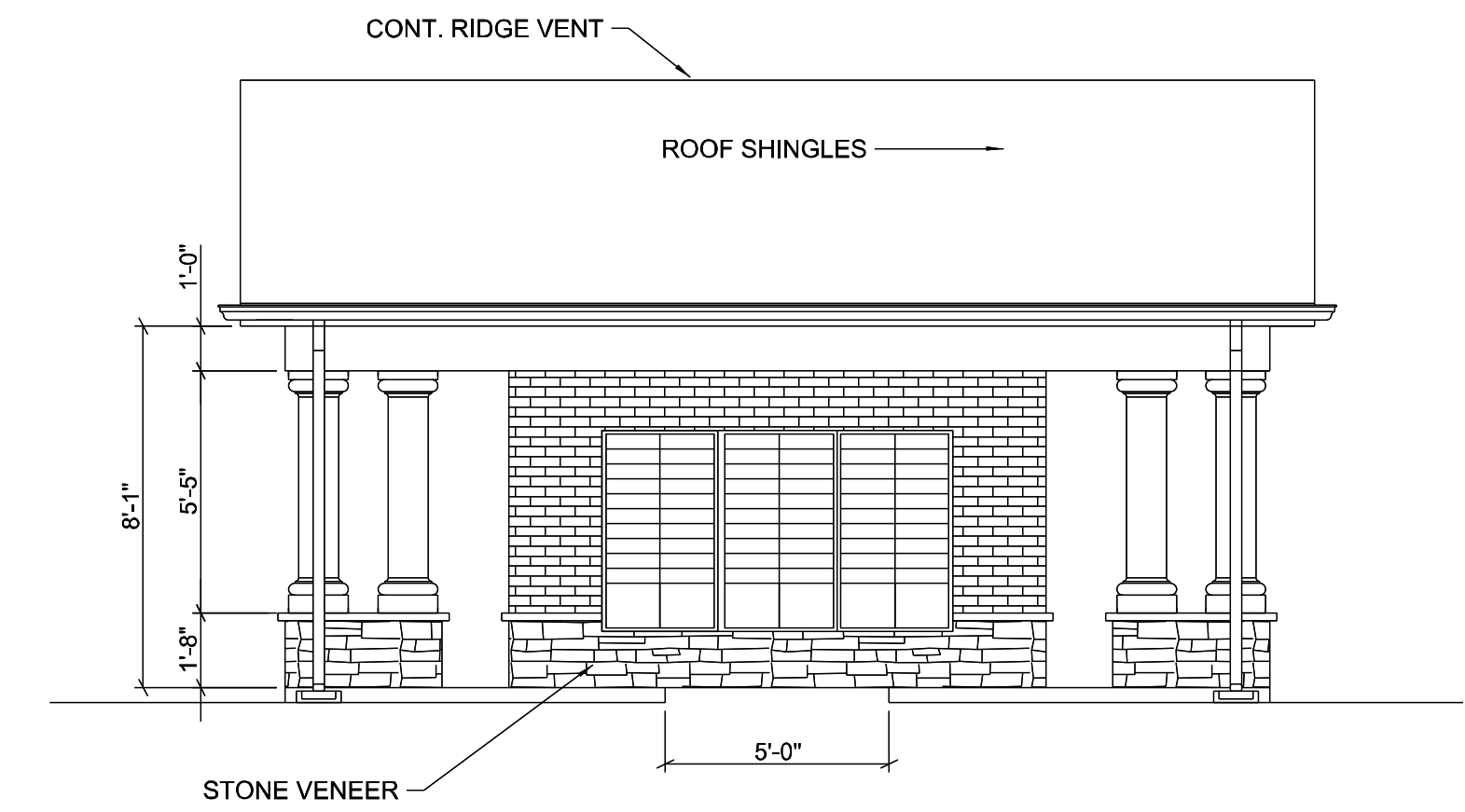
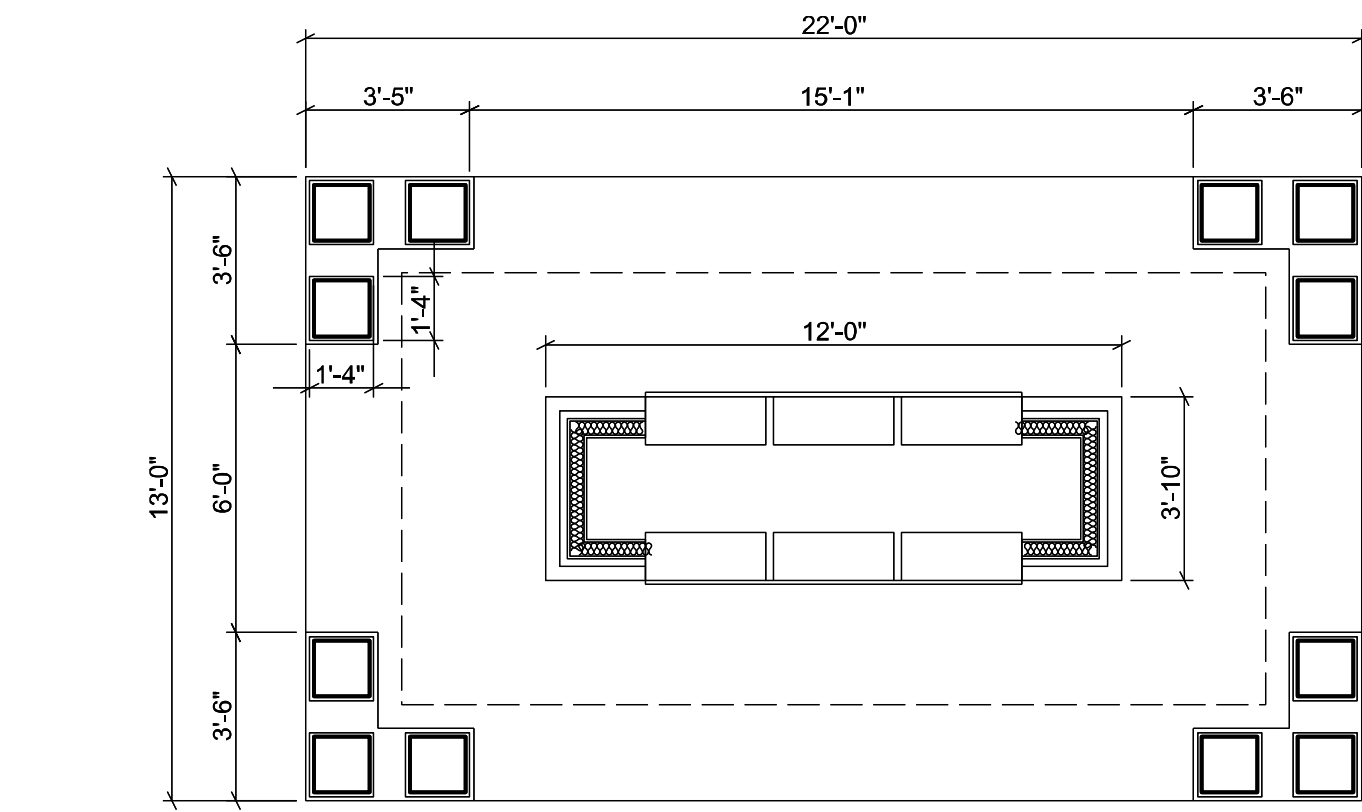
2 TREE PROTECTION DETAIL
SCALE: N.T.S.



3 DOG PARK
SCALE: N.T.S.



1 MAIL KIOSK
SCALE: N.T.S.

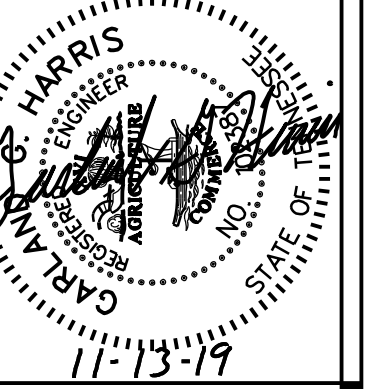


NOTE:
1. BURKE - PLAY THAT MOVES YOU
INTENSITY IN-2882 OR SIMILAR

4 PLAY GROUND EQUIPMENT
SCALE: N.T.S.



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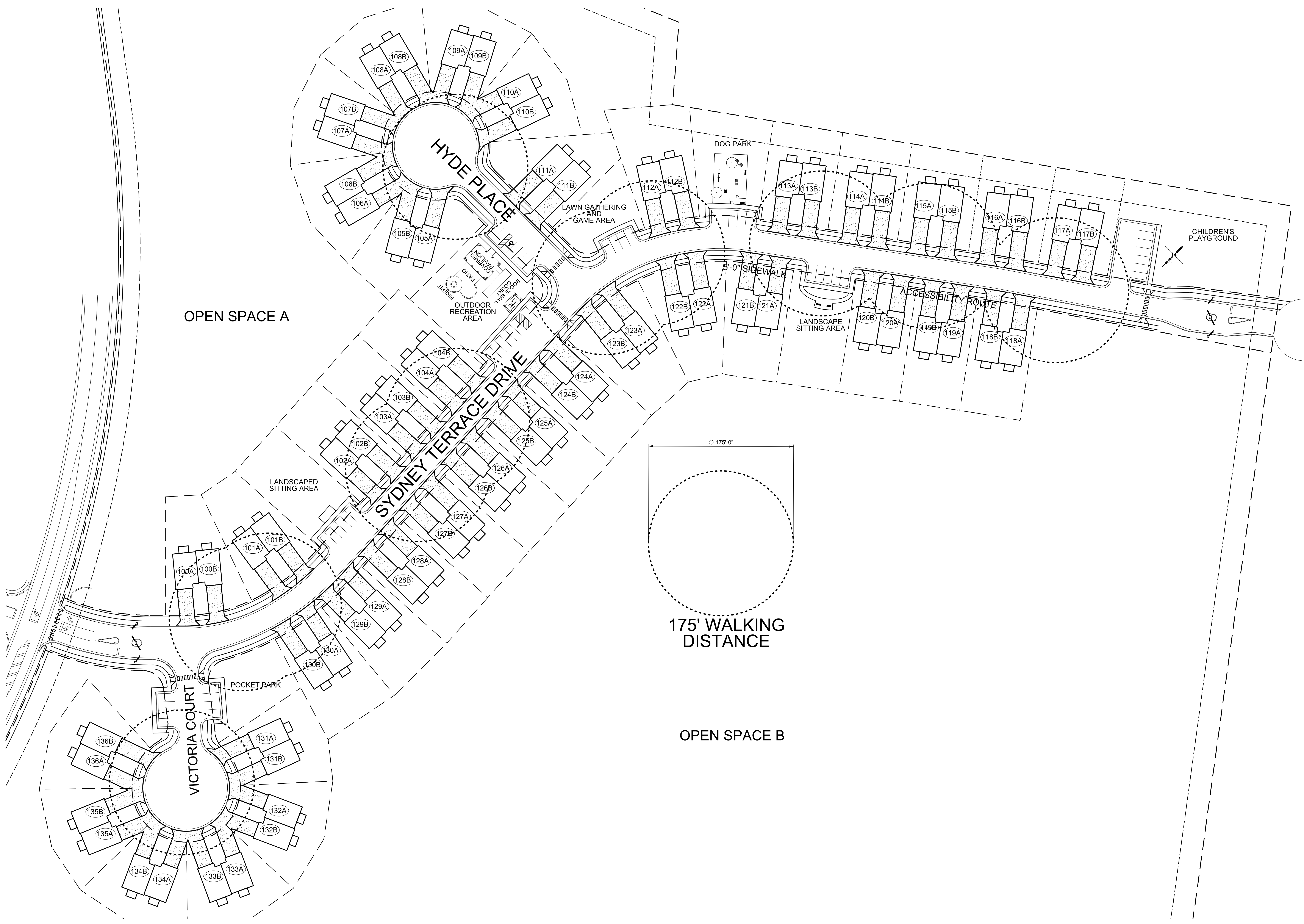
DETAILS

PROJ NO: 02093

DATE: 08/15/19

REVISIONS

C-2

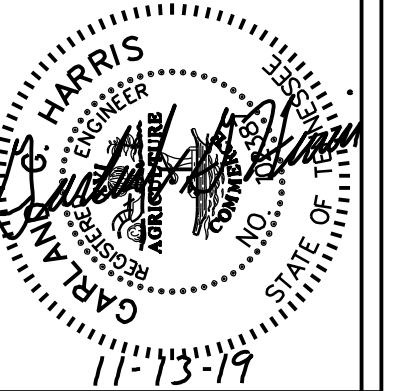


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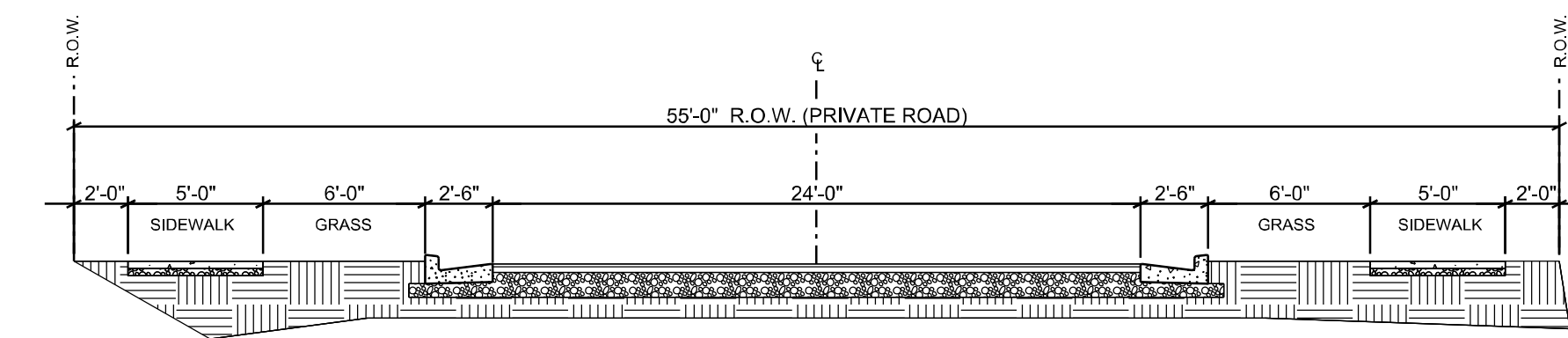
**GUEST
PARKING DISTANCE**

PROJ NO: 02093

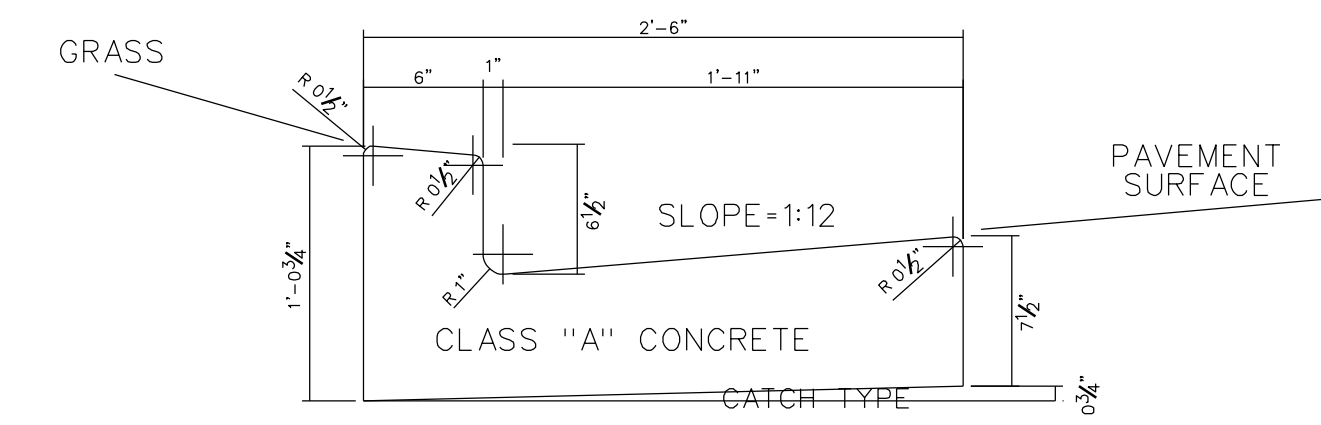
DATE: 08/15/19

REVISIONS

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TYPICAL ROAD CROSS SECTION
NOT TO SCALE



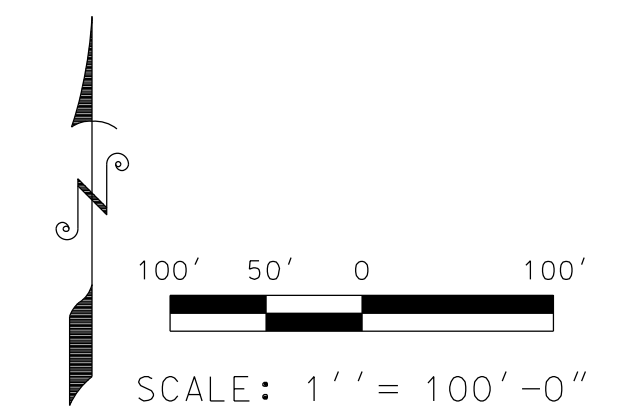
TYPICAL CROSS SECTION

CONC. CURB & GUTTER DETAIL
NOT TO SCALE

UNITS WITH IN THE 18% SLOPE

UNIT	101A
UNIT	101B
UNIT	108B
UNIT	109A
UNIT	117B
UNIT	120B
UNIT	121A

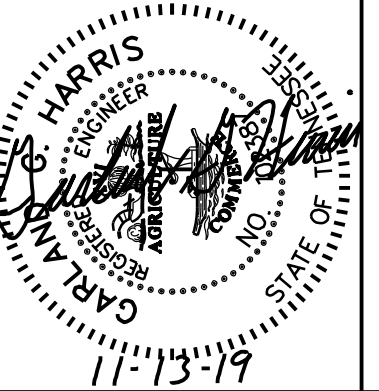
■ SLOPES ≥ 18%



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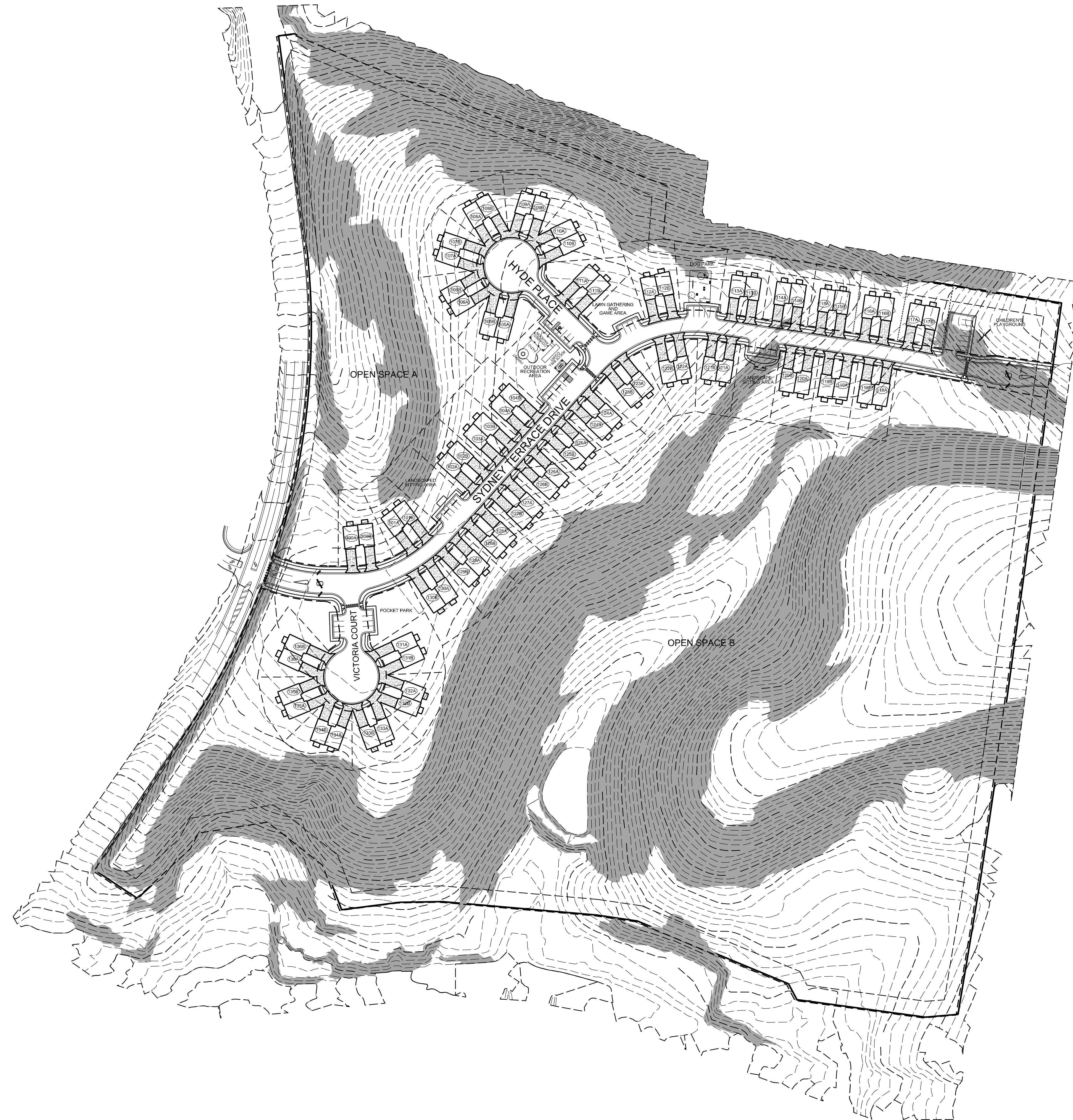
18% SLOPE PLAN

PROJ NO: 02093

DATE: 08/15/19

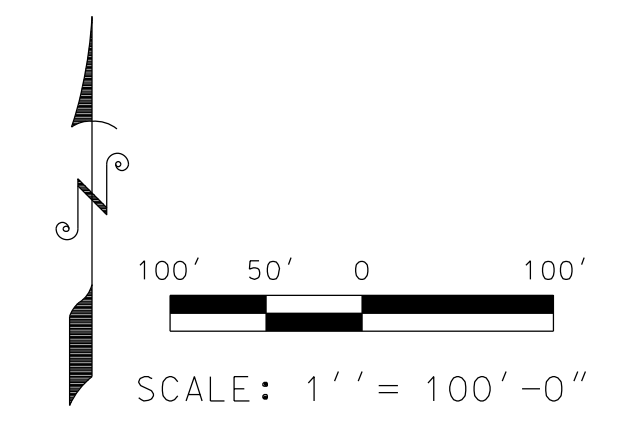
REVISIONS

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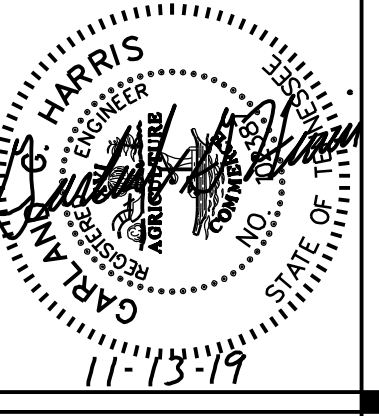


NO UNITS ARE IN THE 20% SLOPE

■ SLOPES ≥ 20%



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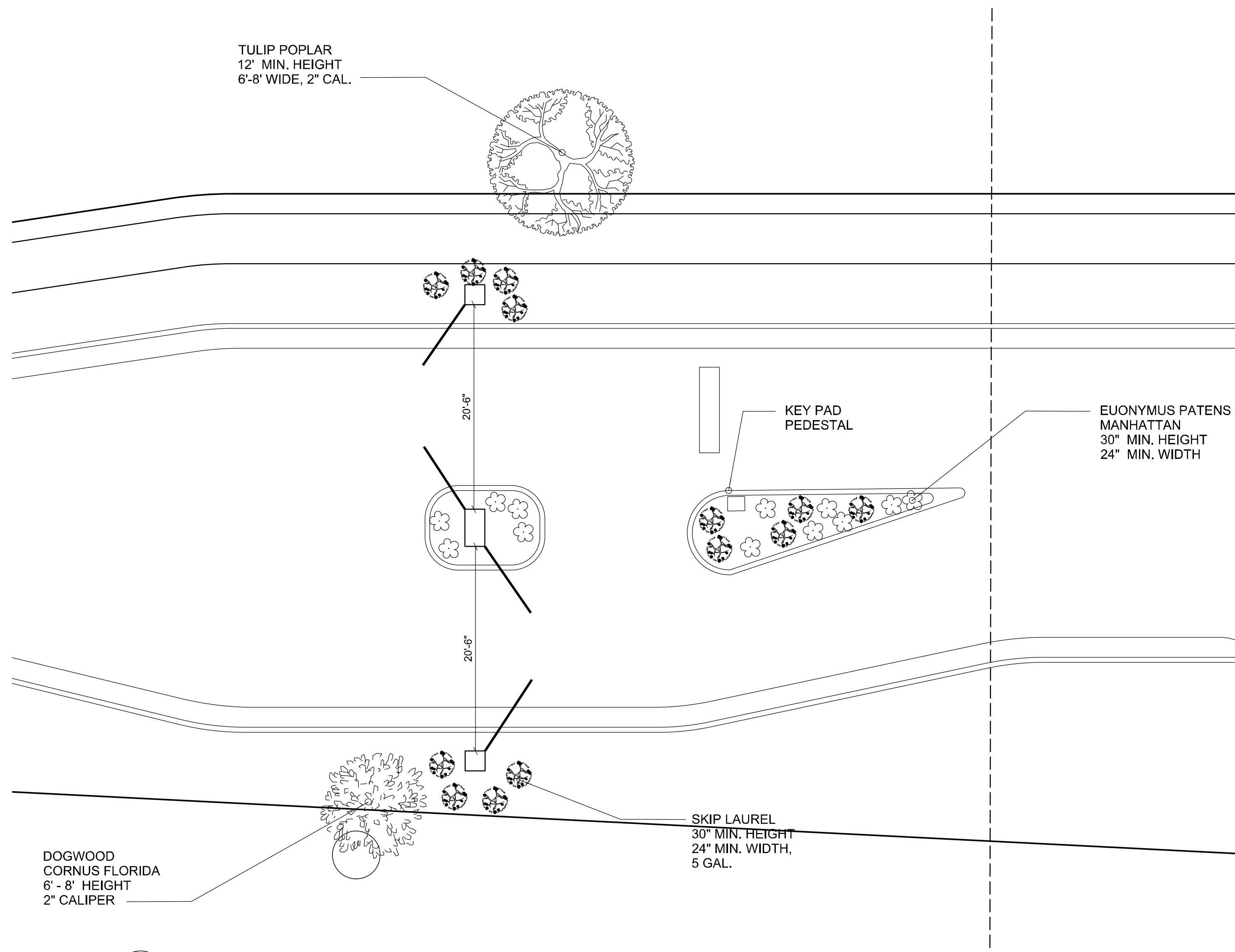
**DEVONSHIRE
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(PRIVATE DRIVE)**

20 % SLOPE PLAN

PROJ NO: 02093
DATE: 08/15/19

REVISIONS

C-6



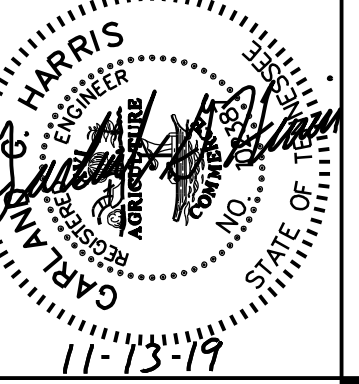
1 ENTRY GATE CONCEPTUAL LANDSCAPE
SCALE: N.T.S.



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**DEVONSHIRE
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(PRIVATE DRIVE)**

**CONCEPTUAL
LANDSCAPE**

PROJ NO: 02093

DATE: 08/15/19

REVISIONS

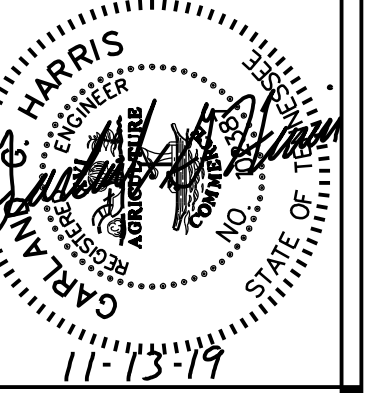
C-7



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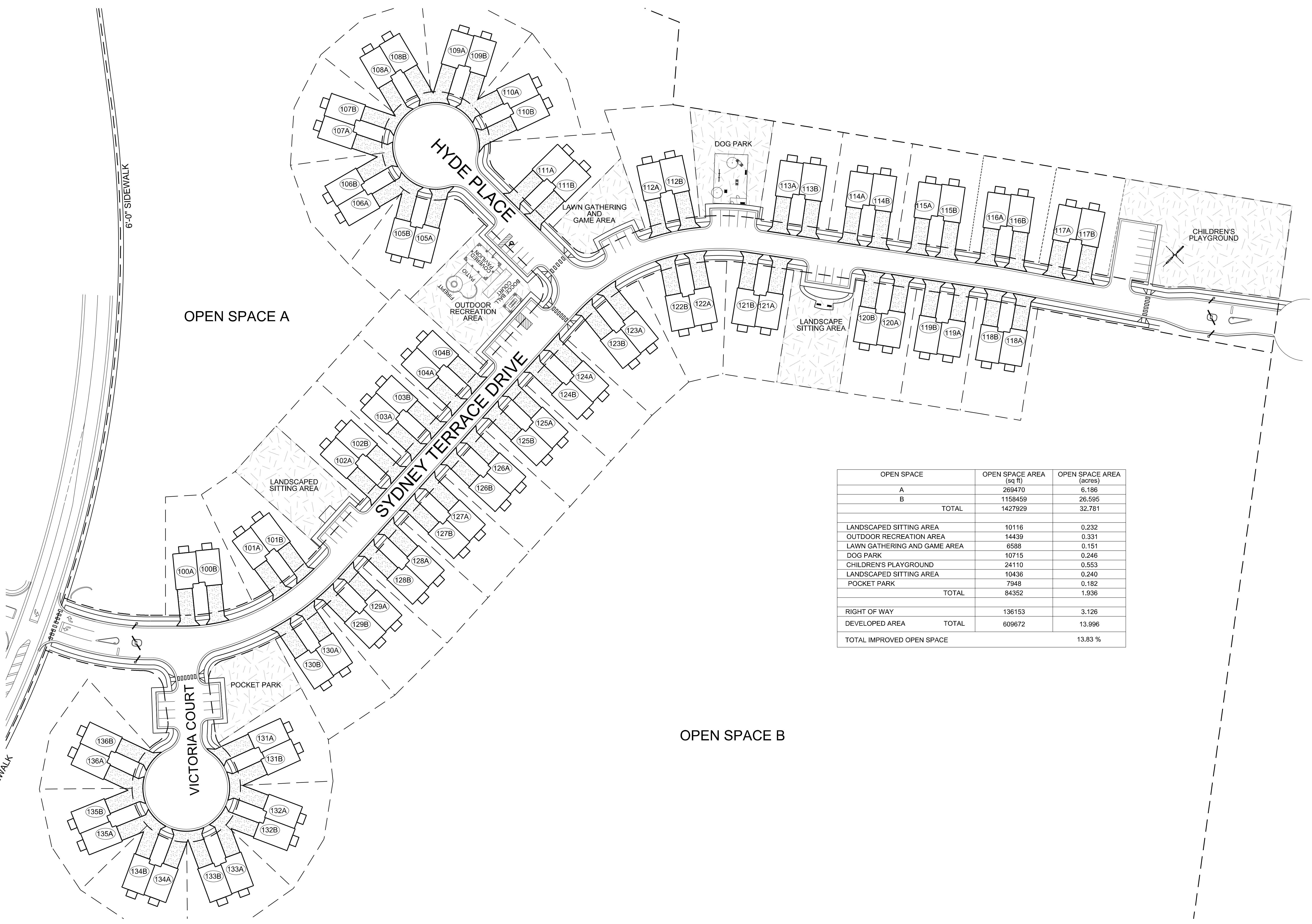
RECREATION PLAN

PROJ NO: 02093

DATE: 08/15/19

REVISIONS

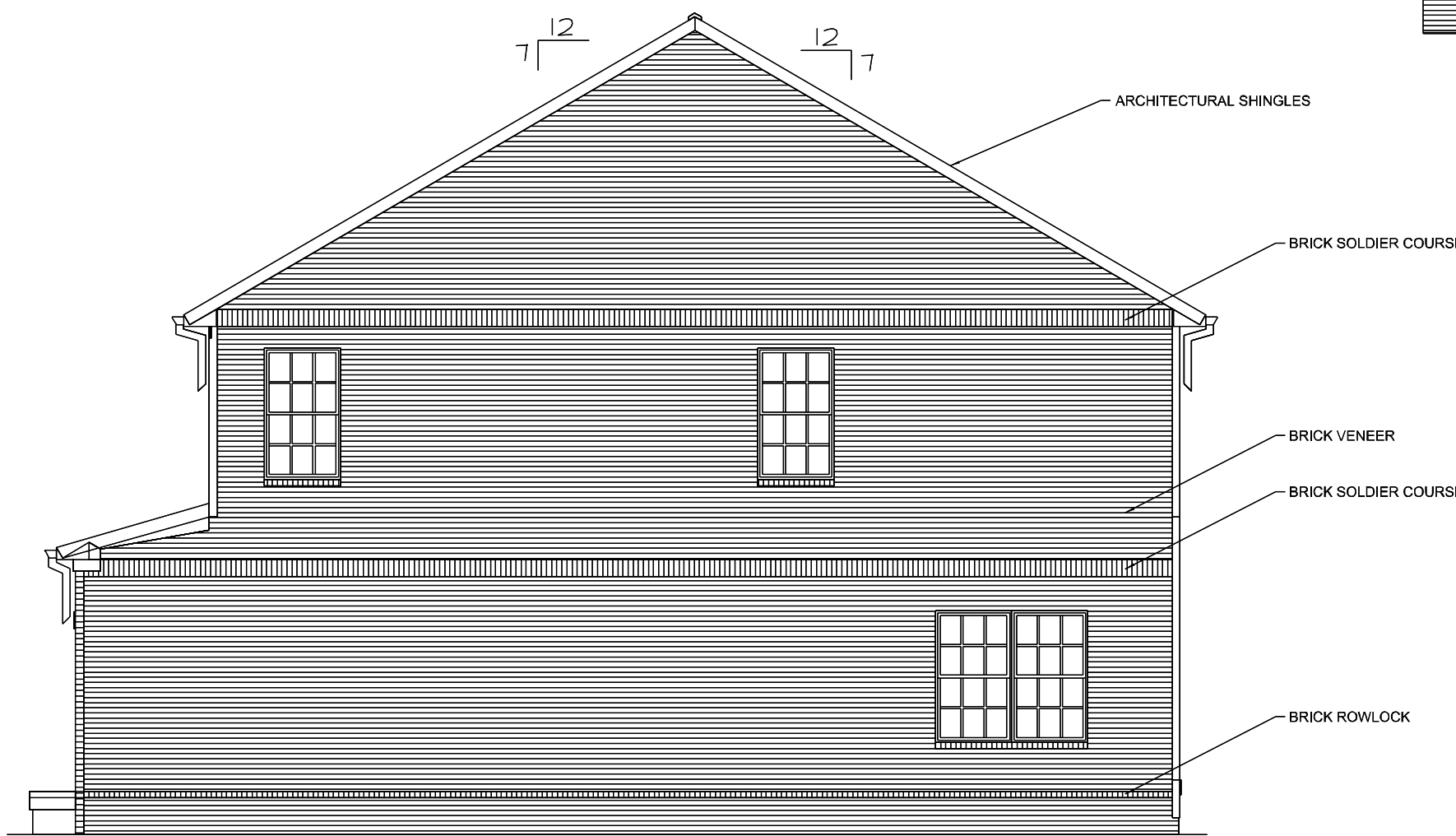
C-8



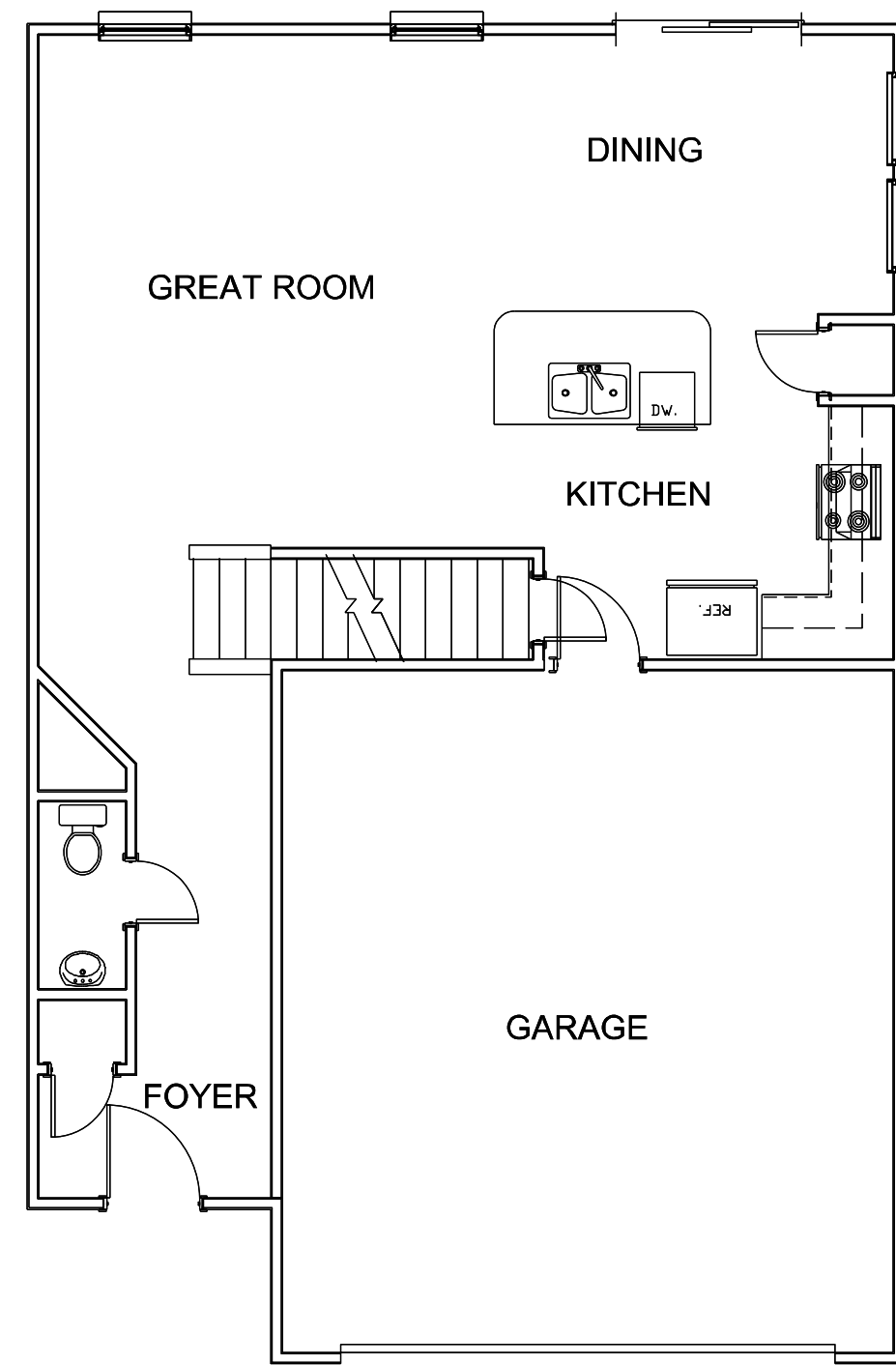
OPEN SPACE	OPEN SPACE AREA (sq ft)	OPEN SPACE AREA (acres)
A	269470	6.186
B	1158459	26.595
TOTAL	1427929	32.781
LANDSCAPED SITTING AREA	10116	0.232
OUTDOOR RECREATION AREA	14439	0.331
LAWN GATHERING AND GAME AREA	6588	0.151
DOG PARK	10715	0.246
CHILDREN'S PLAYGROUND	24110	0.553
LANDSCAPED SITTING AREA	10436	0.240
POCKET PARK	7948	0.182
TOTAL	84352	1.936
RIGHT OF WAY	136153	3.126
DEVELOPED AREA TOTAL	609672	13.996
TOTAL IMPROVED OPEN SPACE		13.83 %



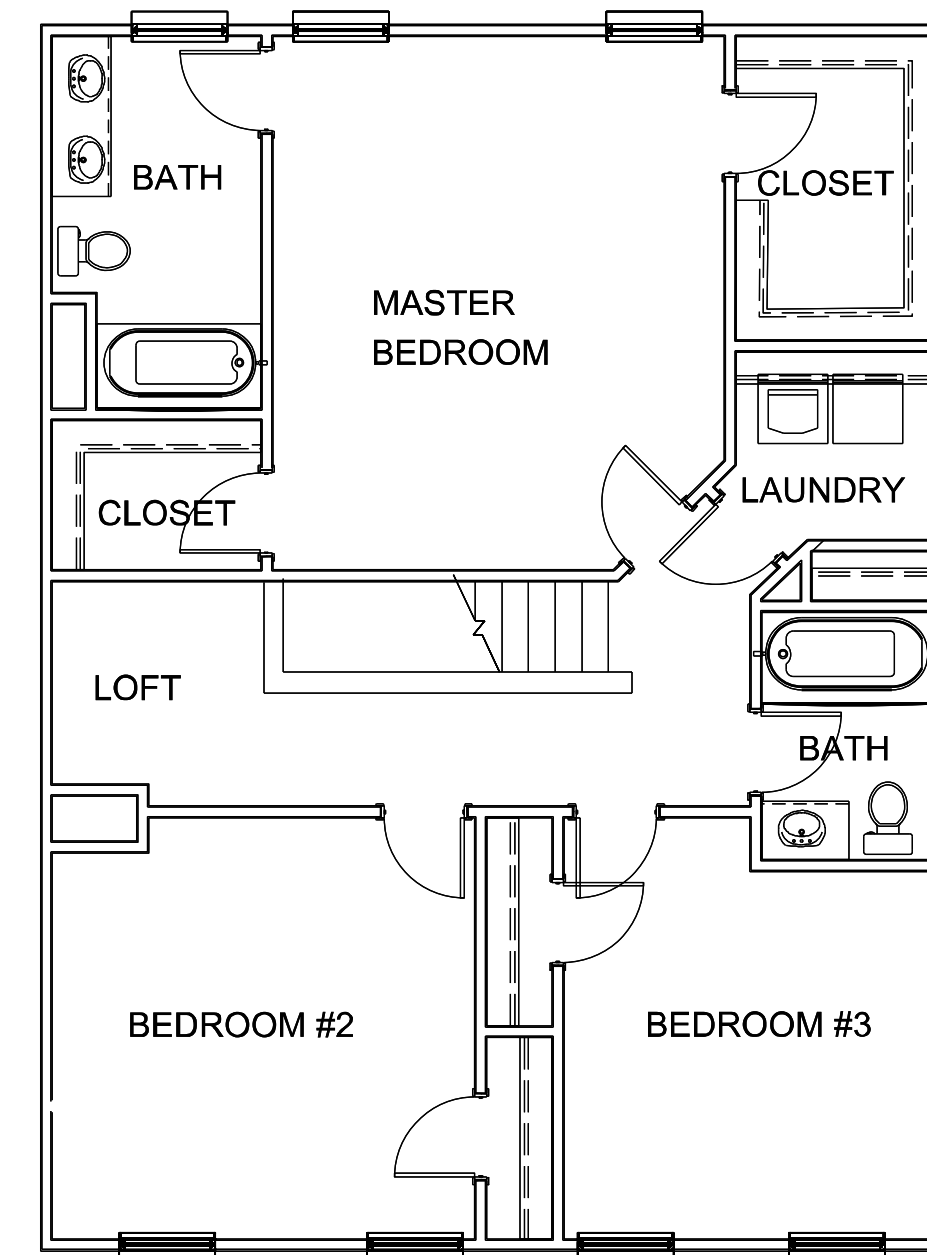
1 FRONT ELEVATIONS
SCALE: N.T.S.



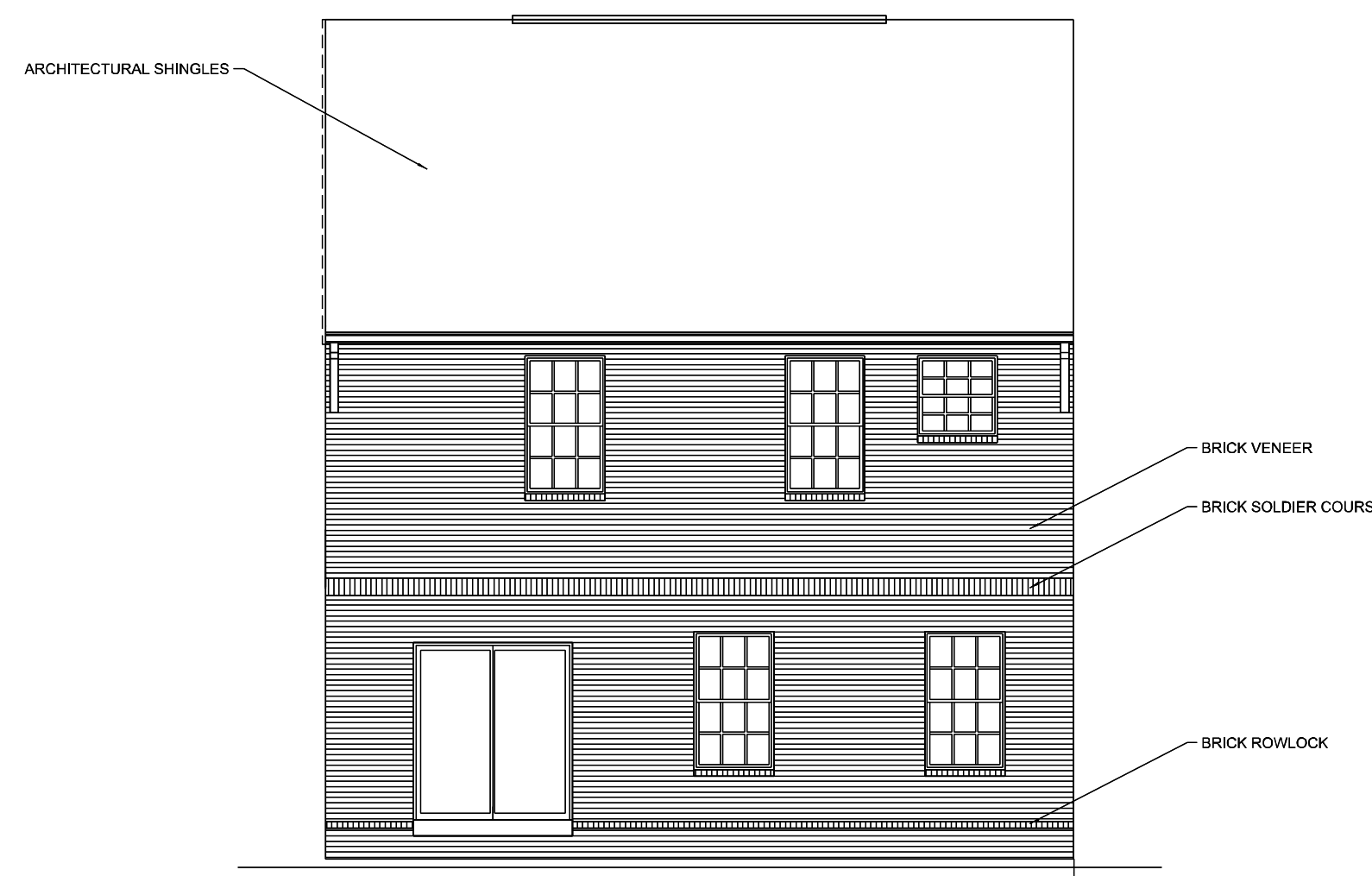
2 TYPICAL SIDE ELEVATION
SCALE: N.T.S.



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



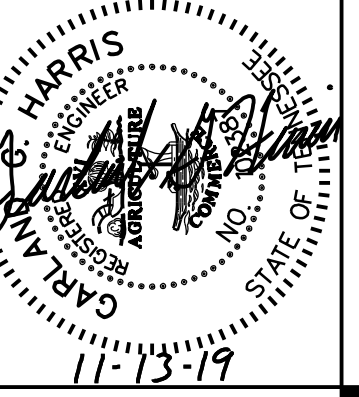
5 SECOND FLOOR PLAN
SCALE: N.T.S.



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



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group
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ELEVATIONS
AND
FLOOR PLANS

PROJ NO: 02093
DATE: 08/15/19

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A5.1



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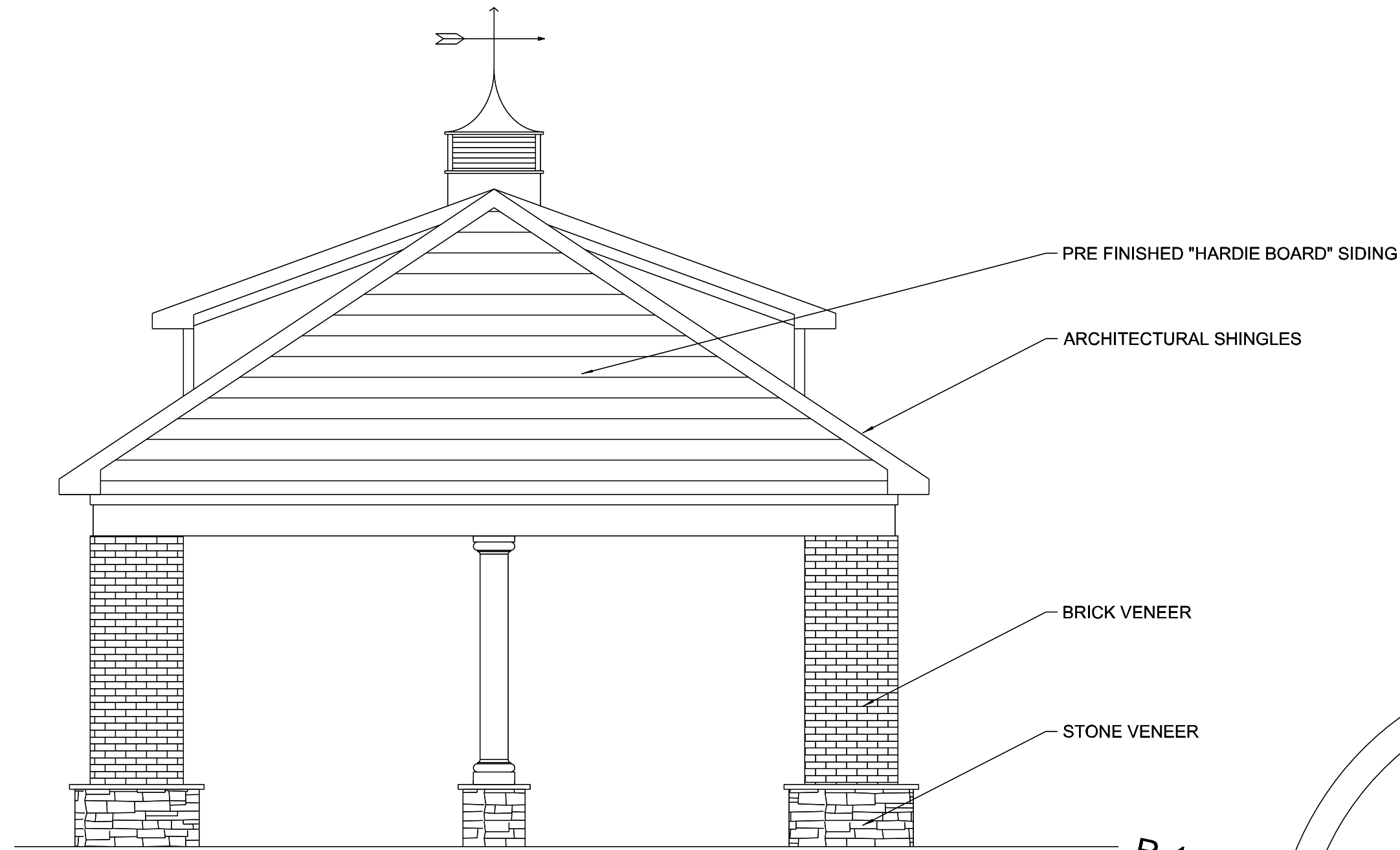
COVERED PAVILION

PROJ NO: 02093

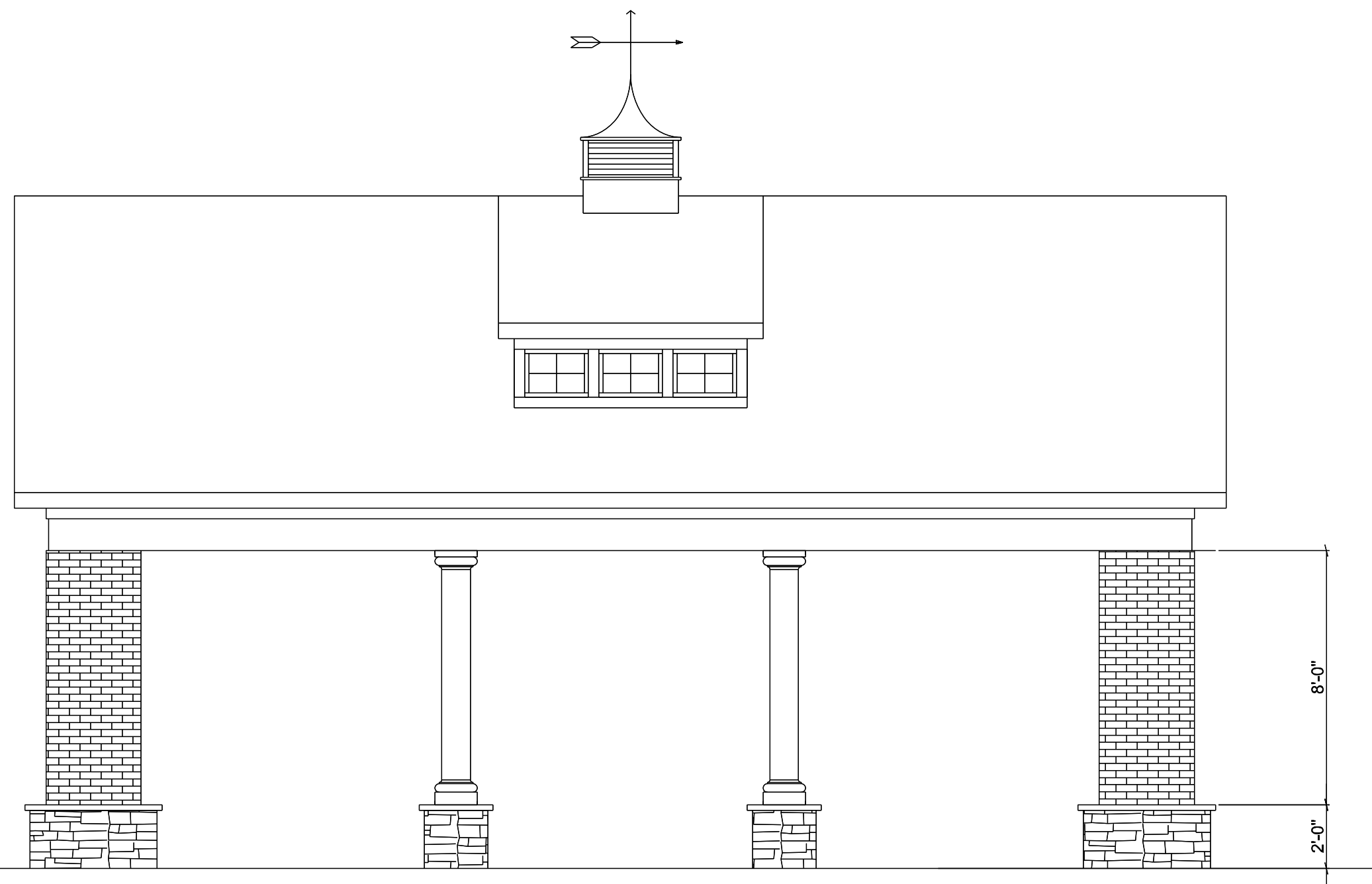
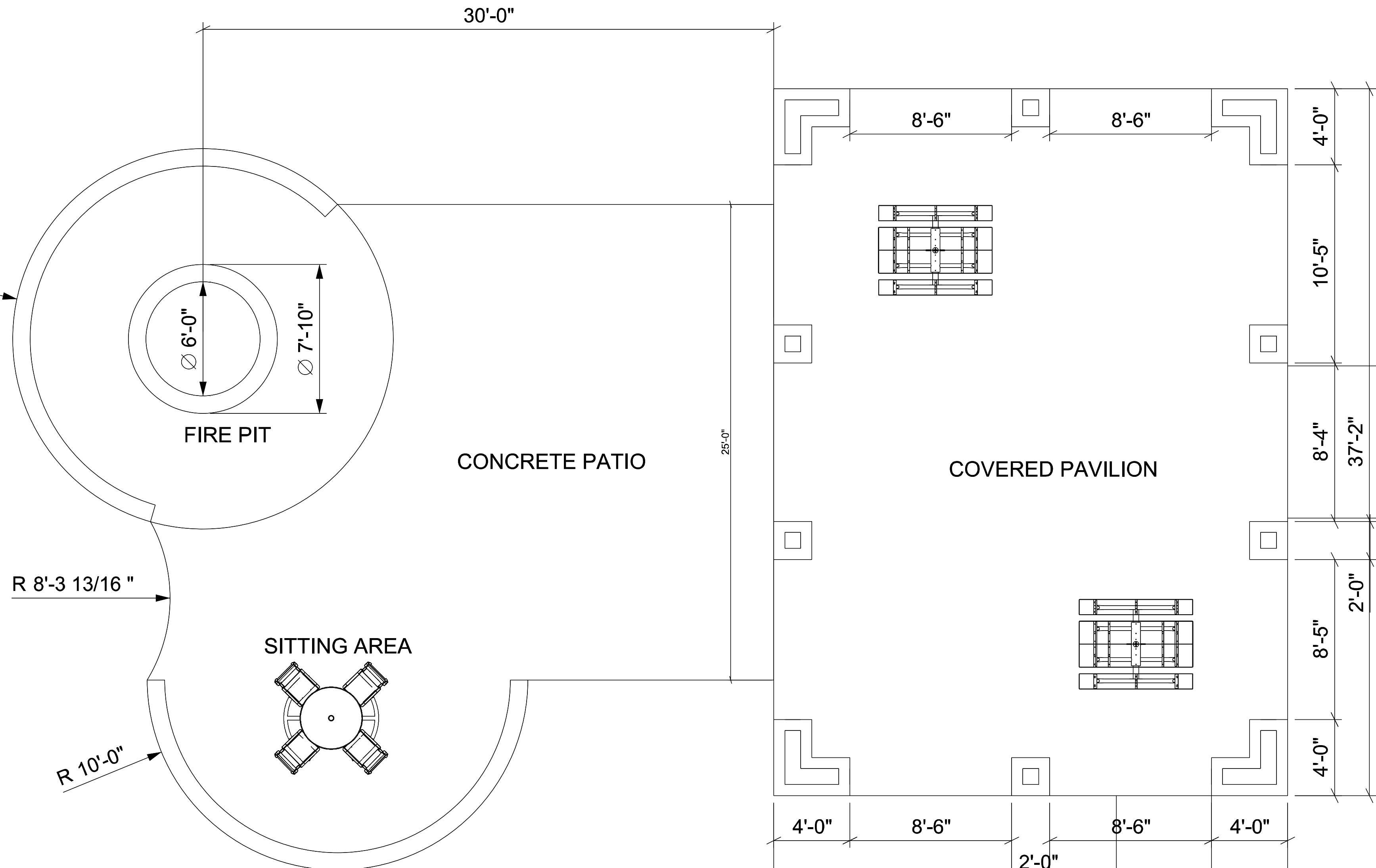
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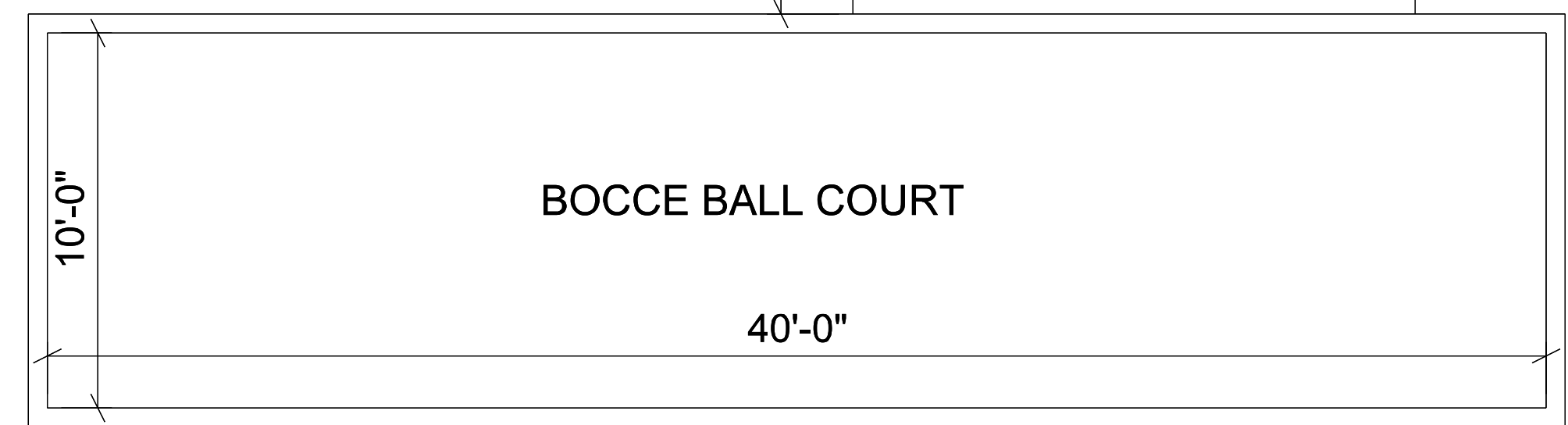
A5.2



2 SIDE ELEVATION
SCALE: N.T.S.



1 FRONT ELEVATION
SCALE: N.T.S.



BOCCE BALL COURT

40'-0"

10'-0"