Agenda
Gallatin Municipal-Regional Planning Commission

Monday, January 27, 2014 | **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS | **CITY HALL**

Items listed on the Consent Agenda are considered routine or non-controversial and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the agenda applicant for that item that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda during the Public Comments on Non-Agenda items or Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes: November 25, 2013 and December 9, 2013 Regular Meetings**
- **Public comments on Non-Agenda items or Consent Agenda items**
- **GMRPC Resolution No. 2014-01**
  Election of Officers

CONSENT AGENDA

1. GMRPC Resolution No. 2013-69 **PC0160-13**
INFACT DEVELOPMENT COMPANY - ADDITION
BRUCE RAINEY & ASSOCIATES

Owner and applicant requests approval of a site plan to construct a 9,375 square foot addition and an additional 4,525 square feet of exterior covered area to the existing 31,295 square foot building on a 5.00 (+/-) acre parcel at 1283 Gateway Drive.

2. GMRPC Resolution No. 2014-04 **PC0234-14**
FOXLAND, PHASE 9, SECTION 3
JAMES TERRY & ASSOCIATES

Owner and applicant request approval of a final plat and dedication of a right-of-way for Foxland, Phase 9, Section 3, a major subdivision, to create 24 lots for 12 attached dwellings, and (three) 3 open space tracts on 5.56 (+/-) acres located on Albatross Way between Foxland Boulevard and Reynard Drive.

3. GMRPC Resolution No. 2014-03 **PC0236-14**
THE WOODLANDS BUSINESS PARK, PHASE 2
BRUCE RAINEY & ASSOCIATES

Owner and applicant request approval of a final plat for The Woodlands Business Park, Phase 2, a minor subdivision, to create four (4) lots on 5.03 (+/-) acres located on Longleaf Drive off of Old Airport Road.

4. **GMRPC Resolution No. 2013-92** **PC0195-13**
TWIN EAGLES PHASE 7, SECTION 2
ROGERS ENGINEERING GROUP

Owner and applicant requests acceptance of the public improvements for Wildcat Run and Franciscan Way located in Twin Eagles Phase Seven, Section Two. The property contains 33 lots on 9.735 (+/-) acres.

5. **GMRPC Resolution No. 2014-09** **PC0228-13**
KENNESAW FARMS, PHASE 1, COMMERCIAL
CHERRY LAND SURVEYING, INC.

Applicant and owner request approval of a Final Plat for Kennesaw Farms, Phase 1 Commercial, a major subdivision containing 10 lots, one open space (track a), and a future access easement on 15.452 (+/-) acres located on Nashville Pike and Kennesaw Boulevard.

6. **GMRPC Resolution No. 2014-10** **PC0240-14**
SURETY RENEWALS
CITY OF GALLATIN

Applicant requests approval of the submitted surety renewals for 2014.

REGULAR AGENDA

7. **GMRPC Resolution No. 2013-96** **PC0214-13**
CARELLTON - AMENDED PMDP
DEWEY-ESTES ENGINEERING

Owner/applicant requests approval to amend the Carellton preliminary master development plan (PMDP) site layout, lot sizes, and phasing by changing the entire Carellton Subdivision except phase 1-A and 1-B.

8. **GMRPC Resolution No. 2014-05** **PC0238-14**
EASTLAND SUBDIVISION - PHASE 2, REPLAT OF LOT 3
CITY OF GALLATIN

The City is requesting approval of a major subdivision by re-platting Lot 3 of the Eastland Subdivision, Phase Two, into two (2) lots and one (1) open space tract, and requesting two (2) variances to allow the two (2) lots to vary from the standards in the Subdivision Regulations. The Municipal Board of Zoning Appeals (MBZA) will consider the variations from the Zoning Ordinance during a meeting on January 30, 2014. The property contains .32 (+/-) acres and is located at the northeast corner of East Eastland Street at North Boyers Avenue. The property is currently zoned Multiple Residential and Office (MRO). A variety of residential, community facilities, and commercial uses are permitted in the MRO zone district.

9. **GMRPC Resolution No. 2014-06** **PC0232-14**
ST. BLAISE RETREAT
PARKSIDE BUILDERS LLC

Owner/applicant requests approval to amend the St. Blaise Retreat preliminary master development plan and revise the final master development plan by dividing Phase 2 into two (2) separate phases.

10. **GMRPC Resolution No. 2014-02** **PC0233-14**
ST. BLAISE RETREAT, SECTION 2
PARKSIDE BUILDERS LLC

Owner and applicant request approval of a preliminary plat for Saint Blaise Retreat, Phase 2, a major subdivision, to create 24 one-family detached dwelling lots, and two (2) open space tracts on 12.56 (+/-) acres located on Montrose Drive and Brighton Lane off of St. Blaise Court.

11. GMRPC Resolution No. 2014-07 **PC0237-14**
GALLATIN INDUSTRIAL CENTER - PHASE 2
LITTLEJOHN ENGINEERING ASSOCIATES, INC.

Owner and applicant request approval of a final plat for the Gallatin Industrial Center, Phase 2, in order to create two (2) lots and dedicate a right-of-way on 222.32 (+/-) acres by creating and re-platting a portion of an existing lot, four (4) unplatted parcels, and a portion of former railroad right-of-way located at Commerce Way and Gateway Drive.

12. GMRPC Resolution No. 2014-08 **PC0235-14**
GREENSBORO NORTH PARK AND RIDE
LOSE AND ASSOCIATES

Owner and applicant requests approval of an amended preliminary master development plan (PMDP) and a final master development plan (FMDP) for Greensboro North Park and Ride, Specific Plan District (SP), for a proposed Regional Transportation Authority (RTA) Park and Ride parking lot and right-of-way on 2.19 (+/-) acres located north of Volunteer State College on Enterprise Drive.

13. GMRPC Resolution No. 2014-11 **PC0231-14**
KENNESAW FARMS MEDICAL PLAZA
EALEY ENGINEERING PLLC

Applicant and owner request approval of an amendment to the Kennesaw
Farms Preliminary Master Development Plan and approval of a Final Master Development Plan for the Kennesaw Farms Medical Plaza in order to construct a 12,000 square foot multi-tenant building on 1.50 (+/-) acres, located at 1720 Nashville Pike.

14. OTHER BUSINESS

15. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION MEETING

November 25, 2013

MEMBERS PRESENT

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Johnny Wilson, Secretary
Vice Mayor John D. Alexander
Shirlene Campbell, Mayor's Designee
John Puryear

STAFF PRESENT

William McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Kevin Chastine, Planner II
Zach Wilkinson, Project Manager
Joe Thompson, City Attorney
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Dr. Rick Orgain

OTHERS

Applicants

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, November 25, 2013, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Chair Dempsey asked if any applicant requested to remove any item from the consent agenda. No one requested to remove any item from the consent agenda. Chair Dempsey asked if any of the Planning Commission members requested to remove any item from the consent agenda. No Planning Commission member requested to remove any item from the consent agenda; therefore, Chair Dempsey motioned to approve the consent agenda. Mr. Ramsey seconded the motion and the motion passed by unanimous vote.

Item 1
Approve Prior Minutes

Mr. Wilson motioned to approve the minutes of the October 28, 2013 Planning Commission meeting, the November 11, 2013 Planning Commission Special-Called meeting, and the November 11, 2013 Planning Commission Work Session meeting, as submitted. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Item 2
GMRPC Resolution No. 2013-92 – PC0195-13 – Twin Eagles Phase 7, Section 2 – Rogers Engineering Group

This item was deferred.

Item 3
GMRPC Resolution No. 2013-93 – PC0198-13 – Elk Acres, Phase 5 – Crawford & Cummings, PC – Applicant requests approval of a final plat for Elk Acres, Section 5, a major subdivision, containing 37 lots on 12.44 (+/-) acres locate at Ryan Avenue and Leah Court.

This item was approved by consent agenda with the following conditions:

1. Correct the street name identified in the Title Block on sheet 1 of 2 from "Campbell Avenue" to "Ryan Avenue".
2. Provide a recorded Amendment to the Declaration of Covenants, Conditions and Restrictions for Elk Acres, Section 5 to the Planning Department prior to the recording of the Final Plat.
3. Provide Record Book, page, and date in the Certificate of Common Areas Dedication for Declaration of Covenants, Conditions, and Restrictions prior to recording of the Final Plat.
4. Provide a recorded Stormwater Inspection and Maintenance Agreement to the Engineering Division prior to the recording of the Final Plat.
5. Submit a subdivision performance surety to the Planning Department, in the amount to be determined by the Engineering Division, prior to the recording of the Final Plat.
6. Submit a check to the Engineering Division for signs, in the amount to be determined by the Engineering Division, prior to the recording of the Final Plat.
7. Submit a site surety to the Planning Department to cover landscaping and private sidewalk improvements, in an amount to be determined by the applicant and approved by the Planning Department, prior to issuance of any building permits in Elk Acres, Section 5.
8. Submit three (3) corrected, folded copies of the Final Plat for Elk Acres, Section 5 to the Planning Department for review and staff approval prior to recording of the Final Plat. Please submit one (1) full size plan and two (2) half size plans to the Planning Department.
9. Submit one (1) mylar and two (2) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

Item 4
GMRPC Resolution No. 2013-89 – PC0196-13 – Retreat at Fairvue, Phase 1, Section 1 – Applicant requests approval of a final plat for the Retreat at Fairvue, Phase 1, Section 1, a major subdivision, to subdivide 4.73 (+/-) acres located east of the intersection of Noah Lane and Chloe Drive in order to create 20 multi-family lots, five (5) open space tracts, and five (5) street rights-of-way.

This item was approved by consent agenda with the following conditions:

1. Upon recording Home Owners Association documents add the record book and page number in the Certificate for Common Area Dedication.
2. All right-of-way corners are to be marked with concrete monuments and show the symbol in the legend.
3. Provide a subdivision surety in an amount to be determined by the Engineering Division prior to recording of the Final Plat.
4. Provide a signage check in an amount to be determined by the Engineering Division prior to recording of the Final Plat.
5. Provide water and sanitary sewer plans for review and approval by Gallatin Public Utilities.
6. All applicable fire codes shall be followed.
7. Submit one (1) mylar and two (2) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

Item 5
Long Hollow Pike Mixed Use Development – PC0189-13 – Lose & Associates, LP

This item was deferred.

Item 6
GMRPC Resolution No. 2013-88 – PC0199-13 – Welch College – Civil Design Consultants – Applicant requests approval to amend the Hidden Creek Preliminary Master Development Plan site layout for Welch College (formally Free Will Baptist Bible College), and change the phasing of the entire Hidden Creek development.

Mr. Kevin Chastine, Planner II, presented the staff report and stated the applicant is requesting approval of an amended Preliminary Master Development Plan for the Hidden Creek Development to show the amended site layout for Welch College and the new phasing for the entire Hidden Creek development.

Mr. Chastine said the Planning Commission must determine if this amendment is a major or minor amendment. Mr. Chastine said Staff recommends the changes as a major amendment.

Mr. Chastine said the only changes are to the Welch College site. Mr. Chastine said the buildings are similar to what was previously approved, with the exception of the Student Activities Building, which is the only building that is not 70 percent brick or stone. Mr. Chastine said this building is a combination of brick and metal panels.

Mr. Chastine said the most discussed issue is the Jenkins Lane extension. Mr. Chastine said the previous condition stated the developer shall submit a subdivision plat for the roadway and post a performance bond for the construction of Jenkins Lane from Lower Station Camp Creek Road to Big Station Camp Boulevard prior to the issuance of any building permits for either the college or commercial lot A. Mr. Chastine said, on this plan, commercial lot A has been changed to Phase 3.

Mr. Chastine said Staff recommends the Planning Commission defer action on this project, due to the questions regarding Jenkins Lane and if the other property owners on this plan will need to sign off on the proposed change.

Chair Dempsey asked Mr. Zach Wilkinson, Project Manager, if he had any engineering concerns with the project. Mr. Wilkinson said he did not have any engineering concerns with the project.

Mr. George Phillips, with Bone, McAllister, and Norton, attorney for Welch College, introduced Dr. Matt Pinson, President of Welch College.

Mr. Pinson expressed the excitement of the college relocating to Gallatin. Mr. Pinson said the current college property in on West End Avenue has been contracted for sale to Aquinas College, with the condition that Welch College receives approvals from the City of Gallatin by March 2014. Mr. Pinson said Welch College is a four-year, accredited, Christian college. Mr. Pinson said there would be 300 to 400 students each year and the college offers 40 plus fields of study.

Mr. Phillips said that the new owner, Fifth -Third Bank, states they are not under any obligation to bond the Jenkins Lane extension, since they are not the developer. Mr. Phillips said, to avoid a long litigation, the college decided to reposition the front of the college, so that it faces Bison Trail. Mr. Phillips said the developer is still responsible for bonding the road at the time that property is sold or the college pulls building permits for that section of the property.

Mr. Phillips explained that the college is willing to sell 1.4 acres to the County, for the greenway. Mr. Phillips said the amount asked for the property is below the market rate and the money would be used to provide landscaping between the college campus and the greenway, for security.

Mr. Jared Gray, with Civil Design Consultants, said the applicant agreed with all the conditions except for Planning items number 27 and number 28.

Mr. Ramsey motioned to consider the proposed changes as a major amendment to the Preliminary Master Development Plan. Mr. Puryear seconded the motion and the motion passed by unanimous vote.

Mr. Joe Thompson, City Attorney, said the currently approved Preliminary Master Development Plan covers all phases. Mr. Thompson said there are three property owners within the development. Mr. Thompson said Phase 2 is owned by Fifth -Third Bank. Mr. Thompson said his concern is regarding the wording, stating that no building permits would be issued to the college until the developer of Hidden Creek records a subdivision plat for the roadway and posts a performance bond. Mr. Thompson said the bank states they are the owner, but not the developer; therefore, they are not responsible for posting the performance bond.

Mr. Thompson said his understanding is that the comment shifts the responsibility for Jenkins Lane away from this amendment. Mr. Thompson suggested the language of this condition be modified. Mr. Thompson said the Planning Commission must consider if they can approve the college, moving forward only on this phase, without considering the Jenkins Lane extension.

Mr. Thompson suggested the condition regarding the road be modified so that Phase 1 does not trigger the requirement for the Jenkins Lane extension, but require the road extension at phase 2 and phase 3 east and west.

Chair Dempsey motioned to allow the County greenway representative to speak. Mr. Ramsey seconded the motion and the motion passed by unanimous vote.

Ms. Kim Ark, County Grant Administrator, said there is no money in the grant to purchase property. Ms. Ark said all property to this date has been donated. Ms. Ark said the Stone Creek Subdivision is a part of Phase 1, along with Welch College property. Ms. Ark said the last negotiation with Welch College was in 2011. Ms. Ark said the County has received a "tree planting grant" and could agree to plant trees at the greenway.

Mr. Thompson said property owners may not be required to donate property.

Chair Dempsey opened public comment.

Mr. Ryan Crawford, resident of Creekside Subdivision, said he is excited about the college; however he would like to see the land donated to the County for the greenway.

Mr. David Long, Director of Finance, Sumner County, said the negotiations broke down with the County Attorney approximately four (4) years ago.

Mr. Clay Harris, resident of the Stone Creek Subdivision said he encourages the City and the College to find a solution to the greenway issue.

Chair Dempsey explained that the County is in charge of this section of the greenway and they would have to negotiate with the college.

Mr. Jason Griffin, resident of the Stone Creek Subdivision said the college originally was to donate the property to the County. Mr. Griffin said most of the property for the greenway comes from donations of property. Mr. Griffin said the college was unwilling to negotiate. Mr. Griffin said the college property is the only portion not donated to the greenway. Mr. Griffin encouraged the college to look at this as a good neighbor.

Mr. Erin Barnett, resident of the Stone Creek Subdivision, said he is a member of the Homeowner's Association and is frustrated with the college's request to rush these approvals. Mr. Barnett said he would rather have the greenway than the college.

Mr. Rodney Joiner, Sumner County Planner, said as a County representative, the County does not have any issues with the College. Mr. Joiner said his concern is the Jenkins Lane extension. Mr. Joiner asked the Planning Commission keep in mind that the community is growing.

No one else came forward to speak; therefore, Chair Dempsey closed public comment.

Chair Dempsey asked Staff if they were comfortable with a decision tonight. Mr. Chastine said Staff would be comfortable if the Planning Commission moved forward with the project tonight.

Mr. Ramsey motioned to recommend approval to amend the Hidden Creek Preliminary Master Development Plan site layout for Welch College to the City Council, with the following 31 conditions and the change to condition number 27 stating that prior to issuance of building permits in phase 2 or phase 3 west of Big Station Camp, Jenkins Lane shall be completed.

1. The Planning Commission considered the proposed changes as a major amendment to the Preliminary Master Development Plan.
2. Planning Commission must reconsider and vote on the conditional use permit with the revised PMDP.
3. Planning Commission shall make a determination if the proposed architectural elevations for the student activities center meet the standards for an alternative architectural plan under Section 13.08.010.D of the Gallatin Zoning Ordinance.
4. Staff, and specifically the zoning administrator, need the applicant to provide the parking ratios used in determining the proposed number of parking spaces. Staff may require additional parking to be shown on the Preliminary Master Development Plan if the zoning administrator determines additional parking is required.
5. Provide a master sign package, per Section 13.07.085.C as part of the Final Master Development Plan.
6. Label the entrance signs on this plan.
7. A full photometric plan shall be required at the Final Master Development Plan stage for Phase 1 of Welch College.
8. Provide information sheets, with the Amended Preliminary Master Development Plan, for the proposed light poles and any wall mounted lighting that is being proposed for the buildings.
9. Add a site data table to Sheet 5A of the Preliminary Master Development Plan that Includes required yard lines (R6 zoning), required minimum building setback on bison trail, the existing (Agricultural and Vacant) and proposed use (community education), ground coverage, floor area, and building heights.
10. Provide property dimensions for the eastern property boundary of the college, and make the dimensions on the southern property boundary legible.
11. Provide a separate sheet listing the surrounding property owners. (The list on Sheet 2 is no longer correct.)
12. Label the surrounding zoning, on Sheet 5A, on all sides of Welch College, including across Lower Station Camp Creek Road.
13. Provide a label for each of the dumpster locations on Sheet 5A and Sheet 6.
14. Label Sheet 2 and 7 as part of the previously approved Preliminary Master Development Plan.
15. Show and label the R6 zone district yard lines on Sheet 5A.
16. Label a Type 25 Bufferyard along the eastern property boundary of Phase 1 for the college.
17. Show a pair of flowering trees between each canopy tree along the eastern property boundary of Phase 1 of the college in order to meet the requirements of a Type 25 bufferyard.
18. Add a note that all roofs will be architectural dimensional shingles.
19. Label that the baseball and softball fields will be surrounded with fencing.
20. List the size of a standard disabled permit parking spaces on Sheet 5A.

21. The relocation of the floodplain shall be shown, in detail, on the Final Master Development Plan for Welch College Phase 1.
22. Provide sidewalk along Bison Trail. Clearly show and label the 6' sidewalk along Bison Trail extending from the eastern property line to Lower Station Camp Road.
23. Label existing and proposed roadway and ROW widths.
24. Show/label area reserved for stormwater facilities to treat/detain project stormwater.
25. Clearly show recommendations of traffic impact study and address comments regarding traffic impact study as identified in previously sent emails and meeting 11-18 and 11-19-2013. (Attachment 6-6)
26. Provide right-of-way on Bison Trail per *Gallatin on the Move 2020* plan for future improvements. Width of R.O.W. shall be wide enough for the existing median, four (4) roadway travel lanes, 5 foot minimum bicycle lane, 5 foot grass strips, 6 foot sidewalks, and drainage infrastructure.
27. Add note: *Prior to issuance of building permits in Phase 2 or Phase 3 west of Big Station Camp Boulevard, Jenkins Lane extension shall be completed.* (See bottom of Page 5).
28. Show and label the location of the future improvements consistent with the construction plans for the Station Camp Greenway.
29. Submit roadway construction types to determine the ability to support emergency vehicles.
30. All applicable fire codes shall be followed.
31. Submit 14 corrected folded copies of the Amended Preliminary Master Development Plan to the Planning Department for distribution to City Council on Friday, December 6th, 2013.

Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Item 7

GMRPC Resolution No. 2013-94 – PC0197-13 – Lenox Place, Phase 6 and Phase 7 – Crawford & Cummings, PC – Applicant requests approval of a final plat for Lenox Place, Phase 6 and Phase 7, containing 7.66 (+/-) acres as part of an overall horizontal property regime containing a total of 58.17 (+/-) acres, located at 816 Lock 4 Road and 395 Devon Chase Hill.

This item was approved by consent agenda with the following conditions:

1. Submit three (3) folded copies of the Landscaping Plan for Lenox Place, Phase 6 and Phase 7 to the Planning Department for review and approval prior to the recording of the Final Plat. Please submit one (1) full size plan and two (2) half size plans to the Planning Department.
2. Identify the phase being platted as a single phase (Phase 6) or clearly identify the two (2) separate phases on the plat sheet and documents.
3. Submit a site surety to the Planning Department to cover all site improvements, in an amount to be determined by the applicant and approved by the Planning Department, prior to issuance of any building permits in Lenox Place, Phase 6 and Phase 7.
4. Provide a recorded Stormwater Inspection and Maintenance Agreement for pond south of units 4004/3501 prior to the recording of the Final Plat.
5. Submit three (3) corrected, folded copies of the Final Plat for Lenox Place, Phase 6 and Phase 7 to the Planning Department for review and staff approval prior to the recording of the Final Plat. Please submit one (1) full size plan and two (2) half size plans to the Planning Department.

6. Submit one (1) mylar and two (2) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

Item 8
Other Business
GMRPC Resolution 2013-91 – Surety Renewals and Extensions

Ms. Katherine Schoch, Assistant City Planner, presented the following sureties for one year renewal and extension.

- Foxland, Phase 9, Section 1; PC9855-11 subdivision surety one year renewal and extension for $24,000.
- Branham Corner, Section 2, 1-36-04C subdivision surety one year renewal and extension for $28,000.
- Elk Acres, Section 2; PC File #1-22-07C temporary use permit surety one year renewal and extension for $6,000.

Mr. Ramsey motioned to approve the one year renewal and extension. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Item 9
Move to Adjourn

There being no further business to discuss, Chair Dempsey adjourned the meeting at 6:15 P.M.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission

Monday, November 25, 2013 | **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS | **CITY HALL**

Items listed on the Consent Agenda are considered routine or non-controversial and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the agenda applicant for that item that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion. The item will then be considered according to its printed order listed on the Regular Agenda.

CONSENT AGENDA

*** 3. GMRPC Resolution No. 2013-93** **PC0198-13**
ELK ACRES, PHASE 5
CRAWFORD & CUMMINGS, PC

Applicant requests approval of a final plat for Elk Acres, Section 5, a major subdivision, containing 37 lots on 12.44 (+/-) acres located at Ryan Avenue and Leah Court.

*** 4. GMRPC Resolution No. 2013-89** **PC0196-13**
RETREAT AT FAIRVUE, PHASE 1, SECTION 1
DARNALL & ASSOCIATES

Applicant requests approval of a final plat for the Retreat at Fairvue, Phase 1, Section 1, a major subdivision, to subdivide 4.73 (+/-) acres located east of the intersection of Noah Lane and Chloe Drive in order to create 20 multi-family lots, five (5) open space tracts, and five (5) street rights-of-way.

*** 7. GMRPC Resolution No. 2013-94** **PC0197-13**
LENOX PLACE, PHASE 6 & PHASE 7
CRAWFORD & CUMMINGS, PC

Applicant requests approval of a final plat for Lenox Place, Phase 6 and Phase 7, containing 7.66 (+/-) acres as part of an overall horizontal property regime containing a total of 58.17 (+/-) acres, located at 816 Lock 4 Road and 395 Devon Chase Hill.

REGULAR AGENDA

1. APPROVE PRIOR MINUTES

October 28, 2013 Planning Commission meeting
November 11, 2013 Planning Commission Special-Called meeting
November 11, 2013 Planning Commission Work Session meeting

2. GMRPC Resolution No. 2013-92 **PC0195-13**
TWIN EAGLES PHASE 7, SECTION 2
ROGERS ENGINEERING GROUP

DEFERRED

EXHIBIT A

* 3. **GMRPC Resolution No. 2013-93** **PC0198-13**
ELK ACRES, PHASE 5
CRAWFORD & CUMMINGS, PC

Applicant requests approval of a final plat for Elk Acres, Section 5, a major subdivision, containing 37 lots on 12.44 (+/-) acres located at Ryan Avenue and Leah Court.

* 4. **GMRPC Resolution No. 2013-89** **PC0196-13**
RETREAT AT FAIRVUE, PHASE 1, SECTION 1
DARNALL & ASSOCIATES

Applicant requests approval of a final plat for the Retreat at Fairvue, Phase 1, Section 1, a major subdivision, to subdivide 4.73 (+/-) acres located east of the intersection of Noah Lane and Chloe Drive in order to create 20 multi-family lots, five (5) open space tracts, and five (5) street rights-of-way.

5. **LONG HOLLOW PIKE MIXED USE DEVELOPMENT** **PC0189-13**
LOSE & ASSOCIATES, LP

DEFERRED

6. **GMRPC Resolution No. 2013-88** **PC0199-13**
WELCH COLLEGE
CIVIL DESIGN CONSULTANTS

Applicant requests approval to amend the Hidden Creek Preliminary Master Development Plan (PMDP) site layout for Welch College (formally Free Will Baptist Bible College), and change the phasing of the entire Hidden Creek development.

* 7. **GMRPC Resolution No. 2013-94** **PC0197-13**
LENOX PLACE, PHASE 6 & PHASE 7
CRAWFORD & CUMMINGS, PC

Applicant requests approval of a final plat for Lenox Place, Phase 6 and Phase 7, containing 7.66 (+/-) acres as part of an overall horizontal property regime containing a total of 58.17 (+/-) acres, located at 816 Lock 4 Road and 395 Devon Chase Hill.

8. **OTHER BUSINESS**

8.1 **GMRPC Resolution 2013-91**
SURETY RENEWALS AND EXTENSIONS:

- Foxland, Ph. 9, Sec. 1; PC9855-11 subdivision surety one year renewal and extension for $24,000.
- Branham Corner, Sec. 2; 1-36-04C subdivision surety one year renewal and extension for $28,000.
- Elk Acres, Sec. 2; PC File #1-22-07C temporary use permit surety one year renewal and extension for $6,000.

9. **MOVE TO ADJOURN**

EXHIBIT A

ORIGINAL

MINUTES OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION MEETING

December 9, 2013

MEMBERS PRESENT

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Vice Mayor John D. Alexander
Shirlene Campbell, Mayor's Designee
John Puryear
Rick Orgain

STAFF PRESENT

Bill McCord, Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Nick Tuttle, City Engineer
James Fenton, Director EDA
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Johnny Wilson, Secretary

OTHERS

Applicants

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, December 9, 2013, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Chair Dempsey asked if any applicant requested to remove any item from the consent agenda. No one requested to remove any item from the consent agenda. Chair Dempsey asked if any of the Planning Commission members requested to remove any item from the consent agenda. Chair Dempsey requested to remove item 5 from the consent agenda. Chair Dempsey motioned to approve the consent agenda. Mr. Ramsey seconded the motion and the motion passed by unanimous vote.

Item 1
Approve Prior Minutes

There were no prior minutes to approve.

Item 2
GMRPC Resolution No. 2013-98 – PC0211-13 – Dairy Queen – Bruce Rainey & Associates – Owner and applicant requests approval of a site plan to construct a 3,438 square foot building for Dairy Queen on a (leased) out parcel containing 1.09 (+/-) acres, zoned Commercial Services (CS), located in the Gallatin Center Shopping Center.

Mr. Robert Kalisz, Planner II, presented the staff report and stated the applicant is requesting approval of a site plan to construct a 3,438 square foot restaurant in the Gallatin Center Shopping Center. Mr. Kalisz said Staff, Engineering, and Mr. Bruce Rainey, with Bruce Rainey and Associates, met to discuss access, drainage, and bufferyard.

Mr. Kalisz distributed a supplement to the staff report, a copy of which is attached to these minutes as Exhibit B.

Mr. Kalisz discussed the architectural elevation. Mr. Kalisz said the proposed building is a Dairy Queen prototype. Mr. Kalisz said the main materials are stone and Apolic Metal Panels in Dairy Queen Red. Mr. Kalisz said the overall percent of the stone is 30 percent, which does not meet the 70 percent brick or stone requirement. Mr. Kalisz said the applicant is requesting approval of the alternative architectural plan.

Mr. Kalisz discussed the southern access to the site. Mr. Kalisz said Engineering Division is opposed to the access. Mr. Kalisz said the applicant shall relocate the main entrance to be 100 feet from the edge of Nashville Pike. Mr. Kalisz said the applicant shall revise the main entrance to be right turn in and right turn out of the site. Mr. Kalisz said the joint driving shall have 35 more feet to prevent any left turn out.

Mr. Kalisz said the applicant shall install an area drain to a grease trap to catch any drain-off from the dumpster.

Mr. Kalisz said wheel stops are provided along Nashville Pike and the east side at the drive-thru lane.

Mr. Kalisz said Engineering Division and Staff reviewed the changes submitted by the applicant and are comfortable with the changes. Mr. Kalisz said Staff recommends approval of the landscape and bufferyard.

Mr. Kalisz said the applicant shall extend the median curbing located in the joint driveway.

Mr. Kalisz said Staff recommends Planning Commission approve the site plan with the conditions listed in the staff report.

Chair Dempsey asked Staff to send supplements to the Planning Commission via email before meetings, if possible.

Chair Dempsey asked Mr. Nick Tuttle, City Engineer, if there were any Engineering concerns with the project. Mr. Tuttle said regarding condition 5 to extend the existing median curbing 35 feet to the north of the proposed south driveway, Mr. Tuttle said the applicant does not want to extend the curbing. Mr. Tuttle said Engineering would prefer not to have anything on the drive. Mr. Tuttle said in the Codes Ordinance regulations 100 feet is the minimum off a major road. Mr. Tuttle said the Gallatin on the Move 2020 General Development and Transportation Plan recommendations say the preferred would be 300 feet with the minimum of 100 feet. Mr. Tuttle said this does meet the minimum requirements, but the access should be limited to right-in, right-out and curbing across the center of the median would insure the right-in, right-out.

Mr. Puryear said the hope was to have a continuous backage road and not connect to Wall Street. Mr. Tuttle said the applicant chose not to access Wall Street.

Mr. Bruce Rainey, with Bruce Rainey and Associates, represented the applicant and said there is a problem with a sewer line. Mr. Rainey said the pipe had to be double the requirement to drain the site. Mr. Rainey said this dictated the orientation of the building. Mr. Rainey said regarding the access to Wall Street there is a concern about traffic leaving the site from Wall Street and making a left turn. Mr. Rainey said there would be a conflict with the two existing driveways of Tennessee Bank. Mr. Rainey said all of these concerns contributed to the decision not to access Wall Street.

Mr. Rainey said the curb line extension concern is that the owners of the center are in opposition to this extension. Mr. Rainey said his past experiences with this type of curbing has turned out poorly. Mr. Rainey said he wants to promote right-in, right-out, but the curb will not stop left turns. Mr. Rainey said he agreed with posting and striping. Mr. Rainey said raised dimples in the concrete would discourage left turns.

Mr. Roger Matchett, with Matchett and Associates, said the prototype is the Dairy Queen prototype with more stone than is typically used. Mr. Matchett said if the Planning Commission is not comfortable with the initial drawing, an alternate plan has been submitted that meets the 70 percent brick or stone requirement.

Chair Dempsey said the 70 percent brick plan would be acceptable. Mr. Bill McCord, Director of Planning, said the staff condition would be modified to accept the 70 percent brick or stone plan.

Mr. Kalisz said the Tractor Supply sign would be removed and a multi-tenant sign would be installed. Mr. McCord said any application for a sign permit would have to comply with codes. Mr. Kalisz said Tractor Supply is required to remove the sign because the site is being developed. Mr. Puryear reiterated that the Tractor Supply lettering cannot come off the existing sign and the Dairy Queen logo go on the existing sign. Mr. Kalisz said that would not be allowed by the sign ordinance.

Mr. Ramsey said he is concerned that Tractor Supply would ask for a variance to the sign ordinance to allow a larger sign.

Chair Dempsey suggested that a motion be made to allow only eight feet on the multi-tenant sign. Mr. Kalisz said the sign package will be submitted separately. Mr. Kalisz said Ms. Denise Knight, Planner I has been working with the applicant on the sign.

Mr. McCord suggested that a condition of approval state the sign package must come back to the Planning Commission.

Mr. Ramsey said the existing green space along Wall Street is not maintained. Mr. Ramsey asked if the applicant would maintain this area. Mr. Kalisz said the proposal is to take out the existing landscape and install new landscape. Mr. Matchett said it is on the landscape plan.

Ms. Campbell said she is concerned about delivery trucks. Mr. Matchett said trucks have the entire shopping center parking lot; however, there is not a truck lane per say.

Mr. Ramsey said he is concerned with the LED light strips. Mr. McCord said neon and LED light strips are prohibited by the sign ordinance.

Mr. McCord suggested that condition number 10 be rewritten. Mr. Matchett proposed that the lighting features be brought back to the Planning Commission for approval, as a part of the sign package.

Chair Dempsey motioned to approve the site plan, with the following conditions, adding the extension of curbing 35 feet, accepting the architectural design as dated December 9, 2013, which complies with the 70 percent brick requirement, and the sign package to be brought back along with interpretation of the sign ordinance to the January Planning Commission work session. Chair Dempsey said he would call a special-called meeting if necessary.

1. The Planning Commission determined the proposed alternative architectural plan did not meet the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. The Planning Commission approved the revised architectural plan dated "Received December 09, 2013, Gallatin Planning & Zoning" which meets the brick or stone requirement in Section 13.08.010.A of the Gallatin Zoning Ordinance as submitted.
3. The Planning Commission approved the landscaping and bufferyard plan as submitted.
4. Submit architectural elevations and building materials and colors for the dumpster enclosure and the proposed roof.
5. Provide measures to improve Stormwater Quality in lieu of Stormwater Quantity (Detention) measures to the satisfaction of the Engineering Division.
6. Extend the existing median (curbing) located in the joint driveway, approximately 35 feet to the north, to the north edge of the proposed south driveway.
7. Relocate the wheel stops and place these approximately three (3) feet back from the curb so to not interfere with the vehicle in the drive thru lane.
8. ***City of Gallatin, Tennessee Planning Department***
9. 132 West Main Street Gallatin, TN 37066-3244 (615) 451-5796 Fax (615) 452-0348
10. Submit a detailed photometric plan complying with the City of Gallatin Zoning Ordinance Section 13.02.08 to the Planning Department for review and approval prior to the issuance of any building permits.
11. Submit a detailed sign package application to the Planning Department for review and approval prior to the installation of any signs.
12. Submit detailed plans and specifications to obtain approval for the relocation of the existing eight (8) inch sanitary sewer line by the Gallatin Public Utilities Department prior to the issuance of any building permits.
13. Submit a site surety, in the amount of to be determined by the applicant for review and approval by the Planning Department, to the Planning Department prior to issuance of any building permits.
14. Submit three (3) corrected folded copies, one (1) full size and two (2) half size plans, of the site plan to the Planning Department.

15. Provide stop signs, stop bars and pavement markings at driveway intersection and provide a "No Left Turn Permitted" sign at the main entrance.
16. Indicate the location of the signs (i.e. directional signs, menu boards, clearance bar, wall-mounted signage, etc.) on the site plan and in compliance with Gallatin Zoning Ordinance Section 13.07.
17. Submit a detailed photometric plan complying with the City of Gallatin Zoning Ordinance Section 13.02.08 to the Planning Department for review and approval prior to the issuance of any building permits.
18. Submit a detailed sign package application to the Planning Department for review and approval prior to the installation of any signs.
19. Submit detailed plans and specifications to obtain approval for the relocation of the existing eight (8) inch sanitary sewer line by the Gallatin Public Utilities Department prior to the issuance of any building permits.
20. Submit a site surety, in the amount of to be determined by the applicant for review and approval by the Planning Department, to the Planning Department prior to issuance of any building permits.
21. Submit three (3) corrected folded copies, one (1) full size and two (2) half size plans, of the site plan to the Planning Department.

Mr. Ramsey seconded the motion and the motion passed by unanimous vote.

Item 3

GMRPC Resolution No. 2013-99 – PC0215-13 – Foxland, Phase 9, Section 4-A – Dewey-Estes Engineering – Owner and applicant requests approval of a revised final plat for Foxland, Phase 9, Section 4-a, a major subdivision, to re-subdivide lots 1081 through 1986 and extend the open space 1 area on 1.21 (+/-) acres located on Reynard Drive south of Club View Drive.

This item was approved by consent agenda with the following conditions:

1. Correct the proposed use in the General Note #12 from "One-Family Detached Dwelling" to "Attached Dwelling".
2. Submit three (3) corrected, folded copies of the Amended PMDP/Revised FMDP for Foxland, Phase 9, Sections 2-5 (PC0036-12) approved on September 24, 2012 to reflect the revisions of the Revised Final Plat.
3. Submit three (3) corrected, folded copies of the Preliminary Plat for Foxland, Phase 9, Section 4-A (PC0037-12) approved on September 24, 2012 to reflect the revisions of the Revised Final Plat.
4. Submit three (3) corrected and folded copies of the Revised Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
5. Submit two (2) mylars and one (1) vellum copies of the Revised Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

Item 4

GMRPC Resolution No. 2013-96 – PC0214-13 – Carellton – Amended PMDP – Dewey-Estes Engineering – Owner and applicant requests approval to amend the Carellton Preliminary Master Development Plan (PMDP) site layout, lot sizes, and phasing by changing the entire Carellton subdivision except Phase 1-A and 1-B.

Mr. Kevin Chastine, Planner II, said the applicant has requested to defer this item.

Chair Dempsey opened public comment. No one came forward to speak; therefore, Chair Dempsey closed public comment. Chair Dempsey said there would be another public comment when this item comes forward.

Mr. Ramsey motioned to defer this item to the January Planning Commission work session. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Item 5

GMRPC Resolution NO. 2013-95 – PC0216-13 – Carellton, Phase 1B – Dewey-Estes Engineering – Owner and applicant requests approval of a final plat for Carellton Phase 1B, a major subdivision, to subdivide 29.65 (+/-) acres located north of Ettington Drive, which is north of Long Hollow Pike at Big Station Camp Boulevard, in order to create 62 single-family lots, seven (7) open space tracts, and two (2) street rights-of-way.

This item was approved by consent agenda with the following conditions:

1. Planning Commission reaffirm the variance, as affirmed in PC0163-13, to provide the five (5) foot P.U.D.E. along the side property lines.
2. Provide a five (5) foot P.U.D.E. along the side property lines and a 20 foot P.U.D.E. along the front lot lines of Lot 69.
3. Make changes as appropriate to boundaries adjacent to Phase 1-A so that dimensions match with Phase 1-B, where contiguous.
4. Provide dimension on the rear property line for Lot 78.
5. Correct side yard P.U.D.E. dimension to 10 feet on Lot 15, 16, 62, 63, 66, 67, 70, 71, 72, 107, and 108.
6. Provide a drainage easement, per Section 2-106.1 of the Gallatin Subdivision Regulations, for drainage way through Open Space E and Lot 69.
7. Correct Note 20 to read 'One-Family, Detached Dwellings' to match Note 15.
8. Letter the Open Space Tracts to better identify each open space tract including within the traffic circle on Carellton Drive.
9. Remove notes 18 and 19.
10. Add recording information to Note3 (Plat Book 28, Page 1-6)
11. Show City limits on vicinity map.
12. Add note: *Developer shall install traffic signal at intersection of Long Hollow Pike/Big Station Camp Boulevard/Carellton Drive upon meeting TDOT warrant per conditions of zoning approval.*
13. Construction plans shall be approved prior to Planning Commission approval.
14. Show updated/proposed locations of drainage structures per construction plans.

15. On separate submittal indicate any changes from Construction Plan and Preliminary Master Development Plan review.
16. Provide signed and recorded stormwater inspection and maintenance agreement for stormwater facilities.
17. Add note: *Stormwater detention for this subdivision is provided in Carellton Phase 1A. This subdivision is subject to the terms and conditions of the recorded stormwater inspection and maintenance agreement for these facilities.*
18. Dimension and label the drainage easement running between lots 17/18, 11/12, and 59/60.
19. Provide a 20 foot wide drainage easement for ditch running behind lots 100 and 101.
20. A site surety in an amount to be determined by the applicant shall be provided prior to the issuance of any building permits for Phase 1B.
21. A subdivision surety in an amount to be determined by the Engineering Division shall be provided prior to recording of the Final Plat. This will include the pro-rata portion for a future traffic signal at Long Hollow Pike and Carellton Drive.
22. Provide a check in an amount to be determined by the Engineering Division, to cover regulatory sign costs, prior to recording of the Final Plat.
23. Submit two (2) mylars and one (1) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

Item 6
Other Business

6.1 GMRPC Resolution 2013-97 – Surety Renewals and extensions:

- Foxland, Phase 7, Section 1; PC0152-13 site surety one year renewal and extension for $4,500.
- Foxland, Phase 9, Section 2; PC0036-12 site surety one year renewal and extension for $8,500
- Elk Acres, Section 3; PC File #8-34-07 site surety one year renewal and extension for $11,600
- Foxland, Phase 9, Section 2; PC0028-12 subdivision surety one year renewal and extension for $55,000
- Foxland, Phase 7, Section 1; PC0029-12 subdivision surety one year renewal and extension for $73,000
- Albion Downs, Phase 3; PC File #1-53-05C subdivision surety one year renewal and extension for $91,000
- Elk Acres, Section 3A; PC File #1-3-10C subdivision surety one year renewal and extension for $36,000
- Alexander's Corner, PC File #2-24-08S utility surety one year renewal and extension for $36,000

Mr. McCord briefly reviewed some of the changes that may come to the submittal process and Staff reports.

Item 9
Move to Adjourn

There being no further business to discuss, Chair Dempsey adjourned the meeting at 6:35 P.M.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____
Dick Dempsey, Chair

_____
Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission

Monday, December 9, 2013 | **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS | **CITY HALL**

Items listed on the Consent Agenda are considered routine or non-controversial and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the agenda applicant for that item that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion. The item will then be considered according to its printed order listed on the Regular Agenda.

CONSENT AGENDA

*** 3. GMRPC Resolution No. 2013-99** **PC0215-13**
FOXLAND, PHASE 9, SECTION 4-A
DEWEY-ESTES ENGINEERING

Owner and applicant request approval of a revised final plat for Foxland, Phase 9, Section 4-a, a major subdivision, to resubdivide lots 1081 through 1086 and extend the open space 1 area on 1.21 (+/-) acres located on Reynard Drive south of Club View Drive.

*** 5. GMRPC Resolution No. 2013-95** **PC0216-13**
CARELLTON, PHASE 1B
DEWEY-ESTES ENGINEERING

Owner and applicant requests approval of a final plat for Carellton Phase 1B, a major subdivision, to subdivide 29.65 (+/-) acres located north of Ettington Drive, which is north of Long Hollow Pike at Big Station Camp Boulevard, in order to create 62 single-family lots, seven (7) open space tracts, and (2) street rights of way.

REGULAR AGENDA

1. APPROVE PRIOR MINUTES

No Prior Minutes to Approve

2. GMRPC Resolution No. 2013-98 **PC0211-13**
DAIRY QUEEN
BRUCE RAINEY & ASSOCIATES

Owner and applicant requests approval of a site plan to construct a 3,438 square foot building for Dairy Queen on a (leased) out parcel containing 1.09 (+/-) acres, zoned Commercial Services (CS), located in the Gallatin Center Shopping Center.

*** 3. GMRPC Resolution No. 2013-99** **PC0215-13**
FOXLAND, PHASE 9, SECTION 4-A
DEWEY-ESTES ENGINEERING

Owner and applicant request approval of a revised final plat for Foxland, Phase 9, Section 4-a, a major subdivision, to resubdivide lots 1081 through 1086 and extend the open space 1 area on 1.21 (+/-) acres located on Reynard Drive south of Club View Drive.

EXHIBIT A

4. **GMRPC Resolution No. 2013-96** **PC0214-13**
CARELLTON - AMENDED PMDP
DEWEY-ESTES ENGINEERING

Owner/applicant requests approval to amend the Carellton preliminary master development plan (PMDP) site layout, lot sizes, and phasing by changing the entire Carellton subdivision except Phase 1-A and 1-B.

* 5. **GMRPC Resolution No. 2013-95** **PC0216-13**
CARELLTON, PHASE 1B
DEWEY-ESTES ENGINEERING

Owner and applicant requests approval of a final plat for Carellton Phase 1B, a major subdivision, to subdivide 29.65 (+/-) acres located north of Ettington Drive, which is north of Long Hollow Pike at Big Station Camp Boulevard, in order to create 62 single-family lots, seven (7) open space tracts, and (2) street rights of way.

6. **OTHER BUSINESS**

6.1 **GMRPC Resolution 2013-97**
SURETY RENEWALS AND EXTENSIONS:

- Foxland, Ph. 7, Sec. 1; PC0152-13 site surety one year renewal and extension for $4,500
- Foxland, Ph. 9, Sec. 2; PC0036-12 site surety one year renewal and extension for $8,500
- Elk Acres, Sec. 3; PC File #8-34-07 site surety one year renewal and extension for $11,600
- Foxland, Ph. 9, Sec. 2; PC0028-12 subdivision surety one year renewal and extension for $55,000
- Foxland, Ph. 7, Sec. 1; PC0029-12 subdivision surety one year renewal and extension for $73,000
- Albion Downs, Ph. 3; PC File #1-53-05C subdivision surety one year renewal and extension for $91,000
- Elk Acres, Sec. 3A; PC File #1-3-10C subdivision surety one year renewal and extension for $36,000
- Alexander's Corner, PC File #2-24-08S utility surety one year renewal and extension for $36,000

7. **MOVE TO ADJOURN**

EXHIBIT A

GMRPC Resolution No. 2014-01

RESOLUTION FOR THE ELECTION OF 2014 GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION OFFICERS-CHAIR, VICE-CHAIR, AND SECRETARY-

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Election of Officers submitted by the applicant, the City of Gallatin, at its regular meeting on January 27, 2014;

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION voted on the election of Chair, Vice-Chair, and Secretary of the Gallatin Municipal-Regional Planning Commission for 2014;

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION pursuant to Public Chapter 701, 2010 Acts of the Tennessee General Assembly, T.C.A. 13-3-103, and adopted GMRPC Resolution No. 2010-06 amending the Bylaws and Rules of Procedure of the Gallatin Municipal-Regional Planning Commission that call for the Election of Officers.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Election of Officers as follows:

1. Chair: _____
2. Vice-Chair: _____
3. Secretary: _____

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/14

_____, Chairman

_____
, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

GMRPC Resolution No. 2010-06

RESOLUTION AMENDING BYLAWS AND RULES OF PROCEDURE OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISION, wishes to comprehensively amend its bylaws and rules of procedure for the transaction of business pursuant to Public Chapter 701, 2010 Acts of the Tennessee General Assembly; and

WHEREAS, Public Chapter 701 stipulates that the Bylaws and Rules of Procedure shall include, but not be limited to, the selection of additional officers from among its members it deems appropriate to fulfill the organizational needs of the Commission, the requirements for the Commission to make findings of fact, statements of material evidence and reasons for its actions as part of each motion or action of the Commission, and the keeping of public records of its resolutions, transactions, motions, actions, and determinations.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION that the *Bylaws and Rules of Procedure of the Gallatin Municipal-Regional Planning Commission* set forth below are hereby adopted and any previous Resolution of the Planning Commission in conflict thereof is hereby repealed:

BYLAWS AND RULES OF PROCEDURE OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION

ARTICLE I

THE COMMISSION

Section 1. **Name of Commission.** The name of the Commission shall be the "Gallatin Municipal-Regional Planning Commission."

Section 2. **Records of the Commission.** The records of the Gallatin Municipal-Regional Planning Commission shall be kept in the Office of the City Recorder.

Section 3. **Membership.** The membership of the Gallatin Municipal-Regional Planning Commission shall conform to T.C.A. § 13-3-101 *et seq.* and 13-4-101 *et seq.* An official roster of Planning Commission members shall be kept by the Secretary of the Commission. At least one (1) member, but not more than two (2), shall be from the planning region.

Section 4. **Order of Business.**

A. Review and approval of Consent Agenda
B. Review and approval of minutes of the previous meeting
C. Review and approval of agenda items
D. Other Business
E. Adjournment

ARTICLE II

OFFICERS

Section 1. **Officers.** The officers of the Commission shall be a Chairman, a Vice-Chairman and Secretary.

Section 2. **Elections.** The Chairman, Vice-Chairman and Secretary shall be elected at the January meeting of the Planning Commission. The Chairman of the Planning Commission shall be elected as provided by T.C.A. § 13-4-102. Election of Vice-Chairman and Secretary shall follow the same procedure as that of the Chairman. All elected officers of the Commission shall serve for a term of one (1) year and shall be eligible for re-election.

Section 3. **Chairman.** The Chairman shall preside at all meetings of the Commission and shall perform such other duties as the Commission shall authorize. The Chairman shall exercise his voice and vote as a member of the Commission.

Section 4. **Vice-Chairman.** In the absence of the Chairman, the Vice-Chairman shall perform the duties of the Chairman.

Section 5. **Secretary.** The Secretary shall be responsible for maintaining a full record of all proceedings for the commission and the minutes of the Gallatin Municipal-Regional Planning Commission. The Secretary shall also perform such other duties in regard to records, including the certification of plats, mylars, and record transcripts, as the Commission may direct. In the absence of the Secretary, the Director of Codes/Planning or Chairman may perform the duties of the Secretary.

Section 6. **Vacancies.** Should the office of Chairman, Vice-Chairman or Secretary become vacant the Commission shall elect successors to these positions to serve for the unexpired term of said offices.

ARTICLE III

Meetings

Section 1. **Regular Meetings.** Regular meetings of the commission shall be held on the fourth (4th) Monday of each month in the City Hall or at such other place as designated by the Chairman.

Section 2. **Special Meetings.** The Chairman of the Commission may call a special meeting at his discretion and shall, upon the request of two (2) members of the Commission call a special meeting for the purpose of transacting any business. Seven (7) days notice of the special meeting shall be given members of the Commission by the Codes/Planning Department.

Section 3. **Meeting Notices.** Notice of regular meetings, as to the time and place of the meetings, shall be advertised annually in a newspaper of general circulation in the Gallatin area during the first week of January each calendar year.

Reasonable public notice of special meetings, giving the time, place and subject matter of the special meeting, shall be advertised in a newspaper of general circulation in the Gallatin area.

Section 4. **Quorum.** A majority of the membership of the Gallatin Municipal-Regional Planning Commission shall constitute a quorum for the purpose of conducting the business of the Commission. Approval of any business shall be by a favorable vote of a majority of the Planning Commission members in attendance.

Section 5. **Manner of Voting.** The voting on all questions coming before the Commission shall be by voice vote or, if requested by a Commission member, by roll call. The "ayes" and the "nays" shall be entered upon the minutes of such meeting except that when the vote of all Commissioners present is unanimous the record of such unanimous vote shall be sufficient. Each motion or action of the Planning Commission shall include specific findings of fact and statements of material evidence and include the reasons for its actions in accordance with Article IV, Section 1. The action taken on the motion and the specific findings and reasons shall be noted in the minutes of such meeting.

Section 6. **Agenda.** The Director of Codes/Planning or other designated official shall have prepared for each meeting an agenda specifying the order in which items of business shall be heard before the Commission. All items including subdivision plats, site plans and zoning requests shall be submitted to the Codes/Planning Department at least twenty (20) days prior to the meeting at which the business is to be discussed. The Codes/Planning Department received date, stamped upon the submission, shall be determinative as to the date of submission pursuant to this section. In special or unusual circumstances, the twenty-day (20) requirement may be waived by the Director of

Codes/Planning when it is determined that the request demands immediate consideration by the Commission. The agenda, with accompanying maps, reports, and other required materials, shall be delivered to Commission members no later than five (5) days prior to the monthly meeting. For special meetings, the agenda shall be delivered to Commissioners three (3) days prior to the meeting.

Section 7. **Calling a Recess.** No recess shall be called until the discussion of the subject on the table has been completed and vote taken.

Section 8. **Rules of Order.** When a parliamentary matter arises that is not covered by these Bylaws of the Planning Commission, *Roberts's Rules of Order, Newly Revised,* shall apply.

ARTICLE IV

PROCEDURES

Section 1. **Procedures for Making Motions.** After completion of staff presentations or testimony by the applicant or public, or during Commission deliberations, Commission members may ask questions of any person present at the Commission meeting for clarification of the factual issues or take action on an item by making a motion. The Planning Commission motion shall include specific findings with regard to the following grounds for the action, which shall be included in the official record:

1. Identification of whether the proposed project is in general agreement with the General Development Plan for the area. In the event of non-agreement with the General Development Plan, the Planning Commission shall review the project in the context of the Intent and Purpose of the Zoning Ordinance of Gallatin, Tennessee as set forth in Article 1.00, Section 01.03 of said Zoning Ordinance;

2. Determination that the legal purposes for which zoning or subdivision regulations exists have not been contravened;

3. Determination that there will not be adverse effect upon adjoining property owners unless such adverse effect can be justified by the public good or welfare;

4. Determination that no one (1) property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Section 2. **Procedures for Plat Review.** The procedures for plat approval contained in the Gallatin Subdivision Regulations are hereby adopted by reference and made a part of these procedures.

The Planning Commission shall take one (1) of the following actions on the plat:

1. Approve unconditionally
2. Approve subject to minor modifications or conditions
3. Disapprove
4. Defer action until the next regular or special meeting of the Commission.

All actions as part of a motion shall be made in accordance with Article IV, Section 1 of these bylaws.

Section 3. **Procedures for Submission and Review of Zoning Amendments.** The procedures for approval of zoning amendments, whether to the official zoning map, or to the text of the Zoning Ordinance of Gallatin, Tennessee, or both, are hereby adopted by reference and made a part of these procedures.

The Planning Commission shall take one (1) of the following actions on the zoning amendment:

1. Recommend approval of the request to City Council unconditionally
2. Recommend approval of the request to City Council with modifications or conditions
3. Not recommend approval of the request to City Council
4. Defer action until the next regular or special meeting of the Commission.

All actions as part of a motion shall be made in accordance with Article IV, Section 1 of these bylaws.

Section 4. **Procedures for Site Plan and Final Master Development Plan Review.** The procedures for approval of site plans and final master development plans contained in the Zoning Ordinance of Gallatin, Tennessee are hereby adopted by reference and made a part of these procedures.

The Planning Commission shall take one (1) of the following actions on the plat:

1. Approve unconditionally
2. Approve subject to minor modifications or conditions
3. Disapprove
4. Defer action until the next regular or special meeting of the Commission.

ARTICLE V

AMENDING OR WAIVING RULES

Section 1. **Amending Rules.** These rules may be amended by a majority of the members of the Commission and may be proposed at any regular or special meeting of the Commission, by presentation of written copies of the proposal to the members present.

Section 2. **Waiving or Suspending Rules.** A rule of procedure may be suspended or waived at any meeting by majority vote of Commission members present.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: 7

NAY: 0

DATED: 5/24/10

Dick Dempsey, Chair

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE THOMPSON, CITY ATTORNEY

PLANNING DEPARTMENT STAFF REPORT
Election of Planning Commissioner Officers for 2014
PC0241-14
Date: January 22, 2014

REQUEST:	**ELECTION OF PLANNING COMMISSIONER OFFICERS**
STAFF CONTACT:	**WILLIAM D. MCCORD, AICP - CITY PLANNER**
PLANNING COMMISSION DATE:	**JANUARY 27, 2014**
RECOMMENDATION:	**APPROVAL OF RESOLUTION 2014-01**

ACTION ITEM:

The Planning Commission By-Laws, Article II, Section 2 and T.C.A., Section 13-3-103, as adopted by Public Chapter 701, Public Acts of the Tennessee General Assembly, require that a Chairperson be selected each year from among the members of the Gallatin Regional-Municipal Planning Commission. This usually occurs in January of each year. The commission will also need to nominate and select a vice-chairman and secretary.

RECOMMENDATION:

Nominate and elect a Chairman, Vice-Chairman and Secretary for the Planning Commission to serve for all of 2014 and approval of Resolution 2014-01.

EXHIBITS –

By-Laws and Rules of Procedure of the Gallatin Municipal-Regional Planning Commission
T.C.A., Sections 13-3-101 to 13-3-105.

ITEM 1

GMRPC Resolution No. 2013-98

APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 9,375 SQUARE FOOT ADDITION TO THE EXISTING INFACT DEVELOPMENT COMPANY ON A PARCEL CONTAINING 5.00 (+/-) ACRES, ZONED INDUSTRIAL RESTRICTIVE (IR), LOCATED IN THE GALLATIN INDUSTRIAL CENTER – PC00160-13

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Bruce Rainey & Associates, at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached hereto as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104, 13-4-103 and 13-4-104:

1. This Site Plan is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.

2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan with the following conditions:

1. The Planning Commission shall determine whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance and, if so, grant approval of the alternative architecture.
2. The Planning Commission shall determine whether the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance. If the Planning Commission approves the alternative north bufferyard plan, then the applicant shall provide an agreement to the Planning Department signed by the property owner, agreeing to install the required bufferyard if the leased property is subdivided.

3. Staff has performed a preliminary review of the construction plans and drainage calculations for the subject subdivision. Based on the initial review, expansion or additional stormwater facilities may be required.
4. Submit a site surety, in the amount of to be determined by the applicant for review and approval by the Planning Department, prior to issuance of any building permits.
5. Submit three (3) corrected folded copies, one (1) full size and two (2) half size plans, of the site plan to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/2014

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 1
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Infact Development Company
(PC0160-13)
Gateway Drive East of Airport Road
Date: January 27, 2014

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 9,375 SQUARE FOOT ADDITION AND AN ADDITIONAL 4,525 SQUARE FEET OF EXTERIOR COVERED AREA TO THE EXISTING 31,295 SQUARE FOOT BUILDING ON A 5.00 (+/-) ACRE PARCEL AT 1283 GATEWAY DRIVE.

OWNER:	**INFACT DEVELOPMENT COMPANY**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL WITH CONDITIONS**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**JANUARY 27, 2014**

PROPERTY OVERVIEW: **The owner and applicant is requesting approval of a Site Plan to construct a 9,375 square foot addition and an additional 4,525 square feet of exterior covered area to the existing 31,295 square foot building at 1283 Gateway Drive. The property contains 5.00 (+/-) acres and is zoned Industrial Restrictive (IR). The business is classified as an Intermediate Manufacturing facility, which is a permitted use in the IR zoning district. No portion of this property is located in a special flood hazard area. (Attachment 1-1)**

CASE BACKGROUND:

Previous Approvals

On May 18, 1998 the Planning Commission approved a site plan for the Infact Development Company, which included 1,800 square feet of office and 12,000 square feet of warehousing space. (PC File# 8-27-08)

On April 28, 2003 the Planning Commission approved a site plan for an 18,125 square foot addition to the existing 12,000 square feet warehousing area. (PC File# 8-13-03)

On February 27, 2007 the Planning Commission approved a site plan for a 9,375 square foot addition and an additional 4,075 square feet of outdoor covered area. This site plan was approved; however no work was completed so the approval has lapsed. Due to the lapse in approval the owner/applicant has submitted this site plan for re-approval.

DISCUSSION:

Proposed Development

The applicant is requesting approval of a Site Plan to construct a 9,375 square foot addition and a 4,525 square foot covered outdoor storage area at the rear of the existing Infact Development Company located in the Gallatin Industrial Center. The parcel contains of 5.00 (+/-) acres and is located on Gateway Drive east of Airport Road. The property is zoned Industrial Restrictive (IR). Warehousing is a permitted use in the IR zoning district. (Refer to Attachment 1-1)

Buildings and Architectural Elevations

The proposed addition consists of a 9,375 square foot rectangular shaped structure located at the rear of the existing building. Another 4,525 square feet of open area at the rear of the proposed addition will be covered by the roof of the addition extending outward. The covered outdoor storage area will be enclosed by a 6-foot screen fence to be installed around the covered outdoor storage areas as required by the Zoning Ordinance and the Restrictive Covenants for the Gallatin Industrial Center.

The proposed addition will match the existing building by using metal wall panels on all three (3) side of the building. The addition will also matches the existing building height and roof pitch. The ridge line height is 21 feet and the wall height is 16 feet. The east and west elevations are solid metal panels with six (6) air discharge louvers, three (3) on each side, and a dock door located within the east side near the connection with the existing building. The north side consists of the metal panel walls with two (2) dock doors. The area north of the outdoor storage area has a concrete floor and will be covered by a roof extending outward to cover the entire storage area.

The proposed metal façade materials match the existing structure and were previously approved by the Planning Commission as an alternative architectural plan at the February 27th, 2007 Planning Commission meeting. (Refer to Attachment 1-2)

The applicant is requesting approval of the alternative architectural plan for the proposed project per Section 13.08.010.D of the Gallatin Zoning Ordinance. The Planning Commission shall make a decision on whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance. The alternative architectural plan meets the purpose and intent of the requirements of Section 13.08 and be clearly superior to a plan that would be in strict compliance with this Section 13.08.

City Staff inspection of the exterior building facade materials is required prior to the installation of the exterior building facade materials.

Staff does not recommend approval of the architectural plan since it does not meet the 70 percent masonry exterior facade material requirement in Section 13.08.010.A of the Gallatin Zoning Ordinance.

Bufferyard and Landscaping
The applicant is requesting an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission shall make a decision on whether the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance. (Refer to Attachment 1-1)

The alternative Type 50 buffer yard request will extend along the northern property line and consist of the existing tree row with the addition of six (6) large deciduous trees and 25 evergreen trees. Also, the applicant is requesting to use the 20- foot change in elevation along the rear of the property as the opaque barrier. The Planning Commission approved this alternative Type 50 buffer yard at the February 27th, 2007 meeting when this addition was first approved.

Floodplain and Floodway
No portion of this property is located in a special flood hazard area.

Stormwater and Detentioning
Staff has performed a preliminary review of the construction plans and drainage calculations for the subject subdivision. Based on the initial review, expansion or additional stormwater facilities may be required.

Parking
Parking requirements are based on the use of the property. The Warehousing use requires one (1) space per 5,000 square feet. The Office use requires one (1) space per 300 square feet. Based on these calculations, 15 regular parking spaces are required. The site plan indicates 15 total parking spaces, including two (2) disabled permit parking spaces.

Sign
The applicant has indicated the existing monument sign along Gateway Drive will remain as is and no other signage is being requested at this time.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 *Administration and Enforcement*, Section 15.03.080 *Surety Required* of the Gallatin Zoning Ordinance.

The applicant shall submit a site surety, in the amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. Most of the Engineering Division comments have been satisfied; however the applicant shall amend the Site Plan and provide documents as indicated below:

1. Applicant shall satisfactorily address and accommodate all stormwater requirements. Preliminary review of construction plans and drainage calculations indicates further measures may be required to do so.

Other Departmental Comments
Other City Departments reviewed and commented on the Site Plan. All of the Other Departmental Comments have been satisfied.

FINDINGS:

1. THE PROPOSED PLAN OF DEVELOPMENT IS CONSISTENT WITH THE STANDARDS AND SPECIFICATIONS OF SECTION 15.03.020, SITE PLAN REQUIRED, OF THE CITY OF GALLATIN ZONING ORDINANCE

2. THE PROPOSED SITE PLAN IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE INDUSTRIAL RESTRICTIVE ZONING DISTRICT AND COMPLIES WITH THE USE RESTRICTIONS MINIMUM BULK AND HEIGHT REGULATIONS, MINIMUM DIMENSION AND SETBACK REQUIREMENTS ESTABLISHED IN SAID ZONING DISTRICT,

3. ONCE COMPLETED, THE PROPOSED SITE PLAN WILL COMPLY WITH THE PURPOSE AND INTENT OF ESTABLISHED PERFORMANCE AND DESIGN STANDARDS (ARTICLE 13, GALLATIN ZONING ORDINANCE), BUFFER YARD REQUIREMENTS (SECTION 13.03), GRADING STANDARDS (SECTION 13.10), SIGN REGULATIONS (SECTION 13.07), ACCESS MANAGEMENT REGULATIONS (SECTION 13.06), ARCHITECTURAL REQUIREMENTS (SECTION 13.08), PEDESTRIAN AND BICYCLE STANDARDS (SECTION 13.10), SUPPLEMENTARY DISTRICT REGULATIONS (ARTICLE 12.00), LOADING AND PARKING REGULATIONS (ARTICLE 11.00) , STORM WATER REGULATIONS (CHAPTER 18, CODE OF ORDINANCES, GALLATIN MUNICIPAL CODE), FLOOD PREVENTION AND PROTECTION REGULATIONS(SECTION 10.03).

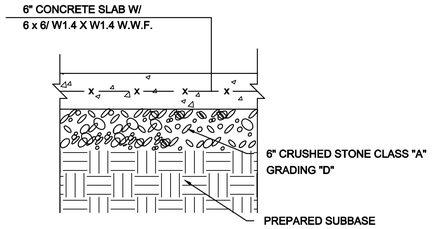
RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2013-69, Site Plan for Infact Development Company Addition, consisting of two (2) sheet plan, prepared by Bruce Rainey & Associates of Hendersonville, Tennessee with Job No. 03-0038 dated January 17, 2007 with a latest revision date of January 13, 2014, and Architectural Elevations, consisting of one (1) sheet, prepared by Matchett and Associates of Gallatin, Tennessee with Project No. 0726 dated May 7, 2008, with the following conditions:

1. The Planning Commission shall determine whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance and, if so, grant approval of the alternative architecture.
2. The Planning Commission shall determine whether the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance. If the Planning Commission approves the alternative north bufferyard plan, then the applicant shall provide an agreement to the Planning Department signed by the property owner, agreeing to install the required bufferyard if the leased property is subdivided.
3. Applicant shall satisfactorily address and accommodate all stormwater requirements. Preliminary review of construction plans and drainage calculations indicates further measures may be required to do so.
4. Submit a site surety, in the amount of to be determined by the applicant for review and approval by the Planning Department, prior to issuance of any building permits.

5. Submit three (3) corrected folded copies, one (1) full size and two (2) half size plans, of the site plan to the Planning Department.

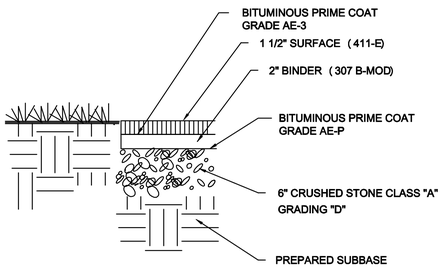
ATTACHMENTS

Attachment 1-1 Site Plan and Architecture for Infact Development Company



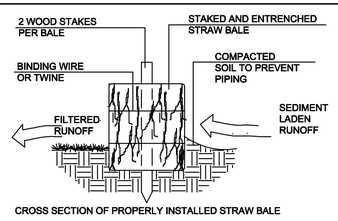
1 TYPICAL CONCRETE PAVEMENT

N.T.S.



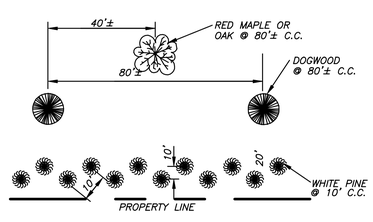
2 ASPHALT PAVEMENT REPLACEMENT

N.T.S.



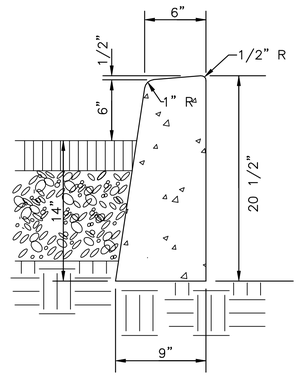
3 STRAW BALE BARRIER

N.T.S



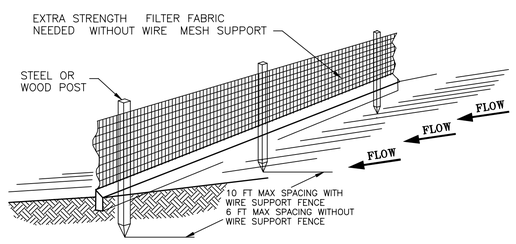
ALTERNATIVE TYPE '50' BUFFER YARD

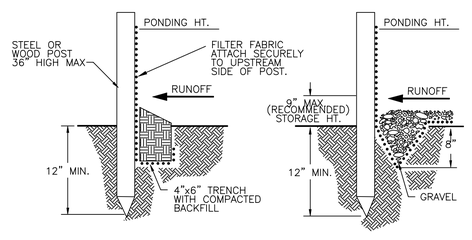
N.T.S.



4 POST CURB DETAIL

N.T.S.





STANDARD DETAIL

TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL

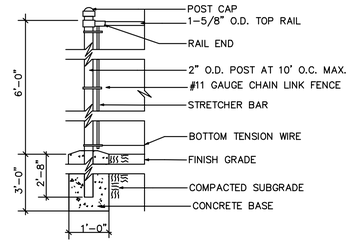
TRENCH WITH GRAVEL

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

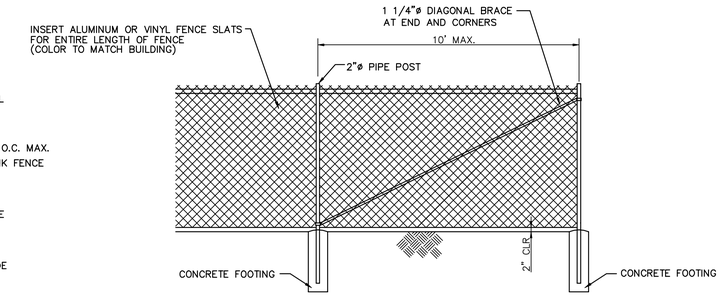
5 SILT FENCE

N.T.S.



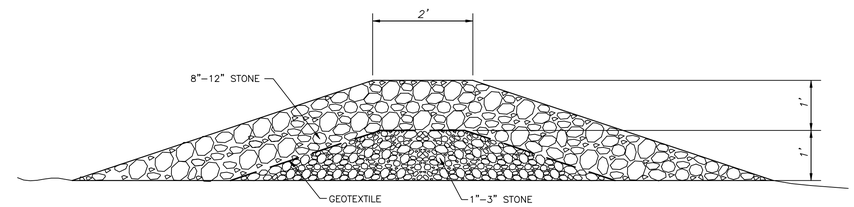
CHAIN LINK FENCE

NTS



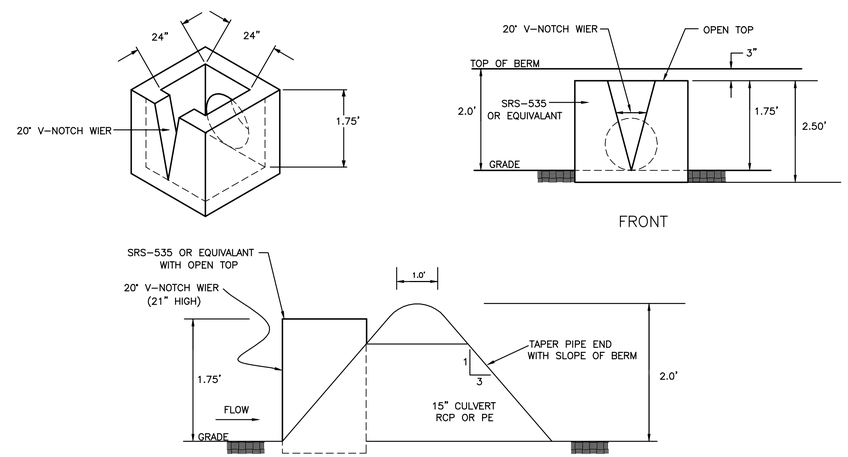
TYPICAL 6' CHAIN LINK FENCE

NTS



BERM DETAIL

N.T.S.



FILTER STRIP CONTROL/OUTLET STRUCTURE

N.T.S.

GENERAL NOTES:

1. STEEL REINFORCEMENT & CONC. STRENGTH PER ASTM C913.

STANDARD DETAILS - 1

INFACT DEVELOPMENT ADDITION

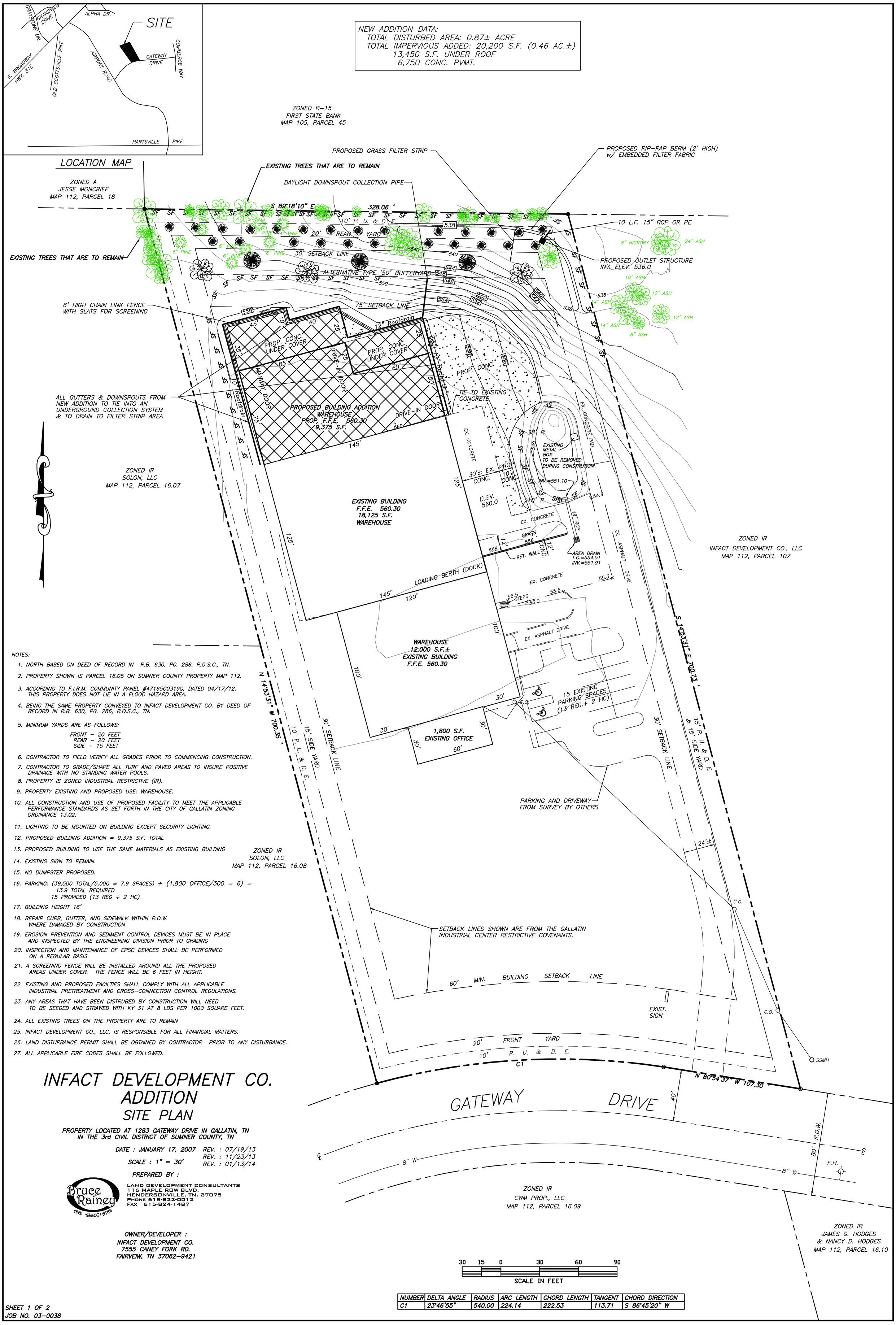
GALLATIN, TENNESSEE

DATE: 1/25/06
REV.: 1/13/14
SCALE: N.T.S.
DRAWN BY: D.L.P.

Bruce Rainey and Associates
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BOULVARD
HENDERSONVILLE, TN 37075
PHONE 615-822-0012
FAX 615-824-1487

SHEET 2 OF ___ SHEETS

JOB NO. 050058



NOTES:

1. NORTH BASED ON DEED OF RECORD IN R.B. 630, PG. 286, R.O.S.C., TN.
2. PROPERTY SHOWN IS PARCEL 16.05 ON SUMNER COUNTY PROPERTY MAP 112.
3. ACCORDING TO F.I.R.M. COMMUNITY PANEL #47165C0319G, DATED 04/17/12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
4. BEING THE SAME PROPERTY CONVEYED TO INFACT DEVELOPMENT CO. BY DEED OF RECORD IN R.B. 630, PG. 286, R.O.S.C., TN.
5. MINIMUM YARDS ARE AS FOLLOWS:
   FRONT – 20 FEET
   REAR – 20 FEET
   SIDE – 15 FEET
6. CONTRACTOR TO FIELD VERIFY ALL GRADES PRIOR TO COMMENCING CONSTRUCTION.
7. CONTRACTOR TO GRADE/SHAPE ALL TURF AND PAVED AREAS TO INSURE POSITIVE DRAINAGE WITH NO STANDING WATER POOLS.
8. PROPERTY IS ZONED INDUSTRIAL RESTRICTIVE (IR).
9. PROPERTY EXISTING AND PROPOSED USE: WAREHOUSE.
10. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE 13.02.
11. LIGHTING TO BE MOUNTED ON BUILDING EXCEPT SECURITY LIGHTING.
12. PROPOSED BUILDING ADDITION = 9,375 S.F. TOTAL
13. PROPOSED BUILDING TO USE THE SAME MATERIALS AS EXISTING BUILDING
14. EXISTING SIGN TO REMAIN.
15. NO DUMPSTER PROPOSED.
16. PARKING: (39,500 TOTAL/5,000 = 7.9 SPACES) + (1,800 OFFICE/300 = 6) = 13.9 TOTAL REQUIRED
    15 PROVIDED (13 REG + 2 HC)
17. BUILDING HEIGHT 16'
18. REPAIR CURB, GUTTER, AND SIDEWALK WITHIN R.O.W. WHERE DAMAGED BY CONSTRUCTION
19. EROSION PREVENTION AND SEDIMENT CONTROL DEVICES MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING
20. INSPECTION AND MAINTENANCE OF EPSC DEVICES SHALL BE PERFORMED ON A REGULAR BASIS.
21. A SCREENING FENCE WILL BE INSTALLED AROUND ALL THE PROPOSED AREAS UNDER COVER. THE FENCE WILL BE 6 FEET IN HEIGHT.
22. EXISTING AND PROPOSED FACILTIES SHALL COMPLY WITH ALL APPLICABLE INDUSTRIAL PRETREATMENT AND CROSS-CONNECTION CONTROL REGULATIONS.
23. ANY AREAS THAT HAVE BEEN DISTRUBED BY CONSTRUCTION WILL NEED TO BE SEEDED AND STRAWED WITH KY 31 AT 8 LBS PER 1000 SQUARE FEET.
24. ALL EXISTING TREES ON THE PROPERTY ARE TO REMAIN
25. INFACT DEVELOPMENT CO., LLC, IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
26. LAND DISTURBANCE PERMIT SHALL BE OBTAINED BY CONTRACTOR PRIOR TO ANY DISTURBANCE.
27. ALL APPLICABLE FIRE CODES SHALL BE FOLLOWED.

INFACT DEVELOPMENT CO. ADDITION
SITE PLAN

PROPERTY LOCATED AT 1283 GATEWAY DRIVE IN GALLATIN, TN
IN THE 3rd CIVIL DISTRICT OF SUMNER COUNTY, TN

DATE : JANUARY 17, 2007 REV. : 07/19/13
REV. : 11/23/13
SCALE : 1" = 30' REV. : 01/13/14

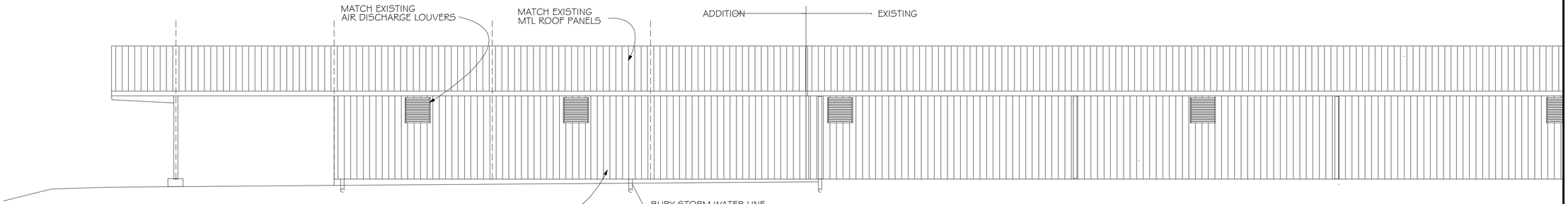
PREPARED BY :

Bruce Rainey and Associates
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1487

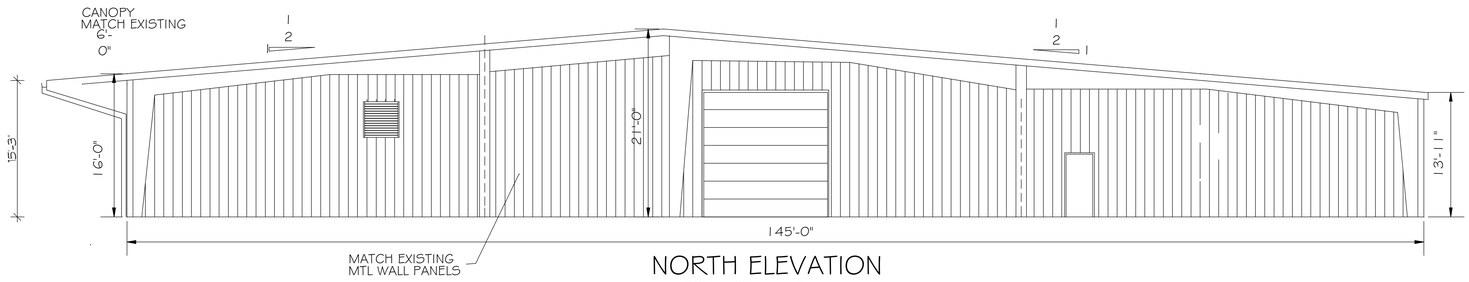
OWNER/DEVELOPER :
INFACT DEVELOPMENT CO.
7555 CANEY FORK RD.
FAIRVEIW, TN 37062-9421

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	23°46'55"	540.00	224.14	222.53	113.71	S 86°45'20" W

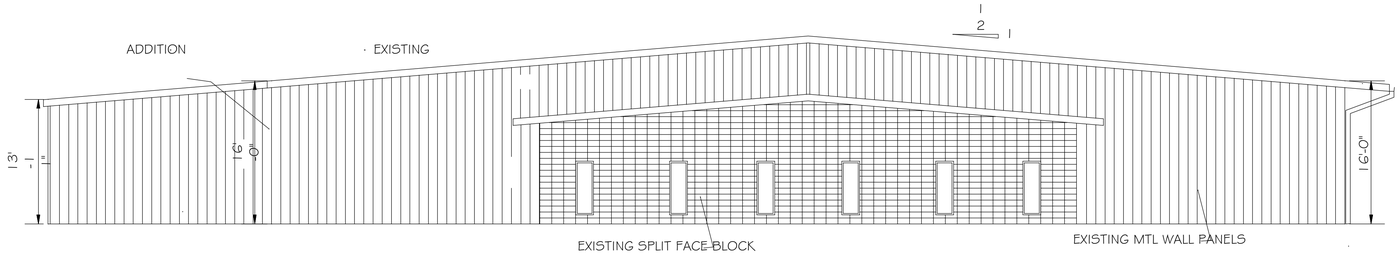
SHEET 1 OF 2
JOB NO. 03-0038



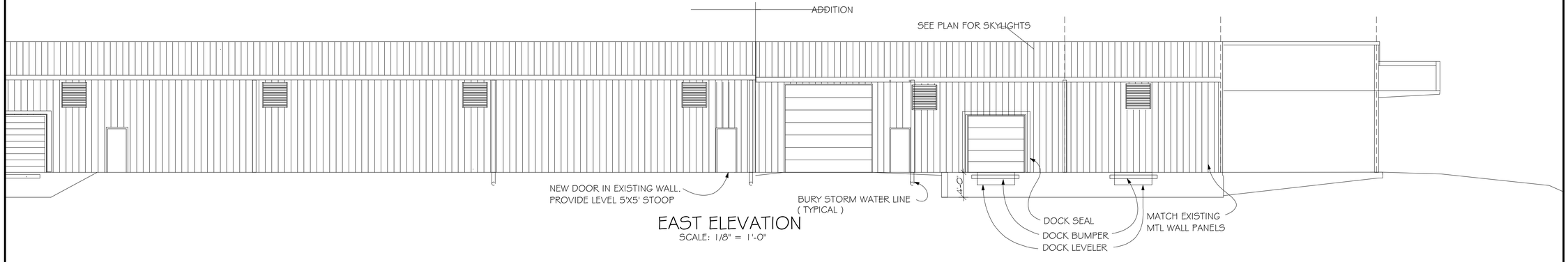
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

Project No:_0726____
Drawn By: ___ram___
Reviewed By:_____

M&A

Matchett
and
Associates
Architects

113 East Main St.
P.O. Box 187
Gallatin, TN 37066
615/451-1505

Warehouse
Addition
to
Infact
Development
Company

1283
Gateway Dr.

Gallatin,
Tennessee

Exterior
Elevations

DATE: 5/7/08____
REVISIONS:

DATE: MARK:

A-2

SHEET OF

TWR

Intended Use
For mounting above entry-ways and loading docks. **Contact with a direct forceful spray of water during operation can result in glass breakage. Not recommended for car wash applications.**

Construction
Housing: Rugged, die-cast aluminum back housing and hinged doorframe. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Finish is bronze polyester powder paint standard.

Optics
(TWR1, TWR2) Refractor is prismatic borosilicate glass. Reflector is die-formed anodized stippled aluminum. TWR1 medium-base lamp and TWR2 mogul-base lamp included in carton as standard.

Electrical
Ballast: All ballasts are 100% factory tested. HPS: High reactance, high power factor for 150W and below. Constant wattage autotransformer 250W and above. MH: 150W and below are standard with pulse-start ignitor technology. Super CWA Pulse Start ballasts, 88% efficient and EISA legislation compliant, are required for 151-400W (must order SCWA option). Compact fluorescent uses an electronic high-frequency ballast.

Socket: Porcelain, medium-base socket for TWR1, mogul-base socket for TWR2, with copper alloy nickel-plated screw shell and center contact. Fluorescent is four-pin positive latching thermoplastic. LPI is standard 35K for CFL.

Installation
Housing configured for mounting directly over a standard 4" outlet box or for surface wiring via any of three convenient 3/4" threaded conduit entry hubs.

Listings
UL Listed standard to U.S. and Canadian safety standards. CSA Certified (see Options). UL/C-UL Listed for wet locations.

TWR1

TWR2

ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: TWR1 150S TB LPI

Series	Lamp type[1]		Voltage	Ballast		Options		Finish		Lamped	
TWR1	High pressure sodium	Metal halide	**120**	**(blank)**	Magnetic ballast	PE	Photoelectric cell - button type[8]	**(blank)**	Dark bronze	**LPI**	Lamp included
TWR2	70S	70M	**TB**[4]	**SCWA**	Super CWA ballast[7]	CSA	Meets Canadian standards				
	100S	**100M**	**MVOLT**[5]			WG	Wire guard[9]				
	150S	**150M**	120/347[6]								
	250S	**250M**[2]									
	400S	**400M**[2]									
		Compact fluorescent									
		2/42TRT[3]									

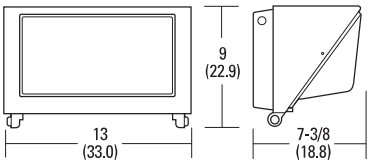
ADDITIONAL INFORMATION

For additional product information, visit www.lithonia.com.

CONFIGURATIONS	
SERIES	LAMP TYPE
TWR1	70S, 70M, 100S, 100M, 150S, 150M, 2/42TRT
TWR2	250S, 250M, 400S, 400M

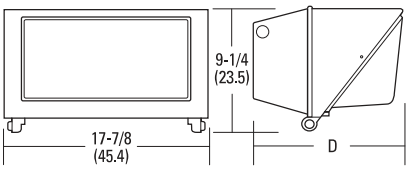
ACCESSORIES	
ORDER SEPARATELY	
TWR1WG	Wireguard
TWR2WG	Wireguard
RK1 TWR1FA	Lens repair kit
RK1 TWR2FA	Lens repair kit

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



Weight: 18 lbs (8.1 kg)

TWR1



	250W	400W
Depth:	9-3/8 (23.8)	12-1/2 (31.8)
Weight:	26 lbs (11.8 Kg)	31 lbs (14Kg)

TWR2

Notes
1 Specify lamp type. See Configurations table.
2 Must be ordered with SCWA option.
3 Available with MVOLT or 120V with PE only.
4 Optional multi-tap ballast (120V, 208V, 240V, 277V).
5 Only available with 2/42TRT.
6 Only available with CSA.
7 Only available for 250M and 400M.
8 Available with 250M, 400M, 2/42TRT (120V) only. Consult factory for other wattage/voltage availability.
9 May be ordered as an accessory. Prefix with fixture name and size (e.g., TWR1WG).

ITEM 2

Denise Knight

From: Michael Dewey <mdewey@dewey-estes.com>
Sent: Friday, January 24, 2014 12:18 PM
To: Denise Knight
Cc: Kevin Estes
Subject: RE:

Denise,

Thanks for discussing the Final Plat situation with me a couple times this morning. As you know, we spoke with Nick and the property lines match for the lots, but we need our surveyor to show the reserve parcel from Phase 3, Section 1 on the Phase 9, Section 3 Final Plat as "Property Lines to be Abandoned." All that said, we would like to defer to the next agenda. When do we need to get you the revised plat for next month's agenda? I am thinking we will just treat this as a re-submittal in terms of number of copies, info and deadlines, but please let us know if you need the plans earlier. The Phase 9, Section 3 Final Plat will have a condition that Phase 3, Section 1 will be recorded prior to final approval.

Thanks,
Michael Dewey, PE
(615) 979-9071

From: Denise Knight [mailto:denise.knight@gallatin-tn.gov]
Sent: Friday, January 24, 2014 11:30 AM
To: Michael Dewey
Subject:

PC 0234-14

ITEM 3

GMRPC Resolution No. 2014-03

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR THE WOODLANDS BUSINESS PARK, PHASE 2, A MINOR SUBDIVISION, TO CREATE FOUR (4) LOTS ON 5.03 (+/-) ACRES, LOCATED ON LONGLEAF DRIVE OFF OF OLD AIRPORT ROAD – (PC0236-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA §13-3-402, §13-3-404, §13-4-302, and §13-4-304:

1. The proposed Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
2. The proposed Final Plat is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District(s).
3. The proposed final plat is consistent with T.C.A. Section 13-3-402 and Section 13-4-302.
4. The proposed Final Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Airport Road Industrial Character Area.
5. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.
6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The proposed final plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat per Section 1-110 and Section 2-105.5 of the Gallatin Subdivision Regulations with the following conditions of approval:

1. Remove "Certificate of Staff Certification" from plat.
2. Provide 10' wide P.U.D.E's on each side lot line per Subdivision Regulations 2-106.2 (for a total combined width of 20').
3. Show reservation to accommodate the proposed Greenway Trail per the Gallatin on the Move 2020 Plan.
4. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
5. Submit two (2) mylars and one (1) vellum copies of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 3
PLANNING DEPARTMENT STAFF REPORT

Final Plat for The Woodlands Business Park, Phase 2
(PC0236-14)
Longleaf Drive off of Old Airport Road
Date: January 22, 2014

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR THE WOODLANDS BUSINESS PARK, PHASE 2, A MINOR SUBDIVISION, TO CREATE FOUR (4) LOTS ON 5.03 (+/-) ACRES LOCATED ON LONGLEAF DRIVE OFF OF OLD AIRPORT ROAD.

OWNER:	**RAY DORRIS**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL WITH CONDITIONS**
STAFF CONTACT:	**DENISE KNIGHT**
PLANNING COMMISSION DATE:	**JANUARY 27, 2014**

PROPERTY OVERVIEW: **The owner and applicant is requesting approval of a Final Plat for The Woodlands Business Park, Phase 2, a minor subdivision, to create four (4) lots on 5.03 (+/-) acres. The property is located on Longleaf Drive off of Old Airport Road. The property is currently zoned Industrial Restrictive (IR) and is currently vacant. No portion of this property is located within a flood hazard area. (Attachment 3-1)**

CASE BACKGROUND:

Previous Approvals
There are no Planning Department case files for this particular property.

In 1999, Planning Commission approved a final plat to create 8 lots in The Woodlands Business Park located along the north side of Longleaf Drive.

Longleaf Drive was platted as part of The Woodlands Business Park. On September 24, 2001, the Planning Commission recommended approval of the street acceptance for Longleaf Drive to City Council. (PC File: 5-8-01) On October 16, 2001 City Council approved Resolution R0110-069 to accept Longleaf Drive. The Quit Claim Deed was recorded on December 18, 2001 (Record Book 1389, Page 416). (Attachment 3-2)

DISCUSSION:

Proposed Development
The Woodlands Business Park, Phase 2 is a minor subdivision and contains four (4) vacant lots for future development. Per the Subdivision Regulations a Minor Subdivision is any subdivision containing not more than five (5) lots fronting on an existing street; not involving

any new or improved road, the extension of City facilities, or the creation of any public improvements and not containing any flood prone area, not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of the adopted Future Land Use Plan, Major Thoroughfare Plan, Zoning Ordinance, or these Regulations.

Lots 2, 3 and 4 contain 1.25 (+/-) acres each and are compatible with the requirements of the Gallatin Zoning Ordinance 09.02.030 Area Regulations. Lot 1 is 1.27 acres and due to a 20' drainage easement on the property the building area is limited in size and flexibility in layout. (Attachment 3-3)

Setback, Yard Lines and Bulk Regulations
The building setback, yard lines and bulk regulations shall comply with the Gallatin Zoning Ordinance in effect at the time of building permit issuance. This includes the provision in which a larger building setback is required when any portion of a lot line within the IR zone district coincides with a lot line in the Residential zone district per the Gallatin Zoning Ordinance 09.02.050.B. (Attachment 3-4)

Bufferyard and Landscaping
Most of the adjoining properties are also zoned IR; therefore, bufferyards are not required. The exception is at the southwest corner of lot 4 which adjoins a Residential-15 (R15) zone district. A Bufferyard Type 50 will be required at this location and shall be shown on the approved site plan for this lot.

Easements
All lots will include 20' P.U.D.E.'s along the front property lines and 10' P.U.D.E's along the rear property lines. The applicant has indicated 5' P.U.D.E's per lot along most side property lines for a total of only 10 feet; however, the Engineering Division has requested that the applicant provide appropriate width P.U.D.E's per Subdivision Regulations 2-106.2, which is 10' P.U.D.E's on each side lot line (for a total combined width of 20').

Lot 1 and 2 contains an existing 20' Drainage Easement that begins at the southeast corner of lot 2 and extends in a southwest direction approximately 158 feet into the center of lot 1.

Each lot will be responsible for meeting the current stormwater management requirements at the time of each site plan submittal.

Greenway/Pedestrian
The Gallatin on the Move 2020 General Development and Transportation Plan shows a proposed Greenway Trail to extend through the property. The Engineering Division has requested a reservation to accommodate the proposed Greenway Trail be shown on the final plat. (Attachment 3-5)

Planning Department Comments
The applicant satisfactorily addressed most of the Planning Department comments; however the applicant shall amend the plat to comply with the following comments:

1. Remove "Certificate of Staff Certification" from plat.

EXHIBIT A

2. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
3. Submit two (2) mylars and one (1) vellum copies of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Plat. The applicant satisfactorily addressed most of the Engineering Division comments; however the applicant shall amend the plat to comply with the following comments:

1. Provide 10' wide P.U.D.E's on each side lot line per Subdivision Regulations 2-106.2, (for a total combined width of 20').
2. Show reservation to accommodate the proposed Greenway Trail per the Gallatin on the Move 2020 Plan.

Other Departmental Comments

Other City Departments reviewed the Final Plat. There are no other departmental comments.

Findings

1. The proposed Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
2. The proposed Final Plat is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District(s).
3. The proposed final plat is consistent with T.C.A. Section 13-3-402 and Section 13-4-302.
4. The proposed Final Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Airport Road Industrial Character Area.
5. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.
6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The proposed final plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution 2014-03, Final Plat for The Woodlands Business Park, Phase 2, consisting of a one (1) sheet plat, prepared by Bruce Rainey & Associates of Hendersonville, Tennessee, project No. #090099 dated January 15 2014, with the following conditions:

EXHIBIT A

1. Remove "Certificate of Staff Certification" from plat.
2. Provide 10' wide P.U.D.E's on each side lot line per Subdivision Regulations 2-106.2, (for a total combined width of 20').
3. Show reservation to accommodate the proposed Greenway Trail per the Gallatin on the Move 2020 Plan.
4. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
5. Submit two (2) mylars and one (1) vellum copies of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 3-1 Final Plat for The Woodlands Business Park, Phase 2 (PC0236-14)
Attachment 3-2 Quit-Claim Deed for the street acceptance of Longleaf Drive.
Attachment 3-3 Gallatin Zoning Ordinance Section 09.02.030
Attachment 3-4 Gallatin Zoning Ordinance Section 09.02.050.B
Attachment 3-5 Gallatin on the Move 2020 General Development and Transportation Plan - Greenway

I:PLANNING COMMISSION\PC Items\2014\1-27-2014\Staff Reports\Item 3 The Woodlands Business Park, Phase 2 (PC0236-14) DK

EXHIBIT A

CITY OF GALLATIN
132 West Main Street
Gallatin, Tennessee 37066

CITY OF GALLATIN
132 West Main Street
Gallatin, Tennessee 37066

ATTACHMENT 3-2

Tax Map and Parcel No. 112-17.09

Pamela Jo Whitaker, Register
Sumner County Tennessee
Rec #: 473442 Instrument 585128
Rec'd: 15.00 NBk: 86 Pg 73
State: 0.00 Recorded
Clerk: 0.00 12/18/2001 at 1:50 PM
EDP: 2.00 in Record Book
Total: 17.00 1389 Pg 426

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, and other good and valuable consideration, the undersigned hereby conveys and quitclaims to the CITY OF GALLATIN, TENNESSEE, free and clear of all encumbrances of any kind, all his / her / its right, title, and interest in and to the following described real property:

> All street right-of-ways, utility, and drainage easements described in Plat Book 18, Page 128, ROSCT, of the Subdivision known as "The Woodlands Business Park", being a portion of the land conveyed to the undersigned in Record Book 907, Page 560, ROSCT.

IN TESTIMONY WHEREOF, this Deed executed this ____ day of _____, 2001.

ENTERED
Phillip G. Simpson
PROPERTY ASSESSOR

3rd DEC 18 2001
-112J-D-1 thru 8 P/6

MAP__GP__CTL__PAR__

_____
OWNERS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Ronald L. Jones, with whom I am personally acquainted, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes therein contained.

WITNESS my hand and official seal at Sumner Co. Tennessee, on this the 1st day of October, 2001.

SANDRA MARCESON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. (SEAL)

_____
NOTARY PUBLIC

My Commission Expires: 8/4/05

EXHIBIT A

RECEIVED

I swear or affirm that the actual consideration for this transfer, or value of the interest in property transferred, whichever is greater, is $ Ø, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Jim Svobodo, AICP
AFFIANT City Planner

Subscribed and sworn to before me this the 7th day of December, 2001.

BECKY L. PARGUE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 9/29/2002

This Instrument Prepared By:
G.E.D.S., Inc.
562 South Water Avenue
Gallatin, TN 37066

ATTACHMENT 3-2

EXHIBIT A

ATTACHMENT 3-2

G.E.D.S., Inc. ENGINEERING - DESIGN - SURVEYING

562 SOUTH WATER AVENUE - GALLATIN, TN - 37066
tel: (615) 452-5205 fax: (615) 230-7568

September 28, 2001

Mr. Ronald Jones
312 Durham Avenue
Gallatin, TN 37066

Re: The Woodlands Business Park

The roadways constructed within the referenced subdivision lie within the rights of way shown on the record plat for the same. The subject street is shown on the record plat as Longleaf Drive.

Sincerely,

John T. Darnall, Tennessee RLS #1571

#170-97

RECEIVED
OCT 01 2001
GALLATIN PLANNING
& ZONING

EXHIBIT A

5-8-01

3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

4. Accessory off-street parking and loading areas as required in Article 11.00.

C. Conditional Uses

The following are conditional uses within this district:

Community Facility Activities
Intermediate Impact, (except for cemeteries, mausoleums and columbariums)
Extensive Impact
Limited Child Care

D. Prohibited Uses

Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 are prohibited.

09.02.020 Bulk Regulations

Maximum Lot Coverage - 50 percent
Maximum Height of Buildings - 80 feet

09.02.030 Area Regulations

The following area requirements shall apply to all uses permitted in this district:

A. Lot Area - Individual building sites shall be of such size that the structures involved will have architectural unity and flexibility in arrangements and that all space requirements set forth herein are met.

B. Required Front, Side, and Rear Yards

Front Yard: 20 feet
Side Yard: 15 feet
Rear Yard: 20 feet

C. Required Minimum Setback Line

Minimum Setback Line: 55 feet

D. Corner Lots - On any corner lot, all structures shall conform to the setback requirements for the adjoining street if such requirement is greater than that for this district.

09.02.040 Use of Required Yard Areas

The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.

A. Landscaping - All required yard areas not occupied by driveways or sidewalks shall be devoted to landscaping as defined in Sections 13.04 and 13.05.

B. Driveways - Provided that no driveway shall occupy more than half of any required yard.

C. Sidewalks - Provided that no sidewalk shall occupy more than half of any required yard.

09.02.050 Other Requirements

A. Enclosure Requirements - All uses shall be conducted within completely enclosed buildings except for agriculture, parking and loading, exterior storage, and other accessory uses listed herein which by their nature must necessarily exist outside a building.

B. Provisions Applying along District Boundaries - In any IR District along such portion of the boundary which coincides with a lot line of a lot in a residential district, the buildings and structures shall be set back at least seventy-five (75) feet from such lot line.

C. Exterior Storage - Exterior storage may be permitted in the side and rear of the principal building only, provided the location, extent, and screening of storage is approved as a part of the site plan by the Planning Commission; and further provided that exterior storage shall be screened from public view by suitable fence, wall, or hedge not exceeding fifteen (15) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen.

D. Surfacing of Storage Areas - All storage areas shall be surfaced to provide a durable and dust-free surface. All areas shall be graded and drained so as to dispose of all surface water accumulated within the area.

ATTACHMENT 3-5

Gallatin on the Move 2020
General Development and Transportation Plan

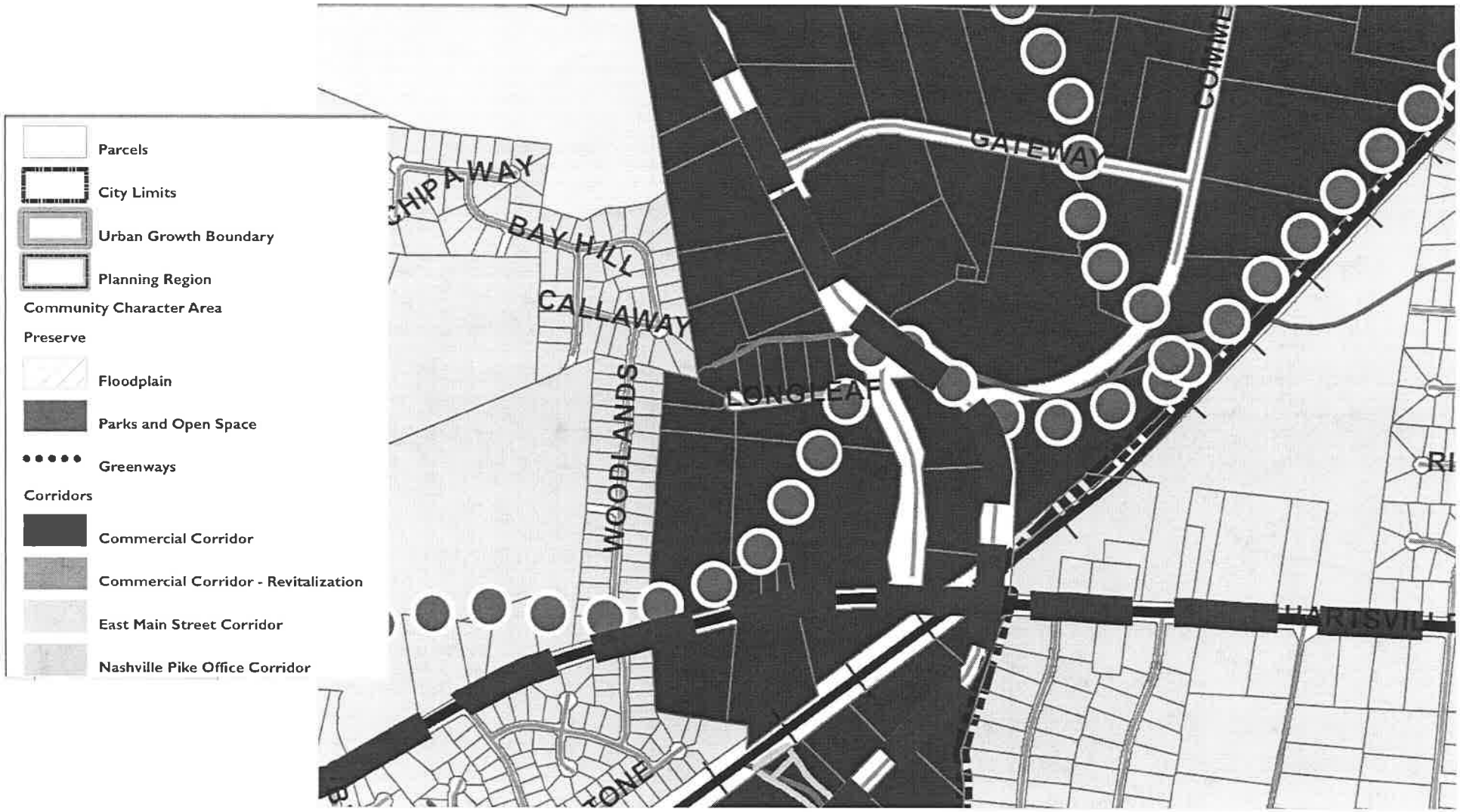


EXHIBIT A

PC 0236-14

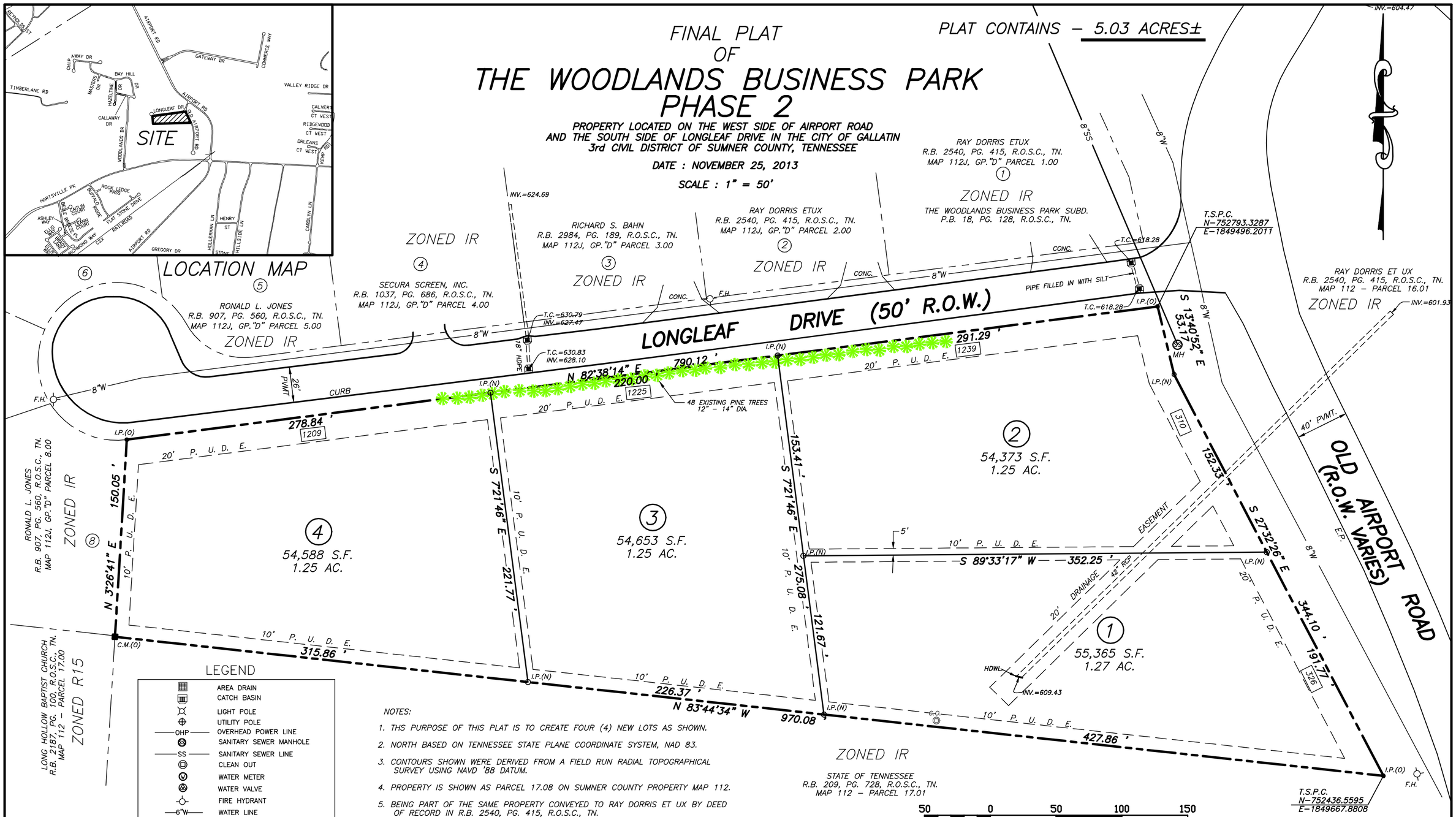
FINAL PLAT OF THE WOODLANDS BUSINESS PARK PHASE 2

PLAT CONTAINS – 5.03 ACRES±

PROPERTY LOCATED ON THE WEST SIDE OF AIRPORT ROAD AND THE SOUTH SIDE OF LONGLEAF DRIVE IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : NOVEMBER 25, 2013

SCALE : 1" = 50'



LEGEND

- AREA DRAIN
- CATCH BASIN
- LIGHT POLE
- UTILITY POLE
- OHP — OVERHEAD POWER LINE
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- 6"W — WATER LINE
- GAS — GAS LINE
- GAS METER
- GAS VALVE
- PHONE MANHOLE
- CONC. MONUMENT
- IRON PIN (OLD)
- IRON PIN (NEW)
- 422 — CONTOUR LINE (EXISTING)
- 422 — CONTOUR LINE (PROPOSED)
- FENCE LINE

NOTES:

1. THS PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) NEW LOTS AS SHOWN.
2. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
3. CONTOURS SHOWN WERE DERIVED FROM A FIELD RUN RADIAL TOPOGRAPHICAL SURVEY USING NAVD '88 DATUM.
4. PROPERTY IS SHOWN AS PARCEL 17.08 ON SUMNER COUNTY PROPERTY MAP 112.
5. BEING PART OF THE SAME PROPERTY CONVEYED TO RAY DORRIS ET UX BY DEED OF RECORD IN R.B. 2540, PG. 415, R.O.S.C., TN.
6. PROPERTY IS CURRENTLY ZONED "IR".
7. EXISTING USE : VACANT
   PROPOSED USE : VACANT (TEMPORARY)
8. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0318G AND 47165C0319G, DATED 4–17–12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
9. [123] DENOTES STREET ADDRESS.
10. EACH LOT WILL BE RESPONSIBLE FOR MEETING THE CURRENT STORMWATER MANAGEMENT REQUIREMENTS AT THE TIME OF EACH F.M.D.P. APPROVAL.

OWNER :
DAVIS RAY DORRIS ET UX
P.O. BOX 971
GALLATIN, TN. 37066

CERTIFICATE OF STAFF CERTIFICATION

DATE _____ CITY PLANNER _____

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 2540 ,page 415 R.O.S.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal–Regional Subdivision Regulations.

DATE : _____ OWNER : _____

TITLE : _____

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal–Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these regulations.

I hereby certify that this is a catergory 1 survey & the ration of precison of the unadjusted survey is 1;10,000.

REGISTERED LAND SURVEYOR _____ DATE _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled *The Woodlands Business Park Phase 2* have been installed in accordance with current local and state government requirements, or a sufficient surety or cash has been filed which will guarantee said installation.

WATER SYSTEM: _____ Date _____ Superintendent of Public Utilities, Gallatin, Tennessee

SEWER SYSTEM: _____ Date _____ Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal–Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

DATE : _____

_____ CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal–Regional Subdivision Regulations with the exception of such variances, if any as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.

DATE: _____ Secretary, Planning Commission _____

DATE: _____ Chairman's Initials _____

RECORD

Recorded _____ , 2014
in Book _____ , Page _____
of the Register's Office, Sumner Co., TN.

PREPARED BY :

Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

JOB NO. 090099

Gallatin on the Move 2020
General Development and Transportation Plan

ITEM 4

GMRPC Resolution No. 2013-92

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR WILDCAT RUN AND FRANCISCAN WAY LOCATED IN TWIN EAGLES, PHASE SEVEN, SECTION TWO TO THE GALLATIN CITY COUNCIL – (PC0195-13)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Twin Eagles, Phase 7, Section 2 on January 28, 2008 and recorded in Plat Book 26, page 120, R.O.S.C., Tennessee; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Twin Eagles, Phase Seven, Section Two submitted by the applicant, Rogers Engineering Group, at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached hereto as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

ITEM 4

4. It has been determined that no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Twin Eagles, Phase Seven, Section Two to the Gallatin City Council with the following condition:

1. The owner and applicant shall submit a maintenance surety in the amount of $45,200 to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 01/27/2014

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

Item 4

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance for Twin Eagles – Phase Seven, Section Two (PC0195-13)
Wildcat Run and Franciscan Way
Date: January 17, 2014

REQUEST: OWNER AND APPLICANT REQUESTS ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR WILDCAT RUN AND FRANCISCAN WAY LOCATED IN TWIN EAGLES PHASE SEVEN, SECTION TWO. THE PROPERTY CONTAINS 33 LOTS ON 9.735 (+/-) ACRES.

OWNER:	**RANDALL R. JONES, ETUX BARBARA JONES**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**RECOMMEND PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL WITH CONDITION**
STAFF CONTACT:	**ROBERT J. KALISZ**

PLANNING COMMISSION DATE: JANUARY 27, 2014

PROPERTY OVERVIEW: The owner and applicant are requesting acceptance of the public improvements for Wildcat Run and Franciscan Way located in Twin Eagles Phase Seven, Section Two. The property contains 33 lots on 9.735 (+/-) acres and all lots located in Phase Seven, Section Two are developed. The property is currently zoned Mixed Use (MU). No portion of this property is located within a flood hazard area.

CASE BACKGROUND:

Previous Approvals

The Planning Commission approved the Final Plat for Twin Eagles Phase Seven, Section Two (PC File #1-7-08C) containing 33 lots on 9.735 (+/-) acres at the January 28, 2008 meeting.

DISCUSSION:

The owner and applicant is requesting approval of Resolution 2013-92 accepting public improvements constructed in the Twin Eagles Phase 7, Section 2 Subdivision.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 4-1) accepting the public improvements and execute the Quitclaim Deed accepting the public improvements. The public improvements are to be accepted in accordance with Sections 1-113.107 and 3-105.5 of the Subdivision Regulations.

Engineering Division

The Engineering Division has certified that the applicant submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, rights-of-way, and public easements located in Twin Eagles, Phase Seven, Section Two as identified in Attachment 4-2.

The Engineering Staff completed a final inspection and reported that the applicant has satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations.

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations and it has been over four (4) years since Final Plat recorded and over 80 percent of the lots are fully developed.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety in the amount of 10 percent of the completed roadway and drainage costs. Engineering staff has determined the required maintenance surety to be $45,200, which must be approved by the Planning Commission and City Council as part of this acceptance. The applicant shall submit a maintenance surety in the amount of $45,200 to the Planning Department.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2013-92, to recommend acceptance of the public improvements in Twin Eagles Phase Seven, Section Two, Plat Book 26, Page(s) 120-122, recorded February 17, 2009 in the Register's Office of Sumner County, to the City Council with the following condition:

1. The owner and applicant shall submit a maintenance surety in the amount of $45,200 to the Planning Department.

ATTACHMENTS:

Attachment 4-1 City Council Resolution Number R1312-53
Attachment 4-2 Twin Eagles Phase Seven, Section Two Recorded Final Plat
Attachment 4-3 Response Letter from John A. Leath, P.E. dated 11/14/2013

EXHIBIT A ATTACHMENT 4-1

RESOLUTION NO. R1312-53

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF GALLATIN, TENNESSEE
TWIN EAGLES, PHASE SEVEN, SECTION TWO

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Twin Eagles, Phase Seven, Section Two; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in the Twin Eagles, Phase Seven, Section Two Subdivision have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations; and

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, rights-of way, public easements, and public utility improvements, described in Twin Eagles, Phase Seven, Section Two Subdivision, Plat Book 26, Page(s) 120-122, Recorded February 17, 2009 in the Register's Office for Sumner County, are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this Resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

EXHIBIT A

ATTACHMENT 4-1

DATED:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ATTACHMENT 4-3

ROGERS ENGINEERING GROUP

114 B West Main Street
Gallatin, TN 37066
Tele: (615) 230-7269
Fax: (615) 230-7271

November 14, 2013

City of Gallatin
Planning Commission
132 West Main Street
Gallatin, TN 37066

Re: Street Acceptance
Twin Eagles Phase 7 Section 2
PC#0195-13

We are submitting thirteen (13) half size sets of the recorded plat of the above mentioned project. In addition we are submitting a digital file with pdf formatted plans. Addressed below are the project comments dated 10-24-2013.

Planning Department
No comments to address. Plans and digital file provided with the submittal of this response letter.

Engineering Department
Developer understands headwall is to be installed.

If our office may be of further assistance to you on this project please contact us at your convenience.

Sincerely,

John A. Leath, P.E.
Rogers Engineering Group

RECEIVED
NOV 14 2013
GALLATIN PLANNING & ZONING

RESUBMITTAL

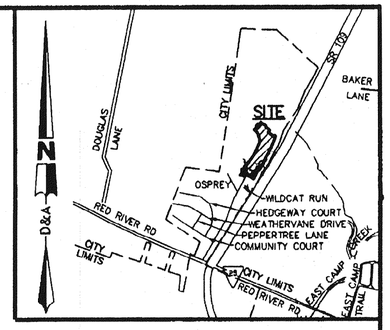
PC0195-13

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: RANDALL R. JONES, ETUX
   R.B. 1590, PG. 582, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCEL 2.04, TAX MAP 113.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THIS PROPERTY IS ZONED "MU" AS OF THE DATE OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1983.
9. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
10. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAPS, MAP NUMBERS 47165C0313E AND 47165C0311E, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN. ZONE X.
11. ALL LOTS TO HAVE A 10' PUBLIC UTILITY DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDES UNLESS NOTED OTHERWISE.
12. ALL TREES AND LANDSCAPING TO BE MAINTAINED WITHIN THIS EASEMENT BY INDIVIDUAL LOT OWNERS.
13. NO BUILDINGS WILL BE PERMITTED IN ANY EASEMENTS.
14. ALL LOT CORNERS ARE TO BE MARKED WITH CAPPED 1/2" IRON RODS.
15. EXISTING USE IS VACANT. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	
C1	425.00'	179.12'	24°08'52"	N37°33'50"E	177.80'
C2	375.00'	159.42'	24°21'25"	S37°27'33"W	158.22'
C3	375.00'	496.75'	75°53'53"	S12°40'06"E	461.22'
C4	25.00'	36.49'	83°37'14"	N89°16'12"W	33.33'
C5	100.00'	25.73'	14°44'30"	S41°32'56"W	25.66'
C6	150.00'	36.25'	13°50'46"	S41°59'48"W	36.16'
C7	25.00'	36.49'	83°37'14"	N07°08'34"E	33.33'
C8	425.00'	444.92'	59°58'53"	S04°42'36"E	424.88'
C9	425.00'	180.67'	24°21'25"	S37°27'33"W	179.31'
C10	375.00'	158.05'	24°08'52"	N37°33'50"E	156.88'
C11	425.00'	23.42'	03°09'28"	S49°02'19"E	23.42'
C12	425.00'	25.48'	03°26'07"	N27°12'28"E	25.48'
C13	425.00'	76.33'	10°17'23"	N34°04'12"E	76.22'
C14	425.00'	76.20'	10°16'22"	N44°21'05"E	76.10'
C15	375.00'	1.11'	00°10'12"	S49°43'22"W	1.11'
C16	375.00'	99.42'	15°11'27"	S42°02'32"W	99.13'
C17	375.00'	59.99'	09°09'59"	S29°51'50"W	59.93'
C18	375.00'	50.95'	07°47'07"	S21°23'17"W	50.92'
C19	375.00'	90.26'	13°47'27"	S10°36'00"W	90.04'
C20	375.00'	89.74'	13°42'39"	S03°09'03"E	89.52'
C21	375.00'	90.27'	13°47'33"	S16°54'09"E	90.05'
C22	375.00'	86.94'	13°16'58"	S30°28'24"E	86.74'
C23	375.00'	79.85'	12°12'03"	S43°10'54"E	79.70'
C24	375.00'	8.74'	01°20'07"	S49°56'59"E	8.74'
C25	425.00'	90.49'	12°11'56"	S28°36'05"E	90.32'
C26	425.00'	96.68'	13°02'01"	S15°59'07"E	96.47'
C27	425.00'	78.20'	10°16'22"	S04°19'56"E	78.10'
C28	425.00'	77.00'	10°22'53"	S05°59'42"W	76.90'
C29	425.00'	75.39'	10°09'51"	S16°16'04"W	75.30'
C30	425.00'	29.16'	03°55'51"	S23°18'55"W	29.15'
C31	425.00'	75.72'	10°12'27"	S30°23'04"W	75.62'
C32	425.00'	76.20'	10°16'22"	S40°37'28"W	76.10'
C33	425.00'	28.76'	03°52'37"	S47°41'58"W	28.75'
C34	375.00'	63.37'	09°40'57"	N44°47'47"E	63.30'
C35	375.00'	94.67'	14°27'54"	N32°43'21"E	94.42'



LOCATION MAP

NOT TO SCALE

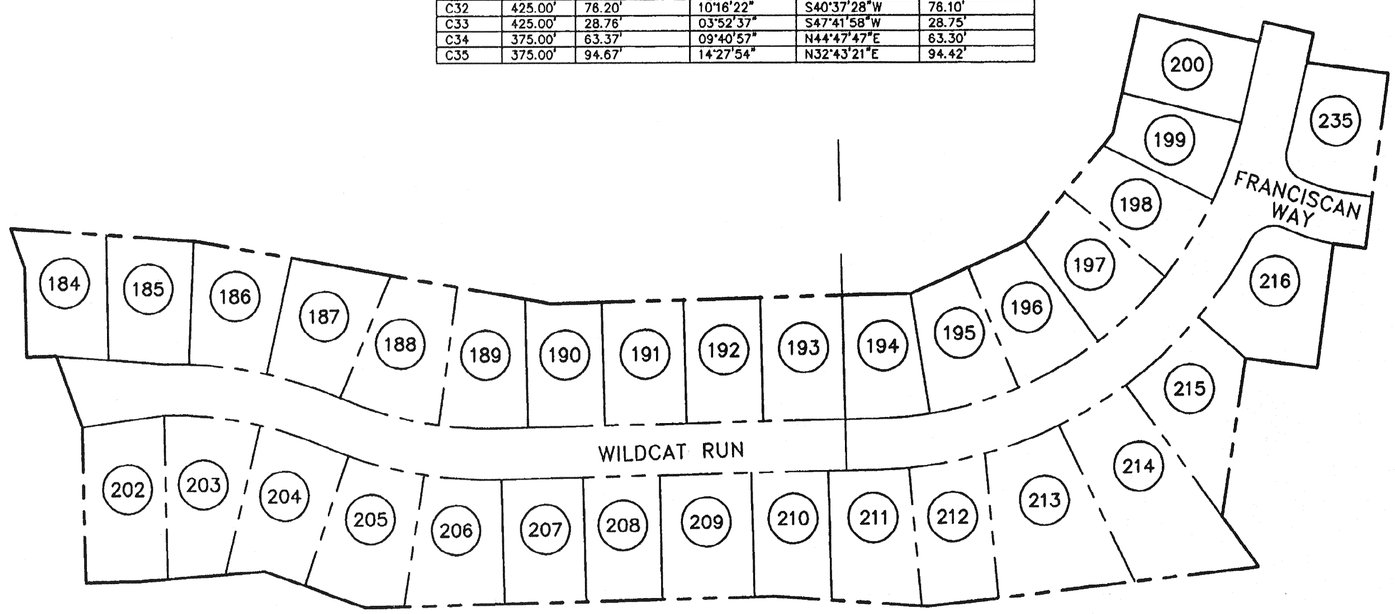
LINE TABLE

LINE	BEARING	DISTANCE
L1	N50°37'03"W	19.84'
L2	S50°37'03"E	29.07'
L3	S34°12'39"W	32.20'
L4	S25°28'46"W	29.00'
L5	N48°55'11"E	15.21'
L6	N34°10'41"E	29.86'
L7	S48°55'11"W	15.21'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- YARD LINE
- EASEMENT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER (23)
- SANITARY SEWER W/ MANHOLE — 8"SS
- WATER LINE — W
- GAS LINE — G
- 911 ADDRESS (000)
- FIRE HYDRANT
- STORM SEWER

ENTERED
John C. Isbell
PROPERTY ASSESSOR

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 715279
Rec'd: 45.00 Instrument #: 907303
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 2/17/2009 at 12:50 PM
Total: 47.00 in
Plat Book 26 Pgs 120-122

JOHN T. DARNALL
REGISTERED LAND SURVEYOR
TENNESSEE No. 1571

SHEET 2 OF 3 | SHEET 3 OF 3

OWNER / DEVELOPER:
RANDALL R. JONES, ETUX
BARBARA JONES
312 N. DURHAM AVE.
GALLATIN, TN. 37066

TWIN EAGLES

REVISED: 05/06/08 – PER PLANNING ACTION FORM
REVISED: 01/16/08 – PER PLANNING COMMENTS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TWIN EAGLES, PHASE SEVEN, SECTION TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 2-06 ,20 09 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 2-06 ,20 09 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 1590, PG. 582, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

DATE 6-23-08 — RANDALL R. JONES

DATE 6-23-08 — BARBARA JONES

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 6-18-08 — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 02/16/09 — CITY ENGINEER

Darnall & Associates, LLC

LAND SURVEYING – LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING – DESIGN

106 Joslin Avenue Gallatin Tennessee 37066
Ph 615-206-6942 Fax 615-206-6943 darnallandassoc@comcast.net

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 2-16-09 — SECRETARY, PLANNING COMMISSION

DATE 2-16-09 — CHAIRMAN'S INITIALS

TWIN EAGLES, PHASE SEVEN, SECTION TWO

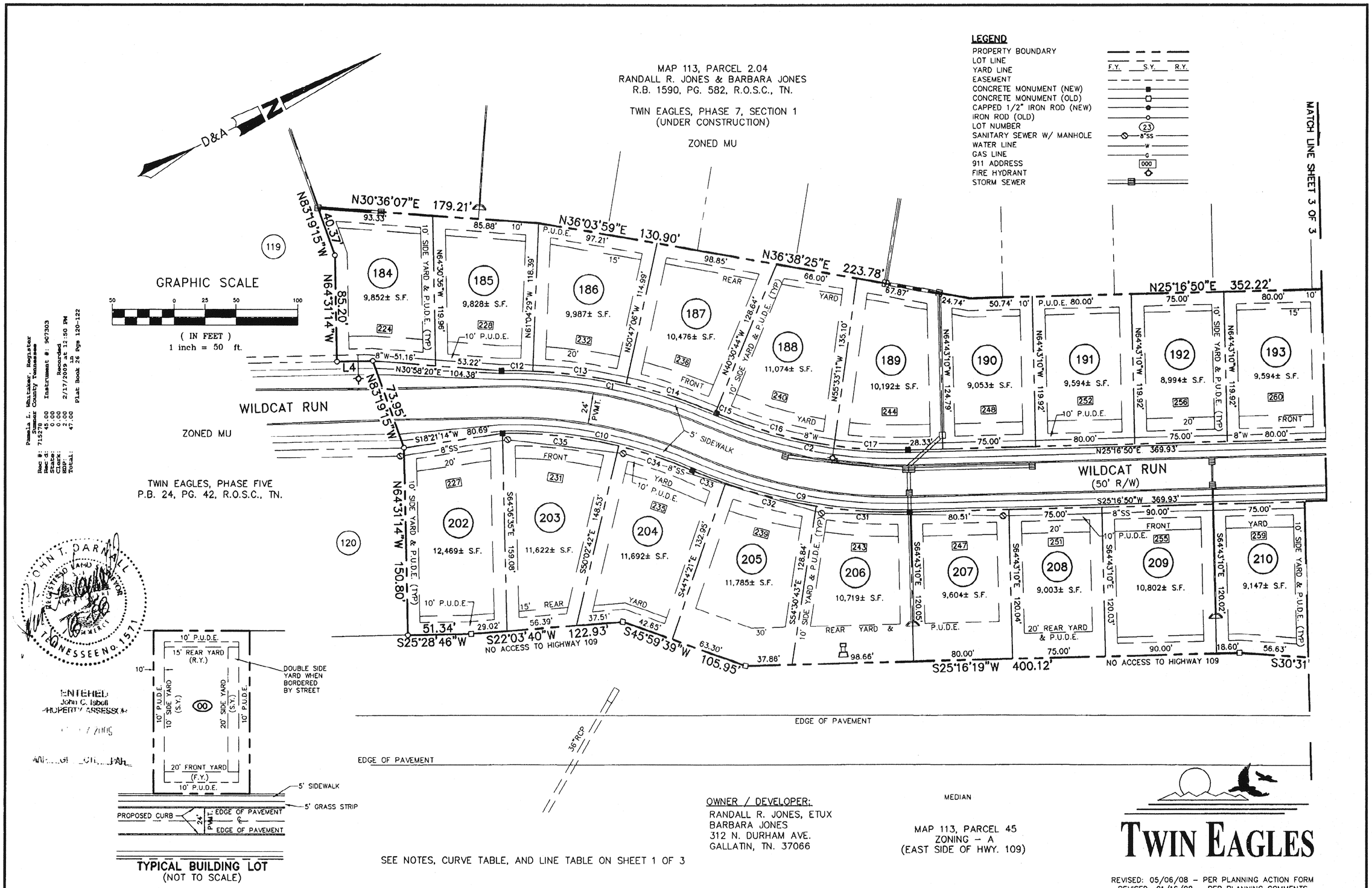
FINAL PLAT

WILDCAT RUN, CITY OF GALLATIN,

9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 9.735±	TOTAL LOTS = 33
ACRES OF NEW ROAD = 1.772±	FEET OF NEW ROAD = 1546'
OWNER: RANDALL R. JONES	CIVIL DISTRICT: NINTH
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #06-042
SUMNER COUNTY	STATE OF TENNESSEE
DATE: DECEMBER 20, 2007	SHEET NO. 1 OF 3

06042-SEC2FP.DWG



SEE NOTES, CURVE TABLE, AND LINE TABLE ON SHEET 1 OF 3

OWNER / DEVELOPER:
RANDALL R. JONES, ETUX
BARBARA JONES
312 N. DURHAM AVE.
GALLATIN, TN. 37066

TWIN EAGLES

REVISED: 05/06/08 – PER PLANNING ACTION FORM
REVISED: 01/16/08 – PER PLANNING COMMENTS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TWIN EAGLES, PHASE SEVEN, SECTION TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 2-06 ,20 09 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 2-06 ,20 09 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

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6-23-08 DATE — RANDALL R. JONES

6-23-08 DATE — BARBARA JONES

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

6-18-08 DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

02/16/09 DATE — CITY ENGINEER

Darnall & Associates, LLC

LAND SURVEYING – LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING – DESIGN

106 Joslin Avenue Gallatin, Tennessee 37066
Ph. 615-206-6942 Fax 615-206-6943 darnallandassoc@comcast.net

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

2-16-09 DATE — SECRETARY, PLANNING COMMISSION

2-16-09 DATE — CHAIRMAN'S INITIALS

TWIN EAGLES, PHASE SEVEN, SECTION TWO

FINAL PLAT

WILDCAT RUN, CITY OF GALLATIN,

9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

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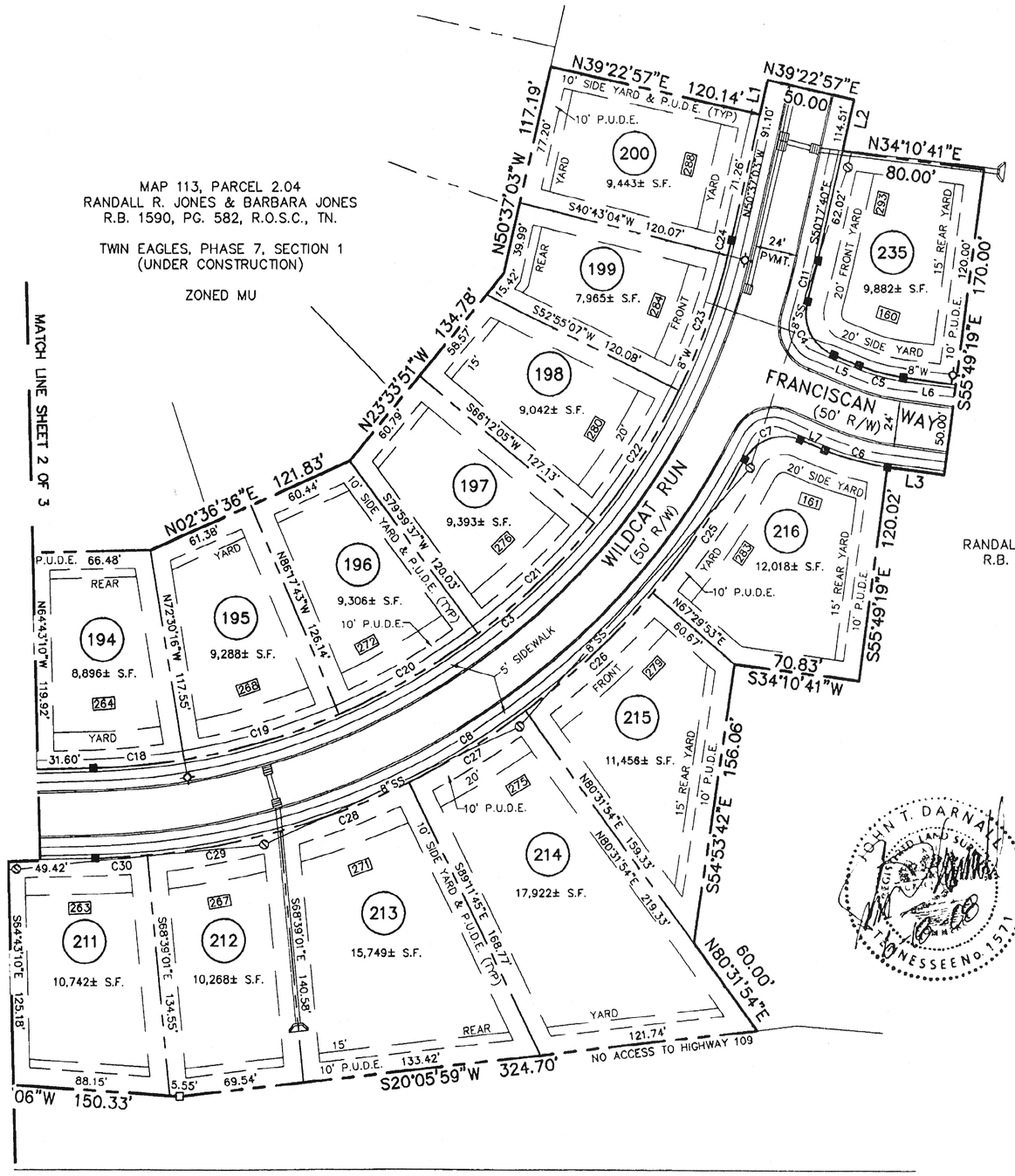
SCALE: 1" = 50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #06-042
SUMNER COUNTY	STATE OF TENNESSEE
DATE: DECEMBER 20, 2007	SHEET NO. 2 OF 3

06042-SEC2FP.DWG



GRAPHIC SCALE

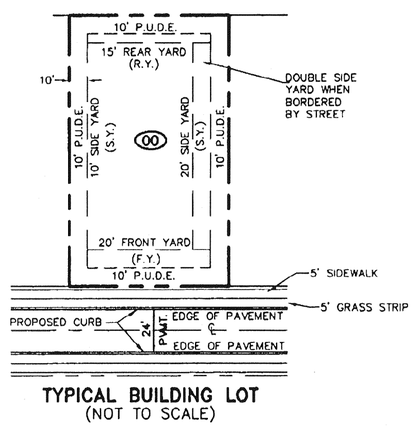
50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

D&A

LEGEND

PROPERTY BOUNDARY	
LOT LINE	
YARD LINE	F.Y. S.Y. R.Y.
EASEMENT	
CONCRETE MONUMENT (NEW)	
CONCRETE MONUMENT (OLD)	
CAPPED 1/2" IRON ROD (NEW)	
IRON ROD (OLD)	
LOT NUMBER	23
SANITARY SEWER W/ MANHOLE	8"SS
WATER LINE	W
GAS LINE	G
911 ADDRESS	000
FIRE HYDRANT	
STORM SEWER	



TYPICAL BUILDING LOT
(NOT TO SCALE)

OWNER / DEVELOPER:
RANDALL R. JONES, ETUX
BARBARA JONES
312 N. DURHAM AVE.
GALLATIN, TN. 37066

TWIN EAGLES

SEE NOTES, CURVE TABLE, AND LINE TABLE ON SHEET 1 OF 3

REVISED: 05/06/08 – PER PLANNING ACTION FORM
REVISED: 01/16/08 – PER PLANNING COMMENTS

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 715270 Recorded
Rec d: 45.00 Instrument #: 907303
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PROPERTY ASSESSOR
2 / 2009
MAP GI CIR PAR

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WATER SYSTEM 2-06 ,20 09
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 2-06 ,20 09
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

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6-23-08
DATE
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6-23-08
DATE
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6-18-08
DATE
REGISTERED LAND SURVEYOR

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02/16/09
DATE
CITY ENGINEER

Darnall & Associates, LLC

LAND SURVEYING – LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING – DESIGN

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Ph. 615-206-6942 Fax 615-206-6943 darnallandassoc@comcast.net

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2-16-09
DATE
SECRETARY, PLANNING COMMISSION

2-16-09
DATE
CHAIRMAN'S INITIALS

TWIN EAGLES, PHASE SEVEN, SECTION TWO
FINAL PLAT
WILDCAT RUN, CITY OF GALLATIN,
9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 9.735±	TOTAL LOTS = 33
ACRES OF NEW ROAD = 1.772±	FEET OF NEW ROAD = 1546'
OWNER: RANDALL R. JONES	CIVIL DISTRICT: NINTH
SCALE: 1" = 50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #06-042
SUMNER COUNTY	STATE OF TENNESSEE
DATE: DECEMBER 20, 2007	SHEET NO. 3 OF 3

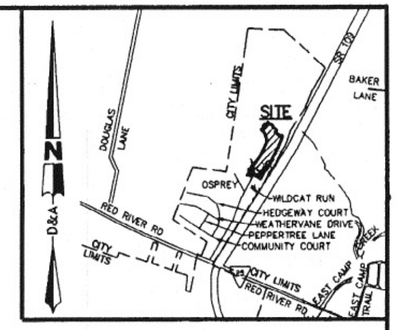
06042-SEC2FP.DWG

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: RANDALL R. JONES, ETUX
   R.B. 1590, PG. 582, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCEL 2.04, TAX MAP 113.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THIS PROPERTY IS ZONED "MU" AS OF THE DATE OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1983.
9. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
10. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAPS, MAP NUMBERS 47165C0313E AND 47165C0311E, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN. ZONE X.
11. ALL LOTS TO HAVE A 10' PUBLIC UTILITY DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDES UNLESS NOTED OTHERWISE.
12. ALL TREES AND LANDSCAPING TO BE MAINTAINED WITHIN THIS EASEMENT BY INDIVIDUAL LOT OWNERS.
13. NO BUILDINGS WILL BE PERMITTED IN ANY EASEMENTS.
14. ALL LOT CORNERS ARE TO BE MARKED WITH CAPPED 1/2" IRON RODS.
15. EXISTING USE IS VACANT. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	
C1	425.00'	179.12'	24°08'52"	N37°33'50"E	177.80'
C2	375.00'	159.42'	24°21'25"	S37°27'33"W	158.22'
C3	375.00'	496.75'	75°53'53"	S12°40'06"E	461.22'
C4	25.00'	36.49'	83°37'14"	N89°16'12"W	33.33'
C5	100.00'	25.73'	14°44'30"	S41°32'56"W	25.66'
C6	150.00'	36.25'	13°50'46"	S41°59'48"W	36.16'
C7	25.00'	36.49'	83°37'14"	N07°06'34"E	33.33'
C8	425.00'	444.92'	59°58'53"	S04°42'36"E	424.88'
C9	425.00'	180.67'	24°21'25"	S37°27'33"W	179.31'
C10	375.00'	158.05'	24°08'52"	N37°33'50"E	156.88'
C11	425.00'	23.42'	03°09'28"	S49°02'19"E	23.42'
C12	425.00'	25.48'	03°26'07"	N27°12'28"E	25.48'
C13	425.00'	76.33'	10°17'23"	N34°04'12"E	76.22'
C14	425.00'	76.20'	10°16'22"	N44°21'05"E	76.10'
C15	375.00'	1.11'	00°10'12"	S49°43'22"W	1.11'
C16	375.00'	99.42'	15°11'27"	S42°02'32"W	99.13'
C17	375.00'	59.99'	09°09'59"	S29°51'50"W	59.93'
C18	375.00'	50.95'	07°47'07"	S21°23'17"W	50.92'
C19	375.00'	90.26'	13°47'27"	S10°36'00"W	90.04'
C20	375.00'	89.74'	13°42'39"	S03°09'03"E	89.52'
C21	375.00'	90.27'	13°47'33"	S16°54'09"E	90.05'
C22	375.00'	86.94'	13°16'58"	S30°28'24"E	86.74'
C23	375.00'	79.85'	12°12'03"	S43°10'54"E	79.70'
C24	375.00'	8.74'	01°20'07"	S49°56'59"E	8.74'
C25	425.00'	90.49'	12°11'56"	S28°36'05"E	90.32'
C26	425.00'	96.68'	13°02'01"	S15°59'07"E	96.47'
C27	425.00'	76.20'	10°16'22"	S04°19'56"E	76.10'
C28	425.00'	77.00'	10°22'53"	S05°59'42"W	76.90'
C29	425.00'	75.39'	10°09'51"	S16°16'04"W	75.30'
C30	425.00'	29.16'	03°55'51"	S23°18'55"W	29.15'
C31	425.00'	75.72'	10°12'27"	S30°23'04"W	75.62'
C32	425.00'	76.20'	10°16'22"	S40°37'28"W	76.10'
C33	425.00'	28.76'	03°52'37"	S47°41'58"W	28.75'
C34	375.00'	63.37'	09°40'57"	N44°47'47"E	63.30'
C35	375.00'	94.67'	14°27'54"	N32°43'21"E	94.42'



LOCATION MAP

NOT TO SCALE

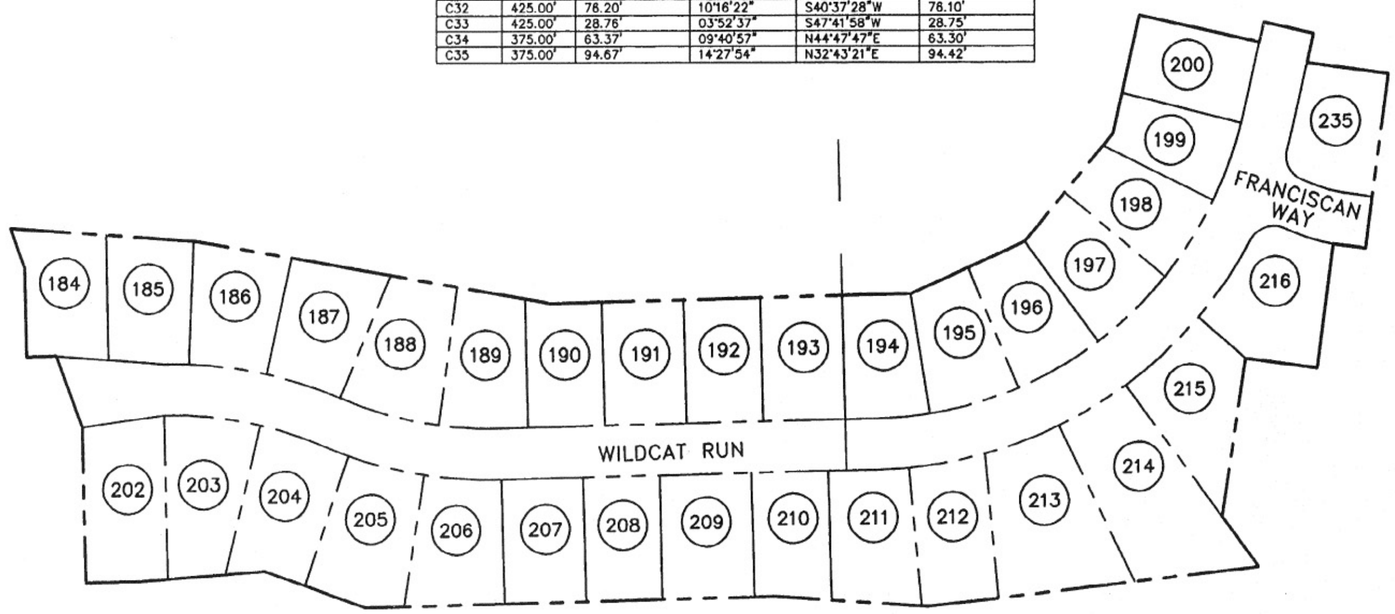
LINE TABLE

LINE	BEARING	DISTANCE
L1	N50°37'03"W	19.84'
L2	S50°37'03"E	29.07'
L3	S34°12'39"W	32.20'
L4	S25°28'46"W	29.00'
L5	N48°55'11"E	15.21'
L6	N34°10'41"E	29.86'
L7	S48°55'11"W	15.21'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- YARD LINE
- EASEMENT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER (23)
- SANITARY SEWER W/ MANHOLE — 8"SS
- WATER LINE — W
- GAS LINE — G
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John C. Isbell
PROPERTY ASSESSOR
DATE 2/17/2009
TIME 12:50 PM

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JOHN T. DARNALL
REGISTERED LAND SURVEYOR
TENNESSEE No. 1571

SHEET 2 OF 3 | SHEET 3 OF 3

OWNER / DEVELOPER:
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BARBARA JONES
312 N. DURHAM AVE.
GALLATIN, TN. 37066

TWIN EAGLES

REVISED: 05/06/08 – PER PLANNING ACTION FORM
REVISED: 01/16/08 – PER PLANNING COMMENTS

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DATE 02/16/09 — CITY ENGINEER

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CONSTRUCTION STAKING – DESIGN

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DATE 2-16-09 — SECRETARY, PLANNING COMMISSION

DATE 2-16-09 — CHAIRMAN'S INITIALS

TWIN EAGLES, PHASE SEVEN, SECTION TWO

FINAL PLAT

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9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

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ACRES OF NEW ROAD = 1.772±	FEET OF NEW ROAD = 1546'
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SURVEYOR: DARNALL & ASSOC.	JOB #06-042
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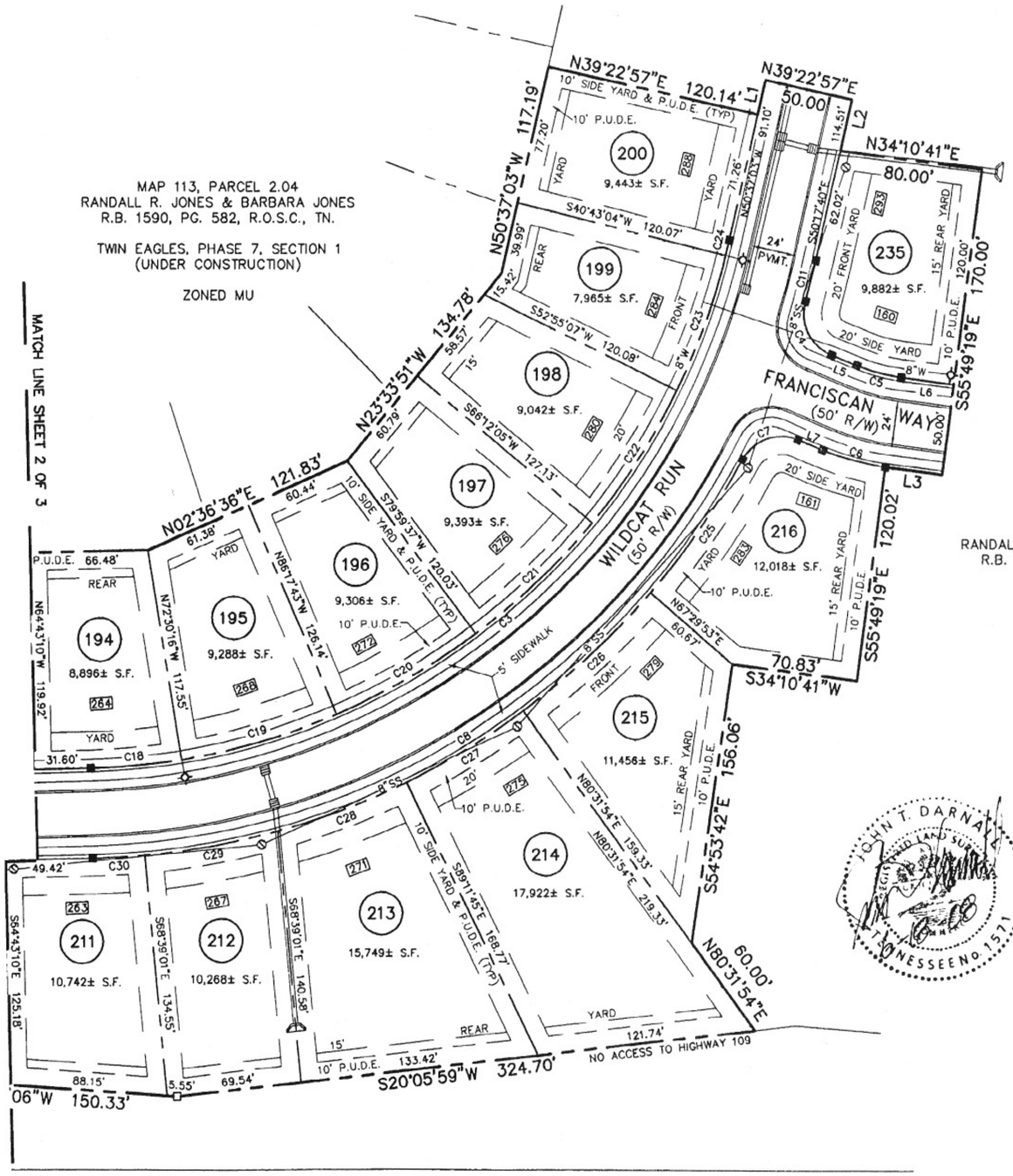

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

D&A

LEGEND

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YARD LINE	F.Y. S.Y. R.Y.
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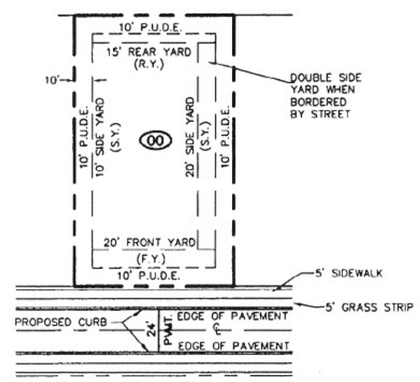

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06042-SEC2FP.DWG

ROGERS ENGINEERING GROUP
114 B West Main Street
Gallatin, TN 37066
Tele: (615) 230-7269
Fax: (615) 230-7271

November 14, 2013

City of Gallatin
Planning Commission
132 West Main Street
Gallatin, TN 37066

Re: Street Acceptance
Twin Eagles Phase 7 Section 2
PC#0195-13

We are submitting thirteen (13) half size sets of the recorded plat of the above mentioned project. In addition we are submitting a digital file with pdf formatted plans. Addressed below are the project comments dated 10-24-2013.

Planning Department
No comments to address. Plans and digital file provided with the submittal of this response letter.

Engineering Department
Developer understands headwall is to be installed.

If our office may be of further assistance to you on this project please contact us at your convenience.

Sincerely,

John A. Leath, P.E.
Rogers Engineering Group

ITEM 5

GMRPC Resolution No. 2014-09

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR KENNESAW FARMS, PH. 1 COMMERCIAL, A MAJOR SUBDIVISION CONTAINING 10 LOTS, OPEN SPACE (TRACK A), AND A FUTURE ACCESS EASEMENT ON 15.452 (+/-) ACRES LOCATED ON NASHVILLE PIKE AND KENNESAW BOULEVARD (PC0228-13)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Cherry Land Surveying, Inc., at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-402, 13-3-404, 13-4-302, and 13-4-304:

1. The proposed Final Plat is consistent with the Policy and Purpose as described in Chapter 1, Section 1-104, items 1-11, of the City of Gallatin Subdivision Regulations.

2. The proposed Final Plat is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, and setback requirements established in said zone district.

3. The proposed Final Plat is consistent with T.C.A. Section 13-4-303(a).

4. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Community Character Area.

5. The Final Plat is in agreement and consistent with the intent and recommendations of the *Nashville Pike Corridor General Development and Transportation Plan Amendment.*

ITEM 5

6. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

9. The Final Plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-103.2, City of Gallatin Subdivision Regulations.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat per Section 1-110 and Section 2-105.5 of the Gallatin Subdivision Regulations with the following conditions of approval:

1. The applicant shall remove Note 5 from the Final Plat prior to submitting the mylars for recording.
2. The applicant shall remove the reference to the monument sign on Lot 3 since it has also been removed from the Amended PMDP/FMDP for Lot 3.
3. The temporary turn around extending onto Lot 3 should be removed upon development of the future access tract.
4. The existing sidewalk surety shall remain in place.
5. The applicant shall provide a 10-foot Public Utility and Drainage Easement (P.U.D.E.) along each side lot line per 2-106.2 of the Gallatin Subdivision Regulations.
6. The applicant shall show the sidewalk alignment as shown in separate document (Attachment 5-5). The applicant shall provide a sidewalk easement if necessary.
7. The applicant shall submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
8. The applicant shall submit two (2) mylars and one (1) vellum copy of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

ITEM 5

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/14

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 5
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Kennesaw Farms, Phase 1 Commercial
(PC0228-13)
Nashville Pike and Kennesaw Boulevard
Date: January 23, 2014

REQUEST: APPLICANT AND OWNER REQUEST APPROVAL OF A FINAL PLAT FOR KENNESAW FARMS, PHASE 1 COMMERCIAL, A MAJOR SUBDIVISION CONTAINING 10 LOTS, ONE OPEN SPACE (TRACK A), AND A FUTURE ACCESS EASEMENT ON 15.452 (+/-) ACRES LOCATED ON NASHVILLE PIKE AND KENNESAW BOULEVARD.

OWNER:	KENNESAW FARMS DEVELOPMENT, INC. AND KENNESAW FARMS INVEST PARTNERS
APPLICANT:	CHERRY LAND SURVEYING, INC.
STAFF RECOMMENDATION:	APPROVAL OF GMRPC RESOLUTION 2014-09 WITH CONDITIONS
STAFF CONTACT:	KATHERINE SCHOCH, AICP
PC MEETING DATE:	JANUARY 27, 2014

PROPERTY OVERVIEW:

The applicant and owner are requesting approval of a final plat for Kennesaw Farms, Phase 1 Commercial, a major subdivision containing 10 lots, one open space (Track A), and a future access easement on 15.452 (+/-) acres located on Nashville Pike and Kennesaw Boulevard. This is a resubdivision of a portion of the Kennesaw Farms, Phase 1 property, which was recorded on June 7, 2004 (Plat Book 23, Page 194). Please refer to Attachment 5-2. Lots 2-9 fronting Nashville Pike are zoned Planned General Commercial (PGC) and Lots 10 and 11 located on Kennesaw Boulevard are zoned Core Commercial (CC).

At this time, the final occupants of the outparcel lots are unknown; however, a request for approval of an amended Preliminary Master Development Plan and approval of a Final Master Development Plan for Lot 3 has been submitted for consideration this month as Item 13 on the meeting agenda (PC0231-14). The Amended PMDP and FMDP for Lot 3 identifies the use as Medical Services, which is a permitted commercial use in the PGC zone district. All lots, expect Lot 11, which contains the historic Baber house, are vacant and the proposed uses have been identified on the Final Plat as General Retail Sales and Services or Medical Services. Please refer to Attachment 5-1.

CASE BACKGROUND:

Previous Approvals and Property History

The Planning Commission recommended approval of the Preliminary Master Development Plan and rezoning request for Kennesaw Farms at the June 23, 2003 meeting (PC File #3-3-03). The rezoning request passed Second Reading at the August 5, 2003 Gallatin City Council meeting. Final Master Development Plans have been approved for various phases and sections of Kennesaw Farms and construction is currently underway on Attached Dwelling units and One-family Detached Dwelling units.

The Preliminary Plat for Kennesaw Farms, Phase 1 was approved by Planning Commission on March 28, 2005 (PC File #1-42-04B). At the December 13, 2004 meeting, Planning Commission approved the Final Plat for Kennesaw Farms, Phase 1 (PC File #1-44-04C). That Final Plat dedicated right-of-way and recorded public utility and drainage easements, sanitary sewer easements, and landscaping bufferyard easements for property containing 9.345 (+/-) acres. The City of Gallatin currently holds a Letter of Credit in the amount of $360,000 to cover the subdivision improvements for Kennesaw Farms, Phase 1.

The Preliminary and Final Plat for Kennesaw Farms, Phase 1 Commercial were approved with conditions by the Planning Commission at the October 25, 2010 meeting (PC Files #1-12-10B and #1-11-10C respectively). Conditions of approval not addressed on those resubmittals have been added to the conditions of approval for this Final Plat.

On February 13, 2013 an application was submitted to the Planning Department requesting approval of an in house minor subdivision plat for Kennesaw Farms, Phase 1 Commercial to change the lot lines for Lot 7 and Lot 8. The applicant withdrew that application prior to Staff approval (PC0087-13). Since Final Plats do not expire, a revision to the Preliminary Plat was not required.

Please note that this Final Plat does not include Lot 1; the property located on the corner of Nashville Pike and Kennesaw Boulevard at the main entrance into the Kennesaw Farms Development. That lot was platted separately in 2008 for the construction of a CVS Pharmacy (PC File #2-3-08S). The Kennesaw Farms, Lot 1, Outparcel H plat was recorded on May 20, 2008 (Plat Book 25, Page 355). A copy of that plat has been included with this staff report as Attachment 5-3.

Access

The applicant has provided the required access management improvements contained in *Gallatin on the Move 2020 General Development and Transportation Plan* for this area adopted by the Planning Commission in 2009. The Final Plat shows the location of a future access tract along the western side of Lot 3. The future access tract connects to the 40-foot wide access easement that has been designed to function as a backage road for the lots that front Nashville Pike. These accesses will remain private and will not be accepted or maintained by the City of Gallatin. The applicant will also provide the required cross access easements and shared driveway connections for the outparcel lots. The temporary turn around extending onto Lot 3 should be removed upon development of the future access tract.

EXHIBIT A

Note 17 on the Final Plat states that there shall be no access to Nashville Pike, Kennesaw Boulevard, or St. Blaise Road for Lots 2-9. Note 18 indicates that the property is subject to a shared cross access easement.

Gallatin on the Move 2020 General Development and Transportation Plan
This property is shown as part of the Regional Activity Center Community Character Area Map in the *Gallatin on the Move 2020 General Development and Transportation Plan,* which encourages pedestrian-scaled buildings and the installation of adequate buffers to ensure compatibility with adjacent uses (page 3-49). One of the intentions of the Regional Activity Center is to provide for a pedestrian-friendly area that offers mixed-use services such as shopping, offices, restaurants, entertainment, as well as different types of residential uses (page 3-48). Please refer to the development strategies for the Regional Activity Center Community Character Area included with this staff report as Attachment 5-4.

Bufferyards will be required as each individual Final Master Development Plan is approved for this subdivision and they are intended to minimize the potential impacts of the proposed development on the adjacent properties except where the joint driveways/aisles are proposed.

Setbacks, Yard Lines, Bufferyards, Public Utility and Drainage Easements
Staff has requested that all setbacks, yard lines, and bufferyards for these lots not be shown since those items are tied directly to the zoning of the property, which is subject to change. The setbacks, yard lines and bufferyards required for Lot 3 have been shown on the Final Master Development Plan for Kennesaw Farms, Phase 1 Commercial, Lot 3 (PC). The applicant has added a note to the Final Plat stating that setbacks, yard lines, and bufferyards for the subject property are required according to the zoning of the property. Since Public Utility and Drainage Easement (P.U.D.E.'s) are required by the Subdivision Regulations, Chapter 2-106.2, Utility, they have been shown and identified on the Final Plat. Note 5 shall be removed from the Final Plat prior to submitting the mylars for recording.

Floodplain
A portion of Lot 2 is located in special flood hazard area, zone "A" within a 100-year floodplain. Plat note 21 states that a Floodplain Development Permit is required prior to construction of Lot 2. Plat note 24 states that an Elevation Certificate is required prior to the issuance of a building permit for Lot 2.

Subdivision Surety
A subdivision surety (automatically renewing Letter of Credit) for $33,000 was submitted to the Planning Department by the owner on February 1, 2011 (PC File #1-11-10C) for subdivision improvements; however, the plat was never recorded. The owner has continued to maintain the subdivision surety and submit yearly renewals as required by the Gallatin Subdivision Regulations, Chapter 3, Sureties. In addition, the Engineering Division noted that the existing sidewalk surety shall remain in place.

Engineering Division Comments
The applicant has addressed the majority of the Engineering Division comments with the exception of the following items:

EXHIBIT A

1. The existing sidewalk surety shall remain in place.
2. The applicant shall provide a 10-foot Public Utility and Drainage Easement (P.U.D.E.) along ease side lot line per 2-106.2 of the Gallatin Subdivision Regulations.
3. The applicant shall show the sidewalk alignment as shown in separate document (Attachment 5-5). The applicant shall provide a sidewalk easement if necessary.

These review comments have been added to the conditions of approval.

Departmental Comments
The applicant has satisfactorily completed all other departmental comments.

Findings
1. The proposed Final Plat is consistent with the Policy and Purpose as described in Chapter 1, Section 1-104, items 1-11, of the City of Gallatin Subdivision Regulations.

2. The proposed Final Plat is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, and setback requirements established in said zone district.

3. The proposed Final Plat is consistent with T.C.A. Section 13-4-303(a).

4. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Community Character Area.

5. The Final Plat is in agreement and consistent with the intent and recommendations of the *Nashville Pike Corridor General Development and Transportation Plan Amendment.*

6. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

9. The Final Plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-103.2, City of Gallatin Subdivision Regulations.

EXHIBIT A

RECOMMENDATION:

Based on the findings presented in staff report, Staff recommends that the Planning Commission approve GMRPC Resolution 2014-09 for approval of a Final Plat for Kennesaw Farms, Phase 1 Commercial consisting of 3 sheets, prepared by Cherry Land Surveying, Inc. of Nashville, Tennessee with job number 10156S1 dated September 28, 2010 with a revision date of January 15, 2014, located on Nashville Pike at Kennesaw Boulevard, with the following conditions:

1. The applicant shall remove Note 5 from the Final Plat prior to submitting the mylars for recording.
2. The applicant shall remove the reference to the monument sign on Lot 3 since it has also been removed from the Amended PMDP/FMDP for Lot 3.
3. The temporary turn around extending onto Lot 3 should be removed upon development of the future access tract.
4. The existing sidewalk surety shall remain in place.
5. The applicant shall provide a 10-foot Public Utility and Drainage Easement (P.U.D.E.) along each side lot line per 2-106.2 of the Gallatin Subdivision Regulations.
6. The applicant shall show the sidewalk alignment as shown in separate document (Attachment 5-5). The applicant shall provide a sidewalk easement if necessary.
7. The applicant shall submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
8. The applicant shall submit two (2) mylars and one (1) vellum copy of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

(The Final Plat shall be corrected to comply with the conditions of approval prior to the final Staff approval by the Planning Department.)

ATTACHMENTS:

Attachment	**5-1**	**Kennesaw Farms, Phase 1 Commercial Final Plat**
Attachment	**5-2**	**Kennesaw Farms, Phase 1 Recorded Final Plat**
Attachment	**5-3**	**Kennesaw Farms, Lot 1, Outparcel H Recorded Final Plat**
Attachment	**5-4**	**Regional Activity Center Community Character Area Information**
Attachment	**5-5**	**Sidewalk alignment document**

EXHIBIT A

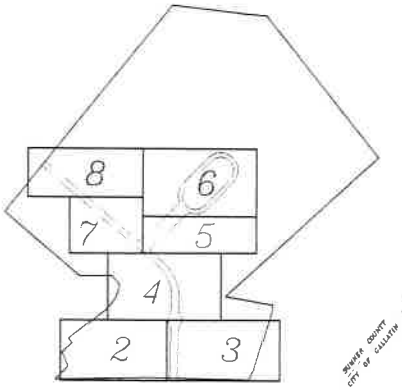
GENERAL NOTES

1. The purpose of this plat is to dedicate right-of-way and to record Public Utility and Drainage Easements, Sanitary Sewer Easements, and Landscape Buffer Easements.
2. Bearings as shown hereon are based on Tennessee Coordinate System of 1983.
3. By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47165C0407D, with an effective date of November 21, 2002, which makes up a part of the National Flood Insurance Administration Report: Community No. 470185, Panel No. 0407, Suffix D, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
4. The zoning for this property is as follows:

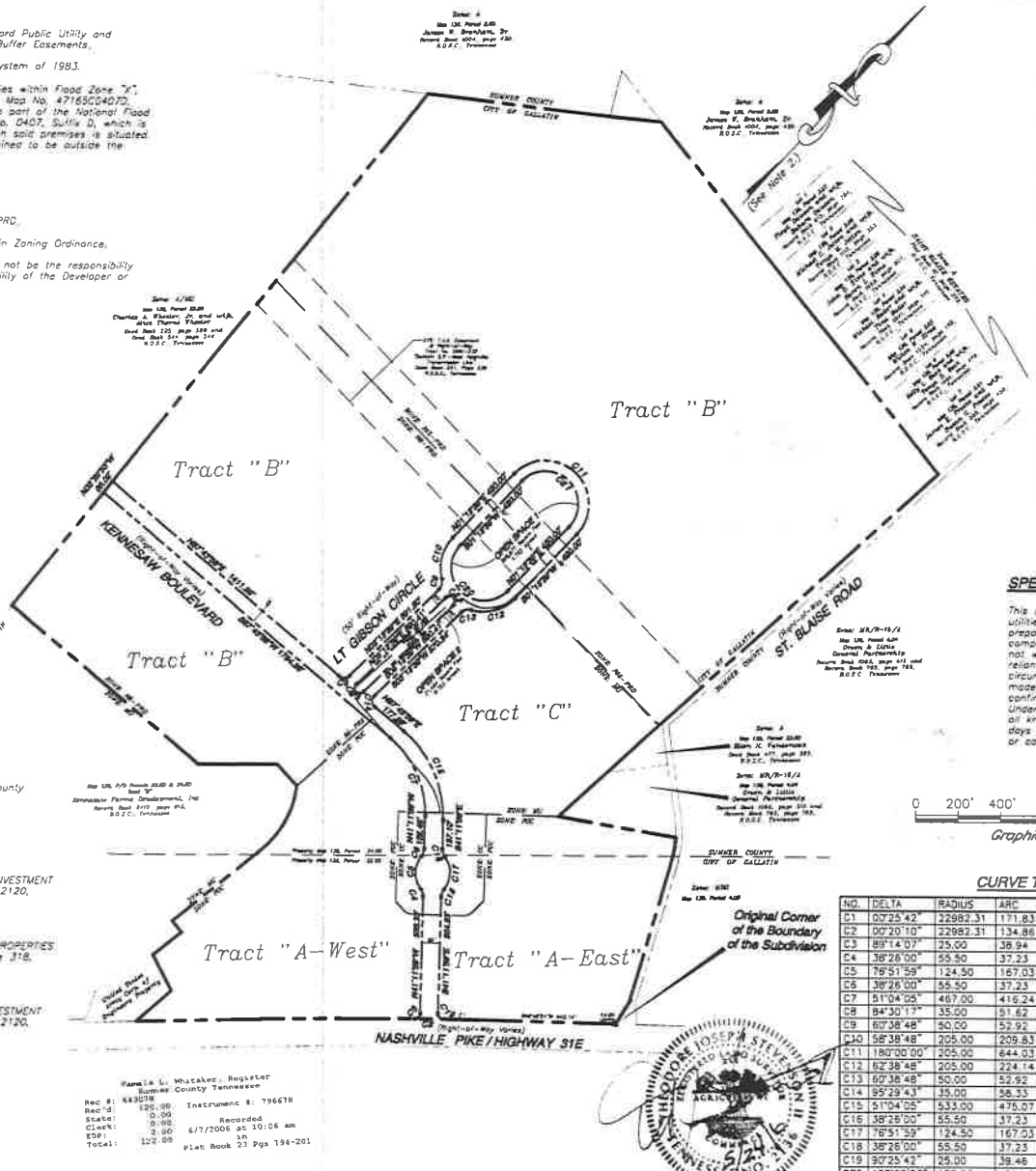
   Tax Map 136, Parcel 22.00 - PGC, CC and MU.

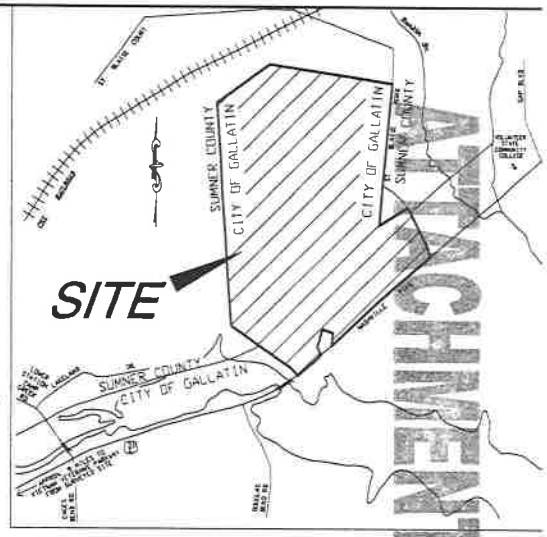
   Tax Map 136, Parcel 24.00 - PGC, CC, MU, RB-PRD and R15-PRD.

   Minimum Yard Requirements are determined by the City of Gallatin Zoning Ordinance.
5. Maintenance of the Common Open Space shown on this plat will not be the responsibility of the City of Gallatin. Said maintenance shall be the responsibility of the Developer or applicable Property Owners Association.



SHEET INDEX
(Not to Scale)





VICINITY MAP
(Not to Scale)

SPECIAL UTILITY NOTE

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-615-355-1987 or 1-800-351-1111.

0 200' 400' 800' 1200'
Graphic Scale

PROPERTY MAP REFERENCE

Being all of Parcel Numbers 22.00 and 24.00 as shown on Sumner County Property Map Number 136.

DEED REFERENCE

Tracts A-East and A-West

Being a portion of the same property conveyed to KENNESAW FARMS INVESTMENT PARTNERS from JOHN W. McMAHAN by Deed of record in Record Book 2120, page 312, Register's Office for Sumner County, Tennessee.

Tract B

Being a portion of the same property conveyed to LUCKEY-WHEELER PROPERTIES from JOHN W. McMAHAN by Deed of record in Record Book 2120, page 318, Register's Office for Sumner County, Tennessee.

Tract C

Being a portion of the same property conveyed to THOROUGHBRED INVESTMENT PARTNERS from JOHN W. McMAHAN by Deed of record in Record Book 2120, page 324, Register's Office for Sumner County, Tennessee.

OWNER / DEVELOPER

KENNESAW FARMS DEVELOPMENT, INC.

201 MOLLY WALTON DRIVE
HENDERSONVILLE, TENNESSEE 37075
PHONE: (615)824-2500
CONTACT: CAL GENTRY

ENGINEERS / SURVEYORS

RAGAN-SMITH-ASSOCIATES, INC.

315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: CHARLES D. LOWE

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD BRG
C1	00°25'42"	22982.31	171.83	85.92	171.83	S48°35'10"W
C2	00°20'10"	22982.31	134.86	67.43	134.86	S48°12'13"W
C3	89°14'07"	25.00	38.94	24.67	35.12	N03°25'05"E
C4	38°26'00"	55.50	37.23	19.35	36.53	N60°24'59"W
C5	76°51'59"	124.50	167.03	98.80	154.78	N41°11'59"W
C6	38°26'00"	55.50	37.23	19.35	36.53	N21°58'59"W
C7	51°04'05"	467.00	416.24	223.09	402.60	N66°44'02"W
C8	84°30'13"	35.00	51.62	31.79	47.07	N45°38'48"E
C9	60°38'48"	50.00	52.92	29.24	50.49	N27°05'44"W
C10	58°38'48"	205.00	209.83	115.15	200.76	N28°05'44"W
C11	180°00'00"	205.00	644.03	----	410.00	S88°45'21"E
C12	62°38'48"	205.00	224.14	124.78	213.15	S32°33'03"W
C13	60°38'48"	50.00	52.92	29.24	50.49	S33°33'03"W
C14	95°29'43"	35.00	58.33	38.53	51.87	S44°31'12"E
C15	51°04'05"	533.00	475.07	254.62	459.50	S66°44'02"E
C16	38°26'00"	55.50	37.23	19.35	36.53	S60°24'59"E
C17	76°51'59"	124.50	167.03	98.80	154.78	S41°11'59"E
C18	38°26'00"	55.50	37.23	19.35	36.53	S21°58'59"E
C19	90°25'42"	25.00	39.46	25.19	35.49	S88°24'50"E
C20	180°00'00"	155.00	486.95	----	310.00	S88°45'21"E
C21	180°00'00"	155.00	486.95	----	310.00	N88°45'21"W
C22	180°00'00"	25.00	78.54	----	50.00	S85°45'21"E
C23	180°00'00"	25.00	78.54	----	50.00	N85°45'21"W

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec #: 843078
Rec'd: 125.00
State: 0.00
Clerk: 0.00
EDP: 3.00
Total: 122.00

Instrument #: 796678
Recorded
6/7/2006 at 10:06 am
in
Plat Book 23 Pgs 194-201

FINAL PLAT
KENNESAW FARMS PHASE ONE

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

JOB NUMBER: 2002-113 W.O. 7124
DATE: DECEMBER 22, 2004
SCALE: 1"=400'
DRAWN BY: CHRIS MABERY
APPROVED BY: CHRIS MABERY

AREA IN RIGHT OF WAY = 407,082 SQUARE FEET OR 9.345 ACRES ±

CERTIFICATE OF COMMON AREAS DEDICATION

ALL PARTIES LISTED BELOW, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE", AS MORE FULLY PROVIDED IN ARTICLE _____, DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO "KENNESAW FARMS, PHASE ONE", DATED _____, AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06 V.P.
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2120, PAGE 312, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06 V.P.
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Ron Colon DATE: 5/30/06
CITY ENGINEER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 5/24 2006
TED J. STEVENSON, P.E., R.L.S. #2136

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/21 2006
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

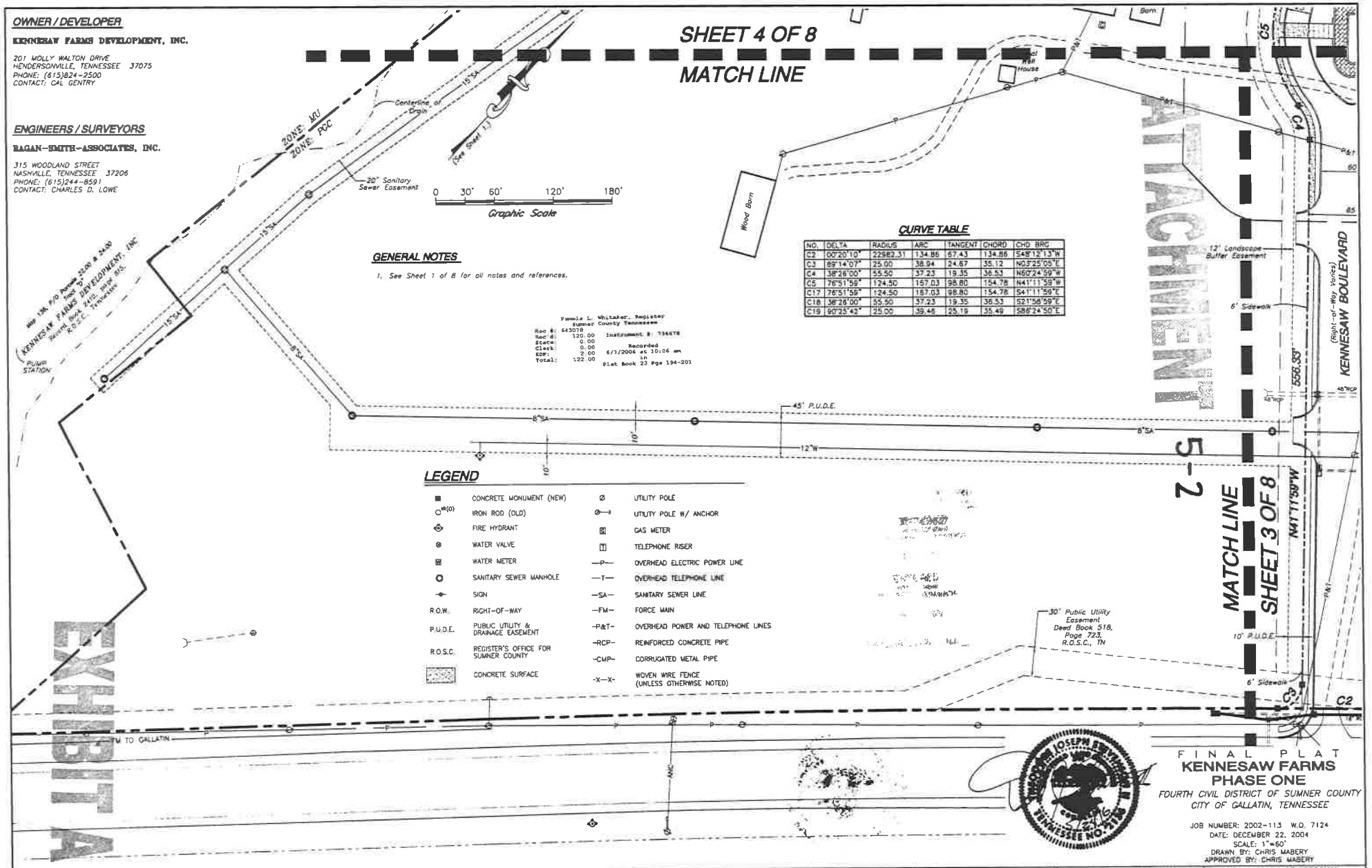
DATE 5/26 2006
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

6-7 2006 Jim Swindle AICP
DATE SECRETARY, PLANNING COMMISSION
6-5 2006 DD
DATE CHAIRMAN'S INITIALS

5/24/2006 11:24:47 PM C:\AEDUPDUMP\R-QUEUES\remotefullfilmpcf D:\REMOTEV\FULLFILM\14214.02\13.7124.00.7124Sect_1_Plot-Sheet_2.dwg,PL1



OWNER / DEVELOPER

KENNESAW FARMS DEVELOPMENT, INC.

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NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: CHARLES D. LOWE

GENERAL NOTES

1. See Sheet 1 of 8 for all notes and references.

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec #:	643078
Rec $:	120.00
State:	0.00
Clerk:	0.00
EDP:	2.00
Total:	122.00

Instrument #: 736678

Recorded
6/1/2006 at 10:06 am
in
Plat Book 23 Pgs 194-201

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD BRG
C2	00°20'10"	22982.31	134.86	67.43	134.86	S48°12'13"W
C3	89°14'07"	25.00	38.94	24.67	35.12	N03°25'05"E
C4	38°26'00"	55.50	37.23	19.35	36.53	N60°24'59"W
C5	76°51'59"	124.50	167.03	98.80	154.78	N41°11'59"W
C17	76°51'59"	124.50	167.03	98.80	154.78	S41°11'59"E
C18	38°26'00"	55.50	37.23	19.35	36.53	S21°58'59"E
C19	90°25'42"	25.00	39.46	25.19	35.49	S86°24'50"E

LEGEND

■	CONCRETE MONUMENT (NEW)	Ø	UTILITY POLE
○IR(O)	IRON ROD (OLD)	Ø—⊣	UTILITY POLE W/ ANCHOR
	FIRE HYDRANT		GAS METER
	WATER VALVE		TELEPHONE RISER
	WATER METER	—P—	OVERHEAD ELECTRIC POWER LINE
	SANITARY SEWER MANHOLE	—T—	OVERHEAD TELEPHONE LINE
	SIGN	—SA—	SANITARY SEWER LINE
R.O.W.	RIGHT-OF-WAY	—FM—	FORCE MAIN
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.S.C.	REGISTER'S OFFICE FOR SUMNER COUNTY	—RCP—	REINFORCED CONCRETE PIPE
		—CMP—	CORRUGATED METAL PIPE
	CONCRETE SURFACE	—X—X—	WOVEN WIRE FENCE (UNLESS OTHERWISE NOTED)

FINAL PLAT
KENNESAW FARMS PHASE ONE

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

JOB NUMBER: 2002-113 W.O. 7124
DATE: DECEMBER 22, 2004
SCALE: 1"=60'
DRAWN BY: CHRIS MABERY
APPROVED BY: CHRIS MABERY

CERTIFICATE OF COMMON AREAS DEDICATION

ALL PARTIES LISTED BELOW, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE", AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO "KENNESAW FARMS, PHASE ONE", DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
VP
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2610 PAGE 813, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
VP
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER DATE: 5/26/06

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 5/24 20 06
TED J. STEVENSON II TN. R.S. #2134

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 20 06
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 20 06
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

6-7 20 06
DATE SECRETARY, PLANNING COMMISSION

6-5 20 06
DATE CHAIRMAN'S INITIALS

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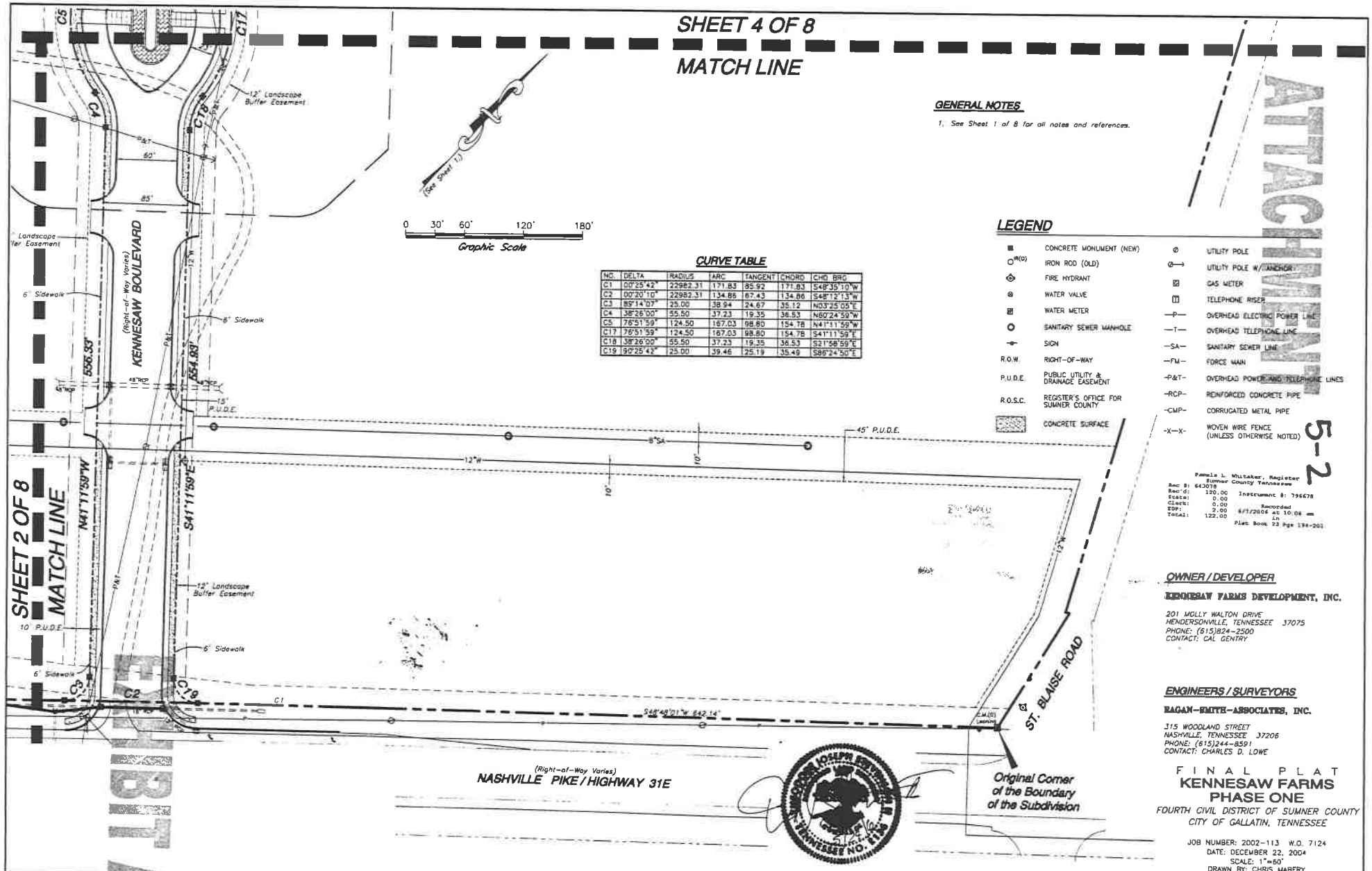

GENERAL NOTES

1. See Sheet 1 of 8 for all notes and references.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD. BRG
C1	00°25'42"	22982.31	171.83	85.92	171.83	S48°35'10"W
C2	00°20'10"	22982.31	134.86	67.43	134.86	S48°12'13"W
C3	89°14'07"	25.00	38.94	24.67	35.12	N03°25'05"E
C4	38°26'00"	55.50	37.23	19.35	36.53	N60°24'59"W
C5	76°51'59"	124.50	167.03	98.80	154.78	N41°11'59"W
C17	76°51'59"	124.50	167.03	98.80	154.78	S41°11'59"E
C18	38°26'00"	55.50	37.23	19.35	36.53	S21°58'59"E
C19	90°25'42"	25.00	39.46	25.19	35.49	S86°24'50"E

LEGEND

■	CONCRETE MONUMENT (NEW)	⊘	UTILITY POLE
○IR(O)	IRON ROD (OLD)	⊘→	UTILITY POLE W/ ANCHOR
	FIRE HYDRANT	⊠	GAS METER
	WATER VALVE	▥	TELEPHONE RISER
	WATER METER	—P—	OVERHEAD ELECTRIC POWER LINE
○	SANITARY SEWER MANHOLE	—T—	OVERHEAD TELEPHONE LINE
	SIGN	—SA—	SANITARY SEWER LINE
R.O.W.	RIGHT-OF-WAY	—FM—	FORCE MAIN
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.S.C.	REGISTER'S OFFICE FOR SUMNER COUNTY	—RCP—	REINFORCED CONCRETE PIPE
	CONCRETE SURFACE	—CMP—	CORRUGATED METAL PIPE
		—X—X—	WOVEN WIRE FENCE (UNLESS OTHERWISE NOTED)

ATTACHMENT 5-2

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 643078
Rec'd: 120.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 122.00
Instrument #: 796678
Recorded
6/1/2006 at 10:08 am
in
Plat Book 23 Page 196-201

OWNER / DEVELOPER

KENNESAW FARMS DEVELOPMENT, INC.

201 MOLLY WALTON DRIVE
HENDERSONVILLE, TENNESSEE 37075
PHONE: (615)824-2500
CONTACT: CAL GENTRY

ENGINEERS / SURVEYORS

RAGAN-SMITH-ASSOCIATES, INC.

315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: CHARLES D. LOWE

FINAL PLAT
KENNESAW FARMS PHASE ONE

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

JOB NUMBER: 2002-113 W.O. 7124
DATE: DECEMBER 22, 2004
SCALE: 1"=50'
DRAWN BY: CHRIS MABERY
APPROVED BY: CHRIS MABERY

CERTIFICATE OF COMMON AREAS DEDICATION

ALL PARTIES LISTED BELOW, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE", AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO "KENNESAW FARMS, PHASE ONE", DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION) VP

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2410 PAGE 813, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER DATE: 5/30/06

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 5/24 20 06
TED J. STEVENSON II TN. RLS. #2136

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 20 06
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 20 06
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

6-7 2006 Jim Sisco
DATE SECRETARY, PLANNING COMMISSION

6-5 2006 DD
DATE CHAIRMAN'S INITIALS

G:\2002-113\7124\Final Plat\Section_1\Sect_1_Plat.dwg

5/24/2006 1:12:15 PM C:\AUTODRAW\LR-DUEUC5\remotefullfilmnqf D:\REMOTEFULL\FILM\14284.02\13_7124.00 7124Sect_1_Plat-Sheet_3.rwd.Pl2

5/24/2006 1:32:43 PM C:\EDITOR\MILR OUEUES\remoteFullfilmgcf D:\REMOTE\FULLFILM\12814 0ZIJ.7124.DB.7124Sect_1_Plat Sheet_4 rwdPLT

SHEET 7 OF 8
MATCH LINE

SHEET 5 OF 8
MATCH LINE

MATCH LINE
SHEET 2 OF 8

MATCH LINE
SHEET 3 OF 8

KENNESAW BOULEVARD (Right-of-Way Varies)

N87°43'58"E 177.26'

15' P.U.D.E.

42"RCP

Old Log Building

Centerline of Drain

5' Sidewalk

15'SA

ZONE: RS-PRD
ZONE: PCC

Wood Shed

Collapsed Barn

C7

C15

20' Sanitary Sewer Easement

Dead Pole

ZONE: MU
ZONE: PCC

8"SA

6' Sidewalk

N41°11'59"W 159.45'

S41°11'59"E 137.10'

80'

C8

C16

C5

C17

23'

Block Well House

2-Story Brick House

Brick/Block/Wood Barn

Wood Barn

Well House

ZONE: PCC
ZONE: CC

Property Map 136, Parcel 24.00

Property Map 136, Parcel 22.00

(See Sheet 1)

0 30' 60' 120' 180'
Graphic Scale

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec #:	843078
Rec'd:	120.00
State:	0.00
Clerk:	0.00
ESP:	2.00
Total:	122.00

Instrument #: 796678
Recorded
6/7/2006 at 10:06 am
in
Plat Book 23 Pge 194-201

GENERAL NOTES

1. See Sheet 1 of 8 for all notes and references

LEGEND

■	CONCRETE MONUMENT (NEW)		UTILITY POLE
○IR(O)	IRON ROD (OLD)		UTILITY POLE W/ ANCHOR
	FIRE HYDRANT		GAS METER
	WATER VALVE		TELEPHONE RISER
	WATER METER	—P—	OVERHEAD ELECTRIC POWER LINE
	SANITARY SEWER MANHOLE	—T—	OVERHEAD TELEPHONE LINE
	SIGN	—SA—	SANITARY SEWER LINE
R.O.W.	RIGHT-OF-WAY	—FM—	FORCE MAIN
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.S.C.	REGISTER'S OFFICE FOR SUMNER COUNTY	—RCP—	REINFORCED CONCRETE PIPE
		—CMP—	CORRUGATED METAL PIPE
	CONCRETE SURFACE	—X—X—	WOVEN WIRE FENCE (UNLESS OTHERWISE NOTED)

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD BRG
C5	76°51'59"	124.50	167.03	98.80	154.78	N41°11'59"W
C6	38°26'00"	55.50	37.23	19.35	36.53	N21°58'59"W
C7	51°04'05"	467.00	416.24	223.09	402.60	N66°44'02"W
C14	95°29'43"	35.00	58.33	38.53	51.81	S44°31'12"E
C15	51°04'05"	533.00	475.07	254.62	459.50	S66°44'02"E
C16	38°26'00"	55.50	37.23	19.35	36.53	S60°24'59"E
C17	76°51'59"	124.50	167.03	98.80	154.78	S41°11'59"E

OWNER / DEVELOPER

KENNESAW FARMS DEVELOPMENT, INC.

201 MOLLY WALTON DRIVE
HENDERSONVILLE, TENNESSEE 37075
PHONE: (615)824-2500
CONTACT: CAL GENTRY

ENGINEERS / SURVEYORS

RAGAN-SMITH-ASSOCIATES, INC.

315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: CHARLES D. LOWE

EXHIBIT A

5-2

FINAL PLAT
KENNESAW FARMS
PHASE ONE

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

JOB NUMBER: 2002-113 W.O. 7124
DATE: DECEMBER 22, 2004
SCALE: 1"=60'
DRAWN BY: CHRIS MABERY
APPROVED BY: CHRIS MABERY

CERTIFICATE OF COMMON AREAS DEDICATION

ALL PARTIES LISTED BELOW, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE", AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO "KENNESAW FARMS, PHASE ONE", DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06

TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2610, PAGE 815, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06

TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

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CITY ENGINEER DATE: 5/26/06

CERTIFICATE OF ACCURACY

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DATE 5/26 20 06

TED J. STEVENSON, TN. R.L.S. #2138

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 20 06

SUPERINTENDENT OF PUBLIC UTILITIES

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DATE 5/26 20 06

SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

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6-7 20 06 Jim Swood AC
DATE SECRETARY, PLANNING COMMISSION

6-5 20 06 DD
DATE CHAIRMAN'S INITIALS

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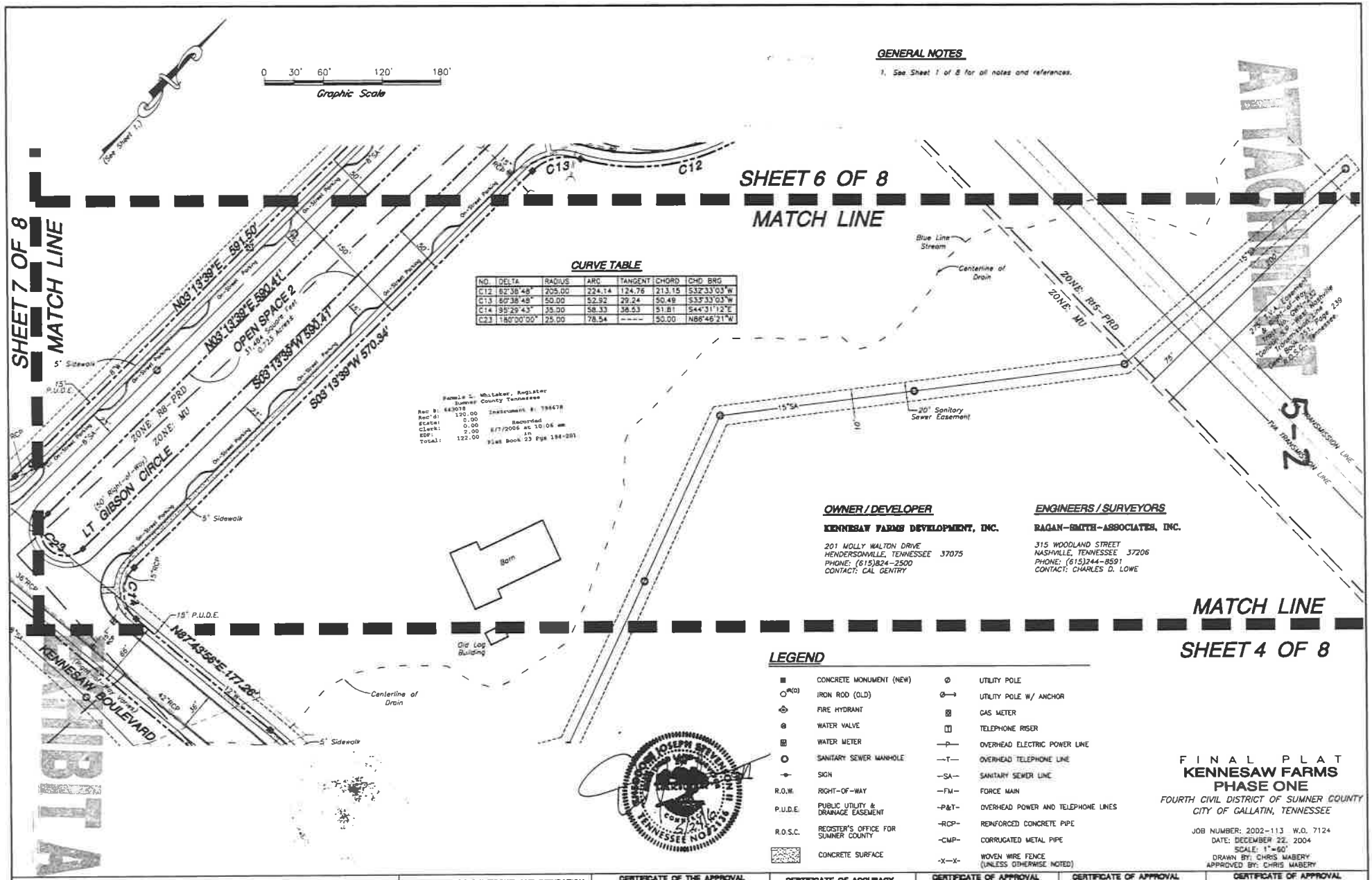

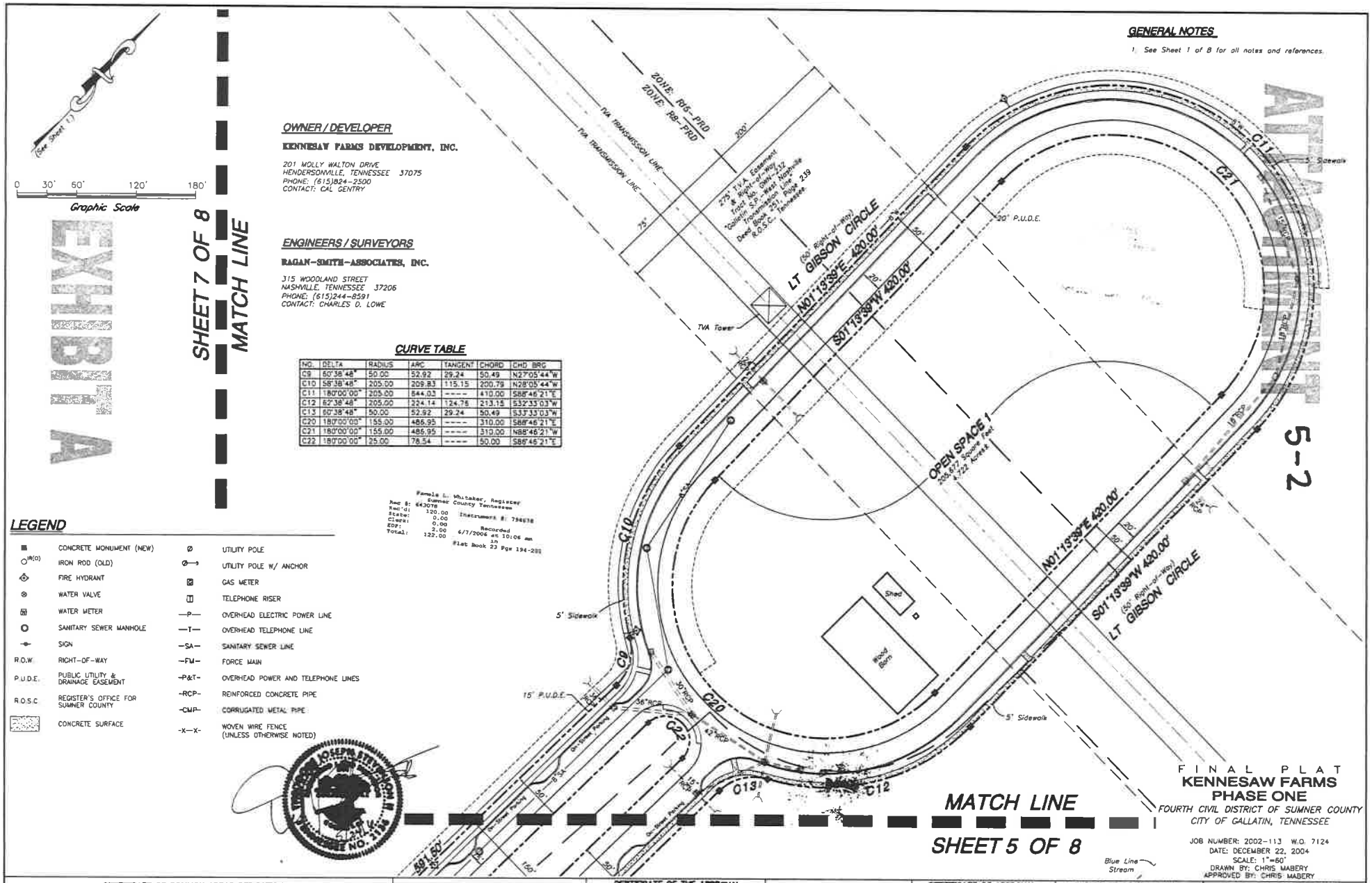

OWNER / DEVELOPER

KENNESAW FARMS DEVELOPMENT, INC.

201 MOLLY WALTON DRIVE
HENDERSONVILLE, TENNESSEE 37075
PHONE: (615)824-2500
CONTACT: CAL GENTRY

ENGINEERS / SURVEYORS

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315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: CHARLES D. LOWE

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD BRG
C9	60°38'48"	50.00	52.92	29.24	50.49	N27°05'44"W
C10	58°38'48"	205.00	209.83	115.15	200.79	N28°05'44"W
C11	180°00'00"	205.00	644.03	----	410.00	S88°46'21"E
C12	62°38'48"	205.00	224.14	124.76	213.15	S32°33'03"W
C13	60°38'48"	50.00	52.92	29.24	50.49	S33°33'03"W
C20	180°00'00"	155.00	486.95	----	310.00	S88°46'21"E
C21	180°00'00"	155.00	486.95	----	310.00	N88°46'21"W
C22	180°00'00"	25.00	78.54	----	50.00	S86°46'21"E

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 643078
Rec'd: 120.00
State: 0.00
Clerk: 0.00
RDF: 2.00
Total: 122.00
Instrument #: 796618
Recorded 6/7/2006 at 10:06 am in Plat Book 23 Pge 194-201

LEGEND

■	CONCRETE MONUMENT (NEW)	Ø	UTILITY POLE
○IR(O)	IRON ROD (OLD)	Ø→	UTILITY POLE W/ ANCHOR
	FIRE HYDRANT	G	GAS METER
⊗	WATER VALVE	T	TELEPHONE RISER
W	WATER METER	—P—	OVERHEAD ELECTRIC POWER LINE
O	SANITARY SEWER MANHOLE	—T—	OVERHEAD TELEPHONE LINE
—◆	SIGN	—SA—	SANITARY SEWER LINE
R.O.W.	RIGHT-OF-WAY	—FM—	FORCE MAIN
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.S.C.	REGISTER'S OFFICE FOR SUMNER COUNTY	—RCP—	REINFORCED CONCRETE PIPE
		—CMP—	CORRUGATED METAL PIPE
	CONCRETE SURFACE	—X—X—	WOVEN WIRE FENCE (UNLESS OTHERWISE NOTED)

GENERAL NOTES

1. See Sheet 1 of 8 for all notes and references.

FINAL PLAT
KENNESAW FARMS PHASE ONE

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

JOB NUMBER: 2002-113 W.O. 7124
DATE: DECEMBER 22, 2004
SCALE: 1"=60'
DRAWN BY: CHRIS MABERY
APPROVED BY: CHRIS MABERY

CERTIFICATE OF COMMON AREAS DEDICATION

ALL PARTIES LISTED BELOW, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE", AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO "KENNESAW FARMS, PHASE ONE", DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
V.P.
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2410 PAGE 812, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF THE APPROVAL OF BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER DATE: 5/30/06

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 5/24 2006
TED J. STEVENSON II TN. RLS. #2136

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 2006
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 2006
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

6-7 2006
DATE
SECRETARY, PLANNING COMMISSION

6-5 2006
DATE
CHAIRMAN'S INITIALS

G:\2002-113\7124\Final Plat\Section_1\Sect_1_Plat.dwg

5/24/2006 1:25:39 PM C:\EDODRUMA\LR-DUEUE\remote\full\lmqf G:\REMOTE\FULL\FILM\142814-02113.7124 900 7124Sect_1_Plat Sheet 6.rnd.PLT

EXHIBIT A

ATTACHMENT 5-2

0 30' 60' 120' 180'
Graphic Scale

GENERAL NOTES

1. See Sheet 1 of 8 for all notes and references.

OWNER / DEVELOPER

KENNESAW FARMS DEVELOPMENT, INC.

201 MOLLY WALTON DRIVE
HENDERSONVILLE, TENNESSEE 37075
PHONE: (615)824-2500
CONTACT: CAL GENTRY

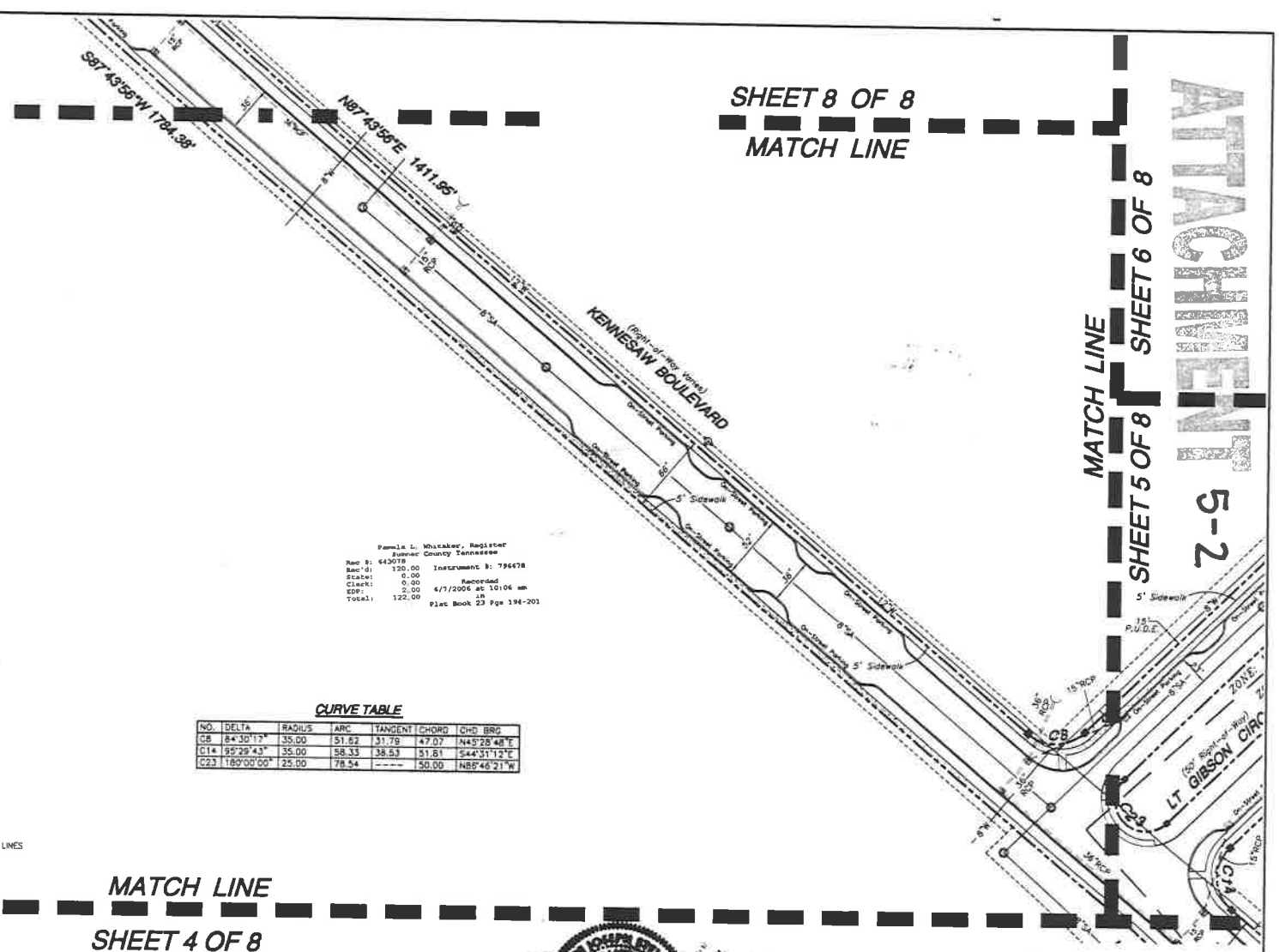
ENGINEERS / SURVEYORS

RAGAN-SMITH-ASSOCIATES, INC.

315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: CHARLES D. LOWE

LEGEND

■	CONCRETE MONUMENT (NEW)	Ø	UTILITY POLE
○ IR(O)	IRON ROD (OLD)	Ø→	UTILITY POLE W/ ANCHOR
	FIRE HYDRANT		GAS METER
	WATER VALVE		TELEPHONE RISER
	WATER METER	—P—	OVERHEAD ELECTRIC POWER LINE
	SANITARY SEWER MANHOLE	—T—	OVERHEAD TELEPHONE LINE
	SIGN	—SA—	SANITARY SEWER LINE
R.O.W.	RIGHT-OF-WAY	—FM—	FORCE MAIN
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.S.C.	REGISTER'S OFFICE FOR SUMNER COUNTY	—RCP—	REINFORCED CONCRETE PIPE
		—CMP—	CORRUGATED METAL PIPE
	CONCRETE SURFACE	—X—X—	WOVEN WIRE FENCE (UNLESS OTHERWISE NOTED)



Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 643078
Rec'd: 120.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 122.00
Instrument #: 796478
Recorded
6/7/2006 at 10:06 am
in
Plat Book 23 Pgs 196-201

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD BRG
C8	84°30'12"	35.00	51.62	31.79	47.07	N45°28'48"E
C14	95°29'43"	35.00	58.33	38.53	51.81	S44°31'12"E
C23	180°00'00"	25.00	78.54	----	50.00	N86°46'21"W

TENNESSEE REGISTERED ENGINEER
CHARLES D. LOWE
No. 3136
5/24/06

FINAL PLAT
KENNESAW FARMS
PHASE ONE

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

JOB NUMBER: 2002-113 W.O. 7124
DATE: DECEMBER 22, 2004
SCALE: 1"=60'
DRAWN BY: CHRIS MABERY
APPROVED BY: CHRIS MABERY

CERTIFICATE OF COMMON AREAS DEDICATION

ALL PARTIES LISTED BELOW, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE", AS MORE FULLY PROVIDED IN ARTICLE _____, DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO "KENNESAW FARMS, PHASE ONE", DATED _____, AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06 TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2410, PAGE 815, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER DATE: 5/30/06

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 5/24/06
TED J. STEVENSON & INC. R.L.S. #2136

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 2006
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 2006
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

6-7 2006 SECRETARY, PLANNING COMMISSION
DATE
6-5 2006 CHAIRMAN'S INITIALS
DATE

5/24/2006 1:12:37 PM G:\EDUDIR\M\LR-GUEUES\remotefull\filmcf DG:\REMOTE\FULL\FILM\142814.DG\113.7124.DB 7124Sect_1_Plat Sheet 7.rwd\PLT

OWNER / DEVELOPER

KENNESAW FARMS DEVELOPMENT, INC.

201 MOLLY WALTON DRIVE
HENDERSONVILLE, TENNESSEE 37075
PHONE: (615)824-2500
CONTACT: CAL GENTRY

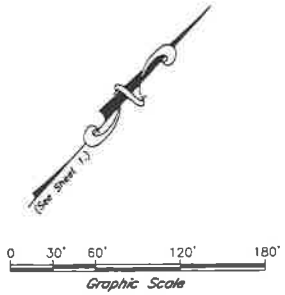
ENGINEERS / SURVEYORS

RAGAN-SMITH-ASSOCIATES, INC.

315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: CHARLES D. LOWE

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD BRG
C1	00°25'42"	22982.31	171.83	85.92	171.83	S48°35'10"W
C2	00°20'10"	22982.31	134.86	67.43	134.86	S48°12'13"W
C3	89°14'07"	25.00	38.94	24.67	35.12	N03°25'05"E
C4	38°26'00"	55.50	37.23	19.35	36.53	N60°24'59"W
C5	76°51'59"	124.50	167.03	98.80	154.78	N41°11'59"W
C6	38°26'00"	55.50	37.23	19.35	36.53	N21°58'59"W
C7	51°04'05"	467.00	416.24	223.08	402.60	N66°44'02"W
C8	84°30'17"	35.00	51.62	31.79	47.07	N45°28'48"E
C9	60°38'48"	50.00	52.92	29.24	50.49	N27°05'44"W
C10	58°38'48"	205.00	209.83	115.15	200.79	N28°05'44"W
C11	180°00'00"	205.00	644.03	----	410.00	S88°46'21"E
C12	62°38'48"	205.00	224.14	124.76	213.15	S32°33'03"W
C13	60°38'48"	50.00	52.92	29.24	50.49	S33°33'03"W
C14	95°29'43"	35.00	58.33	38.53	51.81	S44°31'12"E
C15	51°04'05"	533.00	475.07	254.62	459.50	S66°44'02"E
C16	38°26'00"	55.50	37.23	19.35	36.53	S60°24'59"E
C17	76°51'59"	124.50	167.03	98.80	154.78	S41°11'59"E
C18	38°26'00"	55.50	37.23	19.35	36.53	S21°58'59"E
C19	90°25'42"	25.00	39.46	25.19	35.49	S86°24'50"E
C20	180°00'00"	155.00	486.95	----	310.00	S88°46'21"E
C21	180°00'00"	155.00	486.95	----	310.00	N88°46'21"W



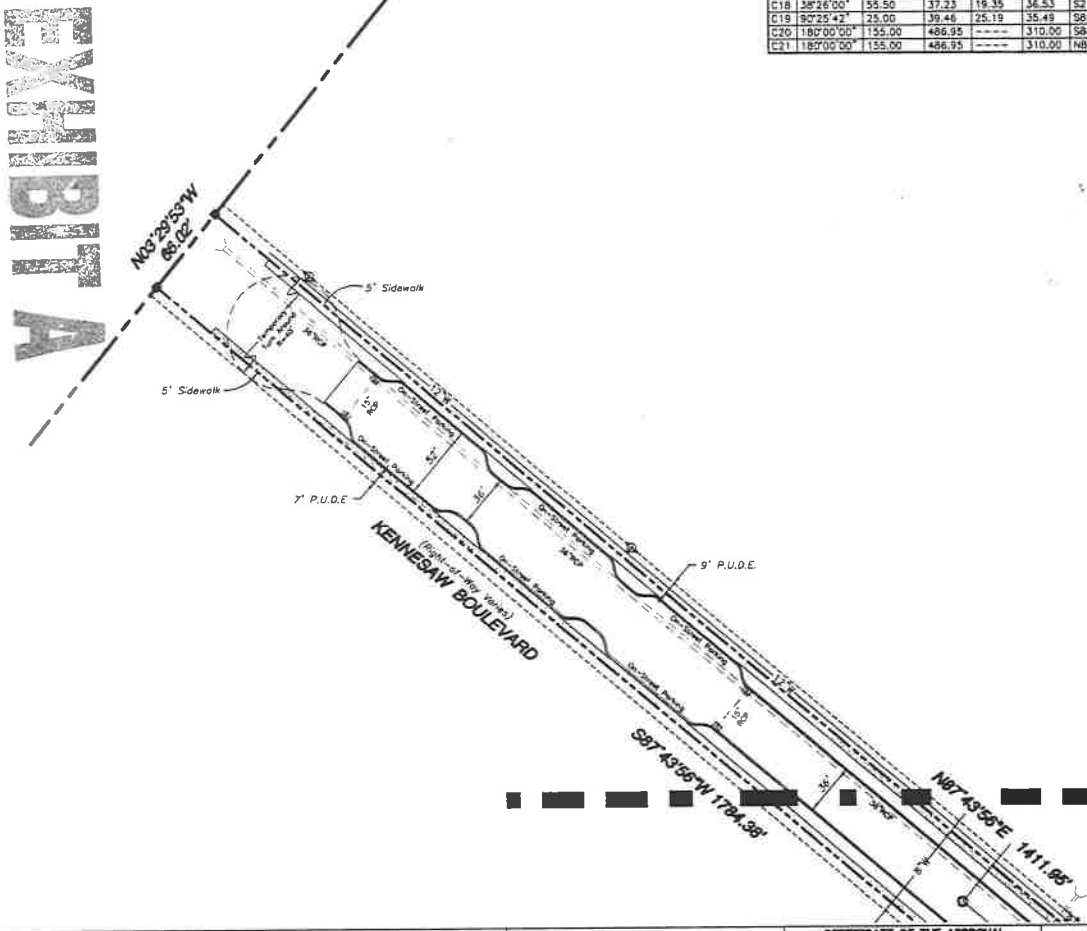
ATTACHMENT 5-2

MATCH LINE
SHEET 6 OF 8

GENERAL NOTES

1. See Sheet 1 of 8 for all notes and references.

Jamie L. Whitaker, Register
Sumner County Tennessee
Rec #: 643078
Rec'd: 120.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 122.00
Instrument #: 796678
Recorded
6/7/2006 at 10:06 am
in
Plat Book 23 Pgs 194-201



LEGEND

■	CONCRETE MONUMENT (NEW)	⊘	UTILITY POLE
○ IR(O)	IRON ROD (OLD)	⊘→	UTILITY POLE W/ ANCHOR
	FIRE HYDRANT		GAS METER
	WATER VALVE		TELEPHONE RISER
	WATER METER	—P—	OVERHEAD ELECTRIC POWER LINE
	SANITARY SEWER MANHOLE	—T—	OVERHEAD TELEPHONE LINE
	SIGN	—SA—	SANITARY SEWER LINE
R.O.W.	RIGHT-OF-WAY	—FM—	FORCE MAIN
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	-P&T-	OVERHEAD POWER AND TELEPHONE LINES
R.O.S.C.	REGISTER'S OFFICE FOR SUMNER COUNTY	-RCP-	REINFORCED CONCRETE PIPE
		-CMP-	CORRUGATED METAL PIPE
	CONCRETE SURFACE	-X—X-	WOVEN WIRE FENCE (UNLESS OTHERWISE NOTED)

FINAL PLAT
KENNESAW FARMS PHASE ONE
FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

JOB NUMBER: 2002-113 W.O. 7124
DATE: DECEMBER 22, 2004
SCALE: 1"=60'
DRAWN BY: CHRIS MABERY
APPROVED BY: CHRIS MABERY

CERTIFICATE OF COMMON AREAS DEDICATION

ALL PARTIES LISTED BELOW, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE" FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN "KENNESAW FARMS, PHASE ONE", AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO "KENNESAW FARMS, PHASE ONE", DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2610 PAGE 813, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 6-1-06
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF THE APPROVAL OF BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER DATE: 5/31/06

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS

DATE 5/24 2006
TED J. STEVENSON # TN. RLS. #2136

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 2006
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE 5/26 2006
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

6-7 2006 SECRETARY, PLANNING COMMISSION
DATE
6-5 2006 CHAIRMAN'S INITIALS
DATE

G:\2002-113\7124\Final Plat\Section_1\Sect_1_Plat.dwg

5/24/2006 1:12:25 PM C:\DOCUMENTS\REMOTEFULL\FULL\FILM\14281\03113.7124.00.7124Sect.1.Plat-Sheet.8.rwd.PLT

PRELIMINARY
NOT FOR RECORDING

VICINITY MAP
(NTS)

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec # 698863
Rec d: 15.00 Instrument # 082242
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 5/20/2008 at 10:18 AM
Total: 17.00 in
Plat Book 25 Pgs 355-355

SEE NOTE 2

0 20' 40' 80' 120'
GRAPHIC SCALE

GENERAL NOTES

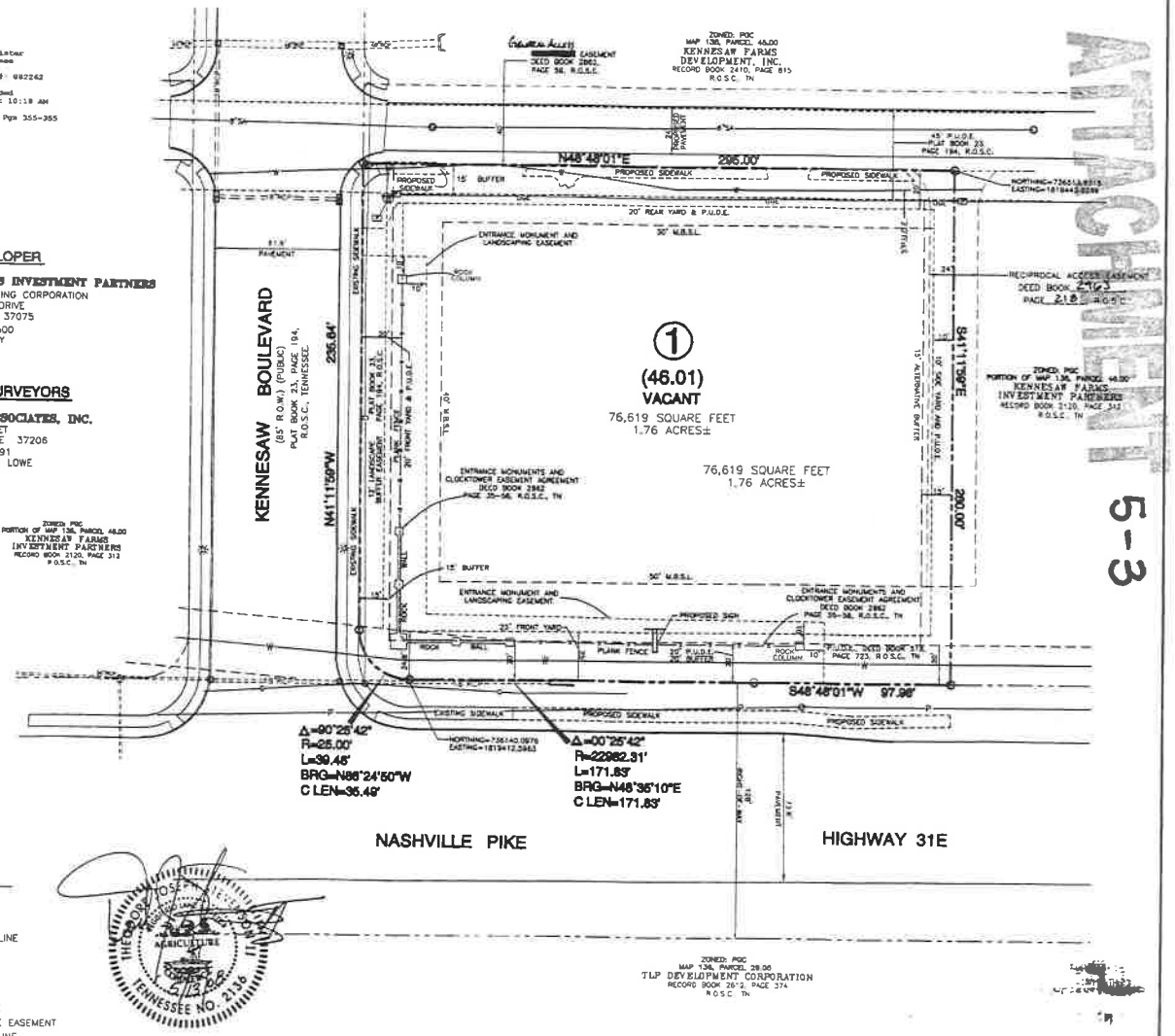
1. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION.
2. BEARINGS AS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMEN AGENCY MAP NO. 47165C0407E, WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2006, WHICH MAKES UP A PART OF THE NATIONAL FOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470185, PANEL NO. 0407, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED PGC – (PLANNED GENERAL COMMERCIAL). MINIMUM YARD REQUIREMENTS TO BE DETERMINED BY CURRENT CITY OF GALLATIN ZONING REQUIREMENTS.
   FRONT (ARTERIAL) SETBACK – 50 FEET (NASHVILLE PIKE – HIGHWAY 31E)
   FRONT (COLLECTOR) SETBACK – 40 FEET (KENNESAW FARMS BOULEVARD)
   SIDE YARD – 10 FEET — MAXIMUM BUILDING HEIGHT = 40 FEET
   REAR YARD – 20 FEET — MINIMUM LOT SIZE = 1 ACRE
   MINIMUM FRONT YARD= ONE HALF OF THE MINIMUM BUILDING SETBACK.
5. BEING A PORTION OF PARCEL NUMBER 46.00 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 136.
6. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KENNESAW FARMS INVESTMENT PARTNERS BY DEED OF RECORD IN RECORD BOOK 2120, PAGE 312, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.
8. THE PROPOSED USE OF THIS PROPERTY IS: GENERAL RETAIL SALES AND SERVICE.
9. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR KENNESAW FRAMS COMMERCIAL PROPERTY OF RECORD IN DEED BOOK 2862, PAGE 59, R.O.S.C.

OWNER / DEVELOPER

KENNESAW FARMS INVESTMENT PARTNERS
SOUTHEASTERN BUILDING CORPORATION
201 MOLLY WALTON DRIVE
HENDERSONVILLE, TN 37075
PHONE: (615)824-2500
CONTACT: CAL GENTRY

ENGINEERS / SURVEYORS

RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: CHARLES D. LOWE



LEGEND

○	IRON ROD (OLD)	Ø	UTILITY POLE
	FIRE HYDRANT	○	GAS VALVE
	WATER VALVE	—P—	OVERHEAD ELECTRIC POWER LINE
	WATER METER	—T—	OVERHEAD TELEPHONE LINE
	CATCH BASIN	—SA—	SANITARY SEWER LINE
RCP	REINFORCED CONCRETE PIPE	—G—	GAS LINE
	SANITARY SEWER MANHOLE	—W—	WATER LINE
	LIGHT STANDARD	—UGE—	UNDERGROUND ELECTRIC LINE
P	TRANSFORMER PAD	P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
R.O.S.C.	REGISTER'S OFFICE FOR SUMNER COUNTY	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
		① (46.01)	LOT NUMBER / PARCEL NUMBER

CERTIFICATE OF STAFF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH THE PROVISIONS SPECIFIED IN THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, AND THAT NO REQUESTS FOR VARIANCES HAVE BEEN REQUESTED.

5/19/08 2008 — DATE — CITY PLANNER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2120, PAGE 312, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

DATE 5-15 2008

KENNESAW FARMS INVESTMENT PARTNERS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

5-19-08 2008 — DATE — SECRETARY, PLANNING COMMISSION

5-19-08 2008 — DATE — CHAIRMAN'S INITIALS

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER — DATE: 05/12/08

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

5/13 2008 — DATE — TED J. STEVENSON II TN. RLS #2136

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, LOT 1, OUT PARCEL H, FINAL PLAT" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

5/14 2008 — DATE — SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED KENNESAW FARMS LOT 1, OUT PARCEL H, FINAL PLAT" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

5/14 2008 — DATE — SUPERINTENDENT OF PUBLIC UTILITIES

KENNESAW FARMS

LOT 1
OUT PARCEL H
1670 NASHVILLE PIKE
FINAL PLAT

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE
DATE: MAY 13, 2008
SCALE: 1"= 40'

DRAWN BY: ADAM SANDERS/SLN
JOB NUMBER: 2002-113 W.O. 7124 **SHEET 1 OF 1**

C:\2002-113\7124\FINAL_PLAT\OUTPARCEL H\7124OUTPARCELHPLAT.DWG

5-3

CENTER CHARACTER CATEGORY

Centers are gathering places situated within neighborhoods or at the edges of adjoining neighborhoods or communities. Centers can include retail and services, civic and public/institutional uses such as schools, churches and post offices; employment; and, in some cases, residential land uses as well. Centers vary in form, character and intensity. The Center Character Category includes the following character areas:

- **Downtown** – Mixed-use, walkable, urban and historic center of the City built around the Public Square that surrounds the Sumner County Courthouse
- **Medical Center** – Medical district surrounding Sumner Regional Medical Center
- **Regional Activity Centers** – Regional-scale mixed-use centers that include retail, office and residential uses
- **Neighborhood Centers** – Neighborhood scale mixed-use centers that serve the surrounding neighborhood
- **College** – College campus sites that include a variety of related uses
- **Broadway/Tobacco Warehouse District** – Mixed-use district that includes a mix of large historic warehouses, modern industrial buildings, commercial and residential uses where revitalization is recommended (opportunity exists to connect this area to Downtown)

North Water Avenue in Downtown Gallatin

Aerial view of Downtown Gallatin and surrounding neighborhoods

EXHIBIT A

REGIONAL ACTIVITY CENTER

General Description

These suburban centers are emerging mixed-use centers developed or planned with large-scale master plans. While unique mixtures of uses and styles are developed for each suburban center based on the market trends, these centers require sustainable designs that provide for flexibility as the market evolves. These centers include a variety of housing types and densities, employment centers, retail/office and other services that serve a regional scale.

Location

Areas within this character area include the following:

- Commercial and residential portions of the Village Green Planned Unit Development (south of the railroad)
- Big Station Camp emerging center
- Kennesaw Farms/Thoroughbred Park
- Foxland
- Area near the intersection of SR-174/Long Hollow Pike and SR-386/Vietnam Veterans Boulevard

Intent

- Provide for open-air shopping centers and mixed-use centers that offer a wide variety of services, shopping, office, restaurants, entertainment and residences
- Refocus strip or corridor commercial development into master planned villages and nodal development with a "main street feel"
- Provide for pedestrian-friendly areas with public spaces, relatively high intensity mix of businesses, retail and offices, employment, education, hospitality and entertainment facilities
- Provide opportunities for new centers that complement existing centers within the City

Landscaped parking lot located in front of a strip mall located within the Village Green planned unit development

REGIONAL ACTIVITY CENTER

Anticipated level of change:

- High

Transportation

- Medium level of service
- High level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-length blocks
- Roads characterized by curb, gutter with sidewalks containing a medium level of pedestrian orientation

Infrastructure

- Full urban facilities and services
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks
- Reliant on common-owned squares within new or existing development

Primary Land Uses

- Large-scale apartments and townhomes
- Horizontal and Vertical Mixed-Use
- Commercial/Office/Retail/Big Box Retail
- Hospitality
- Public/Institutional
- Entertainment and Cultural Facilities

Appropriate Intensity

- 0.75

Applicable Zoning Districts

Existing Zoning Districts

- PGC, MU, MRO

Proposed Zoning Districts

- No proposed new districts

Development Strategies

- Connect residential and non-residential areas to other areas with wide, pedestrian-friendly sidewalks and paths
- Address design factors, including the size of commercial buildings (facades of large buildings can be broken down into more pedestrian-scaled units), incorporation of outdoor seating and gathering areas, design parameters for parking and internal circulation, architectural treatments, building setbacks, siting and orientation, and adequate buffers to ensure compatibility with adjacent uses
- Include civic and cultural uses
- Locate buildings in close proximity to each other and on both sides of the street to make walking convenient
- Provide interconnectivity between parcels
- Construct wide sidewalks with street trees, landscaping and traditional lighting
- Accommodate bikes with lanes and bike racks located throughout the center
- Locate taller buildings to the interior of a development, allowing for height step down toward the edge near adjacent development
- Serve a regional population of 60,000 to 80,000 people within a 20-mile radius (and typically a minimum of five miles spacing between Regional Activity Centers
- With ordinances, address building /site design and establish requirements for future reuse of "Big Box" stores

Example of Regional Activity Center development in the Green Hills area of Nashville

Example of Regional Activity Center development in Murfreesboro

Implementation Measures

☞ *Prepare and adopt a Big Box Ordinance*

EXHIBIT A

EXHIBIT A

ATTACHMENT

Kennesaw Sidewalk Location

SUMNER COUNTY, TENNESSEE

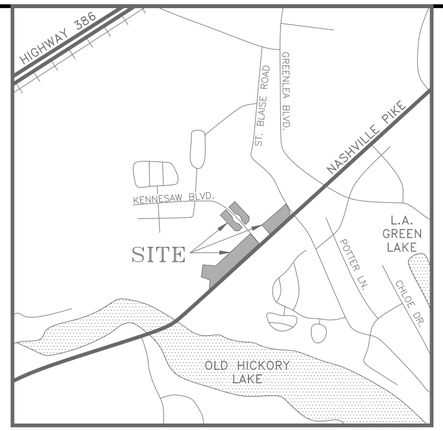
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: January 23, 2014

0 190 380
ft

NOTES

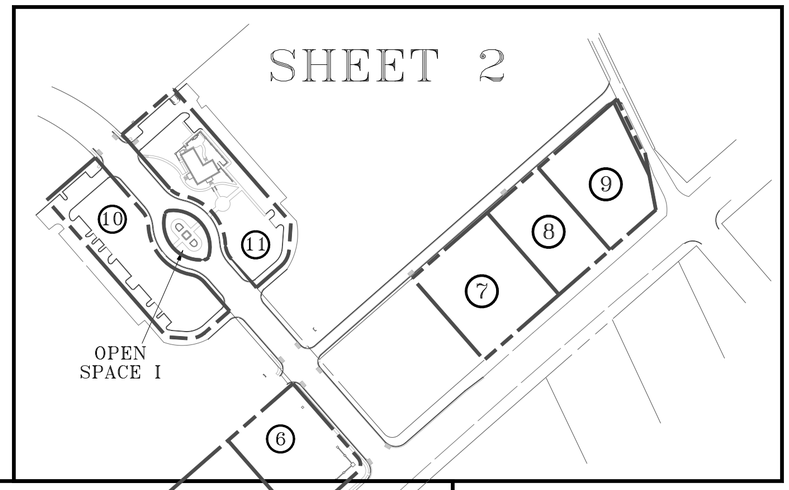
1) THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS AND FUTURE ACCESS OUT OF TAX MAP 136, PARCEL 46, CREATE 3 LOTS OUT OF TAX MAP 136, PARCEL 46.02 AND CREATE 2 LOTS, DEDICATE ACCESS EASEMENTS, AND OPEN SPACE OUT OF TAX MAP 136, PARCEL 45.
2) LOTS 2–9 AND FUTURE ACCESS ARE CURRENTLY ZONED "PGC".
3) LOTS 10, 11 AND OPEN SPACE I ARE CURRENTLY ZONED "CC".
4) THERE ARE NO MINIMUM BUILDING SETBACKS REQUIRED FOR PROPERTY CURRENTLY ZONED "CC".
5) THE MINIMUM BUILDING SETBACKS FOR PROPERTY CURRENTLY ZONED "PGC" ARE AS FOLLOWS:
   ARTERIAL STREET – 50'
   COLLECTOR STREET – 40'
   LOCAL STREET – 30'
   FRONT YARD – 1/2 MBSL
   SIDE YARD – 10' (DOUBLE ADJACENT TO STREET)
   REAR YARD – 20' (ABUTTING COMMERCIAL ZONE DISTRICT)
6) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–800–351–1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
7) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
8) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9) PARCEL NUMBERS SHOWN AS THUS (45) REFERS TO SUMNER COUNTY TAX MAP 136.
10) THIS PARCEL DESCRIBED HEREON PARTIALY LIES WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407G" DATED: APRIL 17, 2012. FLOOD ZONE "A" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN.
11) THIS PROPERTY IS SUBJECT TO RESTRICTIONS, AS OF RECORD IN RECORD BOOK 2862, PAGE 35, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
12) THIS PROPERTY IS SUBJECT TO A GREENBELT APPLICATION, AS OF RECORD IN RECORD BOOK 1214, PAGE 851, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
13) THIS PROPERTY IS SUBJECT TO RESTRICTIONS, AS OF RECORD IN RECORD BOOK 2862, PAGE 59, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
14) DEED REFERENCE FOR LOTS 2–9 IS RECORD BOOK 2120, PAGE 312, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. OWNER OF RECORD: KENNESAW FARMS INVESTMENT PARTNERS.
15) DEED REFERENCE FOR LOTS 10 AND 11 IS RECORD BOOK 2410, PAGE 815, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. OWNER OF RECORD: KENNESAW FARMS DEVELOPMENT, INC.
16) COORDINATES AND BEARINGS ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM.
17) LOTS 2–9 SHALL HAVE NO ACCESS TO NASHVILLE PIKE (SR 6), KENNESAW BOULEVARD OR ST. BLAISE ROAD.
18) THIS PROPERTY IS TO BE SUBJECT TO A SHARED/CROSS ACCESS EASEMENT.
19) ANY ELECTRICAL FACILITIES WHICH ARE REQUIRED TO BE RELOCATED, WOULD BE AT THE EXPENSE OF THE DEVELOPER/OWNER.
20) ALL LOTS EXCEPT LOT 11 ARE VACANT AND PROPOSED USE IS (GENERAL COMMERCIAL AND MEDICAL SERVICES).
21) A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION ON LOT 2.
22) ALL YARD LINES, MINIMUM BUILDING SETBACK LINES AND BUFFER YARDS ARE BASED ON THE ZONING OF THE PROPERTY AT THE TIME OF RECORDING.
23) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR LOTS 2–6, BACKAGE ROAD SHALL BE COMPLETED.
24) PRIOR TO A BUILDING PERMIT BEING ISSUED FOR LOT 2 AN ELEVATION CERTIFICATE IS REQUIRED.

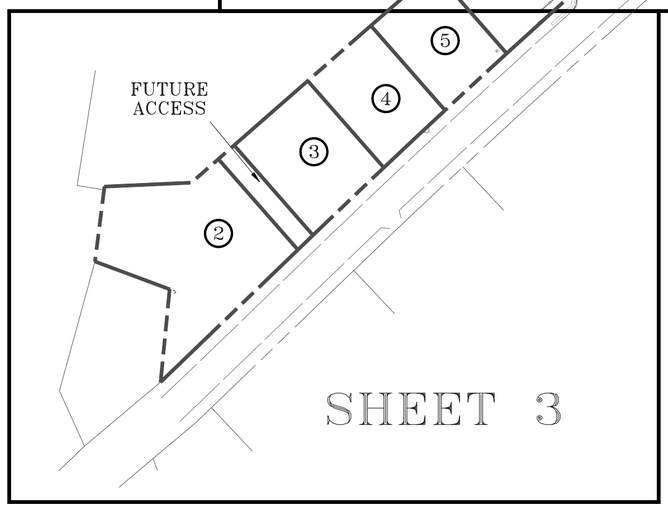


VICINITY MAP NOT TO SCALE

LINE TABLE

LINE	BEARING	LENGTH
L1	S41°10'35"E	235.05'
L2	S25°51'50"E	144.91'
L3	N64°06'21"E	4.11'
L4	S10°44'27"E	138.19'
L5	S48°49'25"W	79.00'
L6	N86°10'35"W	50.36'
L7	S41°10'35"E	152.45'
L8	S41°10'35"E	91.29'
L9	N41°10'35"W	91.28'
L10	N41°10'35"W	137.10'
L11	S03°49'25"W	64.50'
L12	S48°49'25"W	79.00'
L13	S25°51'50"E	194.39'
L14	S10°44'27"E	84.10'





CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	38.94'	25.00'	35.12'	N03°26'29"E	89°14'08"
C2	803.07'	22982.31'	803.03'	S47°03'29"W	2°00'08"
C3	43.20'	55.00'	42.10'	N71°19'25"E	45°00'00"
C4	18.33'	467.00'	18.32'	N42°18'02"W	2°14'54"
C5	37.23'	55.50'	36.53'	N21°57'35"W	38°25'59"
C6	167.03'	124.50'	154.78'	S41°10'35"E	76°51'59"
C7	37.23'	55.50'	36.53'	N60°23'35"W	38°26'00"
C8	37.23'	55.50'	36.53'	S21°57'35"E	38°26'00"
C9	167.03'	124.50'	154.78'	N41°10'34"W	76°51'59"
C10	37.23'	55.50'	36.53'	S60°23'34"E	38°25'59"
C11	33.50'	533.00'	33.49'	N42°58'36"W	3°36'03"
C12	43.20'	55.00'	42.10'	N26°19'25"E	45°00'00"
C13	13.83'	11.50'	13.01'	N48°49'25"E	68°54'50"
C14	169.65'	87.50'	144.30'	S41°10'35"E	111°05'10"
C15	13.83'	11.50'	13.01'	S48°49'25"W	68°54'50"
C16	169.65'	87.50'	144.30'	N41°10'35"W	111°05'10"
C17	221.64'	22982.31'	221.64'	S46°20'00"W	0°33'09"
C18	200.11'	22982.31'	200.11'	S46°51'32"W	0°29'56"
C19	200.06'	22982.31'	200.06'	S47°21'28"W	0°29'56"
C20	181.26'	22982.31'	181.26'	S47°49'59"W	0°27'07"

LOT #	SQUARE FEET	ACRES
2	124,371	2.855
3	65,340	1.500
4	54,317	1.247
5	53,119	1.219
6	53,705	1.233
7	61,654	1.415
8	42,188	0.969
9	51,995	1.194
10	68,222	1.566
11	72,436	1.663
FUTURE ACCESS	14,329	0.329
OPEN SPACE I	9,614	0.221
ROW DEDICATION	1,804	0.041
TOTAL AREA	673,092	15.452

OWNER: KENNESAW FARMS INVESTMENT PARTNERS
1000 KENNESAW BOULEVARD
GALLATIN, TENNESSEE 37066
(615) 824–2500

KENNESAW FARMS DEVELOPMENT, INC.
1000 KENNESAW BOULEVARD
GALLATIN, TENNESSEE 37066
(615) 824–2500

LEGEND

WATER VALVE
WATER METER
FIRE HYDRANT
GAS METER
GAS VALVE
TELEPHONE BOX
CONCRETE MONUMENT OLD — CM(O)
IRON ROD OLD — IR(O)
PROPERTY ADDRESS — 1730
PK NAIL/IRON ROD NEW
CONCRETE MONUMENT NEW
CLEAN–OUT — CO
SIGN POST
CATCH BASIN
CURB INLET
MANHOLE
STORM MANHOLE
UTILITY POLE
LIGHT POLE
PROPERTY LINE
EDGE OF PAVEMENT
EASEMENT LINE
EDGE OF CONC.
WALL
CURB
FENCE — X — X
OVERHEAD — OH — OH
WATER LINE — W — 6"
SEWER LINE — SA — 8"
CULVERT — 18" R.C.P.

CERTIFICATE OF OPEN SPACE DEDICATION

Kennesaw farms, in recording this plat, has designated certain area of land shown hereon as open space intended for use by the homeowners in Kennesaw Farms, for recreation and related activities. The above–described areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoy–ment of the homeowners in Kennesaw Farms as more fully provided in Declaration of Covenants and Restrictions, applicable to Kennesaw Farms, dated November 02, 2007 and recorded in Record Book 2862, Page 35, at the Register's Office for Sumner County, Tennessee.

Date — Kennesaw Farms Investment Partners
Owner – *Deed Book 2120, Page 312

It's — Signed

Date — Kennesaw Farms Development Inc.
Owner – *Deed Book 2410, Page 815

It's — Signed

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269–3972 FAX:(615)269–9345
E–MAIL: cherryls@comcast.net

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number ___*___, page ___*___, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal–Regional Subdivision Regulations,

Date — Kennesaw Farms Investment Partners
Owner – *Deed Book 2120, Page 312

It's — Signed

Date — Kennesaw Farms Development Inc.
Owner – *Deed Book 2410, Page 815

It's — Signed

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Kennesaw Farms, Phase I, Commercial, have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Date — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal–Regional Subdivision Regulations, with the except of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Registrar.

Date — Secretary, Planning Commission

Date — Chairman's Initials

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal–Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date — City Engineer

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal–Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.
I hereby certify that this is a Category 1 survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

Date — R. Scot Cherry, R.L.S. Tn. #1512

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

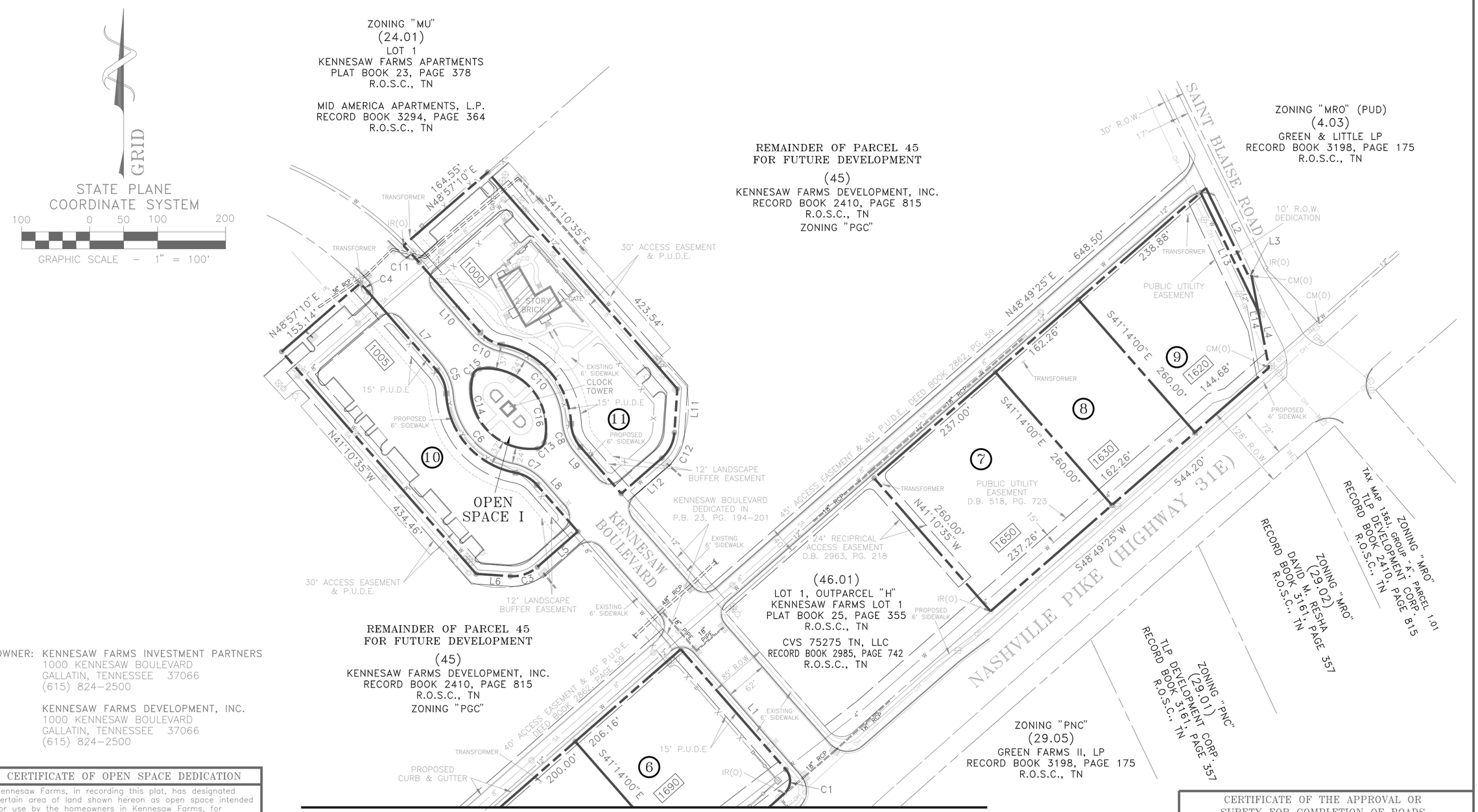
I hereby certify that the water systems outlines or indicated on the final subdivision plat Entitled Kennesaw Farms, Phase I, Commercial, have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Date — Superintendent of Public Utilities

FINAL PLAT
KENNESAW FARMS PHASE I, COMMERCIAL

NASHVILLE PIKE &
KENNESAW BOULEVARD
FOURTH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
SHEET 1 OF 3
DATED: SEPTEMBER 28, 2010
REVISED: AS PER COMMENTS LAST DATED: Jan. 15, 2014

10156S1 CW



OWNER: KENNESAW FARMS INVESTMENT PARTNERS
1000 KENNESAW BOULEVARD
GALLATIN, TENNESSEE 37066
(615) 824-2500

KENNESAW FARMS DEVELOPMENT, INC.
1000 KENNESAW BOULEVARD
GALLATIN, TENNESSEE 37066
(615) 824-2500

CERTIFICATE OF OPEN SPACE DEDICATION

Kennesaw Farms, in recording this plat, has designated certain area of land shown hereon as open space intended for use by the homeowners in Kennesaw Farms, for recreation and related activities. The above-described areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Kennesaw Farms as more fully provided in Declaration of Covenants and Restrictions, applicable to Kennesaw Farms, dated November 02, 2007 and recorded in Record Book 2862, Page 35, at the Register's Office for Sumner County, Tennessee.

Date — Kennesaw Farms Investment Partners
Owner – *Deed Book 2120, Page 312

It's — Signed

Date — Kennesaw Farms Development Inc.
Owner – *Deed Book 2410, Page 815

It's — Signed

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number __*__, page __*__, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations,

Date — Kennesaw Farms Investment Partners
Owner – *Deed Book 2120, Page 312

It's — Signed

Date — Kennesaw Farms Development Inc.
Owner – *Deed Book 2410, Page 815

It's — Signed

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Kennesaw Farms, Phase I, Commercial have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Date — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Registrar.

Date — Secretary, Planning Commission

Date — Chairman's Initials

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.
I hereby certify that this is a Category 1 survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

Date — R. Scot Cherry, R.L.S. Tn. #1512

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlines or indicated on the final subdivision plat Entitled Kennesaw Farms, Phase I, Commercial, have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Date — Superintendent of Public Utilities

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

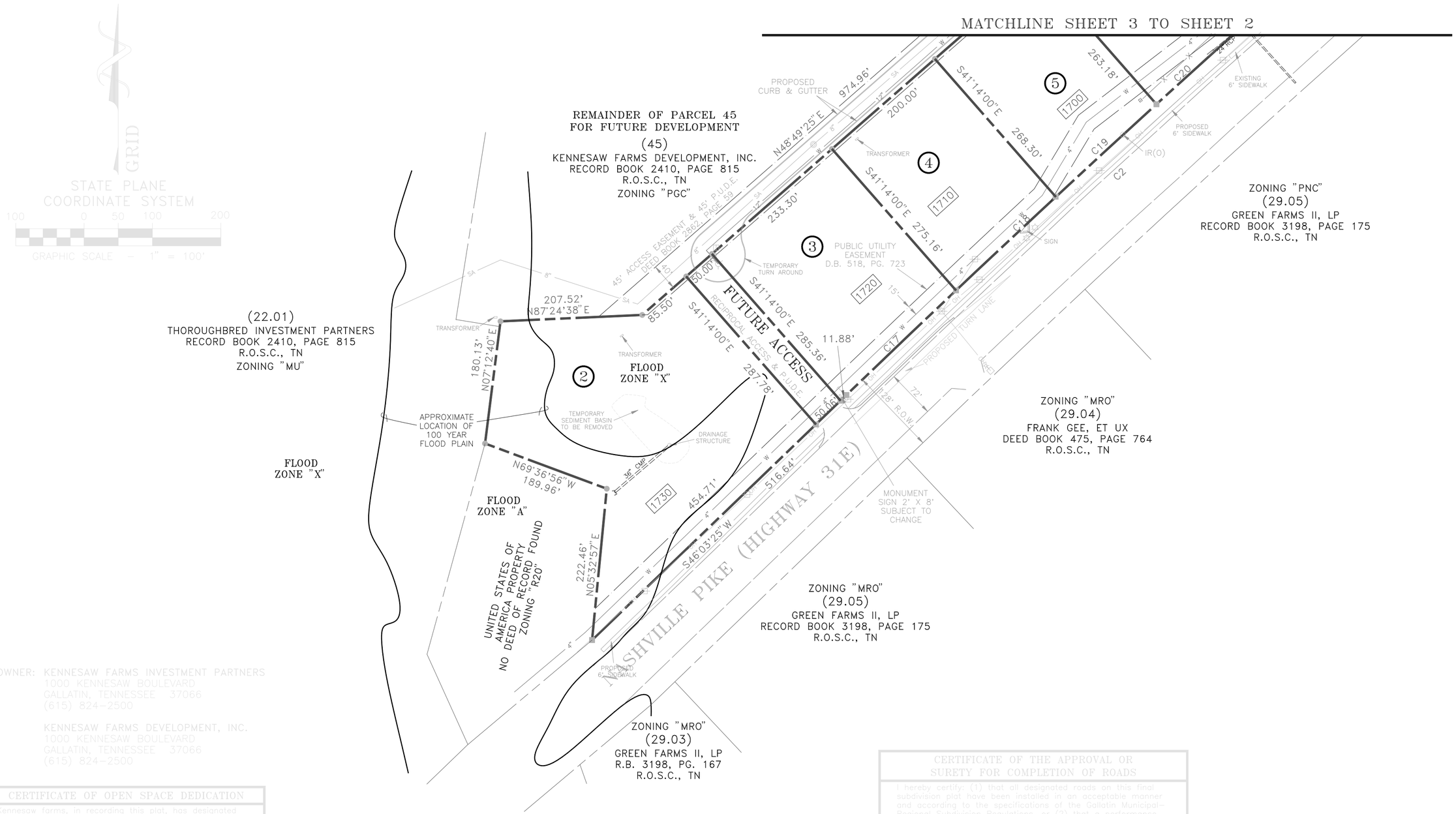
Date — City Engineer

FINAL PLAT
KENNESAW FARMS PHASE I, COMMERCIAL

NASHVILLE PIKE &
KENNESAW BOULEVARD
FOURTH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
SHEET 2 OF 3

SCALE: 1"=100' DATED: SEPTEMBER 28, 2010
REVISED: AS PER COMMENTS LAST DATED: Jan. 14, 2014

10156S2 CW



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GALLATIN, TENNESSEE 37066
(615) 824-2500

KENNESAW FARMS DEVELOPMENT, INC.
1000 KENNESAW BOULEVARD
GALLATIN, TENNESSEE 37066
(615) 824-2500

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Date — Kennesaw Farms Investment Partners
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It's — Signed

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CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number ___*___, page __*__, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date — Kennesaw Farms Investment Partners
Owner – *Deed Book 2120, Page 312

It's — Signed

Date — Kennesaw Farms Development Inc.
Owner – *Deed Book 2410, Page 815

It's — Signed

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I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Kennesaw Farms, Phase I, Commercial have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Date — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Registrar.

Date — Secretary, Planning Commission

Date — Chairman's Initials

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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Date — City Engineer

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.
I hereby certify that this is a Category 1 survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

Date — R. Scot Cherry, R.L.S. Tn. #1512

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Date — Superintendent of Public Utilities

FINAL PLAT
KENNESAW FARMS PHASE I, COMMERCIAL

NASHVILLE PIKE &
KENNESAW BOULEVARD
FOURTH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
SHEET 3 OF 3

SCALE: 1"=100' DATED: SEPTEMBER 28, 2010
REVISED: AS PER COMMENTS LAST DATED: Jan. 14, 2014

10156S3 CW

Kennesaw Sidewalk Location

SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: January 23, 2014

0 190 380
ft

GMRPC Resolution No. 2014-10

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 6 – ONE-YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR LOWE'S OF GALLATIN (SIGNAL); PC FILE #8-30-04 – BAYWOOD POINTE, PH. 3 (SWEENEY); PC FILE #1-2-06C AND ELK ACRES, SEC. 3B; PC FILE #1-9-10C

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered the one-year renewal and extension of the performance sureties for Lowe's of Gallatin (Signal); PC File #8-30-04; Baywood Pointe, Ph. 3 (Sweeney); PC File #1-2-06C; and Elk Acres, Sec. 3B; PC File #1-9-10C submitted by the applicant, City of Gallatin, at its regular meeting on January 27, 2014; and;

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the information presented by City Staff and evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-103 and 13-4-102:

1. The request to renew and extend the performance sureties is consistent with the policies and recommendations in the General Development and Transportation Plan.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

3. It has been determined that the renewal and extension of the performance sureties will not create adverse effects upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the renewal and extension of the performance sureties to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a one-year renewal and extension of the performance sureties as follows:

ITEM 6

- Lowe's of Gallatin (Signal); PC File #8-30-04 site surety one year renewal and extension for $164,000.
- Baywood Pointe, Ph. 3 (Sweeney); PC File #1-2-06C subdivision surety one year renewal and extension for $79,500.
- Elk Acres, Sec. 3B; PC File #1-9-10C subdivision surety one year renewal and extension for $32,000.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

ITEM 7

GMRPC Resolution No. 2013-96

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE CARELLTON SUBDIVISION, CONSISTING OF 417.2 (+/-) ACRES LOCATED NORTH OF WHITESTONE LANE NORTH OF LONG HOLLOW PIKE AT BIG STATION CAMP BOULEVARD – TO AMEND THE SITE LAYOUT, LOT SIZES, AND CHANGE THE OVERALL PHASING OF THE DEVELOPMENT — (PC0214-13)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan submitted by the applicant, Dewey/Estes Engineering, at its regular meeting on January 27th, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104 and 13-4-103 and 13-4-104:

1. The proposed Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Residential 8-Planned Residential Development (R-8PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district.
2. The proposed changes shown in the Amended Preliminary Master Development Plan do constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
3. The amended PMDP is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging.
4. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.
5. It has been determined that the Amended PMDP will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

6. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Amended PMDP has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a major amendment to the Preliminary Master Development Plan to Gallatin City Council with the following conditions:

1. Label the traffic circle landscape areas as an open space tract.
2. A separate rezoning Preliminary Master Development Plan application will be required to rezone this area (the proposed commercial outparcel). All rezoning requests will require approval from the Gallatin City Council.
3. Remove "Agricultural" uses in the Site Breakdown Table on Sheets C1.0, C1.1, and C1.2.
4. The PMDP will require amendment to show the lot layout and street connectivity when Tracts 2 and 3 develop.
5. Indicate by a plan note how lots (492, 493, 494, 495, 694, and 695), will be arranged to provide a building envelope that meets the typical lot layouts. (Staff will not support variances for these six (6) lots (492, 493, 494, 495, 694, and 695)
6. Show location of existing detention pond in open space "C".
7. Revise note 17 (sheet C0.0) addressing traffic signal to read:

   Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.
8. Revise Phase lines to include the length of Bedford Way from the northern most roundabout to Liberty Lane, including the Liberty Lane re-alignment in Phase 4. A reduction in the number of lots shall not be considered a major amendment to this PMDP.
9. Add the following note to the PMDP:

   The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic

infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.

10. Submit 14 corrected folded copies of the Amended Preliminary Master Development.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 7

PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan for Carellton Subdivision
(PC0214-13)
North of Whitestone Lane, East of Liberty Lane – North of Long Hollow Pike at Big Station Camp Boulevard
Date: January 15, 2014

PUBLIC COMMENT

REQUEST: OWNER/APPLICANT REQUESTS APPROVAL TO AMEND THE CARELLTON PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) SITE LAYOUT, LOT SIZES, AND PHASING BY CHANGING THE ENTIRE CARELLTON SUBDIVISION EXCEPT PHASE 1-A AND 1-B.

OWNER:	**GREEN TRAILS, LLC (RICK DECKBAR)**
APPLICANT:	**DEWEY/ESTES ENGINEERING (MICHAEL DEWEY)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL WITH CONDITIONS TO CITY COUNCIL**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**JANUARY 27, 2014**
CITY COUNCIL DATE:	**FEBRUARY 4 , 2014**

PROPERTY OVERVIEW: **The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan (PMDP) for the Carellton Subdivision (formerly known as the Paddock), zoned Residential-8 Planned Residential Development (R8-PRD). The amended PMDP will change the site layout, number of lots, lot sizes, and phasing for the entire Carellton subdivision, except Phase 1-A and 1-B. The development contains 719 residential lots, three (3) tracts for future large lot residential development, and 21 open space tracts on 417.2 (+/-) acres located north of Whitestone Lane, east of Liberty Lane north of Long Hollow Pike at Big Station Camp Boulevard. (Attachment 7-1)**

CASE BACKGROUND:

Previous Approvals

Prior to annexation approved the Sumner County Planning Commission approved the Amended Preliminary Master Development Plan for The Paddock at the December 19, 2006 meeting, since it was located outside the Gallatin City Limits and the Gallatin Planning Region. The Final Master Development Plan for The Paddock was approved with conditions by the Sumner County Planning Commission at the January 23, 2007 meeting.

The City of Gallatin annexed this property on May 2, 2008 and established the Residential-8 Planned Residential Development (R8-PRD) zoning and Preliminary Master Development Plan for The Paddock on April 15, 2008, affective upon annexation. One-family attached and detached dwellings are permitted uses in the R8-PRD zone district.

The Gallatin Planning Commission approved, with conditions, an extension of the Sumner County approval for the Paddock Final Master Development Plan (PC9803-11) at the May 23, 2011 commission meeting. The Final Plat for Phase 1-A (PC File #1-15-08C) of The Paddock was approved, with conditions, at the June 23, 2008 Gallatin Planning Commission meeting. The Final Plat for Phase 1-A was recorded on July 25, 2013. The Preliminary Plat for Carellton Phase 1-B was approved, with conditions, August 26, 2013 Planning Commission meeting.

DISCUSSION:

Proposed Development

The owner/applicant requests approval of an Amended Preliminary Master Development Plan (PMDP) for the Carellton Subdivision located north of Long Hollow Pike at the intersection with Big Station Camp Boulevard. (Attachment 7-1) Per Section 12.02.050 of the Gallatin Zoning Ordinance, the Planning Commission must make a determination if the changes to the Carellton Preliminary Master Development Plan are considered a major or minor amendment. The applicant proposes changing the phasing for most of the Carellton subdivision, reducing the overall number of lots, reconfiguring the roadways, and creating eight (8) different lot sizes with a variety of architecture types for each area and lot type north of the existing Phase 1-A and 1-B. The amended PMDP will provide seven (7) phases north and northwest of the existing Phase 1-A and 1-B. Finally, the applicant is showing .91 (+/-) acres commercial outparcel along Long Hollow Pike, west of Carellton Drive. Commercial uses are not permitted or conditional in the R-8PRD zone district and shall be removed from the Amended PMDP. If the applicant is would like to consider a rezoning of this parcel in the future, they will be required to submit a separate Preliminary Master Development application to request rezoning of this outparcel.

Due to these proposed changes, staff requests that the Planning Commission consider the proposed changes as a major amendment to the Preliminary Master Development Plan.

Traffic Generation

With a reduction of up to 51 dwelling units with the amended PMDP, a projected 486 less vehicle trips could be generated by this development. Of these 486 trips, a 52 trip reduction would occur during the P.M. peak hour on area roadways.

Lot Types

The original Preliminary and Final master plans approved for Carellton included 773 single-family detached dwelling units lots that were divided among three (3) different lot types. (Attachment 7-2)

- 244 Estate Lots (15,000 square feet)
- 310 Manor Lots (10,000 square feet)
- 219 Cottage Lots (6,500 square feet)

The proposed amendments to the Carellton Subdivision PMDP will reduce the overall number of lots from 773 to 719, with the potential for 730 lots if Tract A, B, and C are utilized as large lot residential development. Although the overall number of lots is reduced, the variety of lot types will increase to eight (8) different lot types, including townhouse lots. Townhouse lots will be a new type of residential product not previously approved for this development. The new lot types and number of lots are as follows:

- 65 Estate Lots (12,000 square feet)
- 67 Manor Lots (9,600 square feet)
- 61 Classic Lots (10,200 square feet)
- 169 Prestige Lots (7,200 square feet)
- 118 Signature Lots (6,000 square feet)
- 90 Main Street Home Lots (4,000 square feet)
- 56 Villa Lots – Townhome (9,240 square feet for two (2) units)
- 93 Cottage Grove Lots – Townhome (10,340 square feet for three (3) units)
- Three (3) tracts for agricultural or large lot (greater than 10 acres) residential lots (up to 11 one-family detached dwelling units).

A table with the breakdown of the number of each lot type is provided Sheet C1.0 of the PMDP, and the typical lots for each lot type are provided on Sheet C4.0 of the PMDP.

Phasing

The applicant is also changing the overall phasing of the Carellton Subdivision north of the existing Phase 1-A and 1-B. As currently approved, there are now three (3) phases for the entire Carellton Subdivision; however the applicant is proposing eight (8) smaller phases, in addition to Phases 1-A and 1-B. The proposed phasing begins just north of Phase 1-B and moves north and west to phases 2 through 8. Part of phase 4 and all of phase 5 corresponds to the previous Phase 3, which had no site layout shown previous to this PMDP. The final phases (Phases 6-8) of Carellton begin are located to the west toward Liberty Lane. A phasing schedule is indicated on the PMDP Coversheet (C0.0) that shows the overall site map and distribution of the lot types and the location of each phase.

Proposed Commercial Outparcel

The applicant has also shown one (1) commercial outparcel (.91 (+/-) acres), which is located along Long Hollow Pike just west of Carellton Drive. The property is currently zoned R8-PRD, just like the remainder of the Carellton subdivision. The applicant desires to rezone that parcel to a commercial zone district, but will submit that rezoning at a different time.

Open Space/Tracts/Landscaping

The PMDP shows 21 different open space tracts (A – U) totaling 71.1 (+/-) acres that are located throughout the subdivision. Open Space A, G, H, I, and P relate to the existing streams flowing through the center of the property, while Open Space N and parts of Open Space A will be used for stormwater detention. Open Space G will include an Amenity Center with Clubhouse pool and small playground and function as a private neighborhood park. The traffic circle open space/landscape area should also be labeled as an open

space tract. All other open space areas have not been shown to have any use other than an open green space.

The subdivision also has three (3) tracts for future development, which are outside of the 21 open spaces. Tracts 1, 2, and 3 total 144.9 (+/-) acres and are located to the very north, east and west of the proposed residential development. The PMDP indicates that Tract 1 (near Liberty Lane) shall consist of one (1) residential unit and have agricultural uses. No agricultural uses are permitted in the R8-PRD zoning district, so the Agricultural use will need to be removed from the Site Breakdown Table on Sheets C1.0, C1.1, and C1.2. Tract 2 and 3 is indicated for development of single family detached dwellings on minimum 10 acre lots. This would permit a maximum of 11 additional single family detached dwelling lots. Portions of these tracts contain steep slopes of greater than 20 percent, which may prevent development on these tracts. Since no potential lot layout or street connectivity has been shown in any of the tracts, the PMDP amendment will be required to show the lot layout as well as the street connectivity when Tracts 1, 2 and 3 develop.

The PMDP includes a preliminary landscaping plan that is similar to the previously approved PMDP and FMDP (Plan Sheets C3.1-3.3). The landscaping plan shows 133 additional large deciduous trees within many of the open space areas, around the proposed clubhouse, and detention areas. The landscaping plan also calls out several areas both inside of the development and along the property lines where existing vegetation will be utilized. A plan note indicates areas where existing vegetation to be preserved, that the existing vegetation will be supplemented with additional vegetation where needed. Detailed landscaping plans and a tree survey will be submitted with each Final Master Development Plan and construction plans.

Streets/Access

Since the proposed changes to the Carellton PMDP are north of Phase 1-A and 1-B the access points through these phases have not changed. An additional access point will be located on the western portion of the subdivision intersecting with the existing Liberty Lane. Liberty Lane will be realigned at the Bedford Way intersection to create a stop condition. This access has not changed from the previously approved plans for Carellton.

Notable changes in the street system include spliting Carellton Drive into a one-way pair north of Phase 1-B. The one-way pair will be divided by an existing stream that runs between the travel lanes of the street. The one-way pairs will have 30 foot rights-of-way and lots along the bifurcated section will gain vehicle access in the rear from 20 foot wide alleys. The other significant change to the street system is the creation of townhouse lots with rear alleys and a series of cul-de-sacs in Phase 4 and 5, east of Tract 2. All other roadways are generally in similar alignment with the previous plan and will consist of 50 or 60 foot wide rights-of-way. All proposed streets will be public streets. An amended PMDP will be required if additional streets are proposed in Tracts 1, 2, and 3.

The City of Gallatin will be undertaking a traffic study that will encompass the entire corridor of Big Station Camp Boulevard and adjacent roadways. This study will focus on traffic generation from the currently approved developments, extant development, and potential build out under the current zoning of undeveloped property. The results of this study will identify the need for transportation infrastructure improvements throughout the Station

EXHIBIT A

Camp corridor, the projects costs of the improvements, and how the cost of the improvements can be financed by developments within the Station Camp Corridor.

Carellton will be one of many properties to contribute to the future transportation needs in the area. The applicant shall revise note 17, on Sheet C0.0, to address transportation improvements.

> *Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.*

Floodplain and Floodway

Station Camp Creek flows along the western edge of the Carellton PMDP property. Portions of Tract 1 and 2, and Open Space Tract A are located within the floodway and floodplain (Zone AE) of Station Camp Creek. All lots, and/or detention ponds will be located outside of any floodway and/or floodplain. Only the extremely westerly portion of Bedford Way, near the intersection with Liberty Lane, will be located in the floodplain. All other streets are outside of the floodplain. Also, a floodplain (Zone A), located in Open Space B and C, exists parallel to Long Hollow Pike and was partially included in Phase 1-A.

Steep Slopes

Per Section 12.13 of the Gallatin Zoning Ordinance, the applicant has shown the areas that have slopes of 20 percent or greater. For the most part the development stays out of these areas, but there are six (6) lots that encompass small areas of 20 percent or greater slopes. This includes lots are 492, 493, 494, 495, 694, and 695. The applicant shall note on the plan how these lots (492, 493, 494, 495, 694, and 695) will be arranged to provide a building envelope that meets the typical lot layouts. Also, staff will not support variances for these six (6) lots because the applicant is creating the potential need of a variance due to building lots on excessively steep slopes. Relocating or reconfiguring these lots should be considered a minor amendment to the PMDP so long as no increase in the number of lots occurs.

Parking

The parking ratio for any residential use is two (2) parking spaces per unit. With 719 lots shown on the PMDP, the Carellton Subdivision is required 1,438 total parking spaces. If future residential development is proposed on Tracts 1, 2, and/or 3 these developments will be required to provide additional parking above what is indicated on this amended PMDP. The PMDP indicates the 1,438 parking spaces will be provided within garages and driveways. The PMDP also includes 120 guest parking spaces and an additional 27 parking spaces provided at the proposed Clubhouse and Pool. All total the development is

EXHIBIT A

providing 1,585 total parking spaces, which exceeds the spaces required by the Gallatin Zoning Ordinance.

Signing

The entrance signs for the Carellton Subdivision were approved as part of Phase 1-A, and are currently being installed. However, the applicant has shown three (3) additional signs in Phases 1-B, 2 and 4. The applicant has noted these signs could be either small monument signs or columns to denote different sections of the subdivision. The applicant has not provided a preliminary design for these additional signs with this PMDP, but will be required to submit a detailed sign package as part of the Final Master Development Plan for the future phases that contain additional signs.

Drainage and Retention

The applicant has shown the stormwater infrastructure and detention ponds on the PMDP. There are two (2) existing detention ponds in Open Space 'A' west of Carellton Drive in the existing Phase 1-A, and in Open Space 'C' east of Arlington Park (not shown on this plan). There are three (3) additional detention pond areas totaling 3.1 acres within Open Space Tracts 'A' and 'N'. The new site layout funnels stormwater runoff into the existing stream that divides the site. The applicant shall provide more detailed information for the detention ponds and stormwater infrastructure on the Final Master Development Plan for each of the future phases.

Buildings and Architectural Elevations

The applicant has provided architectural elevations for all of the proposed lot types except the Estate and Manor lot types, which were approved as part of the existing Phase 1-A and 1-B. (Attachment 7-3)

The architecture for the Classic and Prestige Lot types (Areas C & D) provide 29 samples of two (2) story residences and 15 samples of one (1) story, and one and a half (1½) story elevations. The building materials are primarily brick and/or stone with siding located on the second story or as accent materials on roof dormers or in the gable ends of the roof.

The architecture for the Signature Lot type (Area E) provides three (3) samples of one (1), and one and a half (1½) story residences. Two (2) of the elevations utilize brick and stone on the front elevation and siding on the side and rear elevations, while the third sample utilizes siding on all four (4) elevations with brick column bases on the front porch.

The architecture for the Mainstreet Lot type (Area F) provides two (2) samples of two (2) story residences. The first sample utilizes siding on all four (4) elevations while the second sample utilizes brick on the first floor and half-timbering on the second floor.

The architecture for the Villa and Cottage Grove Lot types (Areas G & H) provides two (2) samples of one (1), and one and a half (1½) story attached residences. Both samples utilize brick and/or stone on the first floor with siding or half-timbering utilized in the gable ends of roofs or on roof dormers.

EXHIBIT A

Staff recommends the Planning Commission approve the conceptual architectural elevations as submitted, with the understanding that the final architectural elevation will be provided as part of each Final Master Development Plan.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan. Most of the Engineering Division comments have been satisfied; however, the applicant shall amend the Amended Preliminary Master Development Plan and provide documents as indicated below:

1. Show location of existing detention pond in open space "C".
2. Revise note 17 (sheet C0.0) addressing traffic signal to read:
   Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.
3. Revise Phase lines to include the length of Bedford Way from the northern most roundabout (at Carellton Drive) to Liberty Lane, including the Liberty Lane re-alignment in Phase 4.
4. Add the following note to the PMDP:
   The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.

Other Departmental Comments

Other City Departments reviewed and commented on the Amended Preliminary Master Development Plan. All of the Other Departmental Comments have been satisfied.

FINDINGS OF FACT PER T.C.A. §13-3-104, §13-4-103, §13-4-104:

1. The proposed Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Residential 8-Planned Residential Development (R-8PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district.

EXHIBIT A

2. The proposed changes shown in the Amended Preliminary Master Development Plan do constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
3. The amended PMDP is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging.
4. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.
5. It has been determined that the Amended PMDP will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Amended PMDP has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of Resolution 2013-96, a Major Amendment to the Preliminary Master Development Plan for the Carellton development consisting of a 14 sheet plan, prepared by Dewey/Estes Engineering of Nashville TN, with project No. 12017 and dated November 12, 2013, located north of Whitestone Lane east of Liberty Lane, and north of Long Hollow Pike at Big Station Camp Boulevard, with the following conditions:

1. Label the traffic circle landscape areas as an open space tract.
2. A separate rezoning Preliminary Master Development Plan application will be required to rezone this area (the proposed commercial outparcel). All rezoning requests will require approval from the Gallatin City Council.
3. Remove "Agricultural" uses in the Site Breakdown Table on Sheets C1.0, C1.1, and C1.2.
4. The PMDP will require amendment to show the lot layout and street connectivity when Tracts 2 and 3 develop.
5. Indicate by a plan note how lots (492, 493, 494, 495, 694, and 695), will be arranged to provide a building envelope that meets the typical lot layouts. (Staff will not support variances for these six (6) lots (492, 493, 494, 495, 694, and 695)
6. Show location of existing detention pond in open space "C".
7. Revise note 17 (sheet C0.0) addressing traffic signal to read:

   Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be

EXHIBIT A

posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.

8. Revise Phase lines to include the length of Bedford Way from the northern most roundabout to Liberty Lane, including the Liberty Lane re-alignment in Phase 4. A reduction in the number of lots shall not be considered a major amendment to this PMDP.
9. Add the following note to the PMDP:
   The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.
10. Submit 14 corrected folded copies of the Amended Preliminary Master Development.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City and prior to inclusion in the City Council agenda package.)

(A draft City Council Ordinance to amend the zoning/PMDP is provided in Attachment 7-5)

ATTACHMENTS

Attachment 7-1 Preliminary Master Development Plan
Attachment 7-2 Existing PMDP/FMDP
Attachment 7-3 Architectural Elevations
Attachment 7-4 *Gallatin on the Move 2020* - Character Area Information
Attachment 7-5 Draft City Council Ordinance

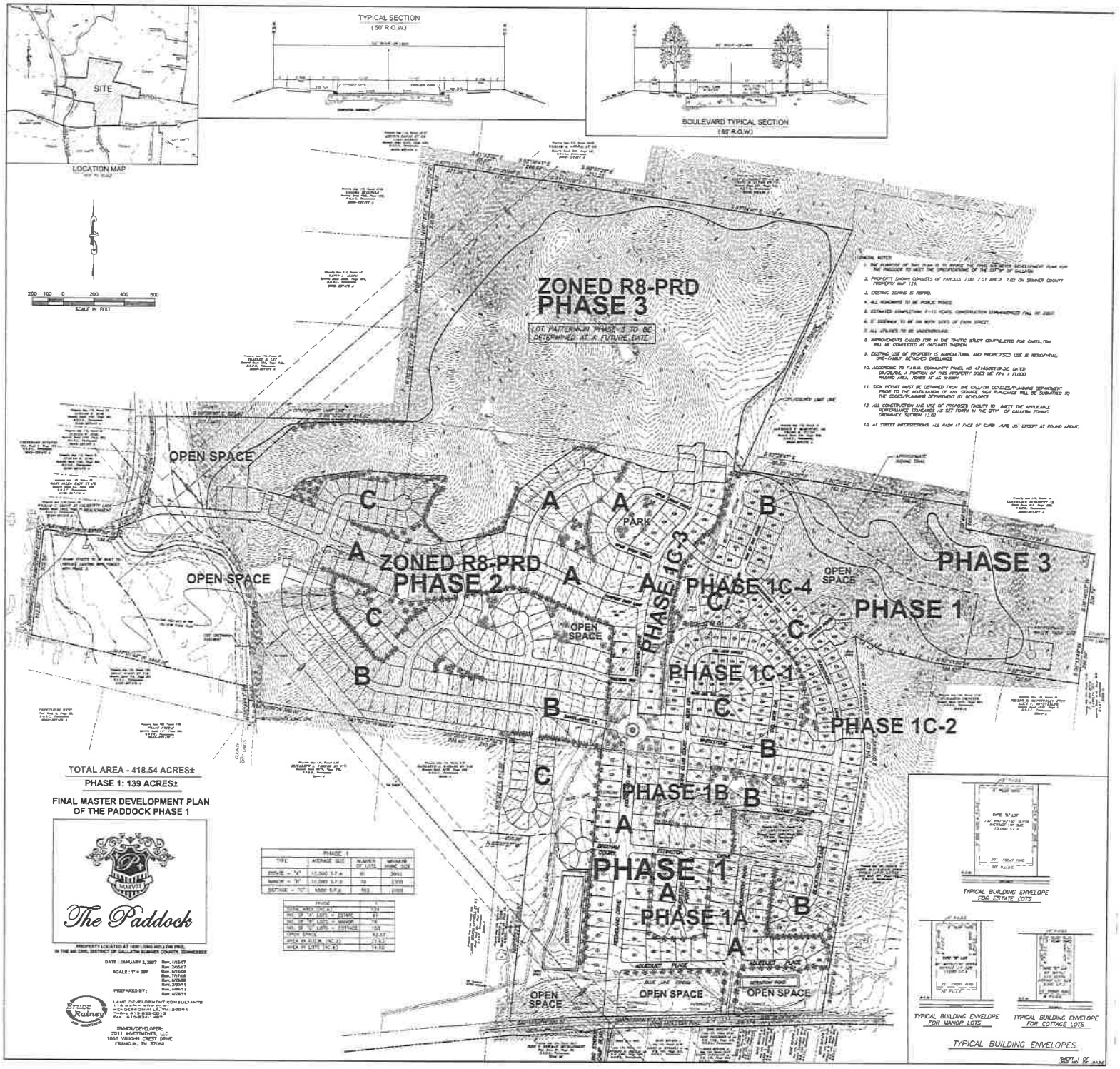


EXHIBIT A
ATTACHMENT 7-2

SUBURBAN NEIGHBORHOOD EMERGING

General Description of Existing Development Patterns

Suburban Neighborhood Emerging areas are where pressure for conventional suburban residential subdivision development and associated commercial development along arterials and major roads is greatest. These areas are expected to accommodate a vast majority of the City's projected residential growth.

Location

Areas within this character area include the following:

- Undeveloped and rapidly-developing areas of West Gallatin north of Long Hollow Pike including Cottonwood/Upper Station Camp area, Twin Eagles
- Developing areas of East Gallatin along Hartsville Pike, Broadway
- Undeveloped areas of Southeast Gallatin near Drivers Lane and Coles Ferry Road
- West Gallatin undeveloped and developing portions of the Douglass Bend area

Intent

The development pattern should seek to:

- Provide for development of conventional suburban low-to-medium residential densities with scattered civic buildings, and varied street patterns (curvilinear), but limited the use of cul-de-sacs.
- Allow for master-planned development that blends residential development with schools, parks and recreation, linked in a compact pattern that encourages walking and minimizes the need for short auto trips
- Provide street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected systems of streets within new subdivisions and connect to existing subdivisions
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees

EMERGING SUBURBAN

Anticipated level of change:

- High

Transportation

- Low level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-to-long blocks
- Roads characterized by curb, gutter with sidewalk

Infrastructure

- Public water and sewer available (or planned)
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood parks
- Community gardens

Primary Land Uses

- Single family residential
- Small and large-scale apartments and townhomes
- Public/Institutional

Appropriate Residential Net Density

- 1-3 units per acre

Applicable Zoning Districts

Existing Zoning Districts

- R-15, R-20, R-40, MRO

Proposed Zoning Districts

- No proposed new districts

- Allow for connection to a network of greenways/trails wherever possible
- Accommodate a variety of housing choices

Development Strategies

- Connect new development to Suburban Neighborhood areas were possible in order to provide residents and visitors with more choices for moving through the neighborhoods
- Require multiple stub out streets to allow for future connectivity when adjacent properties develop, and post signage to state the future intention of the City to connect

Implementation Measures

☞ *Update street connectivity requirements/exception criteria*

☞ *Add tree protection requirements*

Suburban Neighborhood Emerging areas will include pedestrian friendly one-family uses

Attached housing provides housing choice and is encouraged in Suburban Neighborhood Emerging areas

EXHIBIT A ATTACHMENT 7-5

ORDINANCE NO. O1312-74

AN ORDINANCE CONCURRING AND APPROVING THE AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE CARELLTON SUBDIVISION IN ORDER TO AMEND THE SITE LAYOUT, LOT SIZES, AND CHANGE THE PHASES FOR THE ENTIRE DEVELOPMENT - CURRENT ZONING OF THE AREA IS RESIDENTIAL-8-PLANNED RESIDENTIAL DEVELOPMENT (R8-PRD) – GREEN TRAILS, LLC – OWNER(S) – THREE (3) PARCELS CONSISTING OF 417.2 (+/-) ACRES, COMPRISING S.B.E. TAX MAP 124//PARCELS 007.00, 007.01, and 007.02

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this Amended Preliminary Master Development Plan; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of the Amended Preliminary Master Development Plan in GMRPC Resolution No. 2013-96, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, as follows:

1. The Gallatin City Council hereby concurs with recommendations of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A, and imposes those recommendations as conditions to this Amended Preliminary Master Development Plan; and
2. That after review of the actions of the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the Amended Preliminary Master Development for Carellton, is hereby approved.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

_____

MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
JOE THOMPSON
CITY ATTORNEY

ITEM 8

GMRPC Resolution No. 2014-05

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR EASTLAND SUBDIVISION, PHASE 2 – LOT 3, .32 (+/-) ACRES, LOCATED ON THE NORTHEAST CORNER OF EAST EASTLAND STREET AT NORTH BOYERS AVENUE – (PC0238-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, L.I. Smith & Associates, Inc., at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-402, 13-3-404, 13-4-302, and 13-4-304:

1. The proposed Final Plat is consistent with the Policy and Purpose of the as described in Chapter 1, Section 1-104, items 1-11, of the City of Gallatin Subdivision Regulations.

2. The proposed final plat is consistent with the purpose and intent of the MRO Zoning District(s) and complies with the use restrictions, minimum bulk and height regulations and minimum lot dimensions and setback requirements established in said Zoning District(s), provided variances are granted by the MBZA.

3. The proposed Final Plat is consistent with T.C.A. Section 13-3-402, Section 13-3-404, and 13-4-304.

4. The Final Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Town Neighborhood Revitalization Area and Greenway Plan.

5. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

ITEM 8

7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The final plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-103.2, Gallatin Subdivision Regulations, provided variances are granted by the MBZA.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat per Section 1-110 and Section 2-105.5 of the Gallatin Subdivision Regulations with the following conditions of approval:

1. Approval of variances, by the Municipal Zoning Board of Appeals, from Section 07.02.020.A.1 and 07.02.020.A.2 of the Gallatin Zoning Ordinance for proposed Lots 3A and 3B
2. Approval is subject to the current property owner conveying the open space (greenway) tract to the City of Gallatin.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 01/27/2014

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 8
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Replat of Eastland Subdivision Phase 2, Lot 3 (PC0238-14)
Northeast Corner of East Eastland at North Boyers Avenue
Date: January 27, 2014

REQUEST:	**SUBDIVISION FINAL PLAT APPROVAL WITH SUBDIVISION VARIANCES**
OWNER:	**CC&G INVESTMENTS, LLC**
APPLICANT:	**CITY OF GALLATIN**
STAFF RECOMMENDATION:	**APPROVAL OF THE SUBDIVISION REQUEST AND THE SUBDIVISION VARIANCE REQUEST**
STAFF CONTACT:	**WILLIAM D. MCCORD, AICP**
PLANNING COMMISSION DATE:	**JANUARY 27, 2014**
CITY COUNCIL DATE:	**N/A**

PROPERTY OVERVIEW:

The City is requesting approval of a major subdivision by re-platting Lot 3 of the Eastland Subdivision, Phase Two, into two (2) lots and one (1) open space tract, and requesting two (2) variances to allow the two (2) lots to vary from the standards in the Subdivision Regulations. The Municipal Board of Zoning Appeals (MBZA) will consider the variations from the Zoning Ordinance during a meeting on January 30, 2014. The property contains .32 (+/-) acres and is located at the northeast corner of East Eastland Street at North Boyers Avenue. The property is currently zoned Multiple Residential and Office (MRO). A variety of residential, community facilities, and commercial uses are permitted in the MRO zone district.

CASE BACKGROUND:

The Eastland Subdivision, Phase Two is platted as a single .32± acre lot (Lot 3). The subdivision was approved administratively as a minor subdivision in 2010. Lot 3 contains two (2) separate dwelling units which were constructed in 1935. A portion of Lot 3 is within both the floodway and the floodplain (Zone AE and X) of Town Creek. Nearly the entire house at 204 Eastland is located in Flood Zone AE and Zone X (within the 500 year flood boundary) and a small portion of the house at 208 Eastland is within Flood Zone X (outside the 500 year flood boundary).

DISCUSSION:

The City, as applicant, is requesting approval of a major subdivision, consisting of two (2) lots and an open space tract (Attachment 8-1), by re-platting the existing Eastland Phase Two subdivision recorded in Plat Book 26, Page 343, ROSC (see attached copy of the

EXHIBIT A

existing plat, Attachment 8-2). The re-plat or re-subdivision is considered a major subdivision because a portion of the re-subdivision land is being conveyed to or acquired by the City as part of the subdivision. This is considered creating a public improvement and the subdivision contains flood prone areas. Section 5-101 of the Gallatin Subdivision Regulations, defines a "Major Subdivision" as:

> All subdivisions not classified as minor subdivisions including, but not limited to, subdivisions of five (5) or more lots or subdivisions of any size requiring any new or improved road, the extension of City or County facilities, or the creation of any public improvements or containing any flood-prone area.

The City, at the request of the property owner, is requesting to subdivide the lot into two (2) lots as a condition of conveying the open space tract to the City to be used as part of the Town Creek Greenway, Phase 3 extension.

Gallatin Subdivision Regulations: Chapter 1, Section 1-109 Re-subdivision of Land states:

> 1-109.1 Procedures for Re-subdivision – If any change in an approved or recorded subdivision plat would affect any street layout shown on such plat or areas reserved thereon for public use or any lot line or if it would affect any map, plan, or plat legally recorded before the adoption of any Subdivision Regulations, such amendment must be approved by the Planning Commission by the same procedure, rules, and regulations as for a subdivision.

Gallatin Subdivision Regulation Standards

Gallatin Subdivision Regulations: Chapter 1, Section 1-104 Policy and Purpose states:

> It is hereby declared to be the policy of the Planning Commission to consider the subdivision of land and development of a subdivision plat as subject to the control of the General Development Plan of the City for the orderly, planned, and efficient physical and economical development of the City.
>
> Land to be subdivided shall be of such character that it can be used for building purposes without danger of health, fire, flood, or other menace. Land shall not be subdivided until proper provisions have been made for drainage, water, sewerage, and other public utilities and for other required public facilities and improvements. The existing and proposed public improvements shall generally conform to and be properly related to the proposals shown in the General Development Plan of the City. These Regulations shall supplement and facilitate the enforcement of the provisions and standards contained in the Gallatin Zoning Ordinance.

The General Development Plan of the City (Gallatin on the Move 2020), as referenced in Section 1-104, calls for the development of a Greenway along Town Creek. The General Plan Vision Statement specifically recognizes the importance of

> "preserved and protected green infrastructure that includes Greenspace, creek/stream corridors, parks of all shapes and sizes and a well managed canopy of trees that work in unison to preserve and enhance the City's natural resources; and a balanced, multi-modal transportation system that provides choices beyond the private automobile for local and regional trips;"

Gallatin Subdivision Regulations: Chapter 2, Section 2-101.901 Plat to Provide for Public Use:

> Except when a developer utilizes a Master Planned Zoning District, in which land is set aside by the developer as required by provisions of the Zoning Ordinance, whenever a tract to be subdivided includes a school, recreation uses, a portion of a major thoroughfare, or other public uses, as indicated on the adopted General Development Plan, Major Thoroughfare Plan, Greenway Concept Master Plan, or any portion thereof, such space shall be suitably incorporated by the developer into the plat when first presented for review by the Planning Commission.
>
> After proper determination of its necessity by the Planning Commission and the appropriate City or County official or other public agency involved in the acquisition and use of each such site, and after a determination has been made to acquire the site by the public agency, the site shall be suitably incorporated by the developer into the plat prior to final approval by the Planning Commission and the recording of the plat.

To develop the greenway, additional property is needed along the south side of the creek (Attachment 8-4). A portion of the subdivision property (currently plated as part of Lot 3 of the Eastland Subdivision, Phase Two) is needed to construct the Town Creek Greenway. Lot 3 consists of approximately 14,100 square feet and contains two (2) separate single family dwelling units. The property needed for the greenway consist of .086 acres or 3746± square feet.

Proper provisions have been (or will be) made for drainage, water, sewage, and other public utilities and for other required public facilities and improvements" including the proposed greenway.

Subdivision Regulations, Section 2-106.7 Greenway:

> Greenway easements shall be required in instances where pedestrian or bike paths traverse a property. Easements shall extend a minimum of 10 feet from the edge of the path.

Because of the source of funds being used for the greenway trail extension, the open space tract must be acquired without encumbrance, or free-and-clear, and not by easement. The City has worked with the current property owner to negotiate for the conveyance of the 0.086 acre open space tract. The remainder of Lot 3 would retain .23 (+/-) acres or 9890 (+/-) square feet, which the current MRO zoning is large enough to accommodate the two (2) existing dwelling units and an additional unit on a single lot.

Variances

Currently the two (2) units are located on a single lot (Attachment 8-2 and 8-3). However, as part of the subdivision the current owner is requesting the City, as applicant, to allow for the creation of two (2) lots for residential development since two (2) separate structures now exist on the property. The owner would like to retain the option of selling one (1) or both of the dwelling units as separate units. The resulting two (2) lots will require variances from Section 07.02.020.A.1 and 07.02.020.A.2 of the Gallatin Zoning Ordinance to allow for

lots of less than 60 feet in width and with less than 6,000 square feet of area of each lot. These zoning variances will be considered by the Municipal Board of Zoning Appeals (MBZA) on January 30th. However, variances from the Gallatin Subdivision Regulations will also be required. To be able to do this would require lots width and lot area variances.

Subdivision is not possible without variances due to the limited amount of lot area and lot width that would remain by creating new lot. By subdividing the existing lot to create only an open space tract, the remaining lot would meet the requirements the zoning ordinance in terms of lot area and width, but with the proposed lot division both lots would not comply with the minimum lot area or lot width. Therefore, the Municipal Board of Zoning Appeals will have to consider the merits of the variance requests from a zoning standpoint. If the lot was split without the conveyance of the open space tract, a lot width variance of one (1) feet for Lot 3A and 15.5 feet for Lot 3B would still be required.

When the original subdivision (Eastland Phase 2) was approved, a five (5) foot wide additional right-of-way was dedicated for East Eastland Street by the current property owner. This dedication created a non-conforming front yard line for the existing structures. No variance is needed for this existing non-conforming setback.

Gallatin Subdivision Regulation Variances

The City request approval of a variance from Chapter 2, Section 2-101.2 (2) and Chapter 4, Section 4-102.202 of the Gallatin Subdivision Regulations to allow a subdivision of property with lots smaller than required by the Gallatin Ordinance, MRO Zoning District per Article 7, Section 07.02.020.

> **Chapter 2, Section 2-101.2 Conformance to Applicable Rules and Regulations** – In addition to the requirements established herein, all subdivision plats shall comply with all applicable laws, ordinances, resolutions, rules, or regulations, including, but not limited to, the following:
>
> 2. The Gallatin Zoning Ordinance, building and housing codes, and all other applicable laws of the City of Gallatin and Sumner County, Plat approval may be withheld if a subdivision is not in conformity with the above guides or with the policy and purpose of these Regulations as set forth in Section 1-104 of these Regulations.
>
> **Chapter 4, Section 4-102.2 Lot Requirements**
> **4-102.202 Lot Dimensions** – Lot dimensions shall comply with the minimum standards of the Gallatin Zoning Ordinance. Where lots are more than double the minimum area required by the Zoning Ordinance, the Planning Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the Zoning Ordinance and these Regulations. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan.

Gallatin Subdivision Regulations: Chapter 1, Section 1-112 Variances; Section 1-112.1 General:

If the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these Regulations, a variance from these Regulations may be granted, provided that such variance shall not have the effect of nullifying the intent and purpose of these Regulations and provided further that the Planning Commission shall not recommend variances unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The requested variances would not adversely affect the City or area properties and would not jeopardize the public safety, health or welfare since two (2) structures now exist on the site and the open space tract will provide for additional immediate recreation access for the property. The variances, if granted would not cause the overcrowding of land since no additional dwelling units would be constructed on the properties if the variances are granted.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;

The community benefit provided by the creation of an open space tract for public use presents a unique opportunity for the City and for the properties that are not generally applicable to other properties except where acquisitions or taking occur. Since most of the property is in a flood zone, by granting the variances redevelopment potential will be limited by permitting only two (2) dwelling units instead of three (3) units permitted on the lot without the variances. It is common to consider hardships and grant variances for properties that are impacted by such actions.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the Owner would result, as distinguished from a mere inconvenience, if the strict letter of these Regulations were carried out; and,

The need for a variance for the lot area is not necessary if the remainder lot is not split into two (2) lots since the remainder lot would contain approximately 9,890 square feet which is more than the minimum 6000 square feet lot area required by the zoning ordinance. Further, a lot width variance is not required as the remainder lot would continue to comply with minimum lot width standard of the Zoning ordinance. It is only the desire to divide the lot that creates the potential non-conformity requiring the variance. The Code allows two (2) units on a single lot and, in fact, would allow up to three (3) units on the remainder of the single lot. Under the proposed subdivision, if the variances are granted only two (2) dwelling units could be constructed. Since the property is almost completely in a flood zone, limiting development reduces risk including private risk and risk to the public.

4. The variance will not in any manner vary the provisions of the adopted General Development Plan, Major Thoroughfare Plan, Zoning Ordinance, or other City documents.

The variances, if granted, would not adversely impact or vary the General Development Plan, Major Thoroughfare Plan (Gallatin on the Move 2020), Zoning Ordinance or other City policies or plans, provided that the MBZA also approves the requested variances as permitted by Code.

If granted, the subdivision variances will still allow for the purposed lot sizes as part of the subdivision that retain the

> "character that can be used for building purposed without danger of health, fire, floods or other measure."

Sections 15.04.023 and 15.04.028 of the Gallatin Zoning Ordinance permits the Planning Commission to provide advisory opinion of any manner before the MBZA which is made a aprt of the record. The report on the variance to be presented to the MBZA on Thursday January 30, 2014 is provided as Attachment 8-5.

Gallatin Subdivision Regulation: Subdivision Approval Standards

Subdivision approval is subject to the Planning Commission making findings that the development meet eleven (11) regulatory standards as described in the Gallatin Subdivision Regulations. Normally these would be identified at the time of preliminary plat. However, a preliminary plat is not required for this minor subdivision. These are listed below with findings identified for each of the standards.

The Regulations are adopted for the following purposes:

1. To promote the public health, safety, and general welfare of the City.

The proposed subdivision will promote the public health, safety, and welfare of the City by providing a critical link of property to be used for the Town Creek Greenway, an important transportation and recreation resource identified in the Gallatin on the Move 2020 Plan, and to redcue risk of potential development in the flood prone area. .

2. To guide the development of the City and Planning Region in accordance with the adopted General Development Plan, considering the suitability of nonresidential and public areas of the City and Planning Region and having regard for the most beneficial land use in such areas.

The proposed subdivision creating an open space tract will implement a portion of the General Development Plan and retain the properties for residential and complimentary and compatible residential uses.

3. To provide for adequate light, air, and privacy; to secure safety from fire, flood, and other dangers; and to prevent overcrowding of the land and undue congestion of population.

The proposed subdivision, with the requested variances, will provide adequate light, air, and privacy and secure safety from fire, flood and other dangers. Further, if the subdivision variances are granted, it will prevent additional dwelling units from being constructed on the property and subject to flooding, and thus limit density to the levels currently allowed with the existing lot size.

4. To protect the character and the social and economic stability of the City and Planning Region, especially the unincorporated areas thereof, and to encourage the orderly and beneficial development of all areas in the City and Planning Region.

The character and social and economic stability of the neighborhood will not be adversely affected by the request. In fact, it is more likely that by creating the open space tract additional benefits will be afforded to residents of the properties and surrounded properties and to citizens as a whole including the likelihood that rental housing would convert to owner occupied housing. The intent is to develop the open space tract into a recreation/transportation resource which will contribute to the orderly and beneficial development of the neighborhood and the City to reduce potential flood risk if the property was redeveloped and to promote greater chances for owner-occupied housing.

5. To conserve the value of land, buildings, and improvements throughout the City and Planning Region and to minimize the conflicts among the uses of land and buildings.

The proposed subdivision and variances will not adversely affect the value of the land, buildings or other improvements throughout the Planning Region or City, but actually may enhance property values since the lots will be provided an amenity as part of the subdivision that has been shown to increase property values, reduce future potential loss if redevelopment were to occur and likely add value since generally owner occupied housing is more desirable than rental housing.

6. To serve as a guide for public policy and action, adequately providing for transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public needs and for private enterprise in building development, investment, and other economic activity related to uses of land and buildings throughout the City and Planning Region.

The subdivision will provide an open space tract that accomodating an additional transportation and recreation facility and enhance or improve the Town Creek floodway and possibly reduce potential for flooding on adjacent properties. The greenway within the open space tract and along the Town Creek corridor will serve as an economic catalyst to the City, area neighborhoods and individual properties.

7. To provide the most beneficial relationship between the uses of land and buildings and the traffic movement throughout the City and Planning Region, especially attempting to avoid traffic congestion and to provide for the proper location and width of streets and building lines.

The proposed subdivision will provide substantial public benefits to the City by providing additional low impact recreation and transportation facilities for public use which provide alternative mobility in the City while retaining sufficient area for streets and future building area.

8. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions, to further the orderly layout and use of land, and to insure proper legal descriptions and proper documenting of subdivided land.

The subdivision, with or without the variances, will continue to apply the orderly layout and development of lands within the City. The subdivision application and process is preserved under this review.

9. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City and Planning Region in order to preserve the integrity, stability, and beauty of the community and the value of the land.

The subdivision, including subdivision with the requested variances, will likely reduce the potential for additional air or water pollution, ensure adequate drainage facilities and wise use and management of natural resources while preserving and enhancing the integrity, stability and beauty of the community and value of properties since the greenway within the open space tract will be constructed to improve the function of the drainage systems, landscaping, prevent potential erosion into Town Creek, add value to the subdivision property including reducing flood hazards to the subdivision and area property and provide a highly important community resource and amenity. Further, by limiting the potential number of units, less impervious surfaces likely would occur on the properties.

10. To preserve the natural beauty and topography of the City and Planning Region and to insure appropriate development with regard to these natural features.

The subdivision will create a publicly owned open space tract that will allow citizen access to Town Creek, including views from Town Creek, while enhancing structures and landscaping to improve aesthetics in the Town Creek corridor.

11. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots while preserving the density of land as established in the applicable Zoning Ordinance.

The subdivision will create an open space tract (0.086 acres) which will be used to provide a critical link in the Town Creek Greenway corridor and complete the connection of the Town Creek Greenway from Triple Creek Park to historic downtown Gallatin. The variances would not provide the minimum width or area for lots but would, if approved, ensure that less potential units would be constructed on the combined properties than what

is now permitted under the zoning ordinance and preserve the existing density on the property.

Findings

1. The Proposed Final Plat is consistent with the Policy and Purpose of the as described in Chapter 1, Section 1-104, items 1-11, of the City of Gallatin Subdivision Regulations.

2. The proposed Final Plat is consistent with the purpose and intent of the MRO Zoning District(s) and complies with the use restrictions, minimum bulk and height regulations and minimum lot dimensions and setback requirements established in said Zoning District(s), provided variances are granted by the MBZA.

3. The proposed Final Plat is consistent with T.C.A. Section 13-3-402, Section 13-3-404, and 13-4-304.

4. The Final Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Town Neighborhood Revitalization Area and Greenway Plan.

5. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The final plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-103.2, Gallatin Subdivision Regulations, provided variances are granted by the MBZA.

CONCLUSION:

If the subdivision and variances are approved then the owner agrees to convey the Open Space tract to the City for development of the Town Creek Greenway and can reduce potential flood risks, and possibly promote owner-occupied housing. The public benefit derived from the subdivision with requested variances far out-weighs any concerns related to the potential lot area or lot width of the two (2) lots within the subdivision.

Therefore, the actions needed by the Planning Commission are to consider a re-subdivision of the property and variances from the Gallatin Subdivision Regulations Sections 2-101.2 and Section 4-102.202 to generally permit lots not in conformance with the Zoning Regulations for the MRO zone district. The Municipal Board of Zoning Appeals will review and make a decision on the requested variances from Section 07.02.020.A.1 and

07.02.020.A.2 of the Gallatin Zoning Ordinance, which relate to lot area and lot width. (See Attachment 8-5)

RECOMMENDATION:

Approve the Re-Subdivision of Eastland Subdivision, Phase Two, Lot 3 consisting of a one sheet plan, prepared by Thomas A. Young of L.I. Smith & Associates, Inc of Paris, Tennessee with project number S113N-C-4/7434, dated January 2, 2014 and approval of Subdivision variances from Section 2-101.2 and Section 4-102.202 of the Subdivision Regulations based on the findings described herein and subject to the following conditions.

1. Approval of variances, by the Municipal Zoning Board of Appeals, from Section 07.02.020.A.1 and 07.02.020.A.2 of the Gallatin Zoning Ordinance for proposed Lots 3A and 3B
2. Approval is subject to the current property owner conveying the open space (greenway) tract to the City of Gallatin.

ATTACHMENTS

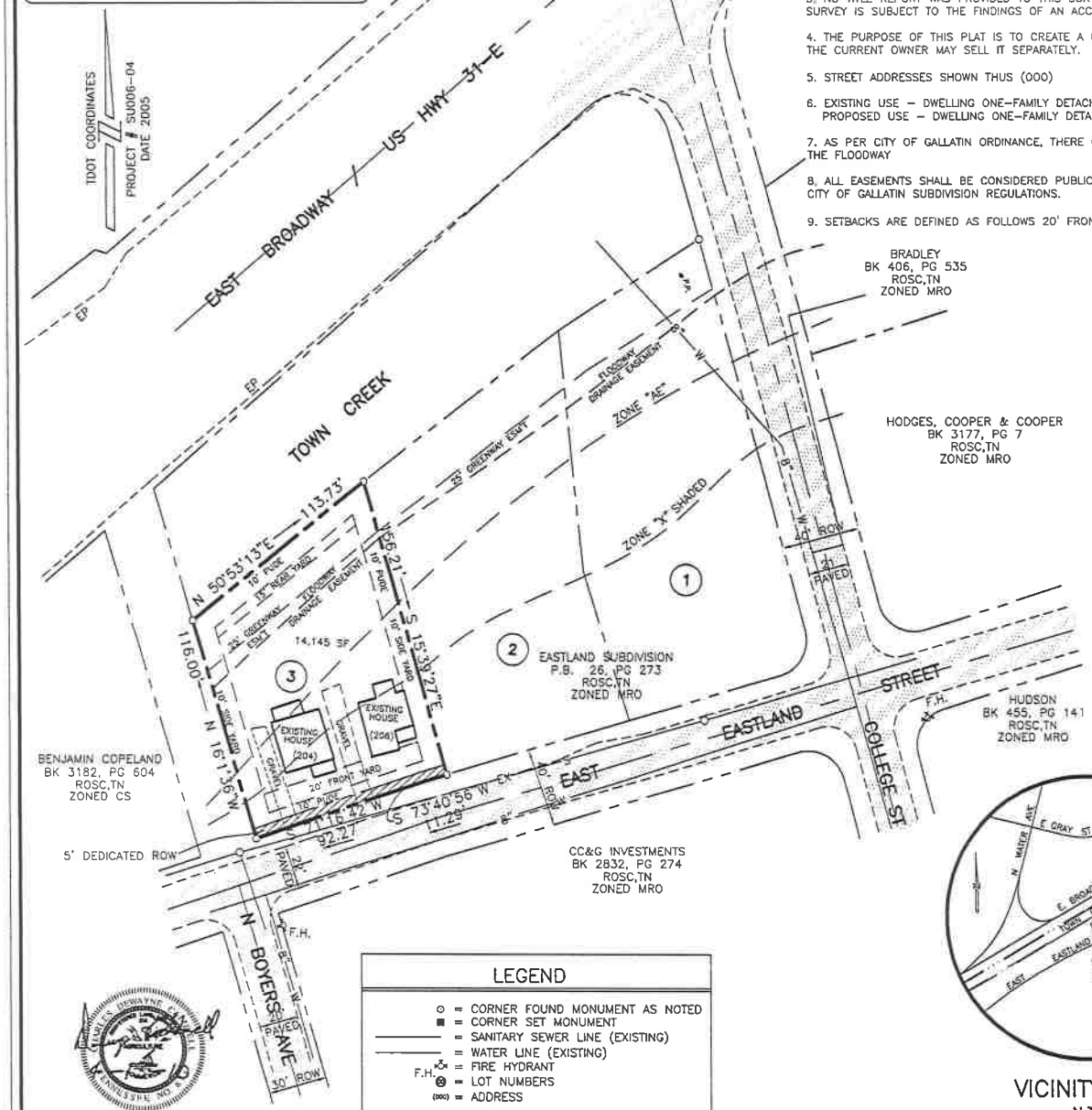
Attachment	8-1	Copy of Proposed Plat
Attachment	8-2	Copy of Existing Plat
Attachment	8-3	Photos of the Site
Attachment	8-4	Copy of Greenways Plan in proximity of the Plat
Attachment	8-5	Staff Report for Zoning Variances to be considered at MBZA

ATTACHMENT A

EXHIBIT A

8-2

ACCORDING TO GRAPHIC REPRESENTATION ON FEMA FLOOD INSURANCE RATE MAP NO. 47165C0314E DATED SEPTEMBER 20, 2006, A PORTION OF THIS PROPERTY IS LOCATED IN ZONES "X" SHADED, ZONE "X" UNSHADED, AND ZONE AE.



NOTES:

1. SUBJECT PROPERTY IS SHOWN ON SUMNER COUNTY TAX MAP 113N-"C", PARCEL 4
2. ALL CORNERS ARE MARKED WITH IRON RODS WITH RLS 614 ON THEM.
3. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
4. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE-LOT SUBDIVISION SO THE CURRENT OWNER MAY SELL IT SEPARATELY.
5. STREET ADDRESSES SHOWN THUS (000)
6. EXISTING USE – DWELLING ONE-FAMILY DETACHED
   PROPOSED USE – DWELLING ONE-FAMILY DETACHED
7. AS PER CITY OF GALLATIN ORDINANCE, THERE CAN BE NO DISTURBANCE IN THE FLOODWAY
8. ALL EASEMENTS SHALL BE CONSIDERED PUBLIC IN ACCORDANCE WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS.
9. SETBACKS ARE DEFINED AS FOLLOWS 20' FRONT, 10' SIDE, 15' REAR.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon, as evidenced in Book Number 2832 , Page 274 , Sumner County Registers Office, and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date _____ Owner _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the Final Subdivision Plat entitled EASTLAND SUBDIVISION II have been installed in accordance with current local and state government requirements or sufficient bond or cash has been filed which will guarantee said installation.

Date _____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the Final Subdivision Plat entitled EASTLAND SUBDIVISION PHASE II have been installed in accordance with current local and state government requirements or sufficient bond or cash has been filed which will guarantee said installation.

Date _____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct category 1 survey to the accuracy of 1:10,000 or greater as required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to specifications in these regulations.

Date _____ Registered Land Surveyor

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date _____ City Engineer _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulation, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of County Register.

Date _____ Secretary, Planning Commission _____

Date _____ Chairman's Initials _____

LEGEND

- ○ = CORNER FOUND MONUMENT AS NOTED
- ■ = CORNER SET MONUMENT
- = SANITARY SEWER LINE (EXISTING)
- = WATER LINE (EXISTING)
- F.H. = FIRE HYDRANT
- ⊗ = LOT NUMBERS
- (000) = ADDRESS

VICINITY MAP
N.T.S.

GRAPHIC SCALE
0 40 80 120 160

FINAL PLAT 0.34 AC±

EASTLAND SUBDIVISION PHASE TWO

204 & 208 E. EASTLAND ST.
GALLATIN, TENNESSEE

MAP 113N-"C" PARCEL 4
ZONED: MRO

OWNED AND DEVELOPED BY:
C.C.&G. INVESTMENTS
156 E. EASTLAND STREET
GALLATIN, TN. 37066

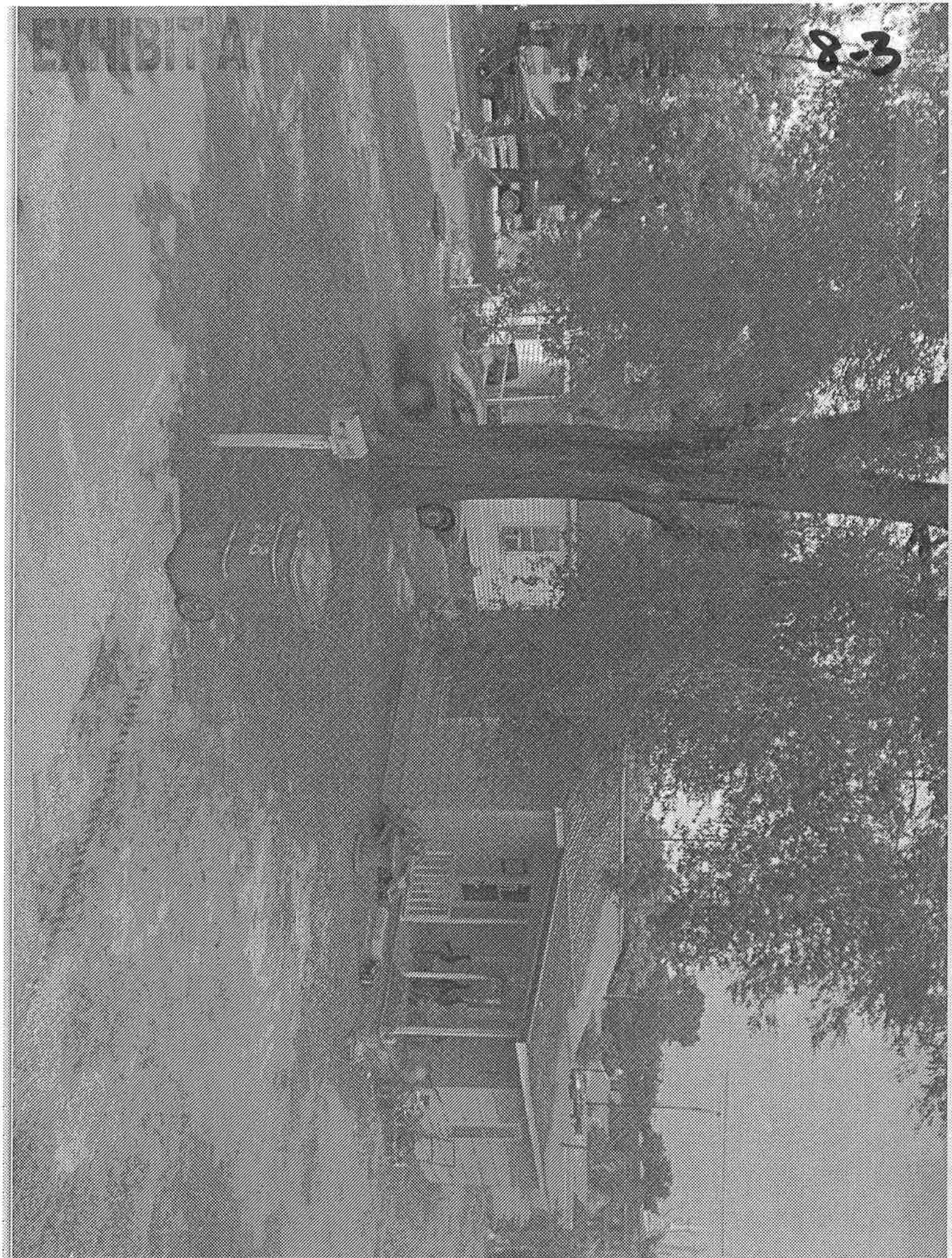
CALDWELL ENGINEERING & SURVEYING
POST OFFICE BOX 323 HENDERSONVILLE, TENNESSEE 37077 (615)824-4747

DATE: 4-15-10 SHEET 1 OF 1

JOB NO. 10-05

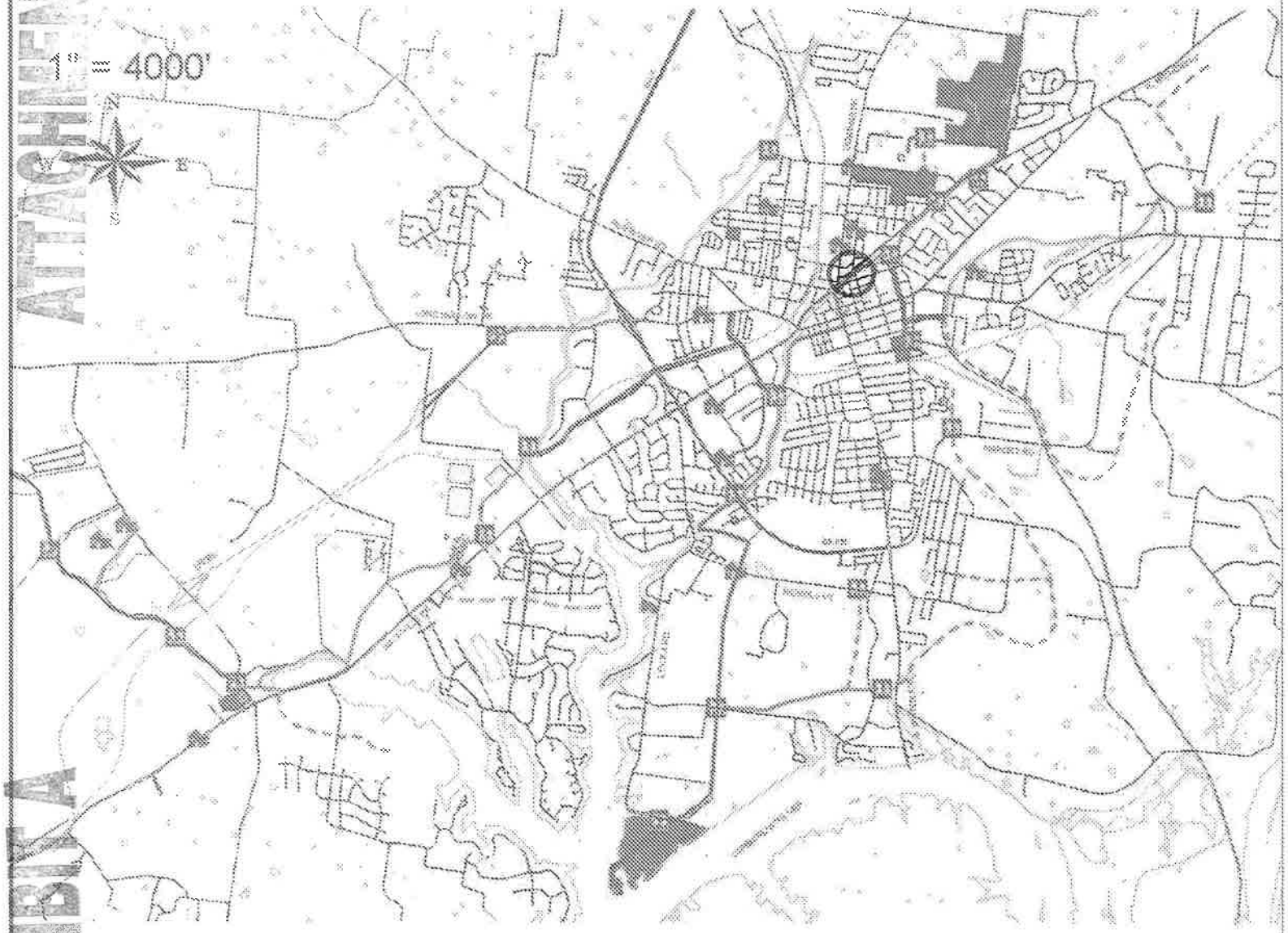
EXHIBIT A

8-3



A-8

GALLATIN GREENWAY MASTER PLAN



Legend

- SR 386
- Trailheads
- Schools
- Triple Creek Trails - 3.09 miles
- Water Courses
- City Parks
- Buildingship

Greenway

- Town Creek - 3.57 miles
- Lock 4 - 4.09 miles
- Station Camp Creek- 9.28 miles
- Bledsoe Creek - 2.49 miles
- Rails-to-Trails - 0.93 mile
- Boat Camp Creek - 4.72 miles
- Vol State/GAP - 4.62 miles
- Bay Point - 1.34 miles
- Bull's Run - 0.94 mile
- Minor Corridor - 17.10 miles
- 10' Sidewalk - 3.47 miles

ATTACHMENT

EXHIBIT A

EXHIBIT A

ATTACHMENT 8-4

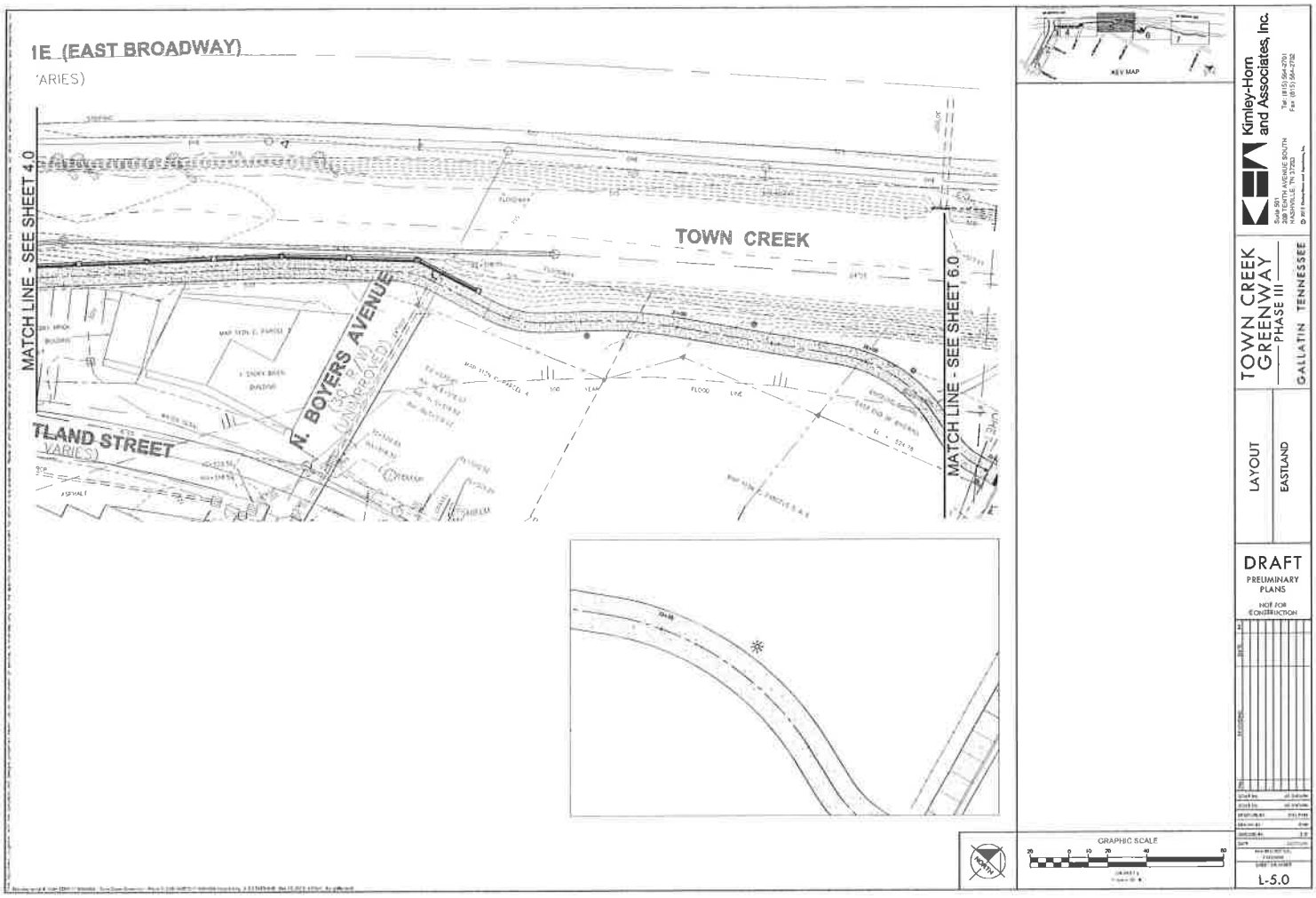


EXHIBIT A

ATTACHMENT 8-5 EXHIBIT A

Item 2
PLANNING DEPARTMENT STAFF REPORT

Variance Request for Lot Area and Lot Width (PC0239-14)
204 and 208 East Eastland Street
Meeting Date: January 30, 2014

REQUEST:	**VARIANCE OF 419 SQ. FT. FOR LOT AREA AND ONE (1) FOOT FOR LOT WIDTH FOR LOT 3A.** **VARIANCE OF 1,691 SQ. FT. FOR LOT AREA AND 15.5 FEET FOR LOT WIDTH FOR LOT 3B.**
OWNER:	**CC&G INVESTMENTS, LLC**
APPLICANT:	**L.I. SMITH & ASSOCIATES, INC (TOMMY YOUNG)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2014-03**
STAFF CONTACT:	**WILLIAM D. MCCORD, AICP**
GMBZA MEETING DATE:	**JANUARY 30, 2014**

PROPERTY OVERVIEW: The City is requesting approval of variances per Section 07.02.020.A, 1 and 2 of the City of Gallatin Zoning Ordinance as follows: For Lot 3A, a variance of 419 square feet to allow a lot area of 5,581 square feet (The required minimum lot area is 6,000 square feet); and a variance of one (1) foot to allow a lot 59 feet in width (The required minimum front lot width is 60 feet). For Lot 3B, a variance of 1,691 square feet to allow a lot area of 4,309 square feet (The required minimum lot area is 6,000 square feet); and a variance of 15.5 feet to allow a lot 44.5 feet in width (The required minimum front lot width is 60 feet). The property, consisting of 14,100 square feet, is located at 204 and 208 East Eastland Street, (S.B.E. Tax Map # 113N/C/004.00) and is zoned Multiple Residential and Office (MRO) and Dwelling: One-Family Detached is a permitted use in the MRO zone district. (Attachment 2-2)

CASE BACKGROUND:

Previous Approvals

The Eastland Subdivision, Phase Two is platted as a single .32± acre lot (Lot 3). (Attachment 2-3) The subdivision was approved administratively as a minor subdivision in 2010 (PC File#2-7-10). Lot 3 contains two (2) separate dwelling units which were constructed in 1935. A portion of Lot 3 is within both the floodway and floodplain (Zone AE and Shaded X) of Town Creek. Nearly the entire house at 204 East Eastland Street is located in Flood Zone AE and only a small portion of the houses at 204 and 208 Eastland are within Flood Zone X (outside of the 500 year flood zone.)

ANALYSIS

The property is zoned Multiple Residential and Office (MRO) and Dwelling, One-family Detached and Dwelling, Two-Family Detached is a permitted use in the MRO zone district. The lot currently contains two (2)

One-Family Detached Dwelling units, which meets all bulk regulations of the MRO zone district (Section 07.02 of the Gallatin Zoning Ordinance), except for front yard building setback requirements. The non-conforming front yard building setback was created by the City's request for a five (5) foot right-of-way dedication, which the property owner provided as part of an earlier subdivision. Please refer to the photographs of the existing residences included as Attached 2-5 and 2-6.

For the continued development of the Town Creek greenway, the City needs to acquire additional property along the south side of Town Creek. A portion of the property needed to construct the Town Creek Greenway is currently plated as part of Lot 3 of the Eastland Subdivision, Phase Two. The City, on behalf of the property owners, requested a Final Plat approval (PC0238-14) at the Gallatin Planning Commission meeting on Monday, January 27, 2014 to re-plat Lot 3 into two (2) lots for the existing single family residences and one (1) open space tract, which would be the area for the greenway extension. The open space tract for the greenway extension consists of .086 acres or 3746± square feet of the total 14,100 square feet within Lot 3.

Due to the funding source being used for the greenway extension, the open space tract must be acquired without encumbrance, or free-and-clear, and not by easement. The City's agent has worked with the current property owner to negotiate for the conveyance of the proposed 0.086 acre open space tract. The remainder of Lot 3 would retain .23 (+/-) acres or 9,890(+/-) square feet, which is 2,100 square feet less than the minimum lot area required by under the current MRO zoning to accommodate two (2) lots. The property is large enough to accommodate the two (2) existing dwelling units without any variances being required, but could not be subdivided.

Currently the two (2) units are located on a single lot. However, as part of the subdivision the current owner is requesting the City, as applicant, to allow for the creation of two (2) lots for residential development since two (2) separate residences now exist on the property. Even with the conveyance of the open space tract the remaining lot would meet the requirements of the zoning ordinance in terms of lot area, but with the requested lot division both residential lots would not comply with the minimum lot area or lot width. The owner would like to have the option of selling one (1) or both of the dwelling units as separate units. To be able to accommodate the subdivision, variances for both lot width and lot area will be required. The requested variances are as follows: For Lot 3A, a variance of 419 square feet to allow a lot area of 5,581 square feet (The required minimum lot area is 6,000 square feet); and a variance of one (1) foot to allow a lot 59 feet in width (The required minimum front lot width is 60 feet). For Lot 3B, a variance of 1,691 square feet to allow a lot area of 4,309 square feet (The required minimum lot area is 6,000 square feet); and a variance of 15.5 feet to allow a lot 44.5 feet in width (The required minimum front lot width is 60 feet).Please refer to the MRO Section of the Gallatin Zoning Ordinance included as Attachment 2-7.

After subdivision of the open space tract (greenway extension) the remaining portion of Lot 3 will still comply with the minimum bulk standards for residential lots in the MRO zone district. However, most of Lot 3 would continue to be within a special flood hazard area (either Flood Zone AE or X within the 500 year flood boundary). Only a small portion of the lot would remain in Flood Zone X (outside of the 500 year flood boundary). Also, under the current zoning up to three (3) units could be constructed on the remaining portion of Lot 3 if it was not subdivided (with the exception of subdividing off the open space tract for the greenway extension). By subdividing the remainder of Lot 3, two (2) non-conforming lots would be created requiring the variances. An unusual situation with the property is the extensive coverage of flood zones. Under the current zoning up to three (3) residential units could be constructed on the property, but if the variances are granted

only two (2) units could be constructed. In this situation, the potential risk of loss due to flooding would be less if the variances were granted than if not granted.

OTHER DEPARTMENTAL REVIEW COMMENTS
Other departmental comments have been satisfied.

Other applicable definitions and sections from the Gallatin Zoning Ordinance that apply to this case are listed below.

APPLICABLE G.Z.O. DEFINITIONS
Dwelling, One-Family Detached - A one-family dwelling entirely separated from structures on adjacent lots.

Lot Area - The entire area of a zone lot.

Lot Line - A boundary of a zone lot.

Lot Measurements
B. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines of each side of the lot, measured across the rear of the required front yard, provided however that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width except in the case of lots on the turning circle of cul-de-sac, where the eighty (80) percent requirement shall not apply.

APPLICABLE G.Z.O. SECTIONS
15.05 Zoning Variances
The Board of Zoning Appeals may grant variances where it makes findings of fact based upon the standards prescribed in this section.

15.05.030 Standards for Variances

Section 15.05.030 of the Gallatin Zoning Ordinance states the Municipal Board of Zoning Appeals shall not grant a variance unless it makes findings based upon evidence presented to it as described in nine (9) specific criteria that are listed below. The property owner has not responded to these standards in writing. Staff believes that this variance request meets all nine (9) standards for a variance as required by the Gallatin Zoning Ordinance as described below.

A. The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this Ordinance were carried out must be stated.

- The topography places the subject property within significant coverage by flood zones, which if developed to the maximum density permitted by the existing zoning could pose greater risk of damage to property on Lot 3. Approving a variance to create two (2) lots will reduce the likelihood of placing more units at risk of damage due to flooding. Staff considers the flood zone coverage on the lot to present unique challenges for redevelopment of the property and to potentially be a hardship with the land.

B. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.

- The property is mostly low lying along a stream which includes floodway and floodplain zones. The open space tract (greenway extension) will encompass that part of the property in the floodway so no vertical construction would occur on this portion of the property. The remaining property is mostly within special flood hazard areas. Most other residential properties in the immediate vicinity do not pose the risk to flooding that this property does. By approving a variance for lot width and lot area this will allow the property owner to subdivide the property and separate the two (2) dwelling units into separate lots. Only two (2) units could then be permitted on the two (2) lots (one (1) unit for each lot). Under the existing lot configuration three (3) units could be placed on a single lot. This variance, if granted, would reduce the potential for loss or risk due to flooding and, therefore, serves a public purpose.

C. The variance will not authorize activities in a zone district other than those permitted by this Ordinance.
- The variance will not permit uses not permitted in the MRO zone district. Two (2) residences exist on the property and if the variances are granted, no more than two (2) residences could be developed on the properties. The result of the variance will not overly crowd property or density in the neighborhood since there will be no change in the number of units.

D. Financial returns only shall not be considered as a basis for granting a variance.
- If granted, the variances could diminish financial returns for the owner since at least one (1) less unit could be developed. No additional financial return is likely to result if the variances are granted.

E. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this Ordinance.

- The requested variance would be created by the property owner. However, the benefit to the owner is not related to the created hardship, but to a public benefit by reducing potential additional risk to flooding and limiting the number of units at risk of flooding.

F. That granting the variance requested would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same districts.

- The variance will allow for reasonable use and accommodation of the property and not confer on the property owner any greater uses than currently exist. In fact, it will likely result in a reduction in potential use of the property. Two (2) units now exist on the lot and no more than two (2) units will be permitted on the two (2) lots (one (1) structure per lot) after approval of the variances.

G. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- The requested lot width and lot area variances are the minimum variances needed to allow for the lots. These variances will allow for the existing structures to be ten (10) feet from each side property line, which is the required side yard for detached residential uses in the MRO zone district. The footprint of the houses will remain in the current location and in compliance with current zoning. For side and rear yards, lot coverage, buildable area per lot, and building height.

H. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.

- The variances, if granted, will not be injurious to the area and will promote the public health and welfare because the potential for flood loss and risk will be diminished. The variances will allow for subdivision of the property into two (2) lots with one (1) single family unit of each lot, which could promote or ease the ability for a resident to purchase the property as a home and likely rescue the likelihood that the units would remain as a rental units. The City believes it is to a public benefit to promote conditions that create opportunities for home ownership.

I. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

- Staff does not believe that a variance would affect the items listed above. The existing residential structures now meet side yard lines, no additional traffic would be generated by development on the lots if a variance is granted and no greater risk is created or could be created if the lot widths variance and lot area variance is granted. The potential for reducing risks or public danger will occur since the potential to develop or redevelop more units in a floodplain will be eliminated. The variance will not reduce property values in the area since two (2) units now are located on the property and if subdivided could increase property values.

15.05.040 Non-conformity Does Not Constitute Grounds for Granting of a Variance

No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

15.05.060 Conditions and Restrictions by the Board

The Board may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the provisions set out in Section 15.05.030 to reduce or minimize the injurious effect to such variation; upon surrounding property and better carry out the general intent of this Ordinance. The Board may establish expiration dates as a condition or as a part of the variances.

RECOMMENDATION

The proposed lot sizes and lot widths do not meet the requirements in Section 07.02.020.A, 1 and 2 when the existing one (1) lot is subdivided into two (2) lots. However, Staff supports the requested variance based on the findings described in response to Section 15.03.030.A-I above and recommends that the Gallatin Municipal Board of Zoning Appeals approve Resolution 2014-03, granting variances from G.Z.O. Section 07.02.020.A, 1 and 2, as described below with one condition:

For Lot 3A:

- A variance of 419 square feet to allow a lot area of 5,581 square feet (The required minimum lot area is 6,000 square feet);
- A variance of one (1) foot to allow a lot 59 feet in width (The required minimum front lot width is 60 feet).

For Lot 3B:

- A variance of 1,691 square feet to allow a lot area of 4,309 square feet (The required minimum lot area is 6,000 square feet);
- A variance of 15.5 feet to allow a lot 44.50 feet in width (The required minimum front lot width is 60 feet).

1. The variance is subject to approval, by the Planning Commission, of a one (1) page plan for re-plat of Lot 3 of Eastland Subdivision Phase 2, prepared by L.I. Smith & Associates, Inc, with Job Number #s113N-C-4/7434, and dated January 2, 2014.

ATTACHMENTS:

Attachment 2-1 Variance Request Exhibit (Plat)
Attachment 2-2 Eastland Subdivision Phase 2 – Lot 3
Attachment 2-3 Photograph of existing residences at 204 and 208 East Eastland (subject property)
Attachment 2-4 Gallatin Zoning Ordinance, 7.02 MRO Multiple Residential and Office

ITEM 9

GMRPC Resolution No. 2014-06

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR THE SAINT BLAISE RETREAT SUBDIVISION, CONSISTING OF 50.18 (+/-) ACRES LOCATED WEST OF SAINT BLAISE COURT AND NORTH OF VEITNAM VETERANS PARKWAY (SR-386) – TO AMEND PHASE 2 BY DIVIDING IT INTO TWO SEPARATE PHASES — (PC0232-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary and Revised Final Master Development Plan submitted by the applicant, Parkside Builders, LLC, at its regular meeting on January 27th, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104 and 13-4-103 and 13-4-104:

1. This Amended Preliminary and Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular the Suburban Neighborhood Emerging Character Area.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

3. It has been determined that the zoning amendment will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a minor amendment to the Preliminary Master Development Plan and Revised Final Master Development Plan with the following conditions:

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

ITEM 9
PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan and Final Master Development Plan for St. Blaise Retreat
(PC0232-14)
West of St. Blaise Court and North of Vietnam Veterans Parkway
Date: January 27, 2014

REQUEST: OWNER/APPLICANT REQUESTS APPROVAL TO AMEND THE ST. BLAISE RETREAT PRELIMINARY MASTER DEVELOPMENT PLAN AND REVISE THE FINAL MASTER DEVELOPMENT PLAN BY DIVIDING PHASE 2 INTO TWO (2) SEPARATE PHASES.

OWNER:	**SB OF GALLATIN, LLC (MIKE UGGLA)**
APPLICANT:	**PARKSIDE BUILDERS, LLC (RANDY CHASTAIN)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL AS A MINOR AMENDMENT**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**JANUARY 27, 2014**

PROPERTY OVERVIEW: **The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan (PMDP) and Revised Final Master Development Plan for the St. Blaise Retreat Subdivision. The amended Preliminary Master Development Plan and Revised Final Master Development Plan will divide Phase 2 into two (2) separate phases – Phase 2 and 3. The development contains 87 lots on 50.18 (+/-) acres and is located west of St. Blaise Court. (Attachment 9-1)**

CASE BACKGROUND:
Previous Approvals

Saint Blaise Retreat was initially approved by the Sumner County Planning Commission and was then subsequently annexed in to the City of Gallatin in 2008 as part of the Phase 1 Annexation (PC File# 6-1-08).

On May 24, 2005, the Sumner County Planning Commission approved the rezoning and Preliminary Master Development Plan.

On September 27, 2005, the Sumner County Planning Commission approved the Final Master Development Plan, Sketch Plat and Preliminary Plat for Section 1.

On July 25, 2006, the Sumner County Planning Commission approved the Final Plat for Section 1. The Final Plat was recorded on January 4, 2007 (Plat Book 24 Page 35)

On April 23, 2012, the Gallatin Municipal Regional Planning Commission approved the Revised Final Master Development Plan for Sections 1 & 2, in order to Revise the Amenity Plan located in the open space in Section 1 and eliminate a single lot in Section 2. The

Preliminary Plat for Saint Blaise Retreat, Section 2, containing 42 lots was also approved at the April 23, 2012 meeting.

The Planning Commission will consider, as Item 10, a Preliminary Plat for Phase 2 (PC0233-14) of the Amended Preliminary and Revised Final Master Development Plan.

DISCUSSION:

Major or Minor Amendment

Per Section 12.02.050 of the Gallatin Zoning Ordinance, the Planning Commission must make a determination if the amendments to the St. Blaise Preliminary Master Development Plan are considered a major or minor amendment. The applicant has proposed to create an additional phase by dividing the current Phase 2 into two (2) separate phases. Due to the minimal nature of the proposed changes, staff recommends that the Planning Commission consider the proposed changes as a **minor amendment** to the Preliminary Master Development Plan.

Proposed Development

The owner and applicant is requesting approval of an Amended Preliminary (PMDP) and Revised Final Master Development Plan (FMDP) for the Saint Blaise Retreat Subdivision located west of Saint Blaise Court and north of Vietnam Veterans Parkway (SR-386). The proposed amendment to the Preliminary and Final Master Development Plan is to add a new phase line in the currently approved phase 2, which would divide phase 2 into two (2) separate phases.

As currently approved Phase 2 consists of 42 lots. The proposed change in phasing would produce two (2) separate phases which would consist of 24 lots within Phase 2 and 18 lots in Phase 3.

Buildings and Architectural Elevations

The original Final Master Development Plan did not provide specific architectural elevations to indicate the style and/or type of residences proposed for this development. Instead of sample elevations a set of architectural design guidelines and features was included on the first sheet of the Final Master Development Plan. All of the architectural design guidelines exceed the architectural requirements found in Gallatin Zoning Ordinance Section 13.08.

This Amended Preliminary and Revised Final Master Development Plan are maintaining the architectural design guidelines and three (3) sample architectural elevations have been provided as Attachment 9-2. All three (3) sample architectural elevations will meet or exceed the stated architectural design guidelines of a minimum house size of 2,000 square feet, a minimum two (2) car garage that does not face the street, and all four (4) elevations will be of brick, stucco, and/or stone. Staff recommends the Planning Commission approved the architectural elevations as provided.

Open Space/Tracts/Landscaping

The bufferyard and landscaping plan were approved by the Sumner County Planning Commission. The development is not changing the 10 foot wide open space strip along the northern and western property lines and a 20 foot wide open space strip along the southern

property line. The existing trees are being preserved and used as a buffer in each of these open space tracts.

Streets/Access
This Amended Preliminary and Revised Final Master Development Plan is not proposing any changes to the street systems as currently approved.

Parking
The Gallatin Zoning Ordinance requires two (2) parking spaces per single family dwelling unit. Having 87 lots, Saint Blaise Retreat is required to provide 174 parking spaces. The Amended Preliminary and Revised Final Master Development Plan indicates they will provide a minimum of 174 spaces.

Signing
The entrance signs for the Saint Blaise Retreat subdivision were approved by the Sumner County Planning Commission and have been installed according to the currently approved plan. In addition to the entrance a sign, there is a specific landscaping plan for the entrance to the subdivision, which has been installed according to the currently approved plan.

White House Utility District Comments
This development is serviced by the White House Utility District. The applicant shall coordinate all development with White House Utility District to ensure all future utility infrastructure is installed to the satisfaction of the Utility Districts standards.

Engineering Division Comments
The Engineering Division reviewed and commented on the Amended PMDP and Revised FMDP. The applicant satisfactorily addressed all of the Engineering Division comments; however the applicant shall be aware of the comments indicated below:

1. Stormwater detention changes on the construction plans may require revision to Final Master Development Plan.

Other Departmental Comments
Other City Departments reviewed and commented on the Amended PMDP and Revised FMDP. The applicant satisfactorily addressed all of the Other Departmental Comments.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend approval of Resolution 2014-06, a Minor Amendment to the Preliminary Master Development Plan and Revised Final Master Development Plan for the St. Blaise Retreat development, located west of St. Blaise Court, and north of Vietnam Veterans Parkway (SR-386) consists of a two (2) sheet plan, prepared by Site Engineering Consultants of Murfreesboro TN, with project No. 05062 and dated April 12, 2012, with a revised date of January 15, 2014, with the following findings:

1. The proposed Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the Policy and Purpose as described in Sections 12.02.020, 12.02.030, and 15.07.030 of the Gallatin Zoning Ordinance.

2.
3. The proposed Amended Preliminary and Revised Final Master Development Plan is consistent with the purpose and intent of the R-15-PRD Zoning District(s).
4. The Amended Preliminary and Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Emerging Character Area.
5. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.
6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary and Revised Final Master Development Plan has been submitted to the City complying with the requirements of the zoning ordinance as described in Sections 12.02.020, 12.02.030, and 15.07.030, Gallatin Zoning Ordinance.

And with the following conditions:

1. Planning Commission consider the proposed changes as a minor amendment to the Preliminary Master Development Plan.
2. Increase the side yard lines from 8 feet to 10 feet in order to match the 10 foot P.U.D.E.s located along all side property lines.
3. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.
4. Provide a tree survey for each of the Alternative Type 35 Bufferyards shown in Phase 2 and 3 along with the final plat for each of those phases.
5. Stormwater detention changes on the construction plans may require revision to Final Master Development Plan.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City)

ATTACHMENTS

Attachment 9-1 Amended Preliminary and Revised Final Master Development Plan
Attachment 9-2 Architectural Elevations
Attachment 9-3 Response Letter from Doug Jenkins, P.E., dated 1/16/2014.

EXHIBIT A ATTACHMENT 9-2

Chastain "C"
1-12-12

RECEIVED
APR 12 2017
GALLATIN PLANNING
& ZONING

RESUBMITTAL

PC9977-17

EXHIBIT A ATTACHMENT 9-2

Chastain
1-26-12
"C"

EXHIBIT A ATTACHMENT 9-2

EXHIBIT A

ATTACHMENT 9-3

SEC, Inc.

SITE ENGINEERING CONSULTANTS
Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

January 16, 2014

Mr. Kevin Chastine, AICP
City of Gallatin
Codes/Planning Dept.
132 W. Main Street
Gallatin, TN 37066

RECEIVED
JAN 16 2014
GALLATIN PLANNING & ZONING

RE: Saint Blaise Retreat (Final Master Development Plan)
Response Letter for Revised
Final Master Development Plan

Dear Kevin:

We have reviewed the comments and the plans. We have revised the plans accordingly. Our response to comments on the plans is listed below.

Department of Public Utilities

1.) Water and Sanitary Sewer service provided by WHUD
Response: Agreed

White House Utility District

1.) Developers to contact W.H.U.D for a developers agreement.
Response: Agreed We will be in contact with the Utility District for approval of plans and contractual arrangements.

Planning Department

1.) Update the FEMA information
Response: This has been corrected as to reflect the latest flood study information.

2.) Make the side yard size consistent between the note and typical lot layout.
Response: The typical lot layout has been revised to show the side yard (8 ft width) inside the public easement (10 ft width).

3.) Correct the Owner information to be consistent on both sheets.
Response: The Owner information has been corrected.

4.) Label the North and South Open Space, in Phase 2 and 3 as "Alternative Type 35 Bufferyard".
Response: The areas have been labeled as Alternative Type 35 Bufferyard as requested.

RESUBMITTAL

PC0232-14

5.) Submit a tree survey for the existing trees that are on the project property and will be used as part of the buffer yard/open space.
Response: A tree survey is being performed for submittal at a later date.

6.) Make all corrections from the Preliminary Plat as well so that each project matches the other.
Response: The revisions have been made to each and updated to match.

7.) Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18x24), and 16 architectural elevations if needed.
Response: Sixteen folded copies sized as noted have been included with this resubmtital.

8.) Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (Microstation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
Response: A CD with CAD (2000) files and PDF files of the Preliminary Plat, and FMDP has been included with this resubmittal.

9.) Submit a detailed response letter addressing all departmental review comments.
Response: Agreed.

10.) RETURN CHECKPRINT & CHECKLIST
Response: The checkprint and checklist are included with this resubmittal.

11.) Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 1/16/2014.
Response: The documents have been resubmitted on January 16 with your permission.

12.) Resubmittals must include the above information in order to be considered a complete resubmittal.
Response: Understood.

Engineering Division - General

1.) Use Phase/Section verbiage consistently.
Response: The labeling has been corrected to Phases. No division of the phases is expected at this time.

Engineering Division - Transportation

1.) Provide signage at the end of Brighton Lane indicating a Dead End or No Outlet.
Response: A sign has been added to the plan indicating "Dead End".

EXHIBIT A ATTACHMENT 93

Engineering Division - Stormwater

1.) Widen stream buffer to 30 feet [er TDEC requirements.
Response: The stream buffer has been increased to 30 feet measured from the top of bank.

2.) Stormwater detention may require revison to Final Master Development Plan.
Response: The detention requirements will be met as required with the construction plans.

Gallatin Department of Electricity
OK

Sumner County 911
NA

Police Department
No Comments

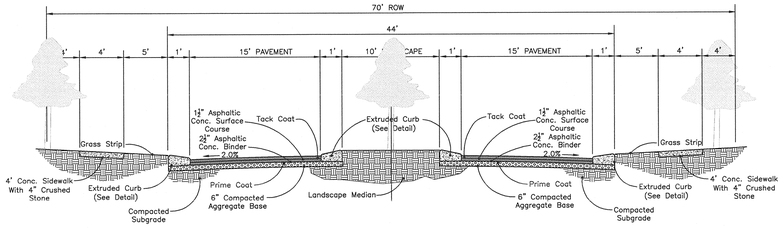
Fire Department
No Comments

Codes Department
No Comments

Should you need any clarification concerning this resubmittal, please feel free to contact me at 615-890-7901 or via email at djenkins@sec-civil.com.

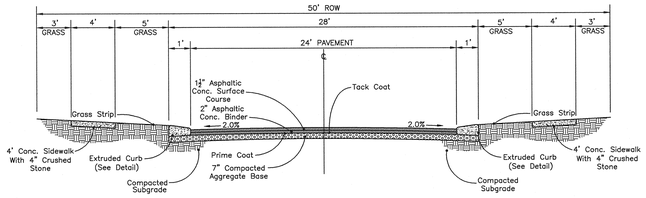
Sincerely,

Douglas Jenkins, P.E.
Design Engineer
SEC, Inc.



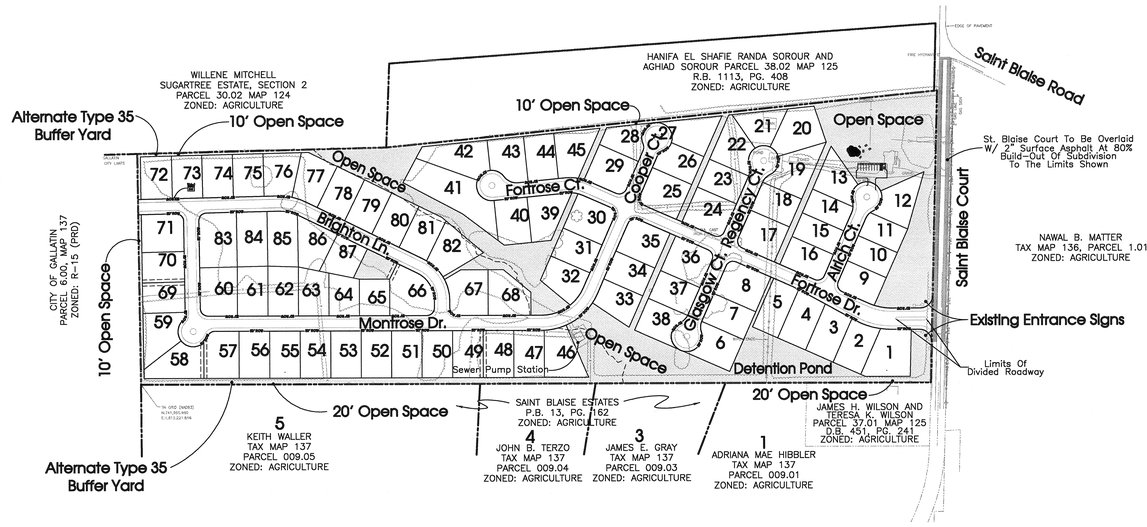
DIVIDED ROAD WITH LANDSCAPED MEDIAN (70' R.O.W.)

SCALE — NONE



STREET (50' R.O.W.)

SCALE — NONE



Legend:

EXIST. CONCRETE MONUMENT		STRAW BALE	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
EXIST. SIGN POST		HEADWALL	
EXIST. SEWER CLEANOUT		WINGED HEADWALL	
EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION	
EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
EXIST. TELEPHONE RISER		POST INDICATOR VALVE	
EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER	1	REVISION NUMBER	
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK	>	SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
CURB INLET	W	WATER METER	
AREA DRAIN		WHEEL STOP	
CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION	
FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION	
FIRE HYDRANT		CONCRETE SIDEWALK	
GAS METER	G	EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	
EXISTING PHONE			
EXISTING ELECTRIC			
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY			
EROSION CONTROL SILT FENCE			
EXISTING TREELINE			
EXISTING FENCELINE			
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE			
PROPOSED GAS LINE			
EXISTING STORM			
PROPOSED STORM			
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER			
PROPOSED SANITARY SEWER			
EXISTING WATER			
PROPOSED WATER			

Notes:

Notes:

1. Property currently zoned R-15 P.R.D.

2. All lots to be served by public sanitary sewer and water. The public sanitary sewer will be served by White House Utility District. The domestic water will be served by White House Utility District.

3. Contours shown hereon taken from topographic survey completed by James M. Overfelt on 3-25-05.

4. See sheet 2 of 2 for detailed site information.

5. This surveyor has not physically located the underground utilities. Above ground and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per the underground utility damage prevention act, that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three & no more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Notify Tennessee One Call at 1-800-351-1111.

6. Property line information taken from latest recorded deed and is subject to any and all findings of a current and accurate title search. No title report furnished to this surveyor prior to survey.

7. All deed and plat references pertain to the Register's Office of Sumner county, Tennessee.

8. The survey was done under the authority of TCA 62-18-126 and is not a general property survey as defined under rule 0820-3-.07.

9. The basis of bearings shown hereon are referenced to the northernmost line of saint Blaise Estates of record in plat book 13, page 162.

10. Driveway access for corner lots shall be on secondary streets

11. Fire hydrants to be located within 500 feet of all building lots as measured by the road surface.

12. The developer must supply and install decorative street lights in Phase 2 area per Gallatin Engineering Dept.

Proposed Architectural Design Guidelines and Features

1. The average lot size is 15,000 square feet.

2. The minimum area for each residence shall be 2,000 square feet. (two story house must have 1,500 square feet first floor.

3. Each residence must have a fully enclosed garage for at least two cars. No garage shall face the street except on corner lots.

4. The exterior walls (all 4 sides) of each residence must be brick, stucco, or stone.

5. Sidewalks will be located on both sides of all new roads as shown on the plan.

6. All utilities will be underground.

7. The access to saint Blaise court will have a center landscape median to be maintained by the homeowners association.

8. Open space improvements will be provided as shown on the plan and maintained by the homeowners association.

Development Schedule

1. The first phase infastructure is completed. The second phase infrastructure is anticipated to begin in 2014.

2. The project duration for phase two is estimated for five years; however, market will dictate.

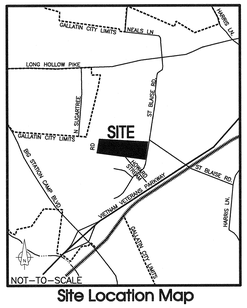
Endorsement of Planning Commission

Approved By The City Of Gallatin Planning Commission, With Such Exceptions Or Conditions As Are Indicated In The Minutes Of The Commission On _____ (Date).

Site Data:

Area Of Site = 50.18 Acres
Number Of Lots (Proposed/Allowed) = 87/110
Area Of Lots = 32.318± Acres
Area Of Open Space = 10.47± Acres
R.O.W. To Be Dedicated = 7.39± Acres
Zoning = R-15(PRD)
Dwelling Density = 1.73 Dwelling Units/Acre
Parking= 2 Spaces Per Dwelling Unit
87 x 2 = 174 Spaces Minimum

Owner:
Sb of Gallatin, LLC
133 Holiday Ct. Suite 210
Franklin, TN 37067-1301
Applicant:
Parkside Builders, LLC
Contact Randy Chastain
256 Seaboard Lane, Suite G-102
Franklin, TN 37067
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District in Sumner Co.
Zone: R-15(PRD)
Flood Map No.: 47165C0407G,
Zone "X"
Dated: April 17, 2012
Yardlines:
Front: 25'
Side: 8'
Rear: 15'
Existing Use:
Phase 1= Dwelling, One Family Detached
Phase 2= Dwelling, One Family Detached
Phase 3= Vacant Land
Proposed Use:
Phase 1, 2 & 3=Dwelling, One Family Detached



Site Location Map

Each Lot Will Meet The Bulk Regulations For Ground Coverage, Building Height, And Lot Area.

Max Density = 3.5 D.U./Ac.
Min Open Space = 20%
Permitted Lot Coverage = 43%
Min. Lot Size = 9,000 Sq.Ft.
Max Ht = 35'

The Applicant Will Be Responsible For Operating And Maintaining The Project And Financially Responsible For The Improvements Shown Hereon.

The Applicant Will Post Surety As Required By The City Of Gallatin Zoning Ordinance Section 15.03.080

All Construction And Use Of Proposed Facility To Meet The Applicable Performance Standards As Set Fourth In The City Of Gallatin Zoning Ordinance, Section 13.02.

Open Space Calculations:
Currently Approved Open Space = 10.68± Acres = 21.28%
Proposed Open Space = 10.47± Acres = 20.86%
Difference = -0.21± Acres = -0.42%

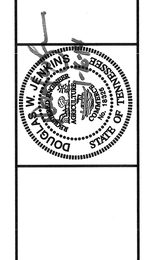
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Amended Preliminary Master Development Plan

Revised Final Master Development Plan

SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567

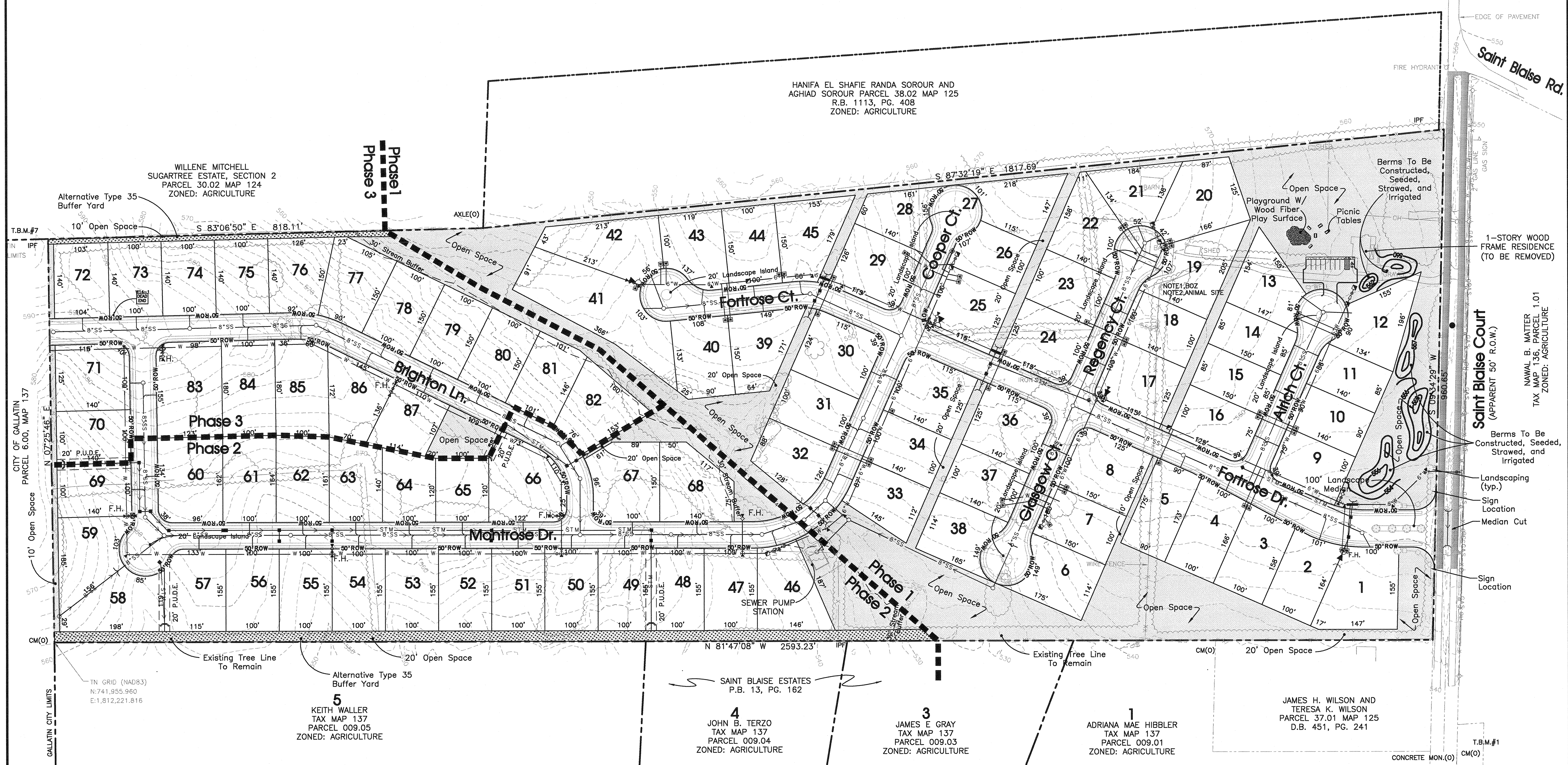
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

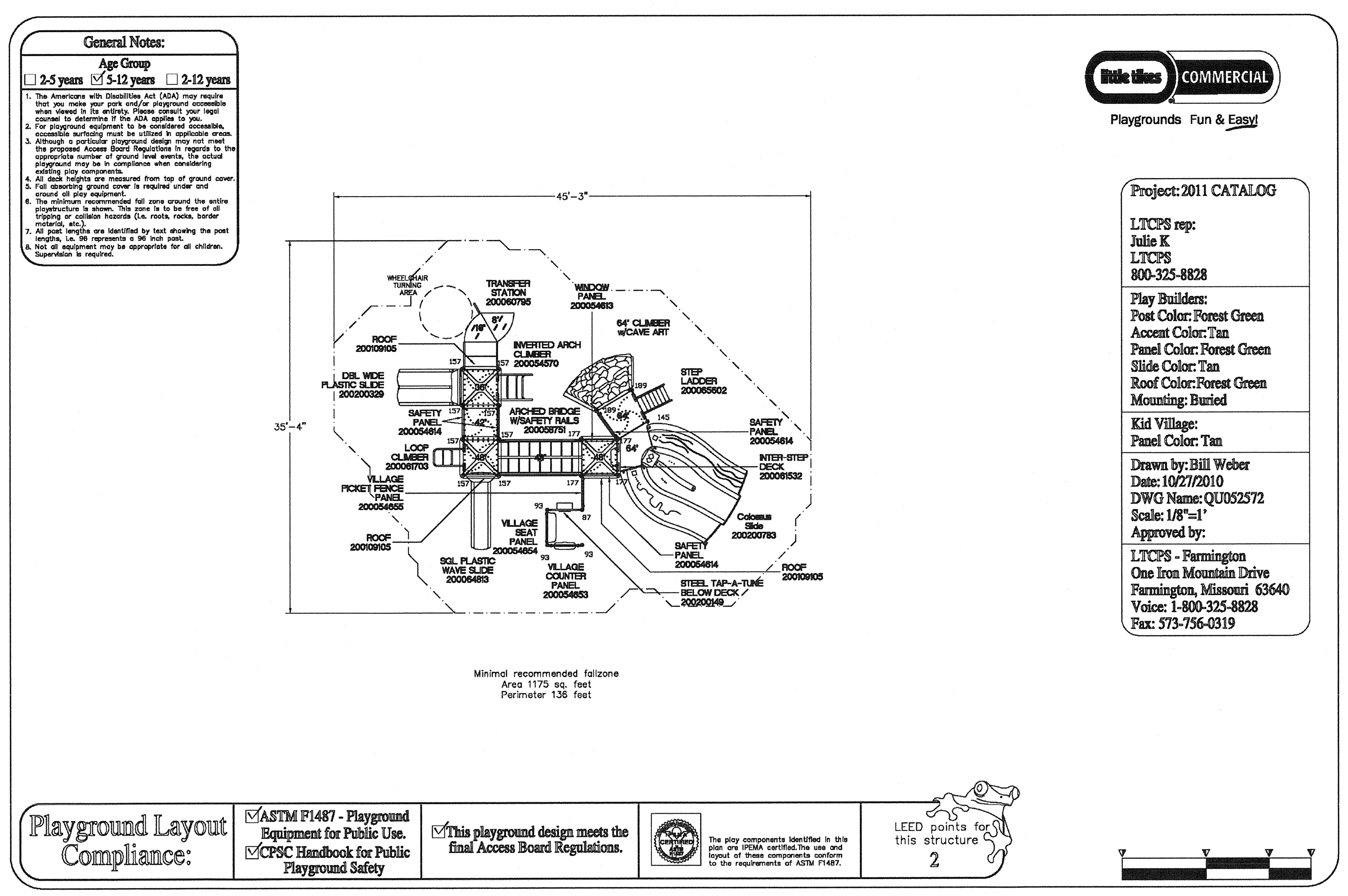


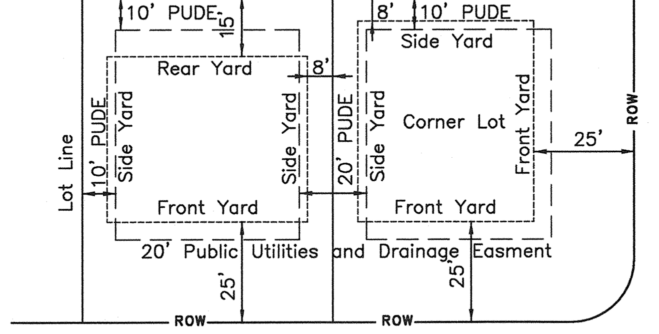
Saint Blaise Retreat
Saint Blaise Court
Gallatin, Tennessee

DRAWN: SJA
DATE: 3-21-05
CHECKED: MAT
FILE NAME: 05062masterdev
REVISED: 3-28-12
4-12-12
1-15-14

SCALE: 1"=200'
JOB NO. 05062
SHEET: 1 of 2







Typical Lot Detail
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Legend:

EXIST. CONCRETE MONUMENT	STRAW BALE
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	HC SIGN
EXIST. SIGN POST	HEADWALL
EXIST. SEWER CLEANOUT	WINGED HEADWALL
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EXIST. CATCH BASIN (STORM SEWER)	PROPOSED SPOT ELEVATION
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ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION
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PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
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EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM
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EXISTING SANITARY SEWER	SS
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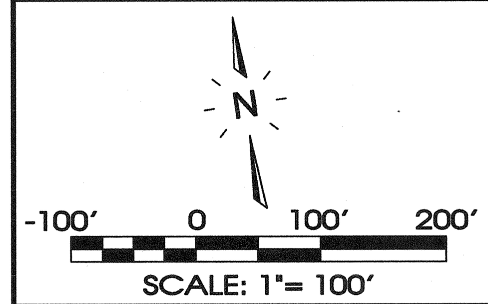

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PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567

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DOUGLAS W. JENKINS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 18526 STATE OF TENNESSEE

Owner:
Sb of Gallatin, LLC
133 Holiday Ct. Suite 210
Franklin, TN 37067-1301
Applicant:
Parkside Builders, LLC
Contact Randy Chastain
256 Seaboard Lane, Suite G-102
Franklin, TN 37067
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District in Sumner Co.
Zone: R-15(PRD)
Flood Map No.: 47165C0407G,
Zone "X"
Dated: April 17, 2012
Yardlines:
Front: 25'
Side: 8'
Rear: 15'
Existing Use:
Phase 1= Dwelling, One Family Detached
Phase 2= Dwelling, One Family Detached
Phase 3= Vacant Land
Proposed Use:
Phase 1, 2 & 3=Dwelling, One Family Detached

Amended Preliminary Master Development Plan

Revised Final Master Development Plan

Saint Blaise Retreat
Saint Blaise Court
Gallatin, Tennessee

DRAWN: SJA
DATE: 3-21-05
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SCALE: 1"=100'
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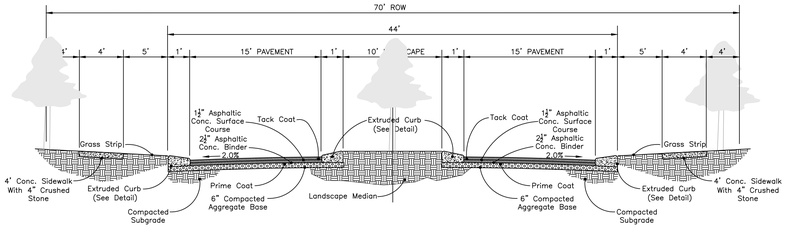
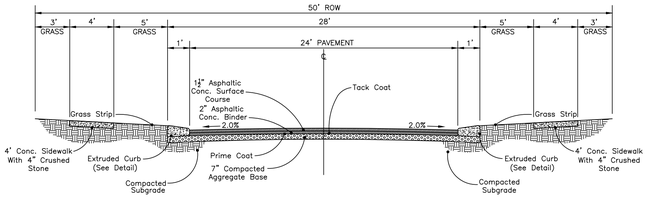
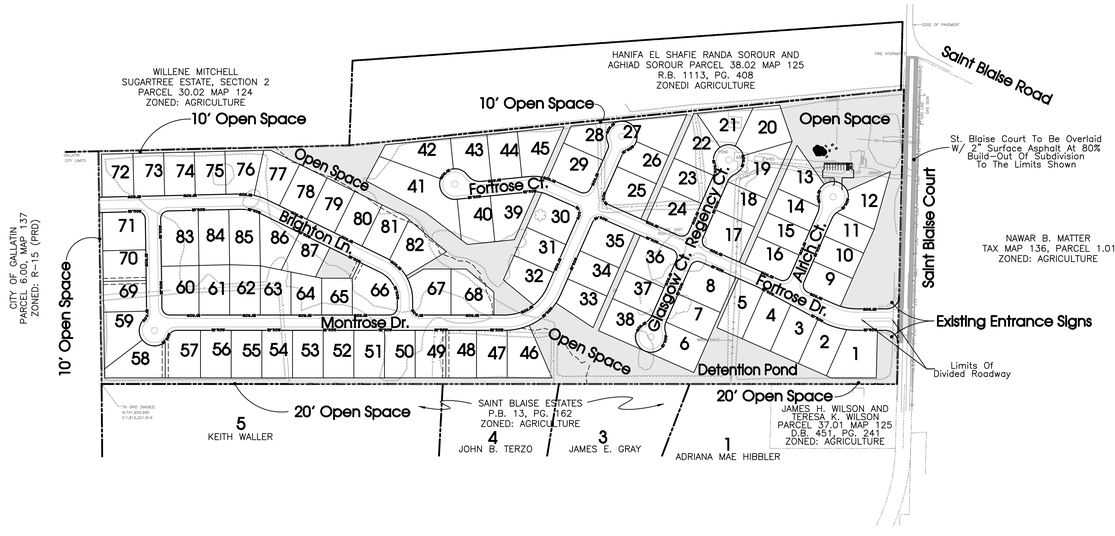
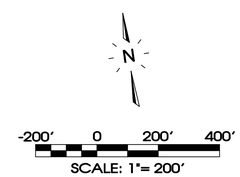


DIVIDED ROAD WITH LANDSCAPED MEDIAN (70' R.O.W.)
SCALE — NONE



STREET (50' R.O.W.)
SCALE — NONE





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87 x 2 = 174 Spaces Minimum

Owner:
Firstbank
200 4th Ave. N., Suite 100
Nashville, TN 37219-2106
Applicant:
Cute Cottage Co., LLC
Contact Randy Chastain
2000 Mallory Ln., Suite 130-389
Franklin, TN 37067
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District in Sumner Co.
Zone: R-15(PRD)
Flood Map No.: 47165C0407E,
Zone "X"
Dated: September 20, 2006
Yardlines:
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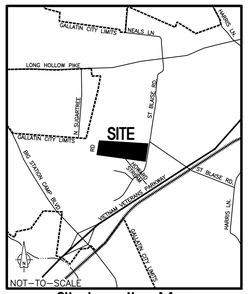

Site Location Map

Each Lot Will Meet The Bulk Regulations For Ground Coverage, Building Height, And Lot Area.

Max Density = 3.5 D.U./Ac.
Min Open Space = 20%
Permitted Lot Coverage = 43%
Min. Lot Size = 9,000 Sq.Ft.
Max Ht = 35'

The Applicant Will Be Responsible For Operating And Maintaining The Project And Financially Responsible For The Improvements Shown Hereon.

The Applicant Will Post Surety As Required By The City Of Gallatin Zoning Ordinance Section 15.03.080

All Construction And Use Of Proposed Facility To Meet The Applicable Performance Standards As Set Fourth In The City Of Gallatin Zoning Ordinance, Section 13.02.

Open Space Calculations:
Currently Approved Open Space = 10.68± Acres = 21.28%
Proposed Open Space = 10.47± Acres = 20.86%
Difference = -0.21± Acres = -0.42%

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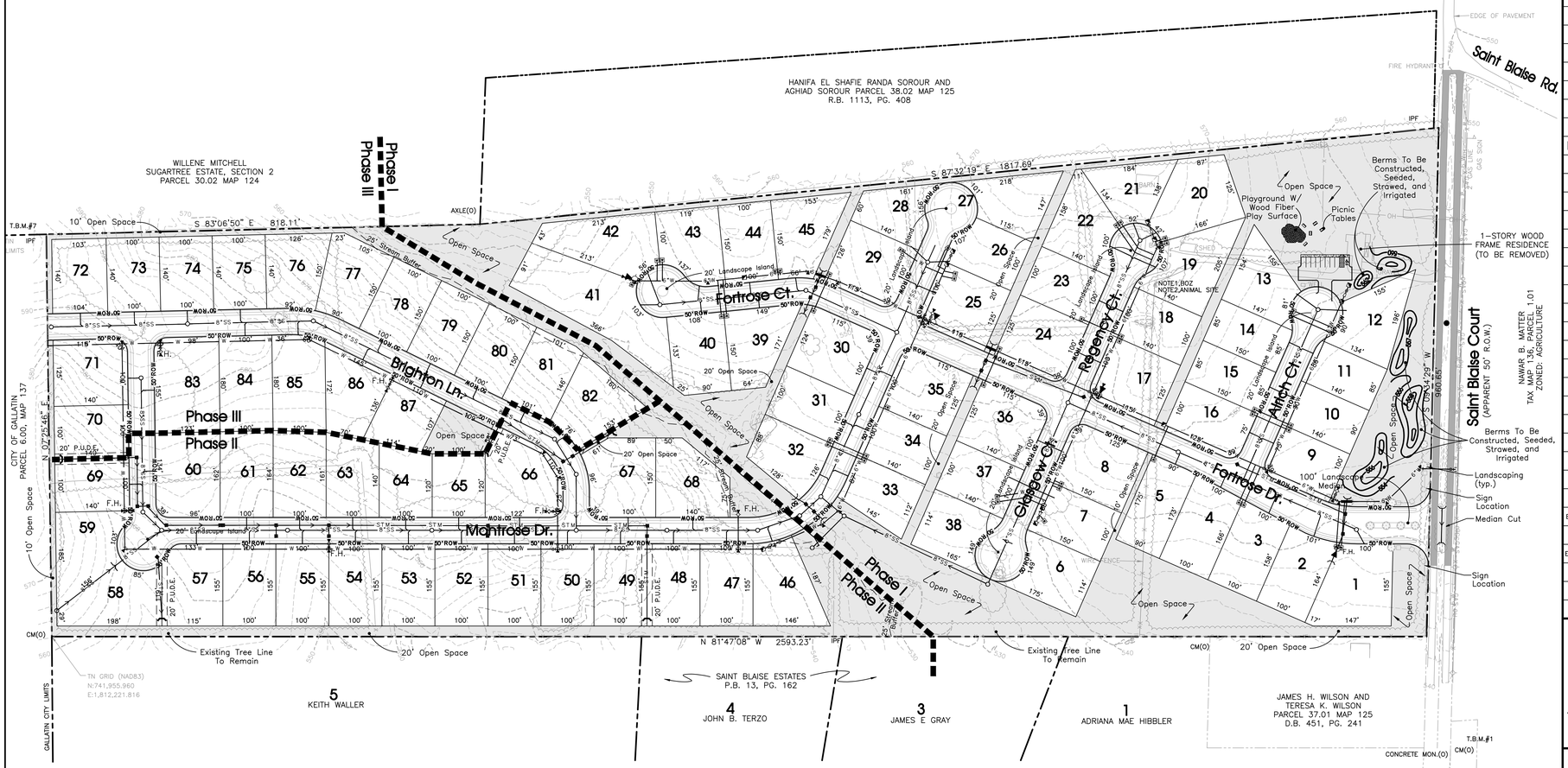

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N

-100' 0 100' 200'

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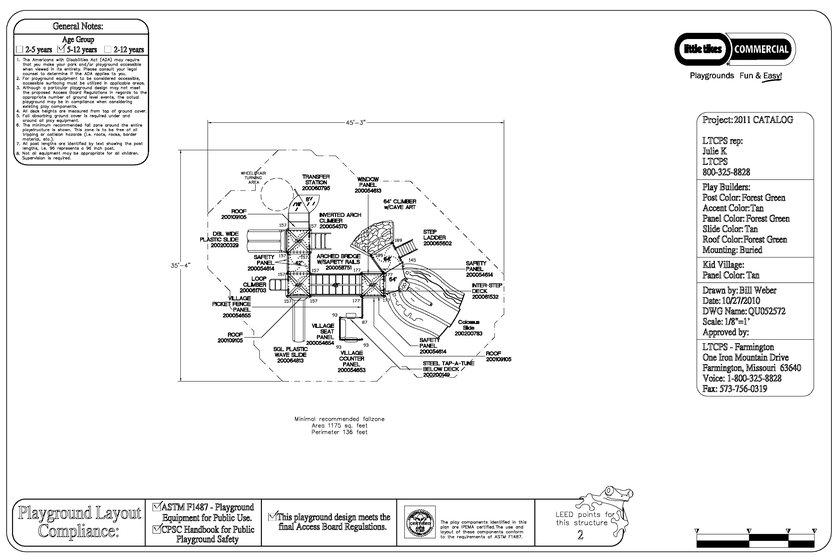
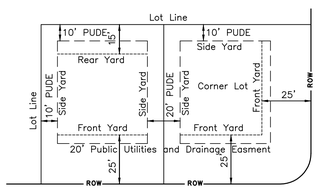




Typical Lot Detail
N.T.S.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Amended Preliminary Master Development Plan

Revised Final Master Development Plan

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

DOUGLAS W. JENKINS
REGISTERED ENGINEER
No. 102677
STATE OF TENNESSEE

Saint Blaise Retreat
Saint Blaise Court
Gallatin, Tennessee

DRAWN: SJA	
DATE: 3-21-05	
CHECKED: MAT	
FILE NAME: 05062masterdev	
REVISED: 3-28-12	
4-12-12	
SCALE:	1"=100'
JOB NO.	05062
SHEET:	2 of 2

WHITE HOUSE UTILITY DISTRICT

P. O. BOX 608, 3303 HIGHWAY31-W
WHITE HOUSE, TENNESSEE 37188

TELEPHONE (615) 672-4110
FAX (615) 672-9427

April 23, 2012

Mr. Matt Taylor
SEC, Inc.
850 Middle Tennessee Boulevard
Murfreesboro, TN 37129

RE: Water and Sewer Availability – St. Blaise Retreat Phase 2
Sumner County Tax Map 124 Parcel 47.00
Gallatin, TN

Dear Mr. Taylor:

This letter will confirm that White House Utility District can provide domestic potable water and sanitary sewer service for the development mentioned above. We understand the development will involve a subdivision of an existing parcel such that forty-two (42) new, single-family residential home lots will be created. Access to WHUD's sewer system will require the developer to fund the design and installation of gravity sewer mains within the new phase of the development that will convey wastewater to the existing sewer pump station. The existing sewer pump station is located at the western edge of the first phase of this development. This sewer pump station is in operation. The currently installed infrastructure – including the sewer pump station - has been accepted by WHUD. Various water main extensions will need to also be designed, funded, and installed by the developer to serve proposed phases of this development.

WHUD can provide a minimum fire flow of 500 gallons per minute with a minimum residual pressure of 20 psi in this development as long as adequately sized water mains are installed to serve Phase 2.

A two-hydrant flow test was conducted in Phase 1 of this development on 12/14/2011. At a flow rate of 500 gallons per minute, a residual pressure of 70 psi was obtained. This test was conducted during "best case" hydraulic conditions with higher tank levels and lower consumption in WHUD's distribution system. Available flow/pressure during warmer weather/higher use periods will likely be lower.

A standard residential water and sewer tap fee will be due for each residential lot for Phase 2 of this development. Sewer and water tap fees are due at the time service is requested. Standard residential sewer tap fees are currently set at $2,700. Standard

¾" residential water tap fees are currently $2,050. Water and sewer tap fees are subject to change from time to time.

Other fees that would apply to this project would be a plan review fee of $1,000 that is due at the time plans are turned in for review by WHUD staff.

The developer will be required to extend a gravity sewer main to the southwest corner of this property. WHUD is willing to discuss the possibility of a bond or other surety instrument in lieu of immediate construction of this improvement if the developer chooses not to develop the whole property in a single phase.

If you choose to move forward with this project, please notify us in writing. After written notice from you, WHUD will produce a Developer's Agreement that you will need to execute in order to move forward with the development process. It may be helpful to review WHUD's Developer's Packet located on our web site at the following link in order to familiarize yourself with the development process:
www.whud.org/developer_forms.cgi.

The details contained in this availability letter are valid for a period of 90 days from the date noted at the top of the letter. You may make a written request to extend the valid date of this availability letter after the original 90-day period expires. WHUD will either grant or deny that request in writing.

Please contact Brandi Webster at 615-672-4110 ext. 241 if you have any questions.

Sincerely,

Pat Harrell

Pat Harrell, PE
District Engineer

ITEM 10

GMRPC Resolution No. 2014-02

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMIINARY PLAT FOR SAINT BLAISE RETREAT, PHASE 2, A MAJOR SUBDIVISION, TO CREATE 24 LOTS AND TWO (2) OPEN SPACE TRACTS ON 12.56 (+/-) ACRES, LOCATED ON MONTROSE DRIVE AND BRIGHTON LANE OFF OF ST. BLAISE COURT – (PC0233-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Parkside Builders, LLC, at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-402, §13-3-404, §13-4-302, and §13-4-304:

1. The proposed Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
2. The proposed Preliminary Plat is consistent with the purpose and intent of the Residential15-Planned Residential District (R15- PRD) Zoning District(s).
3. The proposed preliminary plat is consistent with T.C.A. Section 13-3-402 and Section 13-4-302.
4. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Commercial Corridor Character Area.
5. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.
6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The preliminary plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-103.2, Gallatin Subdivision Regulations.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat per Section 1-110 and Section 2-103.5 of the Gallatin Subdivision Regulations with the following conditions of approval:

1. Add addresses assigned by E-911 to each lot.
2. Applicant shall satisfactorily address and accommodate all stormwater requirements. Preliminary review of construction plans and drainage calculations indicates further measures may be required to do so.
3. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

ITEM 10
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Saint Blaise Retreat – Phase 2
(PC0233-14)
Montrose Drive and Brighton Lane off of St. Blaise Court
Date: January 13, 2014

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR SAINT BLAISE RETREAT, PHASE 2, A MAJOR SUBDIVISION, TO CREATE 24 ONE-FAMILY DETACHED DWELLING LOTS, AND TWO (2) OPEN SPACE TRACTS ON 12.56 (+/-) ACRES LOCATED ON MONTROSE DRIVE AND BRIGHTON LANE OFF OF ST. BLAISE COURT.

OWNER:	**SB OF GALLATIN, LLC**
APPLICANT:	**PARKSIDE BUILDERS, LLC**
STAFF RECOMMENDATION:	**APPROVAL WITH CONDITIONS**
STAFF CONTACT:	**DENISE KNIGHT**
PLANNING COMMISSION DATE:	**JANUARY 27, 2014**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Preliminary Plat for Saint Blaise Retreat, Phase 2, a major subdivision, to create 24 One-Family Detached Dwelling lots and two (2) open space tracts on 12.56 (+/-) acres, located on Montrose Drive and Brighton Lane off of St. Blaise Court. The property is currently zoned Residential 15-Planned Residential Development (R15-PRD). One Family Detached Dwellings are a permitted use in the R15-PRD zone district. No portion of Saint Blaise Retreat, Phase 2 is located within a flood hazard area.

CASE BACKGROUND:

Previous Approvals

Saint Blaise Retreat was initially approved by the Sumner County Planning Commission and was then subsequently annexed in to the City of Gallatin in 2008 as part of the Phase 1 Annexation (PC File# 6-1-08)

On May 24, 2005, the Sumner County Planning Commission approved the rezoning and preliminary master development plan.

On September 27, 2005, the Sumner County Planning Commission approved the final master development plan, sketch plat and preliminary plat for Section 1.

On July 25, 2006, the Sumner County Planning Commission approved the final plat for Section 1. The final plat was recorded on January 4, 2007. (Plat Book 24 Page 35)

EXHIBIT A

On April 23, 2012, the Planning Commission approved the revised final master development plan for Sections 1 & 2, in order to revise the Amenity Plan located in the open space tract in Section 1 and eliminate 1 lot in Section 2. (PC9977-12 as shown in Attachment 10-2) The preliminary plat for Saint Blaise Retreat, Section 2, containing 42 lots was also approved at the April 23, 2012 meeting. (PC9976-12 as shown in Attachment 10-3)

The Planning Commission considered an amendment to the preliminary master development plan and a revision to the approved final master development plan for Saint Blaise Retreat as Item 9 on this agenda (PC0233-14). The request included dividing Phase 2 into an additional section to create Phase 3. (Attachment 10-3)

DISCUSSION:

Proposed Development
The applicant is dividing Phase 2 into an additional phase, and creating Phase 3. Phase 2 previously contained 42 lots on 21.08 (+/-) acres. The applicant is revising the approved preliminary plat for Phase 2 by reducing the number of lots to 24 lots and two (2) open space tracts on 12.56 (+/-) acres. The remaining 18 lots and open space tracts are shown in Phase 3 on the preliminary master development plan.

Lot Layout
The property was zoned Low Density Residential Planned Unit Development at the County and was rezoned to Residential 15-Planned Residential Development (R15-PRD) when it was annexed into the City. The R15-PRD zoning requires a minimum lot size of 9,000 square feet. The lots proposed for Phase 2 all exceed this requirement, with the smallest lot being 12,000 square feet.

The lot sizes and layout shown on the preliminary plat are consistent with lot sizes and layouts approved in the previous revised final master development plan (PC9977-12) and preliminary plat (PC9976-12). These plans are provided as Attachment 10-2 and 10-3. They are also consistent with the amended preliminary master development plan and revised final master development plan considered as Item 9 on this agenda (PC0233-14).

Easements (P.U.D.E's)/Stream Buffer
All lots will include 20' P.U.D.E's along the front property lines and 10' P.U.D.E's along the side and rear property lines with the exception of lot 68 which has a 30' Stream Buffer along the eastern side property line.

Open Space and Bufferyard
The Preliminary Plat shows two (2) proposed open space tracts containing approximately 2.40 (+/-) acres. An Alternate Type 35 Bufferyard is proposed in the open space tract on the southern boundary between Saint Blaise Retreat, Phase 2 and the adjoining properties. The buffer yard is made up of an existing tree line. A tree survey has been requested and will be submitted for approval along with the final plat for each phase at a later date.

EXHIBIT A

Stormwater
Staff has performed a preliminary review of the construction plans and drainage calculations for the subject subdivision. Based on the initial review, expansion or additional stormwater facilities may be required.

White House Utility District Comments
This development is serviced by the White House Utility District. The applicant shall coordinate all development with White House Utility District to ensure all future utility infrastructure is installed to the satisfaction of the Utility Districts standards.

Planning Department Comments
The Planning Department reviewed and commented on the preliminary plat. The applicant satisfactorily addressed the Planning Department comments; however the applicant shall be aware of the comments indicated below:

1. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the preliminary plat. The applicant satisfactorily addressed most of the Engineering Division comments; however the applicant shall be aware of the comments indicated below:

1. Applicant shall satisfactorily address and accommodate all stormwater requirements. Preliminary review of construction plans and drainage calculations indicates further measures may be required to do so.

Other Departmental Comments
Other City Departments reviewed and commented on the preliminary plat. The applicant satisfactorily addressed most of the Other Departmental Comments; however the applicant shall amend the plat to comply with the following comments:

1. Add addresses assigned by E-911 to each lot. (Attachment 10-4)

Findings
1. The proposed Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
2. The proposed Preliminary Plat is consistent with the purpose and intent of the Residential15-Planned Residential District (R15- PRD) Zoning District(s).
3. The proposed preliminary plat is consistent with T.C.A. Section 13-3-402 and Section 13-4-302.
4. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Commercial Corridor Character Area.
5. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

EXHIBIT A

6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The preliminary plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-103.2, Gallatin Subdivision Regulations.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2014-02, Preliminary Plat for Saint Blaise Retreat, Phase 2, consisting of a two (2) sheet plat, prepared by Site Engineering Consultants of Murfreesboro, Tennessee, with job No. #05062 dated January 16, 2014, with the following conditions:

1. Add addresses assigned by E-911 to each lot.
2. Applicant shall satisfactorily address and accommodate all stormwater requirements. Preliminary review of construction plans and drainage calculations indicates further measures may be required to do so.
3. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

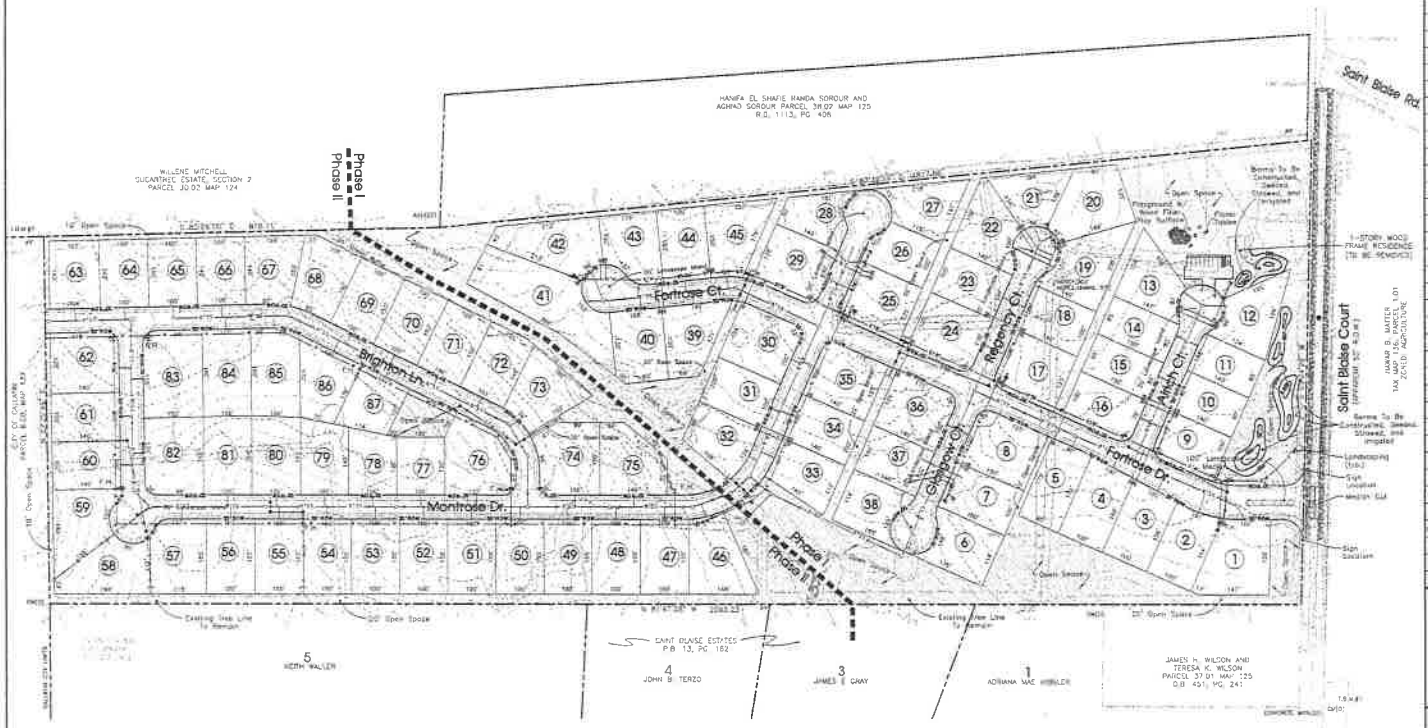
ATTACHMENTS

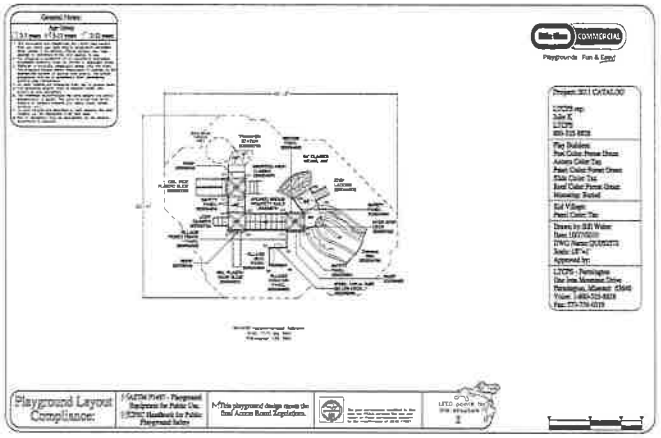
Attachment 10-1 Preliminary Plat for Saint Blaise Retreat, Section 2 (PC0233-14)
Attachment 10-2 Amended PMDP/Revised FMDP- Saint Blaise Retreat (PC9977-12)
Attachment 10-3 Preliminary Plat for Saint Blaise Retreat, Section 2 (PC9976-12)
Attachment 10-4 Addresses Approved and Assigned by E-911

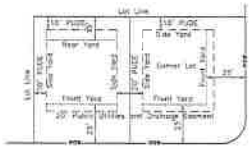
I:PLANNING COMMISSION\PC Items\2014\1-27-2014\Staff Reports\Item 10 Saint Blaise, Phase 2 (PC0233-14) DK

EXHIBIT A

ATTACHMENT 10-2







Typical Lot Detail
N.T.S.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Legend:

EXIST. CONCRETE MONUMENT	STRIPE BALL
IRON PIN SET (P.R.L.)	MAILBOX (PARKING SIGNS)
IRON PIN FOUND (P.R.L.)	PC CURB
EXIST. FIRE HYDRANT	WOODS
EXIST. SENSY CLEANOUT	BARBED WOODS
EXIST. MANHOLE (SEWER & STORM)	MANHOLE
EXIST. GRID INLET (STORM DRAIN)	PROPOSED SPOT ELEVATION
EXIST. WATER VALVE	EXIST. SPOT ELEVATION
EXIST. TELEPHONE BOOT	HOT / INCINERATOR VALVE
EXIST. GAS VALVE	METER
ELECTRICAL TRANSFORMER	REVISED FIRE DEPT. CONNECTION
EXIST. WATER METER	REFRIGER NUMBER
EXIST. UTILITY POLE	AIR GAP
EXIST. GAS METER	SURFACE FLOW ARROW
BENCHMARK	SEWER/STORM FLOW DIRECTION
SIGN OF MAIL	TRAFFIC ARROW
CONCRETE SECTION	TURN LANE ARROW
GRID INLET	HAS ACCESS BLE WAYS OF DESIGNATION
CURB INLET	WATER METER
MAIL BOXES	WELL STOP
CONCRETE TRUCK DOCK	CATCH TRAP
EXIST. STREETS (FIELD MEAS)	DRAINAGE FEATURES DESIGNATION
DRAINAGE DESIGNATION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	EXTRUDED CURB
GATE VALVE & BOX	CURB & GUTTER
EXTERIOR CLEANOUT	CONCRETE SWALE
EXISTING PAVING	
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENT	
RIGHT OF WAY	
EROSION CONTROL SILT FENCE	
EXISTING WETLANDS	
EXISTING PONDING	
MINIMUM BUILDING SETBACK LINE	
TREE SUMMARY	
EXISTING SIDE LINE	
PROPOSED SIDE LINE	
EXISTING STORM	
PROPOSED STORM	
EXISTING CONTOUR LINES	
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING WATER	
PROPOSED WATER	

N

-100' 0 100' 200'

SCALE: 1"= 100'

Notes:

Notes:

1. Property currently zoned R-15 P.R.D.
2. All lots to be serviced by public sanitary sewer and water. The public sanitary sewer will be served by White House Utility District. The domestic water will be served by White House Utility District.
3. Contours shown hereon taken from topographic survey completed by James M. Overton on 3-25-05.
4. See sheet 2 of 2 for detailed site information.
5. The surveyor has not physically located the underground utilities. Above ground and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Therefore, reliance upon the type, size and location of utilities shown should be done so with the circumstances considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per the underground utility damage prevention act, that anyone who engaged in excavation must notify all known underground utility owners, no less than (3) three & no more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Notify Tennessee One Call at 1-800-351-1111.
6. Property line information taken from latest recorded deed and is subject to any and all findings of a current and accurate title search. No title report furnished to this surveyor prior to survey.
7. All deed and plat references pertain to the Register's Office of Sumner county, Tennessee.
8. The survey was done under the authority of TCA 62-18-126 and is not a general property survey as defined under rule 0820-3-07.
9. The bearing of bearings shown hereon are referenced to the northernmost line of Saint Blaise Estates of record in plat book 13, page 182.
10. Minimum access for turner lots shall be 25 perpendicular access.
11. Fire hydrants to be located within 300 feet of all buildings lots as measured by the road surface.
12. The developer must supply and install decorative street lights in Section 2 area per Gallatin Engineering Dept.

Proposed Architectural Design Guidelines and Features

1. The average lot size is 15,000 square feet.
2. The minimum area for each residence shall be 2,000 square feet. (two story house must have 1,500 square feet first floor.
3. Each residence must have a fully enclosed garage for at least two cars. No garage shall face the street except on corner lots.
4. The exterior walls (all sides) of each residence must be brick, stone, or stone.
5. Sidewalks will be required on both sides of all new roads as shown on the plan.
6. All utilities will be underground.
7. The access to Saint Blaise Court will have a center landscape median to be maintained by the homeowners association.
8. Open space improvements will be provided as shown on the plan and maintained by the homeowners association.

Development Schedule

1. The first phase infrastructure is completed. The second phase infrastructure is anticipated to begin in 2014.
2. The project duration for phase two is anticipated for five years, however, market will dictate.

Endorsement of Planning Commission

Approved By The City Of Gallatin Planning Commission, With Such Exceptions Or Conditions As Are Indicated In The Minutes Of The Commission On _____ (Date)

Site Data:

Area Of Site = 50.18 Acres
Number Of Lots (Proposed/Allowed) = 87/110
Area Of Lots = 32.31Ac Acres
Area Of Open Space = 10.47± Acres
N.O.W. To Be Dedicated = 7.39± Acres
Zoning = R-15(PRD)
Dwelling Density = 1.73 Dwelling Units/Acre
Parking= 2 Spaces Per Dwelling Unit
87 x 2 = 174 Spaces Minimum

Owner:
Firstbank
200 4th Ave. N., Suite 100
Nashville, TN 37219-2106
Applicant:
Cule Cottage Co., LLC
Contact Randy Chastain
2000 Mallory Ln., Suite 130-389
Franklin, TN 37067
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District in Sumner Co.
Zone: R-15(PRD)
Flood Map No.: 47165C0407E, Zone "X"
Dated: September 20, 2006
Yardlines:
Front: 25'
Side: 8'
Rear: 15'
Existing Use:
Phase 1= Dwelling, One Family Detached
Phase 2= Vacant Land
Proposed Use:
Phase 1 & 2=Dwelling, One Family Detached

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING

Saint Blaise Retreat
Saint Blaise Court
Sumner County, Tennessee

Revision of Final Master Development Plan

2 of 2

EXHIBIT A

PC 0977-12

ATTACHMENT 10-3

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Typical Lot Detail

Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____.

This preliminary plat approval does not constitute approval of this subdivision in final form and does not constitute approval for recording of the plat.

A report from geotechnical engineer regarding the reclamation of the pond on lot 64 must be submitted to City of Gallatin Engineering Dept.

The developer must supply and install decorative street lights per Gallatin Dept. of Electricity in Section 2.

Construction plans for this subdivision have not been submitted to City of Gallatin for approval at this phase of development. The final plat will substantially match approved construction plans, and will reflect all right-of-way, open space, infrastructure, and easements necessary, to accommodate requirements, of the City of Gallatin subdivision regulations, zoning ordinance, and storm water ordinance in effect at the time of submittal.

Contours shown hereon taken from topographic survey completed by James M. Overfelt on 3-25-05.

Legend:

EXIST. CONCRETE MONUMENT	INLET PROTECTION FILTER
IRON PIN SET (P.O.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (LIP.)	HC SIGN
EXIST. BOX POST	HEADWALL
EXIST. SEWER CLEANOUT	WINGED HEADWALL
EXIST. MANHOLE (SEWER & PHONE)	MANHOLE
EXIST. CATCH BASIN (STORM SEWER)	PROPOSED SPOT ELEVATION
EXIST. WATER/GAS VALVE	EXIST. SPOT ELEVATION
EXIST. TELEPHONE RISER	POST INDICATOR VALVE
EXIST. GAS RISER	REDUCER
ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION
EXIST. WATER METER	MEMORIAL MARKER
EXIST. UTILITY POLE	RIP RAP
EXIST. FIRE HYDRANT	RUNOFF FLOW ARROW
BENCHMARK	SEWER/STORM FLOW DIRECTION
BLOW OFF VALVE	TRAFFIC ARROW
CONCRETE BOLLARD	TURN LANE ARROWS
CATCH BASIN	VAN ACCESSIBLE HANDICAP DESIGNATION
CURB INLET	WATER METER
AREA DRAIN	WHEEL STOP
EDWARDS THRUST BLOCK	GREASE TRAP
DOUBLE DETECTOR CHECK VALVE	DRAINAGE STRUCTURE DESIGNATION
FIRE DEPT. CONNECTION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	EXPOSED CURB
GAS VALVE & BOX	CURB & GUTTER
EXTERIOR CLEANOUT	CONCRETE SWALE
EXISTING PHONE	
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	MBL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	SS
EXISTING WATER	
PROPOSED WATER	W

-50' 0 50' 100'

SCALE: 1"= 50'

Site Data Table
St. Blaise Retreat Section 2

Owner:
Firstbank
200 4th Ave. N., Suite 100
Nashville, TN 37219-2106
Applicant:
Cute Cottage Co., LLC
Contact Randy Chastain
2000 Mallory Ln., Suite 130-369
Franklin, TN 37067
Preliminary Plat Prepared By:
Site Engineering Consultants
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Contact: Matt Taylor
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District in Sumner Co.
Zone: R-15(PUD)
Flood Map No.: 47165C0407E,
Zone "X"
Dated: September 20, 2006
Yardlines:
Front: 25'
Side: 8'
Rear: 15'
Existing Use:
Phase 1= Dwelling, One-Family Detached
Phase 2= Vacant Land
Proposed Use:
Phase 1 & 2=Dwelling, One-Family Detached

Purpose: Create 42 Residential Lots On 21.08 Ac.

Notes: Waterline To Be Designed By WHUD. Line Shown Is Conceptual Only.

Location Map

Preliminary Plat

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
SEC, Inc.

Saint Blaise Retreat
Section 2
Gallatin, Tennessee

DRAWN: SJA
DATE: 3-28-12
CHECKED: MAT
FILE NAME: SBR2PRELIM.DWG
REVISED: 4-12-12
SCALE: 1"=50'
JOB NO. 05062
SHEET 1 of 2

EXHIBIT A

PC9976-12

ATTACHMENT 10-3

Typical Lot Detail

N.T.S.

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PARCEL 30.02 MAP 124
WILLENE MITCHELL
SUGARTREE ESTATE, SECTION 2
ZONED: AGRICULTURE

PARCEL 30.02 MAP 124
WILLENE MITCHELL
SUGARTREE ESTATE, SECTION 2
ZONED: AGRICULTURE

CITY OF GALLATIN
MAP 137, PARCEL 6.00
ZONED: R-15 (PRD)

Brighton Ln.

Monroe Dr.

Open Space Public Utilities & Drainage Easement

Centerline Of Unnamed Stream

Top Of Bank

Existing Tree Line To Remain

SAINT BLAISE ESTATES
P.B. 13, PG. 162
ZONED: AGRICULTURE

KEITH WALLER

20' Open Space

Notes: Waterline To Be Designed By WHUD. Line Shown Is Conceptual Only.

Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____.

This preliminary plat approval does not constitute approval of this subdivision in final form and does not constitute approval for recording of the plat.

A report from geotechnical engineer regarding the reclamation of the pond on lot 84 must be submitted to City of Gallatin Engineering Dept.

The developer must supply and install decorative street lights per Gallatin Dept. of Electricity in Section 2.

Construction plans for this subdivision have not been submitted to City of Gallatin for approval at this phase of development. The final plat will substantially match approved construction plans, and will reflect all right-of-way, open space, infrastructure, and easements necessary, to accommodate requirements, of the City of Gallatin subdivision regulations, zoning ordinance, and storm water ordinance in effect at the time of submittal.

Contours shown hereon taken from topographic survey completed by James M. Overfelt on 3-25-05.

-50' 0 50' 100'

SCALE: 1"= 50'

Site Data Table
St. Blaise Retreat Section 2

Owner:
Firstbank
200 4th Ave. N., Suite 100
Nashville, TN 37219-2106
Applicant:
Cute Cottage Co., LLC
Contact Randy Chastain
2000 Mallory Ln., Suite 130-389
Franklin, TN 37067
Preliminary Plat Prepared By:
Site Engineering Consultants
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Contact: Matt Taylor
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District In Sumner Co.
Zone: R-15(PUD)
Flood Map No.: 47165C0407E,
Zone "X"
Dated: September 20, 2006
Yardlines:
Front: 25'
Side: 8'
Rear: 15'
Existing Use:
Phase 1= Dwelling, One-Family Detached
Phase 2= Vacant Land
Proposed Use:
Phase 1 & 2=Dwelling, One-Family Detached

Purpose: Create 42 Residential Lots On 21.08 Ac.

Legend:

EXIST. CONCRETE MONUMENT	INLET PROTECTION FILTER
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	HC SIGN
EXIST. IRON POST	HEADWALL
EXIST. SEWER CLEANOUT	WINGED HEADWALL
EXIST. MANHOLE (SEWER & PHONE)	MANHOLE
EXIST. CATCH BASIN (STORM SEWER)	PROPOSED GRAT ELEVATION
EXIST. WATER/GAS VALVE	EXIST. SPOT ELEVATION
EXIST. TELEPHONE RISER	POST INDICATOR VALVE
EXIST. GAS RISER	METER
ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION
EXIST. WATER METER	REVISION NUMBER
EXIST. UTILITY POLE	INF MAP
EXIST. FIRE HYDRANT	RUNOFF FLOW ARROW
BENCHMARK	SEWER/STORM FLOW DIRECTION
BLOW OFF VALVE	TRAFFIC ARROW
CONCRETE BOLLARD	TURN LANE ARROWS
CATCH BASIN	HANDICAPPED DESIGNATION
CURB INLET	WATER METER
AREA DRAIN	WHEEL STOP
CONCRETE SHELLET BLOCK	GREASE TRAP
DOUBLE DETECTOR CHECK VALVE	DRAINAGE STRUCTURE DESIGNATION
FIRE DEPT CONNECTION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	EXTRUDED CURB
GATE VALVE & BOX	CURB & GUTTER
CATCHBOX CLEANOUT	CONCRETE SWALE
EXISTING PHONE	
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	
PROPOSED GAS LINE	GAS
EXISTING STORM	
PROPOSED STORM	STM
EXISTING CONTOUR LINES	
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	SS
EXISTING WATER	
PROPOSED WATER	W

Location Map

Preliminary Plat

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

Saint Blaise Retreat
Section 2
Gallatin, Tennessee

DRAWN: CLA
DATE: 3-28-12
CHECKED: MAT
FILE NAME: 05062prelim2
HI-VIZ: 4x12x12

SCALE: 1"=50'
JOB NO: 05062
SHEET: 2 of 2

EXHIBIT A

PC0076-12

ATTACHMENT 10-4

Sumner County, E-911
Review Date: 01/07/2014

LOT 46	1013 MONTROSE DRIVE
LOT 47	1017
LOT 48	1021
LOT 49	1025
LOT 50	1029
LOT 51	1033
LOT 52	1037
LOT 53	1041
LOT 54	1045
LOT 55	1049
LOT 56	1053
LOT 57	1057
LOT 58	1061
LOT 59	1065
LOT 60	1064
LOT 61	1052
LOT 62	1048
LOT 63	1044
LOT 64	1040
LOT 65	1036
LOT 66	1032 OR LOT 66 1005 BRIGHTON LANE
LOT 67	1024 OR LOT 67 1002 BRIGHTON LANE
LOT 68	1020
LOT 69	1069 MONTROSE DRIVE

EXHIBIT A

PC0233-14

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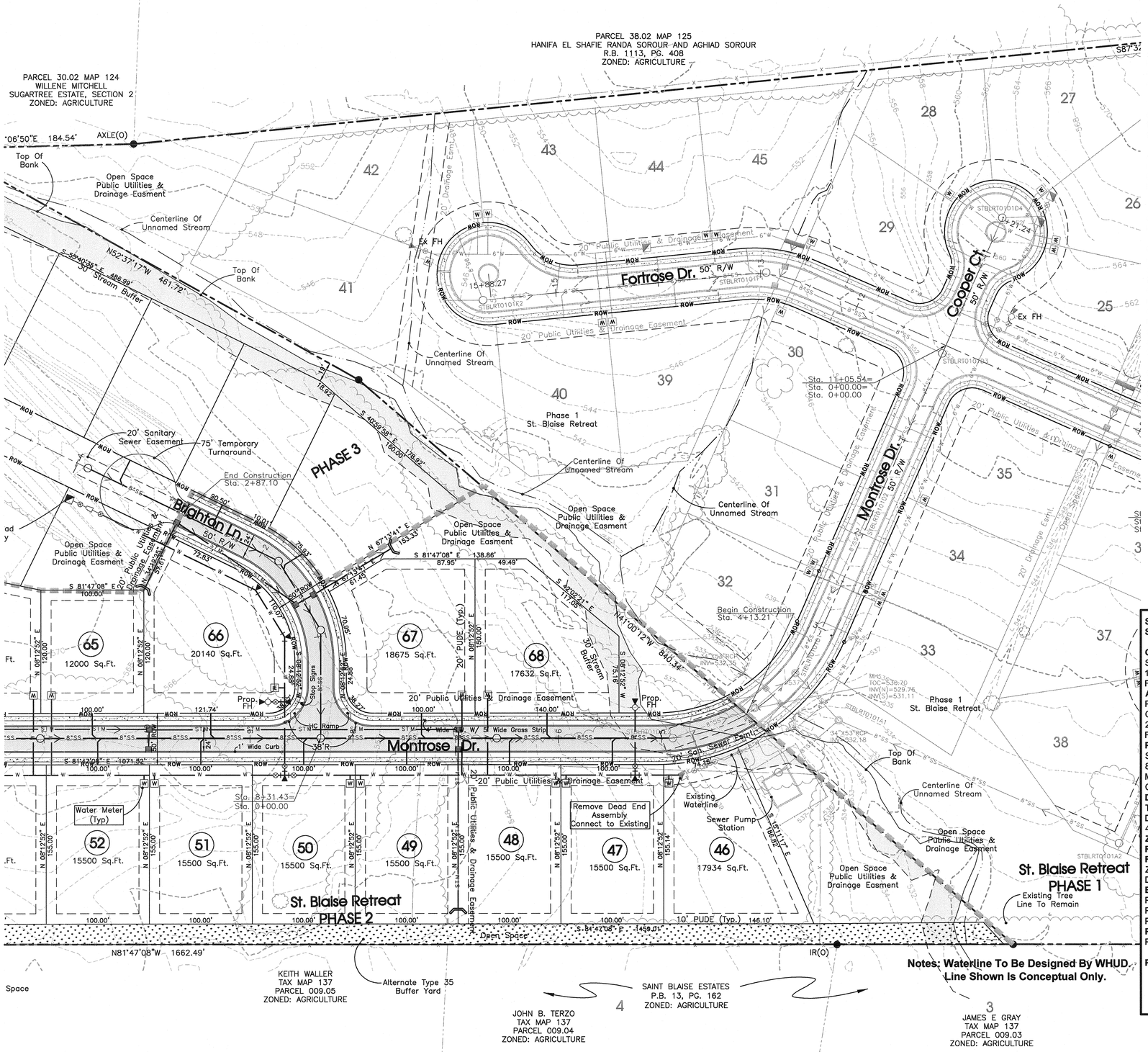

Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____.

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Contours shown hereon taken from topographic survey completed by James M. Overfelt on 3-25-05.

-50' 0 50' 100'

SCALE: 1"= 50'

Legend:

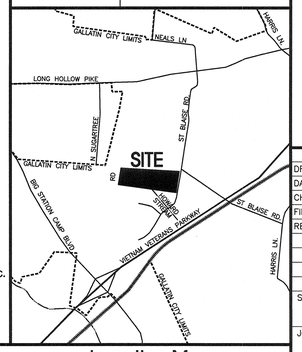
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Site Data Table
St. Blaise Retreat Phase 2

Owner:
Sb of Gallatin, LLC
133 Holiday Ct. Suite 210
Franklin, TN 37067-1301
Applicant:
Parkside Builders, LLC
Contact Randy Chastain
256 Seaboard Lane, Suite G-102
Franklin, TN 37067
Preliminary Plat Prepared By:
Site Engineering Consultants
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Contact: Doug Jenkins
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District in Sumner Co.
Zone: R-15(PRD) And Is Part Of The St. Blaise Retreat Master Plan
Flood Map No.: 47165C0407G,
Zone "X"
Dated: April 17, 2012
Existing Use:
Phase 1= Dwelling, One-Family Detached
Phase 2= Dwelling, One-Family Detached
Phase 3= Vacant Land
Proposed Use:
Phase 1, 2 & 3=Dwelling, One-Family Detached

Purpose: Create 24 Residential Lots On 12.56 Ac.



Location Map

Preliminary Plat

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

DOUGLAS W. JENKINS REGISTERED ENGINEER No. 21151 STATE OF TENNESSEE

Saint Blaise Retreat Phase 2

Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED: 1-16-14

SCALE: 1"=50'

JOB NO. 05062

SHEET: 1 of 2

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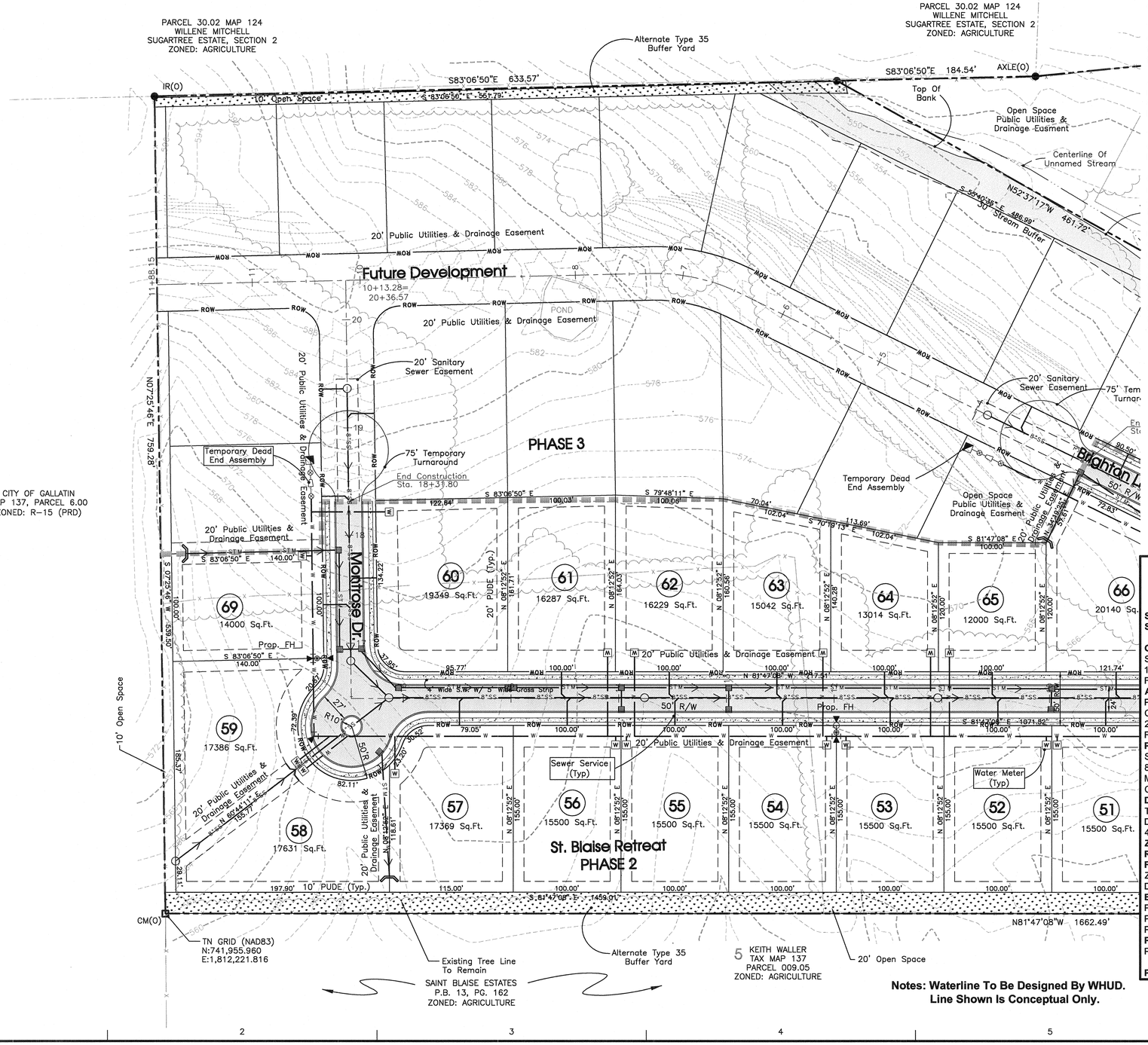

Notes: Waterline To Be Designed By WHUD. Line Shown Is Conceptual Only.

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Site Data Table
St. Blaise Retreat Phase 2

Owner:
Sb of Gallatin, LLC
133 Holiday Ct. Suite 210
Franklin, TN 37067-1301
Applicant:
Parkside Builders, LLC
Contact Randy Chastain
256 Seaboard Lane, Suite G-102
Franklin, TN 37067
Preliminary Plat Prepared By:
Site Engineering Consultants
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Contact: Doug Jenkins
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District in Sumner Co.
Zone: R-15(PRD) And Is Part Of The St. Blaise Retreat Master Plan
Flood Map No.: 47165C0407G,
Zone "X"
Dated: April 17, 2012
Existing Use:
Phase 1= Dwelling, One-Family Detached
Phase 2= Dwelling, One-Family Detached
Phase 3= Vacant Land
Proposed Use:
Phase 1, 2 & 3=Dwelling, One-Family Detached

Purpose: Create 24 Residential Lots On 12.56 Ac.

Legend:

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	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
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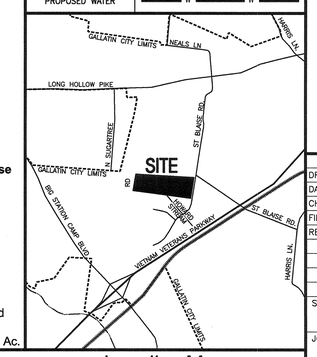
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER	1	REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE

EXISTING PHONE	PH
EXISTING ELECTRIC	EM
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W



Location Map

Preliminary Plat

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567

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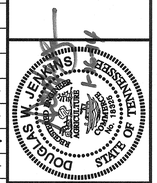


Saint Blaise Retreat Phase 2

Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED: 1-16-14

SCALE: 1"=50'

JOB NO. 05062

SHEET: 2 of 2

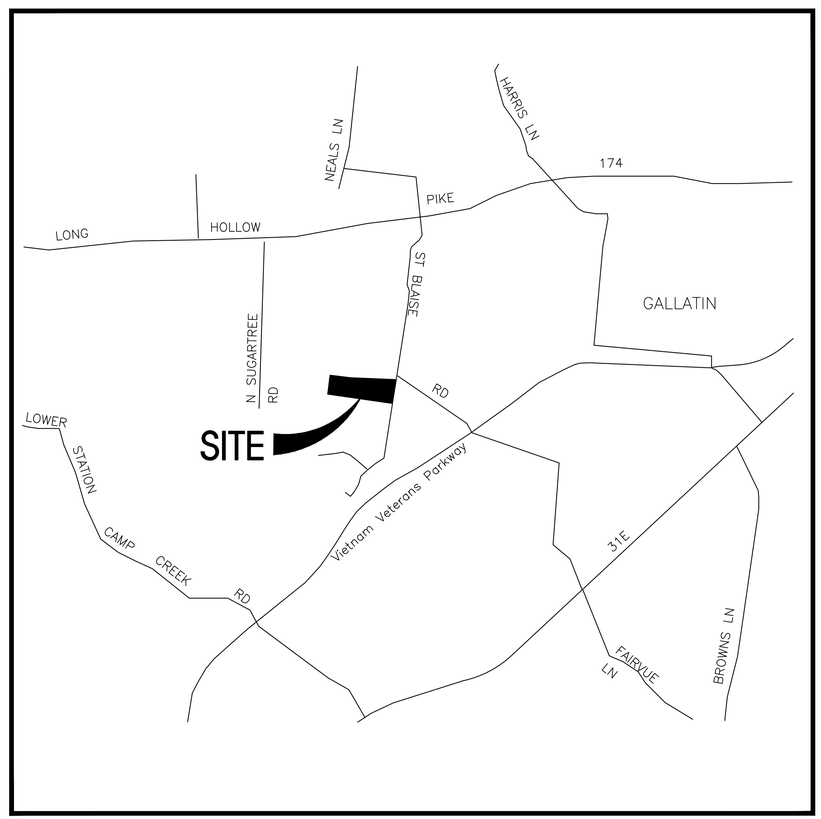
Saint Blaise Retreat
Section 2

Sumner County, Tennessee

Preliminary Plat & Construction Drawings

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	Master Plan
3	Existing Conditions/Initial Erosion Control Plan
4	Intermediate Erosion Control Plan
5	Preliminary Plat
6	Preliminary Plat
7	Grading & Drainage Plan
8	Grading & Drainage Plan
9	Road Profiles
10	Road Profiles
11	Sewer Profiles
12	Details & Notes
13	Details



Site Location Map
Not To Scale

Owner:
Sb of Gallatin, LLC
133 Holiday Ct.
Suite 210
Franklin, TN 37067-1301

Applicant:
Parkside Builders, LLC
Contact Randy Chastain
2000 Mallory Ln., Suite 130-389
Franklin, TN 37067

Land Data:
Total Area = 12.56± Acres
Area in R-O-W = 2.77Acres
Area in Open Space = 1.01 Acres
Total No. Lots = 24
Area in Lots = 8.88 Acres

Zoned: R-15 (PUD)

Deed Reference:
Map 124, Parcel 47
D.Bk. 309, Pg. 234
4th Civil District

Flood Map:
This property lies within Zone X, not in the 100 Year Flood Zone, per F.E.M.A. Map 47165C0407E, Dated September 20, 2006

N

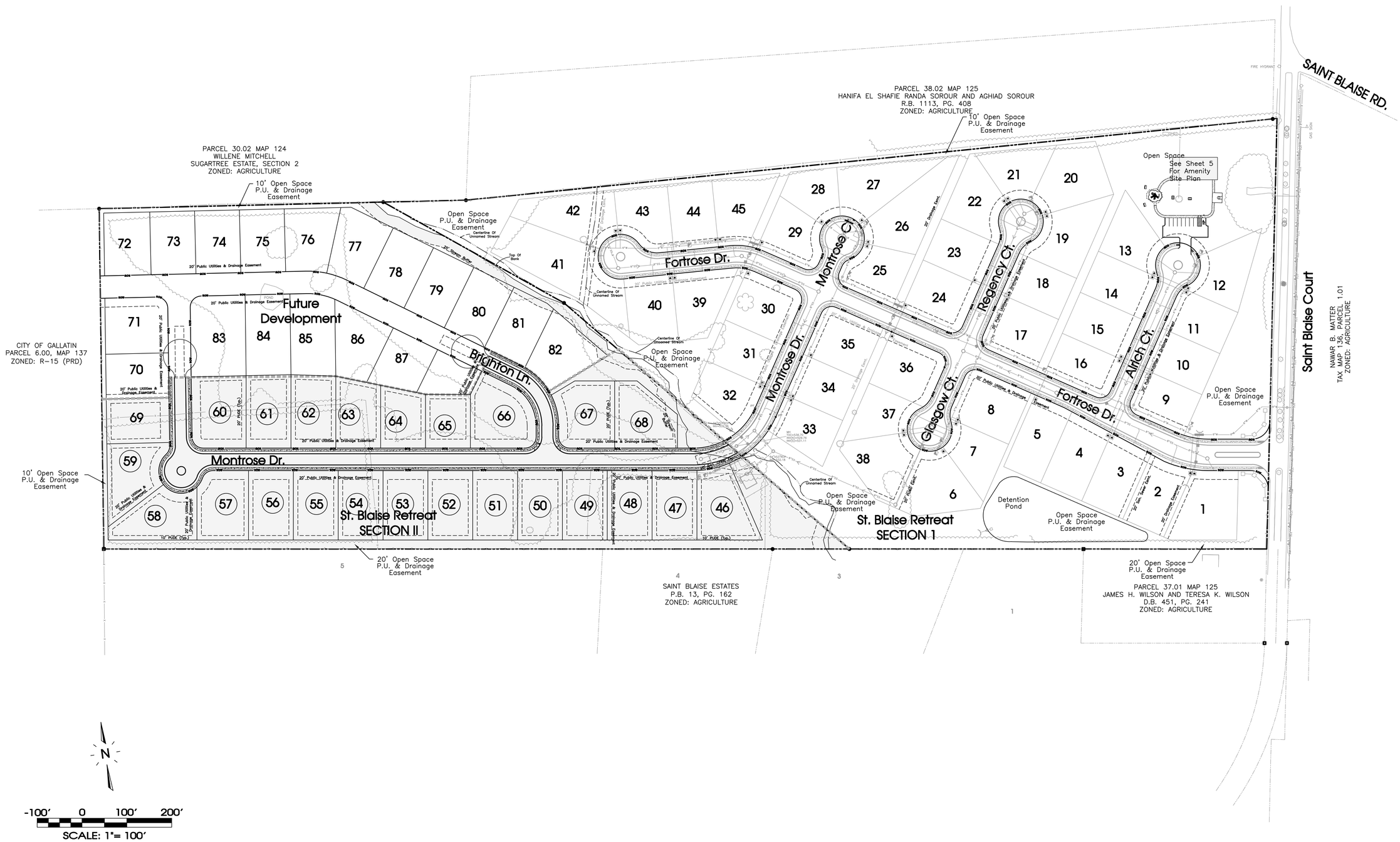
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

By:_____ Date:_____
Douglas W. Jenkins, P.E. TN. Reg. #18325

DOUGLAS W. JENKINS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 18325
STATE OF TENNESSEE



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Master Plan

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567
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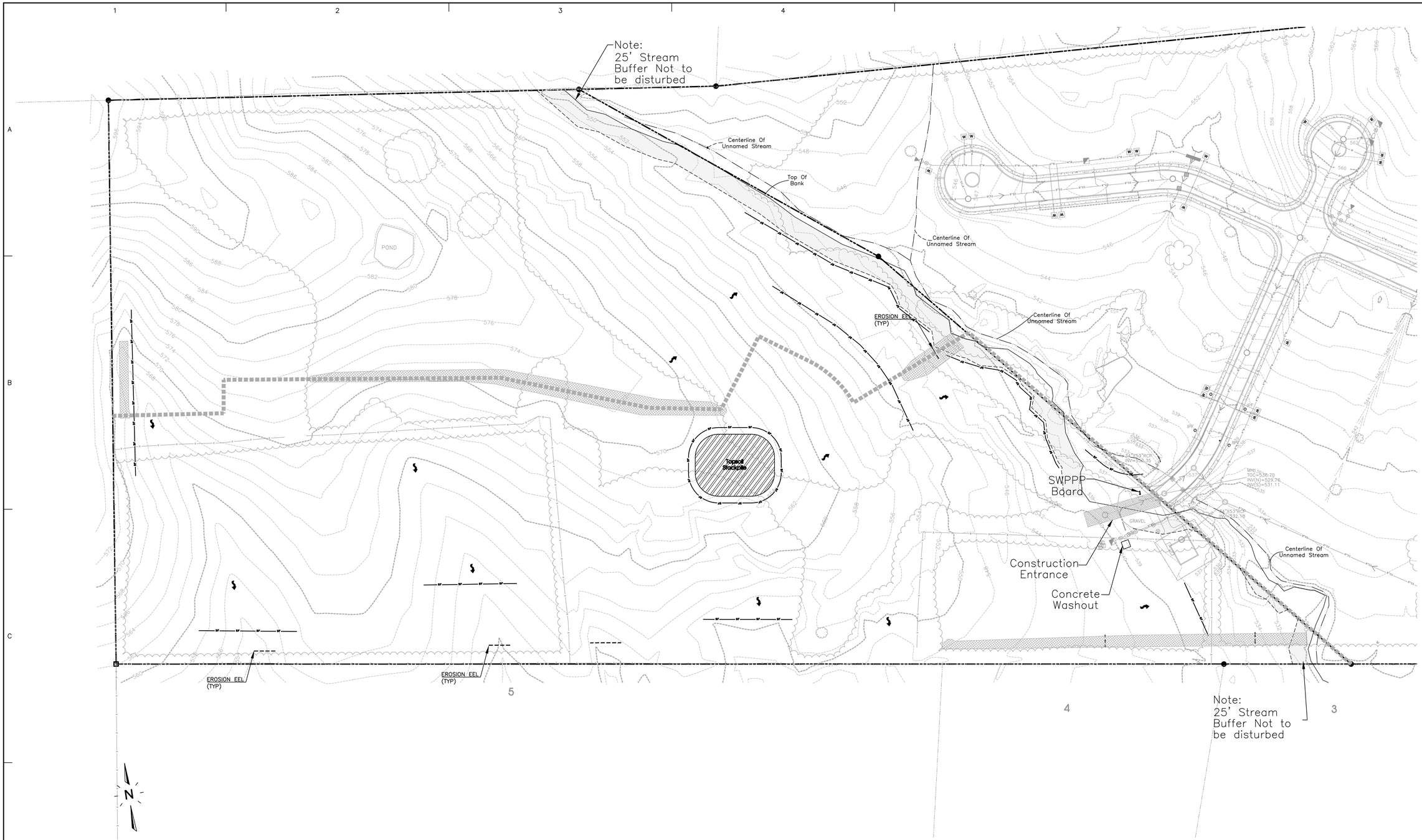
DOUGLAS W. JENKINS
REGISTERED ENGINEER
AGRICULTURE
No. 102677
STATE OF TENNESSEE

Saint Blaise Retreat Section 2
Gallatin, Tennessee

DRAWN:	SJA/CFB3
DATE:	1-2-14
CHECKED:	DWJ
FILE NAME:	05062project2
REVISED:	
SCALE:	1"=100'
JOB NO.	05062
SHEET:	2 of 13



Note:
Inspection and Maintenance of Erosion Control Devices will be performed on a Regular Basis and after each Storm Event. Erosion and Sediment Controls must be in place and inspected by the Engineering Department prior to beginning grading.

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Existing Conditions/Initial Erosion Control Plan

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567
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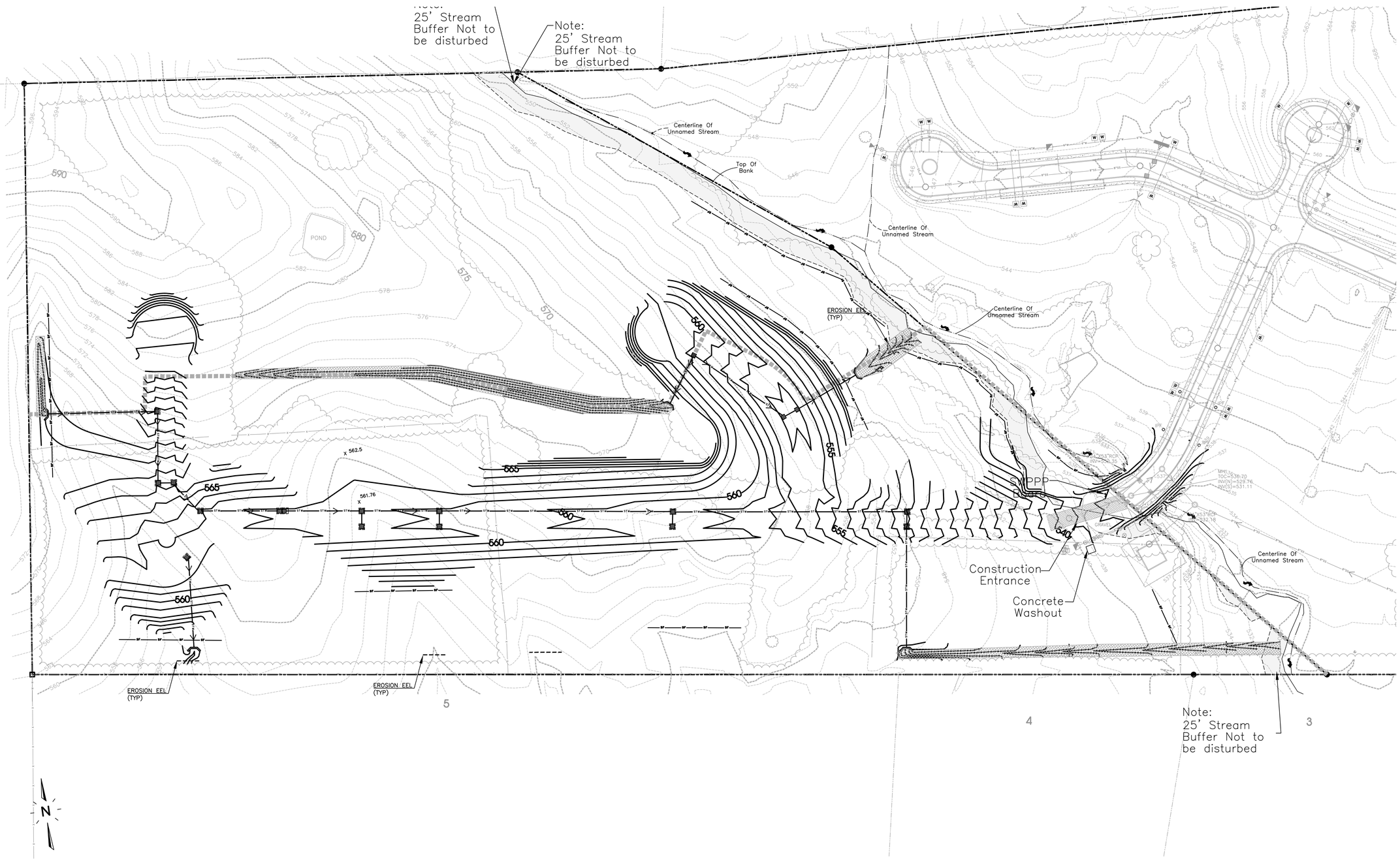
DOUGLAS W. JENKINS
REGISTERED ENGINEER
AGRICULTURE
No. 102326
STATE OF TENNESSEE

Saint Blaise Retreat
Section 2
Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED:

SCALE: 1"=60'
JOB NO. 05062
SHEET: 3 of 13



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Intermediate Erosion Control Plan

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

DOUGLAS W. JENKINS
REGISTERED ENGINEER
AGRICULTURE
No. 102000
STATE OF TENNESSEE

Saint Blaise Retreat Section 2
Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED:

SCALE: 1"=60'
JOB NO. 05062
SHEET: 4 of 13

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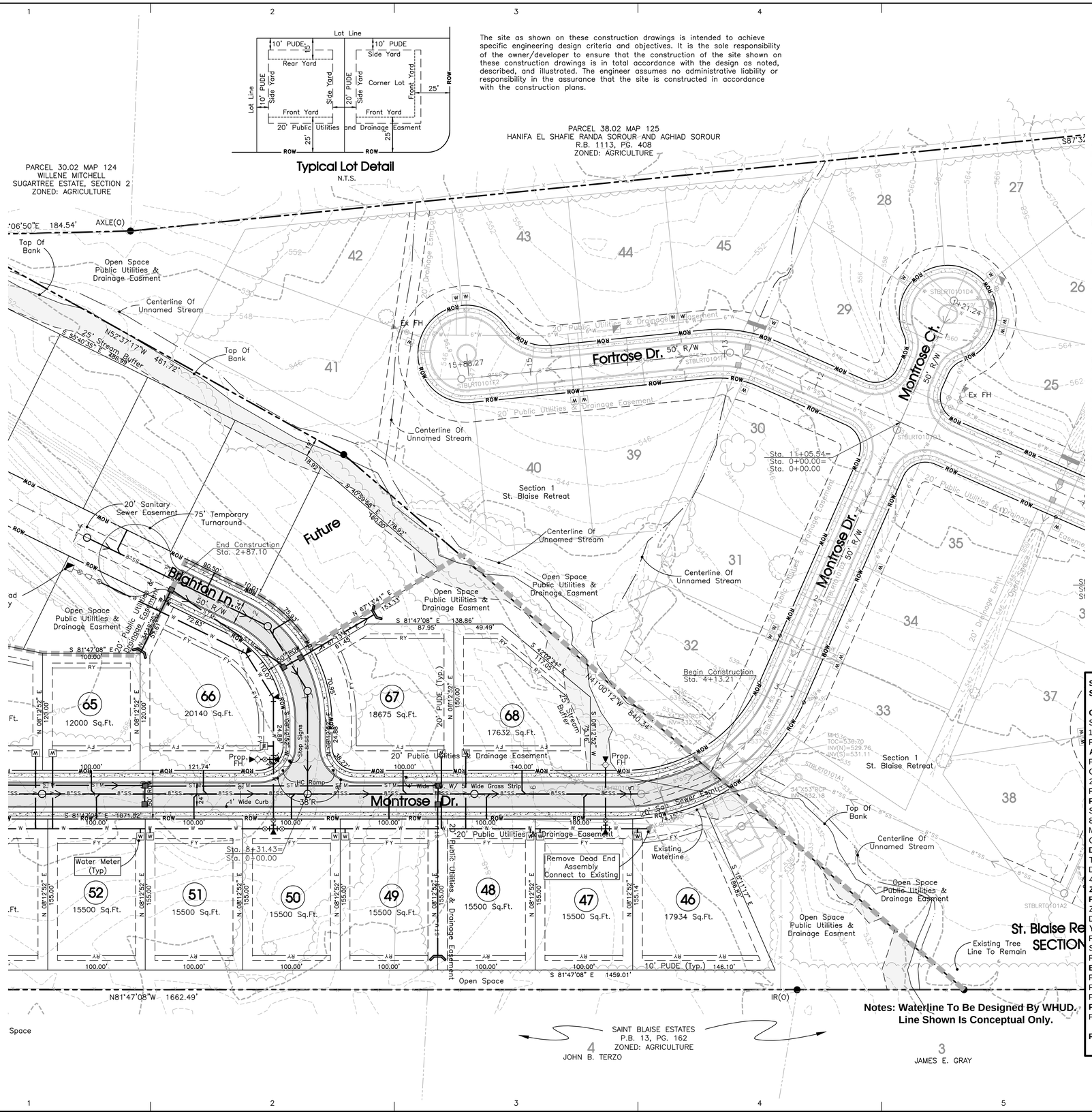

Notes: Waterline To Be Designed By WHUD.
Line Shown Is Conceptual Only.

Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____.

This preliminary plat approval does not constitute approval of this subdivision in final form and does not constitute approval for recording of the plat.

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Contours shown hereon taken from topographic survey completed by James M. Overfelt on 3-25-05.

Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
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	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
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	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER	1	REVISION NUMBER
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	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
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	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
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EXISTING SANITARY SEWER	SS
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EXISTING WATER	W W
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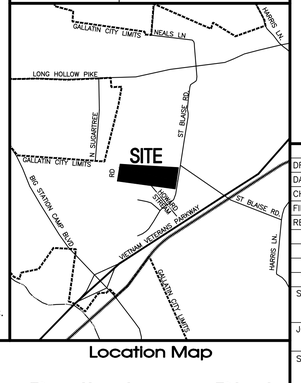
Site Data Table
St. Blaise Retreat Section 2

Owner:
Sb of Gallatin, LLC
133 Holiday Ct. Suite 210
Franklin, TN 37067-1301
Applicant:
Parkside Builders, LLC
Contact Randy Chastain
2000 Mallory Ln., Suite 130-389
Franklin, TN 37067
Preliminary Plat Prepared By:
Site Engineering Consultants
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Contact: Doug Jenkins
Deed Reference:
Tax Map No. 124, Parcel 47
D.B. 2381, Pg. 519
4th Civil District in Sumner Co.
Zone: R-15(PUD)
Flood Map No.: 47165C0407E,
Zone "X"
Dated: September 20, 2006
Yardlines:
Front: 25'
Side: 8'
Rear: 15'
Existing Use:
Phase 1= Dwelling, One-Family Detached
Phase 2= Dwelling, One-Family Detached
Phase 3= Vacant Land
Proposed Use:
Phase 1, 2 & 3=Dwelling, One-Family Detached

Purpose: Create 24 Residential Lots On 12.56 Ac.



Location Map

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No. 102326
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Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
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FILE NAME: 05062project2
REVISED:

SCALE: 1"=50'
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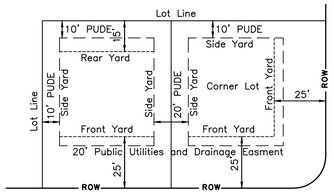
SHEET: 5 of 13

Preliminary Plat



Typical Lot Detail

N.T.S.

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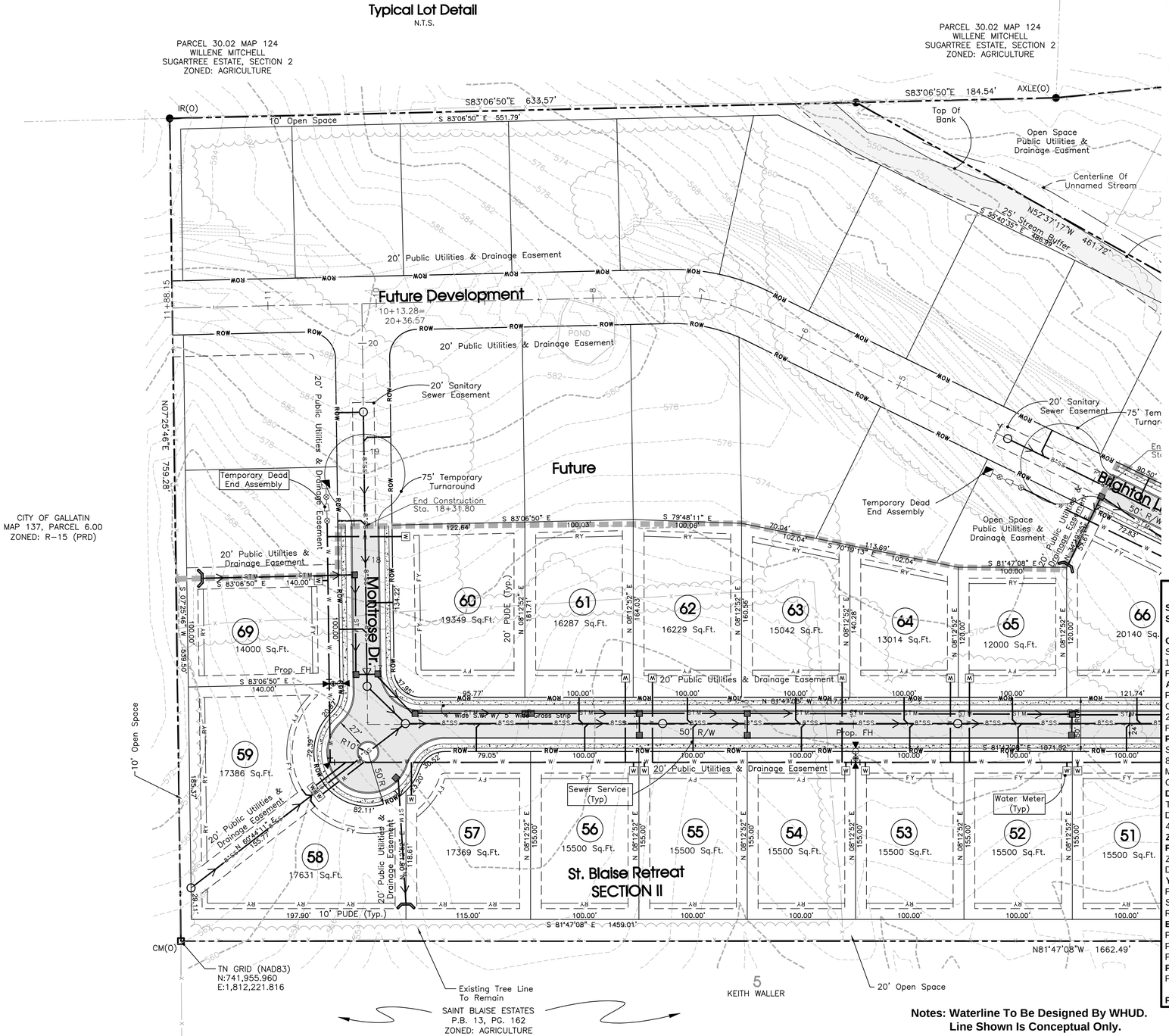

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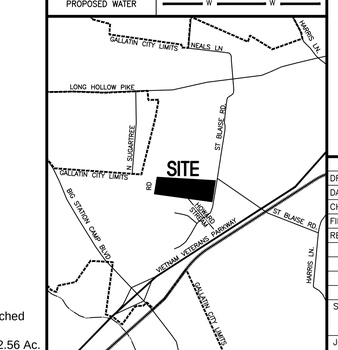

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DOUGLAS W. JENKINS REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE

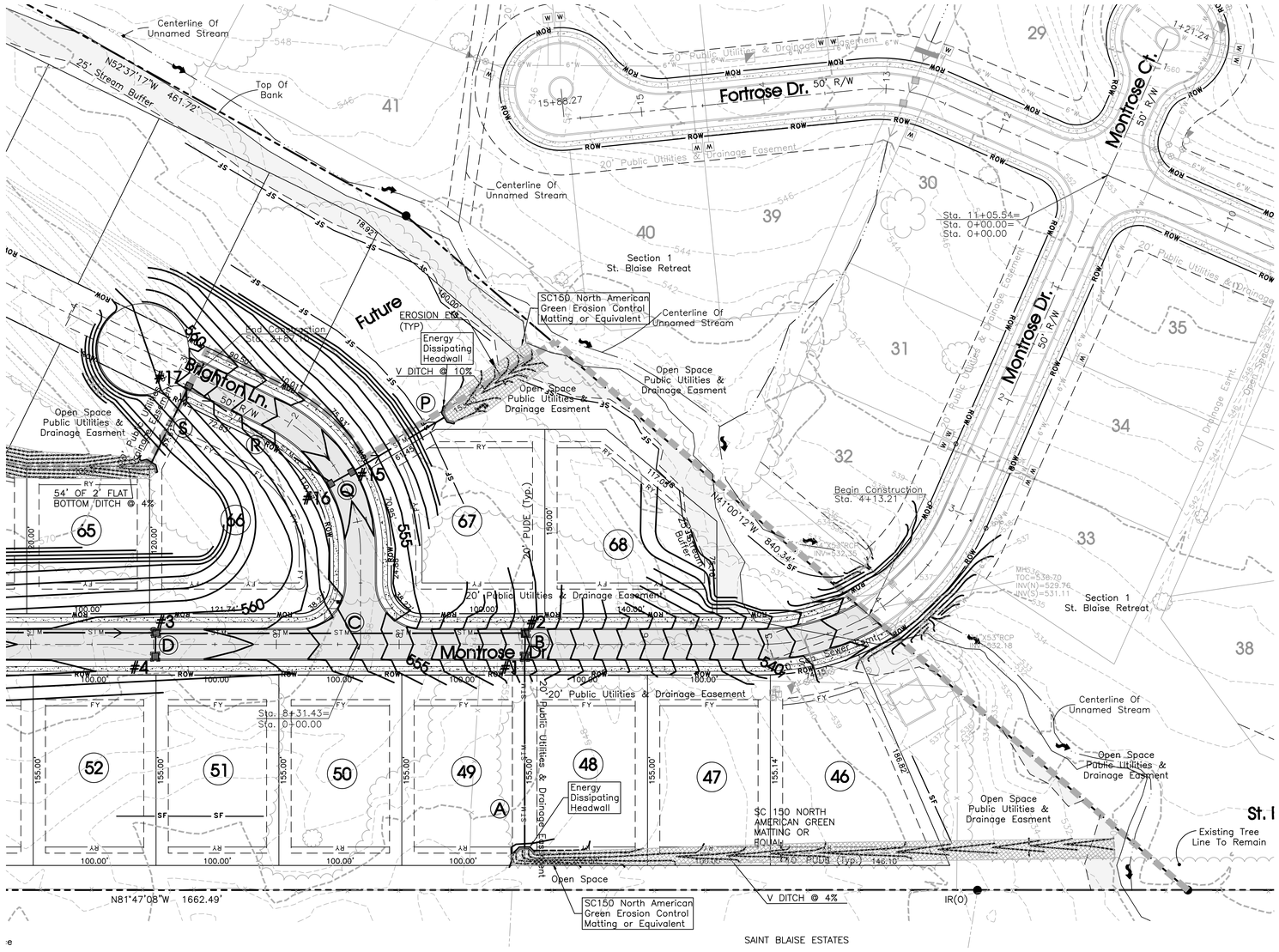
Saint Blaise Retreat Section 2

Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED:

SCALE: 1"=50'
JOB NO. 05062
SHEET: 6 of 13

Preliminary Plat



Pipe Size Table

PIPE NO.	SIZE/TYPE	INV. (IN)	INV. (OUT)	SLOPE %	LENGTH (LF)
A	24" CMP	546.40	545.00	0.92	152
B	24" RCP	546.51	546.40	0.50	22
C	24" RCP	554.31	546.61	2.57	300
D	15" RCP	555.83	555.61	1.00	22
E	24" RCP	556.00	554.51	0.50	298
F	15" RCP	557.32	557.10	1.00	22
G	18" RCP	557.05	556.40	0.65	100
H	15" RCP	557.97	557.85	0.55	22
I	18" RCP	557.97	557.35	0.59	105
J	18" RCP	558.71	557.97	0.77	96
K	15" RCP	562.24	558.71	6.66	53
L	15" RCP	562.86	562.24	2.82	22
M	15" RCP	565.62	562.86	3.00	92
N	15" CMP	566.37	565.62	0.55	137
O	15" CMP	560.00	553.00	6.19	113
P	18" CMP	551.14	545.50	6.71	84
Q	15" RCP	551.76	551.54	1.00	22
R	15" RCP	555.31	551.86	2.56	135
S	15" CMP	565.00	555.71	14.08	66

Drainage Structure Table

STR #	T.O.C.	INV. (IN)	INV. (OUT)	DESCRIPTION	JB & S CASTING #
1	549.98	546.40	546.40	SINGLE INLET	3103
2	549.98	546.51	546.51	SINGLE INLET	3103
3	559.20	555.61	554.31	SINGLE INLET	3103
4	559.20	----	555.83	SINGLE INLET	3103
5	560.70	556.40	556.00	DOUBLE INLET	3103
6	560.70	----	557.32	DOUBLE INLET	3103
7	561.30	557.35	557.05	DOUBLE INLET	3103
8	561.30	----	557.97	DOUBLE INLET	3103
9	561.72	557.97	557.97	DOUBLE INLET	3103
10	562.79	558.71	558.71	SINGLE INLET	3103
11	566.02	562.24	562.24	SINGLE INLET	3103
12	566.02	562.86	652.86	SINGLE INLET	3103
13	571.59	565.62	565.62	SINGLE INLET	3103
14	562.40	----	560.00	SINGLE INLET	3103
15	555.68	551.14	551.14	SINGLE INLET	3103
16	555.68	551.86	551.76	SINGLE INLET	3103
17	559.58	555.71	555.31	SINGLE INLET	3103

Legend:

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Saint Blaise Retreat Section 2
Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED:

SCALE: 1"=50'
JOB NO. 05062
SHEET: 7 of 13

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Erosion Certification:

I _____, as the "certified" erosion control specialist for this site, have reviewed and approved the erosion prevention and sediment control BMPs of this plan on _____.

Storm Water Permit Certification:

The project associated with these submitted plans is covered under Tennessee General Storm Water

Permit #: TNR 142995

Design Engineer – Mark P. Lee TN Reg. #19186

_____, Date:_____

Note:
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N

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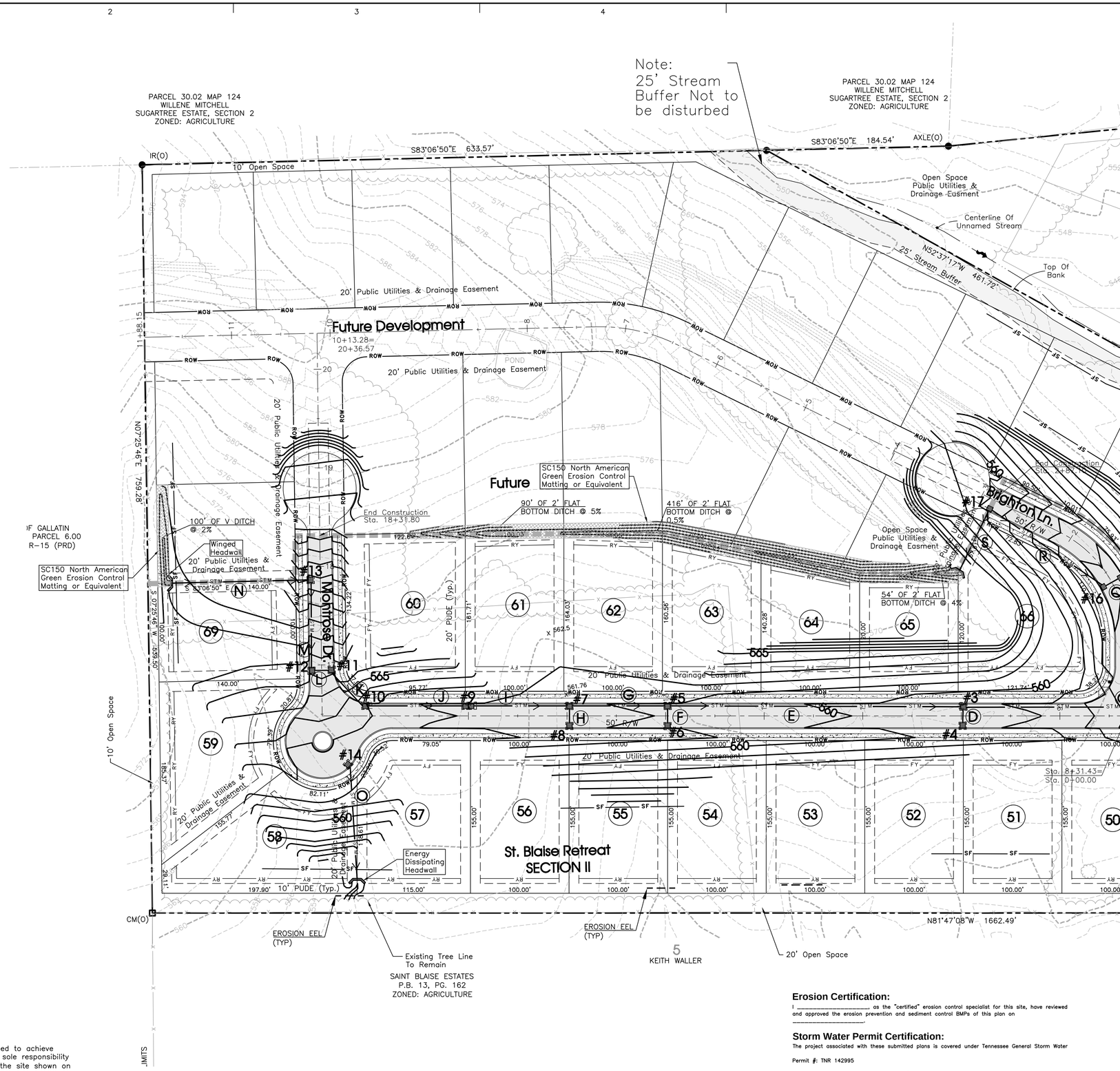
Grading & Drainage Plan



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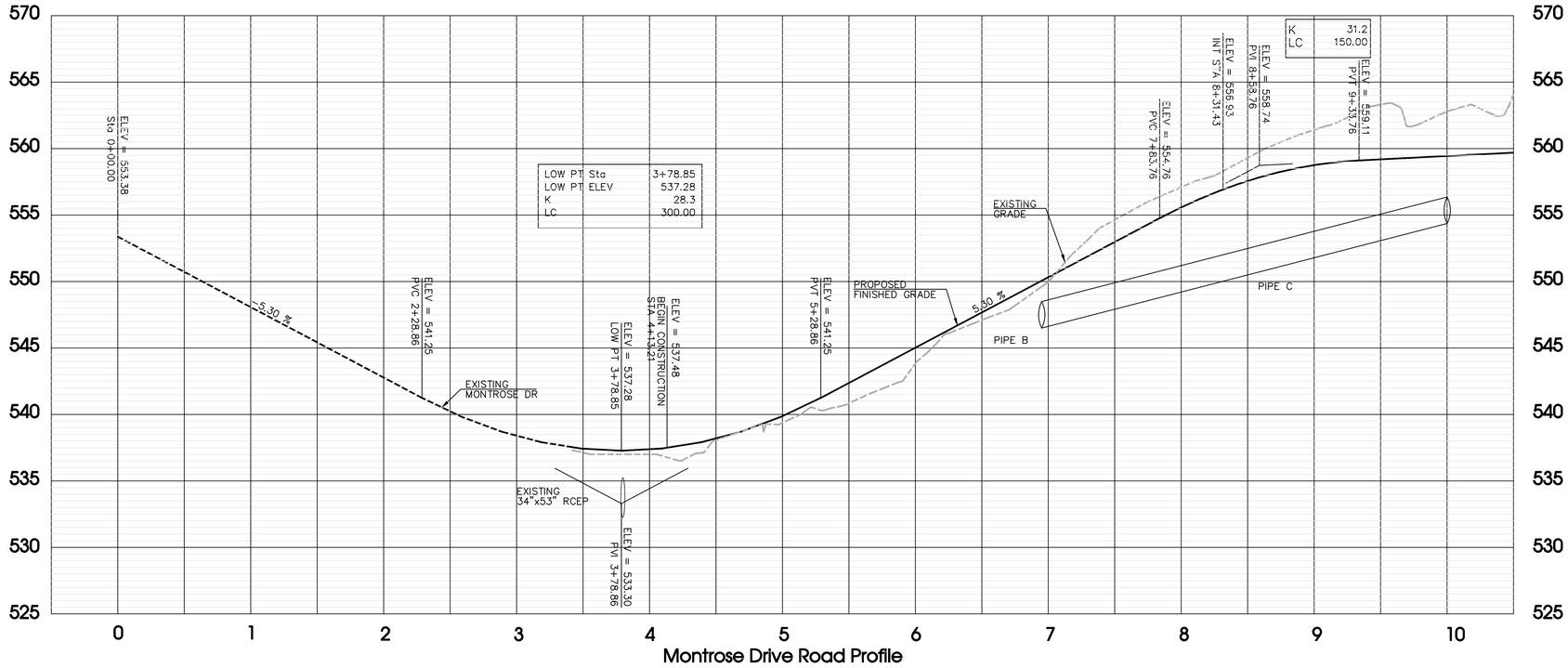

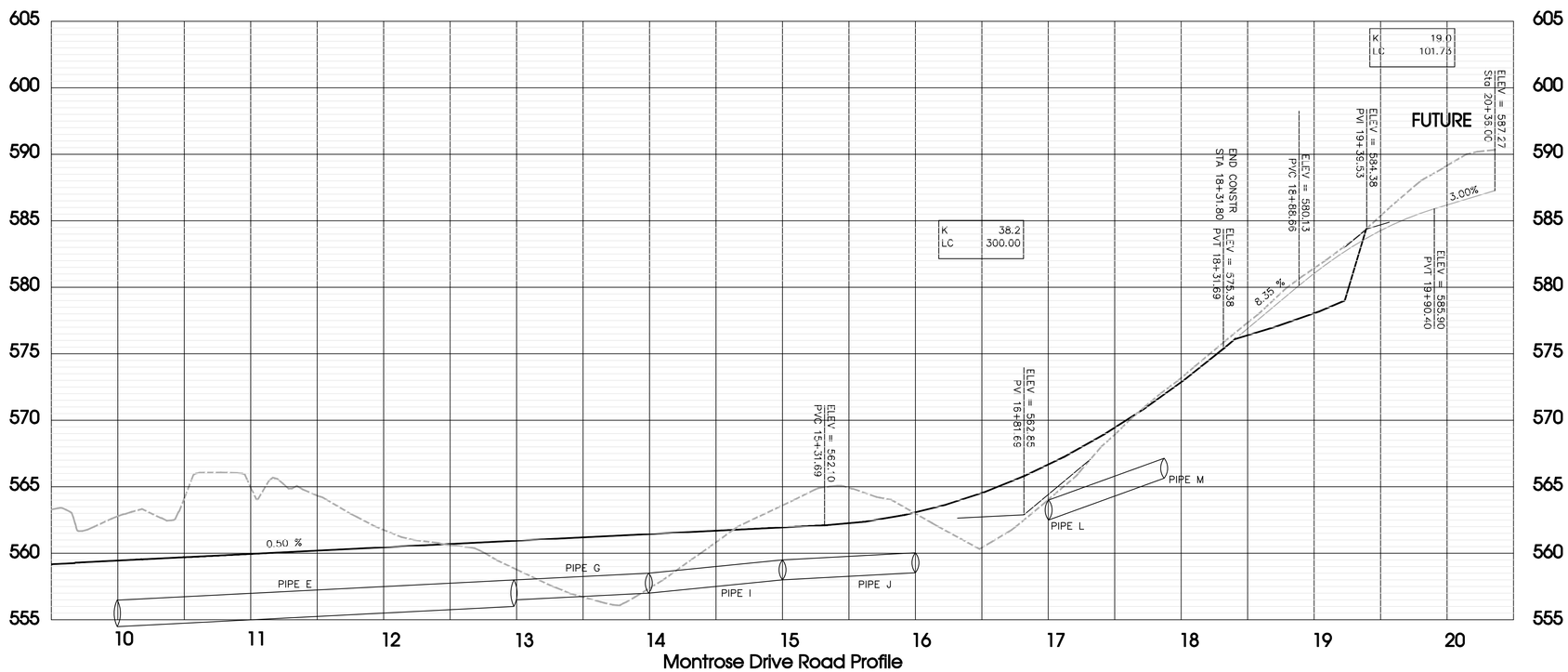

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Road Profiles

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567

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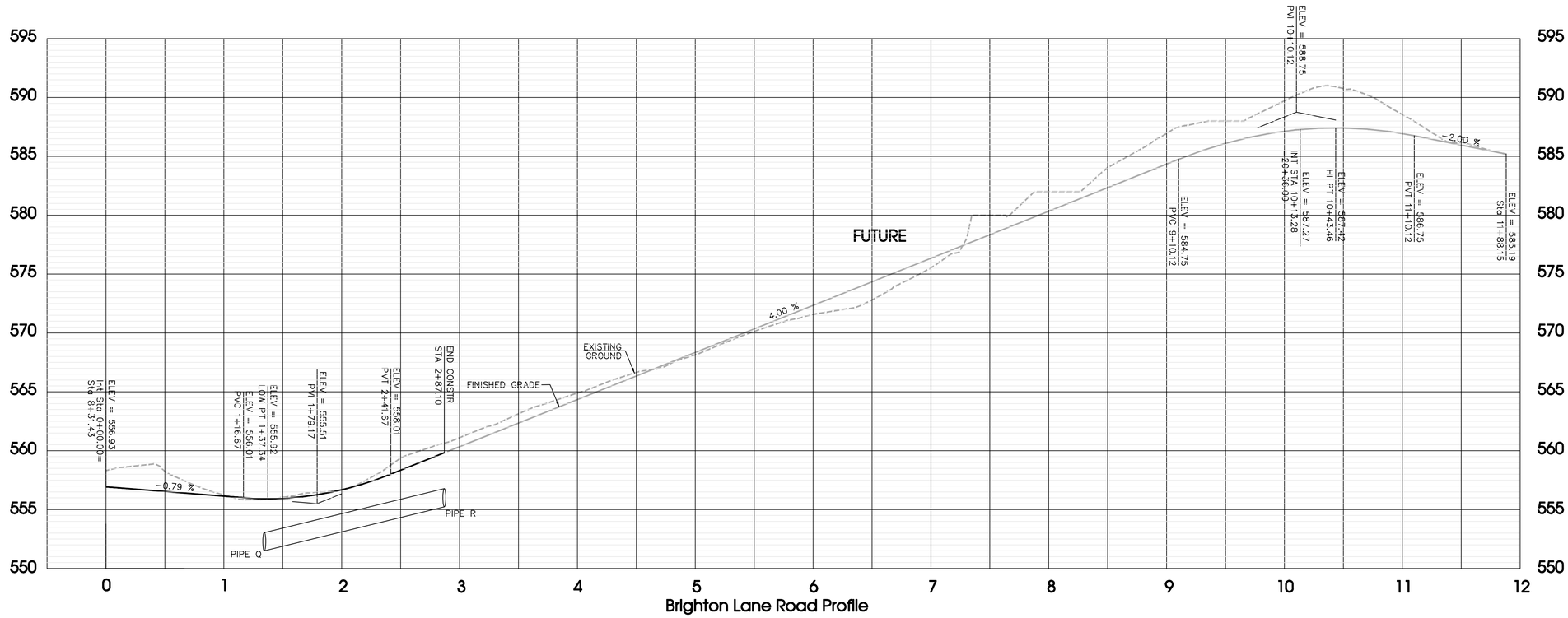
DOUGLAS W. JENKINS
STATE OF TENNESSEE

Saint Blaise Retreat Section 2
Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED:

SCALE: 1"=50' HORIZ. 1"=5' VERT.
JOB NO. 05062
SHEET: 9 of 13



Brighton Lane Road Profile

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Road Profiles

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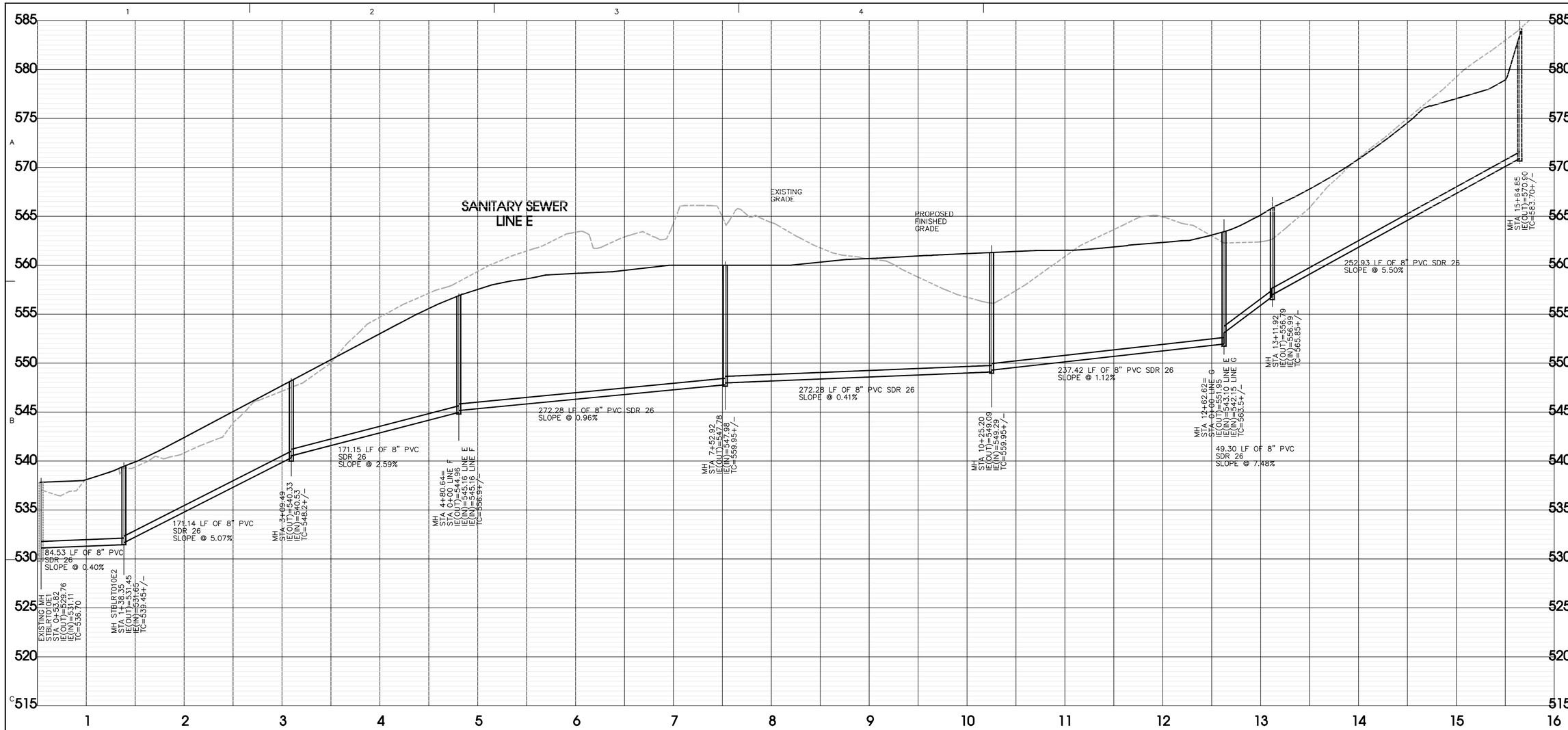
DOUGLAS W. JENKINS
REGISTERED ENGINEER
AGRICULTURE
No. 102677
STATE OF TENNESSEE

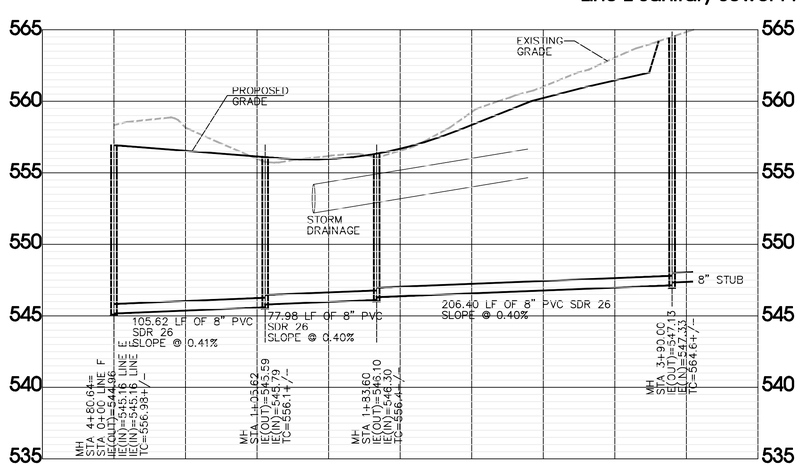
Saint Blaise Retreat Section 2
Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED:

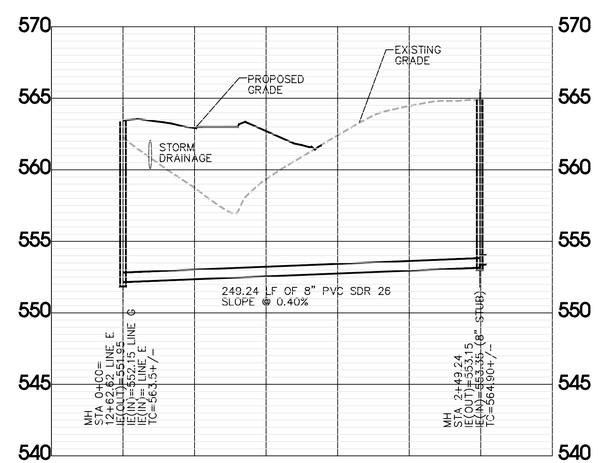
SCALE: 1"=50' HORIZ. 1"=5' VERT.
JOB NO. 05062
SHEET:
10 of 13



Line E Sanitary Sewer Profile



Line F Sanitary Sewer Profile



Line G Sanitary Sewer Profile

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Sewer Profiles

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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DOUGLAS W. JENKINS REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE

Saint Blaise Retreat
Section 2
Gallatin, Tennessee

DRAWN: SJA/CFB3
DATE: 1-2-14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED:

SCALE: 1"=50' HORIZ. 1"=5' VERT.
JOB NO. 05062
SHEET: 11 of 13

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer to sheet 3 of 13 Existing Conditions & Initial EPSC.

2. Demolition includes the following within the property lines:
   1) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable)
   2) Provide temporary barricades and other forms of protection as required to protect owner's personnel property and general public from injury due to demolition work.
   3) Demolition and removal of site improvements.
   4) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable)

3. Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and dispose of off site.

4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.

5. Existing foundations and utilities may be encountered across the site. If encountered, these items will require removal. Resulting excavations should be backfilled with properly compacted select fill.

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4–inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches

7. Remove reinstall, and relocate: items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstall items in locations indicated.

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
   1) Protect improvements on adjoining properties and on the Owner's property.
   2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

9. Contractor shall schedule demolition activities with the construction project manager.

10. Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.

11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.

12. Obtain approved borrow soil materials off–site when sufficient satisfactory soil materials are not available on–site.

13. maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
   1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
   2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
   1) Erect temporary protection, barricades as per local governing authorities.
   2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
   1) Protect tree root systems from damage due to deleterious materials caused by run–off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
   2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

16. Explosives: use of explosives will not be permitted.

17. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

18. Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.

19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.

20. Remove existing above–grade and below–grade improvements necessary to permit construction and other work as indicated.

21. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on–site.

22. Do NOT Burn or bury materials on site.

23. Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.

24. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1–800–351–1111.

25. Utilities shown are based on visual observations and utility markings. Contractor shall call TN One Call and confirm locations prior to starting work.

General Plan Notes:

1. Prior to starting construction the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.

2. All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. The soils report and recommendations set forth therein are a part of the required construction documents and take precedence unless specifically noted otherwise on the plans. The contractor shall notify the construction/project manager of any discrepancy between soils report and plans, etc.

3. The locations of underground facilities shown on the plan are based on field surveys and city records. It shall be the contractor's full responsibility to contact the various utility companies to locate their facilities prior to the starting construction. No additional compensation shall be paid to the contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.

4. All work within the rights of way shall be in accordance with the governing jurisdiction and specifications.

5. Contractor shall coordinate any maintenance of traffic with the owner's representative and the local jurisdiction prior to construction.

6. Contractor shall at all times ensure that SWPPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.

7. Upon completion of project, contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the city and/or construction/project manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment laden material on pavement or within the storm system shall be collected and removed from the site at contractor's expense.

8. Rock may be present at shallow depths requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

9. These project construction documents shall not constitute a contractual relationship between the engineer and the contractor.

10. The engineer shall not be responsible for construction of safety means, methods, techniques, sequence's, or procedures utilized by the contractor or subcontractors.

General Utility Notes:

1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to construction.

2. The contractor will provide all necessary protective measure to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

3. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utilities in the ground. This notification shall be given at least three (3) business days prior to commencement of excavation or construction around the utility.

4. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1–800–351–1111.

Site Plan Notes:

1. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.

2. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

6. The contractor is responsible for the protection and replacement of all property pins on this site.

7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

8. All dimensions and radii are given to face of curb unless otherwise noted.

9. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.

10. Materials:
   10A) Subgrade: Cohesive subgrade shall be compacted to 95% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
   10B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
   10C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

11. Cast in place concrete: All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable sections of ASTM C–94 (latest ed.) for ready mixed concrete.

12. All concrete shall be in–transit mixed concrete, 3% to 5% air–entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty–eight (28) days.

13. Slump: Maximum allowable slump will be five (5) inches.

14. Concrete Materials:
   14A) Portland cement: Gray portland cement, ASTM C–150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
   14B) Aggregates: ASTM C–33 (latest ed.).
   14C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
   14D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
   14E) Admixture: Air type to meet ASTM C–260 (latest ed.)

15. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter.

16. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.

17. Weather Requirements:
   17A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting in–place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
   17B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

18. Concrete tests shall be authorized by the owner on an as needed basis.

19. All exterior curb shall have expansion joints at 100'–0" O.C., and construction joints at 10'–0" O.C. (unless otherwise specified on the detail sheets).

20. All concrete shall have a medium transverse finish.

21. Subgrade shall be free of extraneous materials. Proof–roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.

22. Surface preparation, spreading and laying, compacting and rolling operations shall conform with asphalt institute recommended specifications.

23. Inspect area to paved and insure that all subgrade conditions are sufficiently carried out to insure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angle, to centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the contractor's expense.

Erosion Control Notes:

1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on–site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.

2. The contractor is responsible for removing silt from site if not reusable on–site and assuring plan alignment and grade in all ditches at completion of construction.

3. The contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc, prior to completion of this project.

4. Erosion control shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.

5. Erosion control measures are to be installed prior to any grading on–site and are to be maintained in place until stabilization of erodable soils has been accomplished.

Grading And Drainage Plan Notes:

1. The site work contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in–place prior to the placement of base course material.

2. The contractor shall cut existing pavement as necessary to assure a smooth fit and continuous grade.

3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.

4. Clearing and grubbing limits shall include all areas disturbed by grading operation.

5. The soil materials shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.

6. No portion of this site lies within the 100 Year Floodplain per Community Panel 47165C0407E (Zone X) dated September 20, 2006.

7. Before starting grading operations, see sheets 3, 4, 7, & 8 Construction SWPPP plan notes and details.

8. Prior to site construction activity, the contractor shall install all SWPPP measures to protect existing drainage facilities. Contractor shall prevent siltation from leaving the site at all times.

9. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense.

10. Site grading shall be performed in accordance with these plans and specifications and the recommendations set forth in this plan set. The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials.

11. Contractor shall submit a compaction report prepared by a Licensed Geotechnical Engineer, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specifications and the recommendations. Notify project engineer if any unsuitable soils are found.

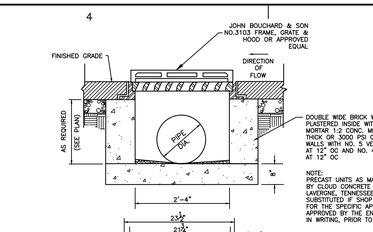
12. It is the earthwork contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content range to obtain the required in–place density. Scarifying and drying operation should be included in the contractor's price and should not be considered and extra for the contract. The contractor shall review and be aware of all moisture concerns and soil remediations requirements.

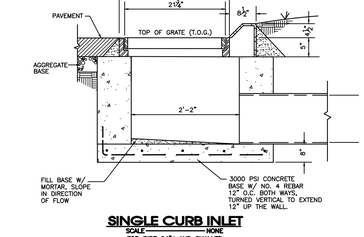
13. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a 6" depth in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than 1" in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off site.

14. After fine grading topsoil, contractor shall seed, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.

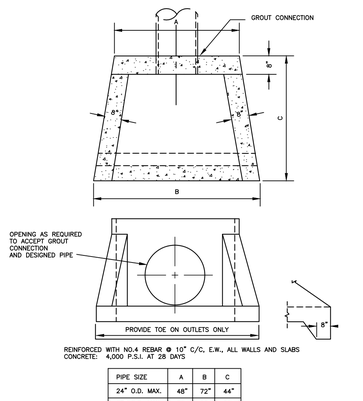
15. Elevations given are at bottom face of curb and/or finished pavement grade unless otherwise specified on grading plan. All pavement shall be laid on a straight, eve, and uniform grade with a minimum of 1% slope toward the collection points unless otherwise specified on the grading plan. DO not allow negative grades or ponding of water.

16. Contractor shall provide butt end joint to meet existing pavement in elevation at drive returns and ensure positive drainage.





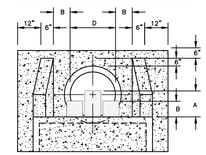
SINGLE CURB INLET
SCALE — NONE
FOR PIPE 24"ø AND SMALLER



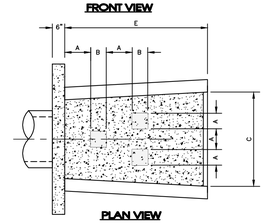
PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE — NONE

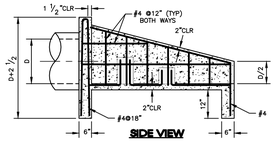
DIMENSIONS IN INCHES												
A	9	10	12	14	15	16	18	21	24	27	30	
B	6	7	8	9	10	11	12	14	16	18	20	
C	18	21	24	27	30	33	36	42	48	54	60	
D	36	42	48	54	60	66	72	84	96	108	120	
E	54	63	72	81	90	99	108	126	144	162	180	



FRONT VIEW

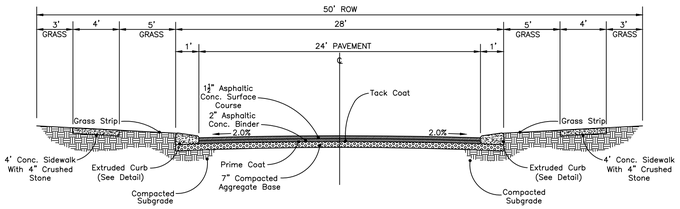


PLAN VIEW

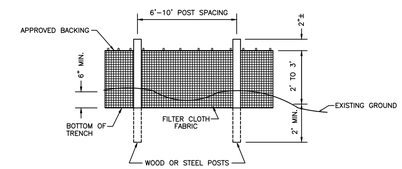


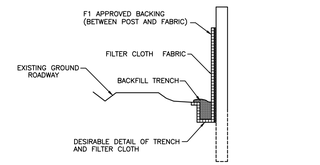
SIDE VIEW

ENERGY DISSIPATER OUTLET STRUCTURE
SCALE — NONE

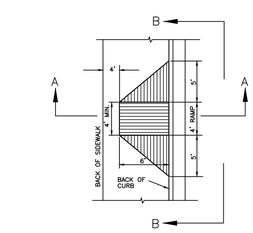


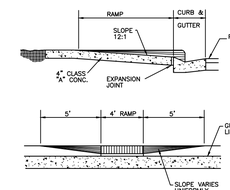
COLLECTOR STREET (50' R.O.W.)
SCALE — NONE





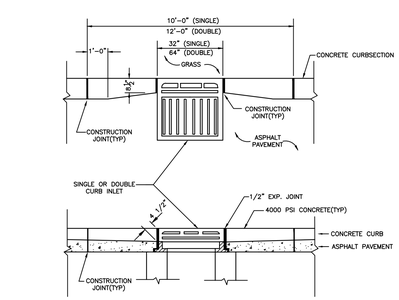
SILT FENCE DETAIL
SCALE — NONE



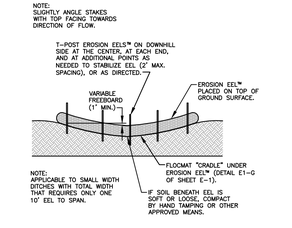


STD. HANDICAP RAMP (SIDE MOUNTABLE)
SCALE — NONE

NOTE:
SLIGHTLY ANGLE STAKES WITH TIP FACING TOWARDS DIRECTION OF FLOW.

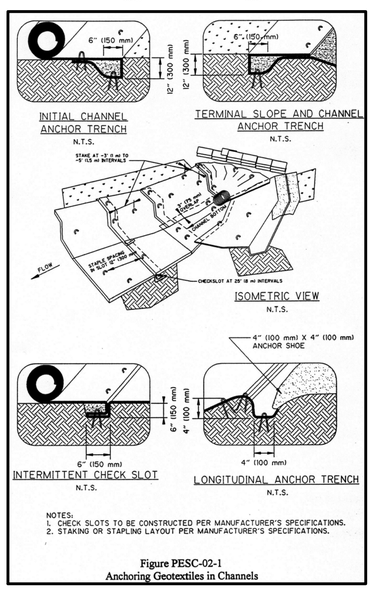


CURB TRANSITION AT INLET
SCALE — NONE



DETAIL E2–B: SECTION – SMALL DITCH CHECKS FOR 9.5" AND 20"ø EELS
N.T.S.

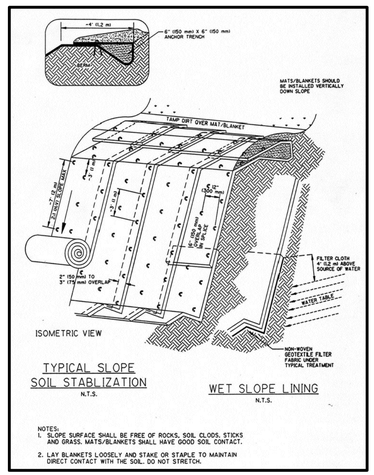
EROSION EEL DETAIL
SCALE — NONE



NOTES:
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS.
2. STAKING OR STAPLING LAYOUT PER MANUFACTURER'S SPECIFICATIONS.

Figure PESC–02–1
Anchoring Geotextiles in Channels

EROSION CONTROL MATTING ANCHORING
SCALE — NONE



Details

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890–7901 E–MAIL: DJENKINS@SEC–CIVIL.COM FAX: (615) 895–2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

DOUGLAS W. JENKINS — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE

Saint Blaise Retreat
Section 2
Gallatin, Tennessee

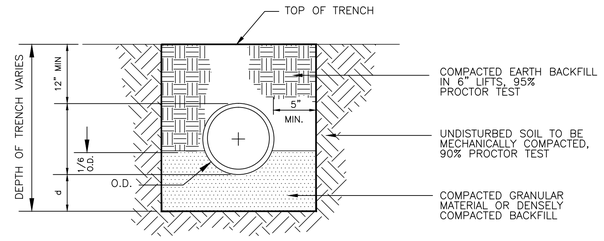
DRAWN: SJA/CFB3
DATE: 1–2–14
CHECKED: DWJ
FILE NAME: 05062project2
REVISED:

SCALE:

JOB NO. 05062

SHEET:
12 of 13

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

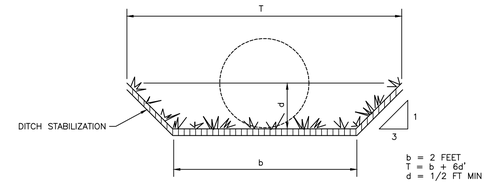


NOTES:

1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

PIPE DIA.	D (MIN.)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

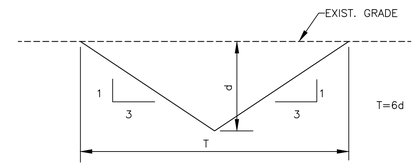
TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE — NONE



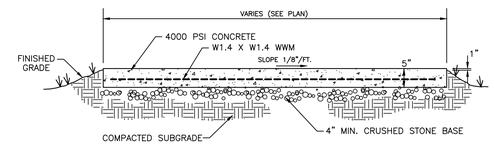
SLOPE PER THE GRADING PLAN

STABILIZATION OF DITCHES: ALL DITCHES SHALL BE STABILIZED IN ACCORDANCE W/ THE PLANS

FLAT BOTTOM DITCH SECTION
SCALE — NONE



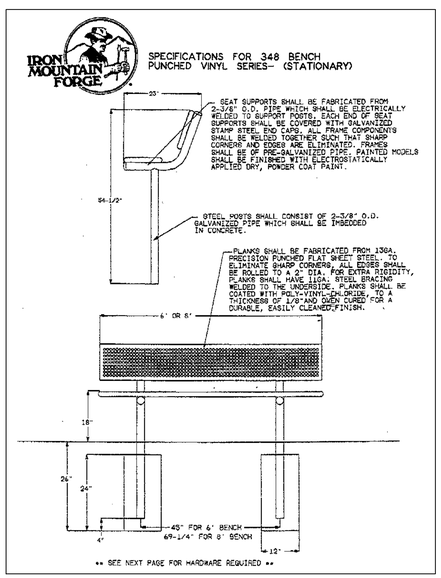
"V" BOTTOM DITCH DETAIL
SCALE — NONE

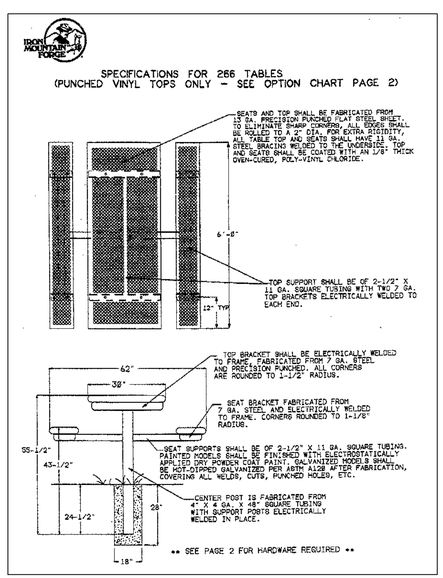


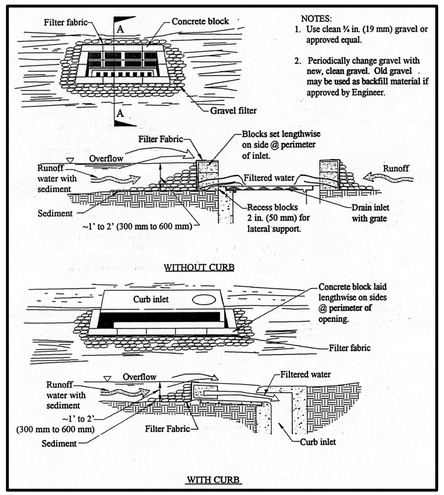
NOTES:

1. PROVIDE 1/2" EXP. JT. BETWEEN ALL FIXED OBJECTS AND WALK.
2. PROVIDE CONTRACTION JOINTS EVERY 6' AND EXTEND AT LEAST 1/3 OF DEPTH OF SLAB.
3. PROVIDE EXP. JOINTS (1/2") AT INTERSECTIONS OF DIFFERENT WALKS AND EVERY 30' O.C. ON STRAIGHT RUNS.

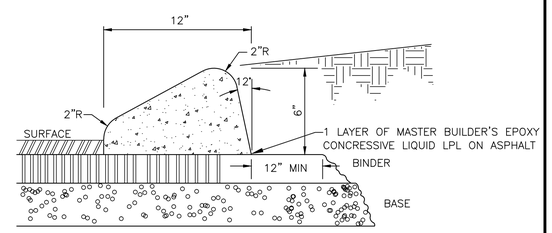
CONCRETE SIDEWALK
SCALE — NONE



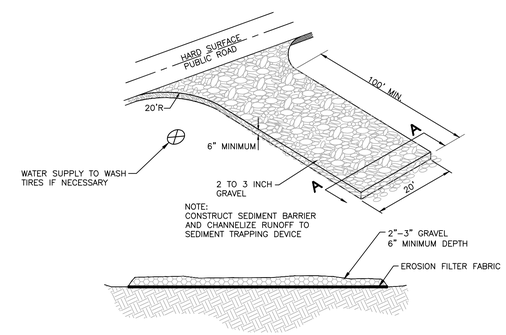




SEDIMENT FABRIC FILTER CURB INLET DETAIL
SCALE — NONE



EXTRUDED CURB
SCALE — NONE



SECTION A-A

GRAVEL CONSTRUCTION ENTRANCE
SCALE — NONE

Details

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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DOUGLAS W. JENKINS — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE

Saint Blaise Retreat
Section 2
Gallatin, Tennessee

DRAWN:	SJA/CFB3
DATE:	1-2-14
CHECKED:	DWJ
FILE NAME:	05062project2
REVISED:	
SCALE:	
JOB NO.	05062
SHEET:	13 of 13

WHITE HOUSE UTILITY DISTRICT

P. O. BOX 608, 3303 HIGHWAY31-W
WHITE HOUSE, TENNESSEE 37188

TELEPHONE (615) 672-4110
FAX (615) 672-9427

April 23, 2012

Mr. Matt Taylor
SEC, Inc.
850 Middle Tennessee Boulevard
Murfreesboro, TN 37129

RE: Water and Sewer Availability – St. Blaise Retreat Phase 2
Sumner County Tax Map 124 Parcel 47.00
Gallatin, TN

Dear Mr. Taylor:

This letter will confirm that White House Utility District can provide domestic potable water and sanitary sewer service for the development mentioned above. We understand the development will involve a subdivision of an existing parcel such that forty-two (42) new, single-family residential home lots will be created. Access to WHUD's sewer system will require the developer to fund the design and installation of gravity sewer mains within the new phase of the development that will convey wastewater to the existing sewer pump station. The existing sewer pump station is located at the western edge of the first phase of this development. This sewer pump station is in operation. The currently installed infrastructure – including the sewer pump station - has been accepted by WHUD. Various water main extensions will need to also be designed, funded, and installed by the developer to serve proposed phases of this development.

WHUD can provide a minimum fire flow of 500 gallons per minute with a minimum residual pressure of 20 psi in this development as long as adequately sized water mains are installed to serve Phase 2.

A two-hydrant flow test was conducted in Phase 1 of this development on 12/14/2011. At a flow rate of 500 gallons per minute, a residual pressure of 70 psi was obtained. This test was conducted during "best case" hydraulic conditions with higher tank levels and lower consumption in WHUD's distribution system. Available flow/pressure during warmer weather/higher use periods will likely be lower.

A standard residential water and sewer tap fee will be due for each residential lot for Phase 2 of this development. Sewer and water tap fees are due at the time service is requested. Standard residential sewer tap fees are currently set at $2,700. Standard

¾" residential water tap fees are currently $2,050. Water and sewer tap fees are subject to change from time to time.

Other fees that would apply to this project would be a plan review fee of $1,000 that is due at the time plans are turned in for review by WHUD staff.

The developer will be required to extend a gravity sewer main to the southwest corner of this property. WHUD is willing to discuss the possibility of a bond or other surety instrument in lieu of immediate construction of this improvement if the developer chooses not to develop the whole property in a single phase.

If you choose to move forward with this project, please notify us in writing. After written notice from you, WHUD will produce a Developer's Agreement that you will need to execute in order to move forward with the development process. It may be helpful to review WHUD's Developer's Packet located on our web site at the following link in order to familiarize yourself with the development process:
www.whud.org/developer_forms.cgi.

The details contained in this availability letter are valid for a period of 90 days from the date noted at the top of the letter. You may make a written request to extend the valid date of this availability letter after the original 90-day period expires. WHUD will either grant or deny that request in writing.

Please contact Brandi Webster at 615-672-4110 ext. 241 if you have any questions.

Sincerely,

Pat Harrell

Pat Harrell, PE
District Engineer

ITEM 11

GMRPC Resolution No. 2014-07

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR GALLATIN INDUSTRIAL CENTER, PHASE 2, 222.32 (+/-) ACRES, LOCATED AT NORTH AND EAST OF THE INTERSECTION OF COMMERCE WAY AND GATEWAY DRIVE – (PC0237-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Littlejohn Engineering Associates, Inc., at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-402, 13-3-404, 13-4-302, and 13-4-304:

1. The Final Plat is consistent with the Policy and Procedures of the as described in Chapter 1, Section 1-104, items 1-11, of the City of Gallatin Subdivision Regulations.
2. The Final Plat is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District.
3. The Final Plat is consistent with T.C.A. Section 13-4-303(a).
4. The Final Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Airport Road Industrial Area.
5. It has been determined for legal purposes for which zoning and subdivision regulations exist have not been contravened.
6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Final Plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.

ITEM 11

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat per Section 1-110 and Section 2-105.5 of the Gallatin Subdivision Regulations with the following conditions of approval:

1. Correct Note #1 to read "The purpose of the plat is to create two (2) lots and dedicate a right-of-way by creating and re-platting a portion of an existing lot, four (4) unplatted parcels, and a portion of former railroad right-of-way."
2. A Final Plat note will need to be added to indicate that Lot 1 will be governed by the applicable Gallatin Industrial Center Restrictive Covenants (Record Book 323, Page 259).
3. A Final Plat note will need to be added to indicate that Lot 2 will be governed by the applicable Gallatin Industrial Center, Phase 2 Restrictive Covenants and recorded prior to the recording of the final plat.
4. Remove the reference "City to file Quick Claim Deed" from final plat.
5. Add Docket No. AB-2, Sub-No. 22F reference and docket information for the "CSX Railroad Right-of-Way Abandoned" to the final plat. Docket information: The docket does not actually abandon the right-of-way; it gives notice that the right-of-way will be closed by a Certificate of Abandonment.
6. Reference any information concerning the Certificate of Abandonment, if discovered in the future, to the final plat.
7. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
8. Submit two (2) mylars and one (1) vellum copies of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 01/27/2014

_____

Dick Dempsey, Chairman

ITEM 11

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 11
PLANNING DEPARTMENT STAFF REPORT
Final Plat for Gallatin Industrial Center, Phase 2
(PC0237-14)
Commerce Way and Gateway Drive
Date: January 24, 2014

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR THE GALLATIN INDUSTRIAL CENTER, PHASE 2, IN ORDER TO CREATE TWO (2) LOTS AND DEDICATE A RIGHT-OF-WAY ON 222.32 (+/-) ACRES BY CREATING AND RE-PLATTING A PORTION OF AN EXISTING LOT, FOUR (4) UNPLATTED PARCELS, AND A PORTION OF FORMER RAILROAD RIGHT-OF-WAY LOCATED AT COMMERCE WAY AND GATEWAY DRIVE.

OWNER:	**CITY OF GALLATIN**
APPLICANT:	**LITTLEJOHN ENGINEERING ASSOCIATES, INC.**
STAFF RECOMMENDATION:	**APPROVAL WITH CONDITIONS**
STAFF CONTACT:	**ROBERT J. KALISZ**

PLANNING COMMISSION DATE: JANUARY 27, 2014

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Final Plat for Gallatin Industrial Center, Phase 2, in order to create two (2) lots and dedicate a right-of-way containing 222.32 (+/-) acres by creating and re-platting Lot 1 of the Gallatin Industrial Center at 195 and 219 Commerce Way (a.k.a. Gallatin Industrial Center), four (4) unplatted parcels and a portion of former railroad right-of-way. The property is located north and east of the intersection of Commerce Way and Gateway Drive. The property is currently vacant and zoned Industrial Restrictive (IR). No portion of the Gallatin Industrial Center, Phase 2 is located within a flood hazard area. (Attachment 11-1)

CASE BACKGROUND:

Previous Approvals
On December 12, 2005, the Planning Commission approved the minor subdivision plat for the Gallatin Industrial Center at 195 and 219 Commerce Way creating two (2) buildable lots and one (1) storm water detention area on 24.93 (+/-) acres (PC File #2-31-05). The minor subdivision plat for was recorded on March 22, 2006. (Attachment 11-2)

DISCUSSION:

Proposed Development
The Gallatin Industrial Center, Phase 2 is proposed as a two (2) lot subdivision to include 222.32 (+/-) acres. The proposed Lot 1 contains 8.58 (+/-) acres, and using 5.52 (+/-) acres of the remaining east portion of the original Lot 1 will be used towards the Gallatin Industrial Center, Phase 2 development. By combining the rear portion of Lot 1 (5.52 (+/-) acres) with

four (4) unplatted parcels containing 206.64 (+/-) acres, and a portion of railroad abandoned right-of-way containing 1.58 (+/-) acres for a total of 213.74 (+/-) acres shall become the Gallatin Industrial Center, Phase 2 development.

The Gallatin Economic Development Agency has indicated that the development of Lot 2 will be divided and sold into tracts, minimum of 10 (+/-) acres, as future development demands.

Restrictive Covenants
Lot One the Gallatin Industrial Center is governed by Restrictive Covenants (Record Book 323, Page 259) that was recorded on April 21, 1993.

The Gallatin Industrial Center, Phase 2 Restrictive Covenants are in the process of being proposed by the Gallatin Economic Development Agency for approval by the City of Gallatin Industrial Development Board (IDP) and then will be recorded at the Sumner County Register of Deeds office.

Upon the recording the Restrictive Covenants property or tracts shall develop in accordance with the Restrictive Covenants and to the Gallatin Zoning Ordinance.

However the remaining front portion of Lot 1 of the Gallatin Industrial Center shall continue to abide by the Gallatin Industrial Center recorded Restrictive Covenants (Record Book 323, Page 259). A final plat note will need to be added to indicate that Lot 1 and Lot 2 will be governed by the applicable Gallatin Industrial Center Restrictive Covenants.

Bulk Regulations, Bufferyards and Landscaping
The applicant and owner shall refer to the Gallatin Industrial Center, Phase 2 restrictive covenants and the Gallatin Zoning Ordinance for bulk regulations, bufferyards, landscaping, and any development standards for development of the property.

Public Infrastructure
The City of Gallatin through a Tennessee Department of Transportation (TDOT) grant provided funding for Gateway Drive. Construction started on the public infrastructure in October of 2012. The Gallatin Public Utilities Department approved the designs for the public utilities to be located along the right-of-way. During construction Gallatin Public Utilities Department installed cross connections for sanitary sewer and water under the right-of-way for future extension of the utility system. The public infrastructure for Gateway Drive was completed as of August of 2013.

Stream Buffers and Easements
The final plat indicates a 60 foot wide (25 feet from top of bank) stream buffers for the blue-line streams, drainage easements, and existing and proposed sanitary sewer easements along with two (2) 40 foot wide public utility and access easements throughout the property.

Planning Department Comments
The Planning Department reviewed and commented on the Final Plat. Most of the Planning Department comments have been satisfied; however the applicant shall amend the Final Plat and provide documents as indicated below:

1. Correct Note #1 to read "The purpose of the plat is to create two (2) lots and dedicate a right-of-way by creating and re-platting a portion of an existing lot, four (4) unplatted parcels, and a portion of former railroad right-of-way."
2. A final plat note will need to be added to indicate that Lot 1 will be governed by the applicable Gallatin Industrial Center Restrictive Covenants (Record Book 323, Page 259).
3. A final plat note will need to be added to indicate that Lot 2 will be governed by the applicable Gallatin Industrial Center, Phase 2 Restrictive Covenants and recorded prior to the recording of the final plat.
4. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
5. Submit two (2) mylars and one (1) vellum copies of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Plat. The majority of the Engineering Division comments have been satisfied; however the applicant shall amend the Final Plat and provide documents as indicated below:

1. Remove the reference "City to file Quick Claim Deed" from final plat.
2. Add Docket No. AB-2, Sub-No. 22F reference and docket information for the "CSX Railroad Right-of-Way Abandoned" to the final plat. Docket information: The docket does not actually abandon the right-of-way; it gives notice that the right-of-way will be closed by a Certificate of Abandonment.
3. Reference any information concerning the Certificate of Abandonment, if discovered in the future, to the final plat.

Other Departmental Comments

The other City Departments reviewed the Final Plat and had no comments.

Findings

1. The Final Plat is consistent with the Policy and Procedures of the as described in Chapter 1, Section 1-104, items 1-11, of the City of Gallatin Subdivision Regulations.
2. The Final Plat is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District.
3. The Final Plat is consistent with T.C.A. Section 13-4-303(a).
4. The Final Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Airport Road Industrial Area.
5. It has been determined for legal purposes for which zoning and subdivision regulations exist have not been contravened.
6. It has been determined that the subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Final Plat has been submitted to the City complying with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2014-07, Final Plat for Gallatin Industrial Center, Phase 2 consisting of a two (2) sheet plat, prepared by Littlejohn Engineering Associates, Inc. of Nashville, Tennessee, project No. #20130031, dated January 2, 2014 with the following conditions:

1. Correct Note #1 to read "The purpose of the plat is to create two (2) lots and dedicate a right-of-way by creating and re-platting a portion of an existing lot, four (4) unplatted parcels, and a portion of former railroad right-of-way."
2. A Final Plat note will need to be added to indicate that Lot 1 will be governed by the applicable Gallatin Industrial Center Restrictive Covenants (Record Book 323, Page 259).
3. A Final Plat note will need to be added to indicate that Lot 2 will be governed by the applicable Gallatin Industrial Center, Phase 2 Restrictive Covenants and recorded prior to the recording of the final plat.
4. Remove the reference "City to file Quick Claim Deed" from final plat.
5. Add Docket No. AB-2, Sub-No. 22F reference and docket information for the "CSX Railroad Right-of-Way Abandoned" to the final plat. Docket information: The docket does not actually abandon the right-of-way; it gives notice that the right-of-way will be closed by a Certificate of Abandonment.
6. Reference any information concerning the Certificate of Abandonment, if discovered in the future, to the final plat.
7. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval prior to submitting the mylars for recording.
8. Submit two (2) mylars and one (1) vellum copies of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS:

Attachment 11-1 Final Plat for Gallatin Industrial Center, Phase 2 (PC0237-14)
Attachment 11-2 Final Plat for Gallatin Industrial Center at 195 and 219 Commerce Way (P.B. 23, page 103)
Attachment 11-3 Response Letter from Robert M. Searson dated January 17, 2014

EXHIBIT A

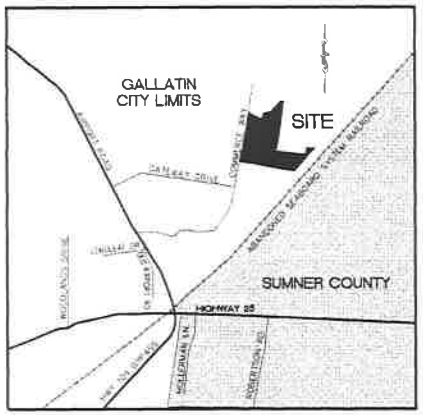
ATTACHMENT 11-2

Pamela S. Whitaker, Register
Sumner County Tennessee

Rec #: 636914		
Rec'd:	15.00	Instrument #: T87030
State:	0.00	
Clerk:	0.00	Recorded
EDP:	2.00	3/22/2006 at 12:18 pm
Total:	17.00	in
		Plat Book 23 Pgs 103-103

GENERAL NOTES:

1. NORTH ARROW BASED ON RECORD BOOK 551, PAGE 151, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE.
2. PRESENT ZONING "IR" AS OF THIS DATE.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO BUILDABLE LOTS AND ONE STORM WATER DETENTION AREA.
4. PLAT CONTAINS: 24.93 ACRES, MORE OR LESS.
5. REFERENCE PARCEL: MAP 112, PARCEL 16, TAX ASSESSOR'S OFFICE SUMNER COUNTY, TENNESSEE.
6. THIS PROPERTY IS LOCATED IN ZONE "X" AN AREA DESIGNATED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS, COMMUNITY NUMBER: 470185, PANELS: 0317 AND 0319, SUFFIX "D", DATED: NOVEMBER 21, 2002.
7. IRON RODS WERE FOUND OR SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
8. ALL RESTRICTIVE COVENANTS OF THE GALLATIN INDUSTRIAL CENTER APPLY TO THE RECORDING OF THIS PLAT.
9. SETBACKS SHOWN HEREON ARE DERIVED FROM THE GALLATIN INDUSTRIAL PARK RESTRICTIONS. (60' M.B.S.L. AND 30' YARD)
10. THE INTENDED USE OF THIS PROPERTY IS INDUSTRIAL BUILDING SITE. THE PRESENT EXISTING CONDITION IS VACANT PROPERTY.



VICINITY MAP

PLAT CONTAINS: 24.93 ACRES, MORE OR LESS.

Sec Note One

120 0 120 240 360
Scale 1" = 120'

SUNNY MEADE SUBDIVISION
Plat Book 10, Page 271, R.O.S.C.,TN
COUNTY ZONED: (R1A) RESIDENTIAL

RAILROAD RIGHT-OF-WAY

Ray and Lorre Dorris
Record Book 1064, Page 301, R.O.S.C.,TN
Map 105, Parcel 045.00, T.A.O.S.C.,TN
ZONED: R15

BLUE-LINE STREAM

S 06°10'38" W 423.54'
S 09°36'22" W 659.79'
S 83°45'55" E 193.18'
N 06°08'09" E 152.79'
S 83°45'04" E 615.99'
S 47°55'05" W 666.02'
N 79°39'34" W 1178.83'
N 42°01'04" E 299.03'
N 73°31'18" E 174.71'
N 18°25'15" E 112.92'
S 84°15'32" E 70.71'
S 87°25'32" E 430.99'
S 05°20'29" E 298.38'
S 43°37'39" E 90.63'
N 17°22'00" E 1094.82'
595.70'± To Southern Margin of Gateway Drive

30' YARD
75' M.B.S.L.
60' M.B.S.L.
10' P.U.E.
20' SANITARY SEWER EASEMENT
BLUE-LINE STREAM ALONG PROPERTY LINE
195
219

3
2.46 Acres
CITY OF GALLATIN
STORM WATER DETENTION AREA

2
8.37 Acres
OWNER OF LOT AGREES TO PROVIDE THE CITY OF GALLATIN SUFFICENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES ON LOT THREE

1
14.10 Acres

LEGEND

ADDRESS	000
FIRE HYDRANT	
VALVE	
PROPERTY LINE	
PUBLIC UTILITY DRAINAGE EASEMENT	
MINIMUM BUILDING AND YARD SETBACK	
WATER LINE	WATER
SANITARY SEWER LINE	SAN
GAS LINE	GAS

PK U.S.A., Inc.
Record Book 1760, Page 145, R.O.S.C.,TN
Map 112, Parcel 106.00, T.A.O.S.C.,TN
ZONED: IR

Gallatin Land Acquisition
Record Book 551, Page 151, R.O.S.C.,TN
Map 112, Parcel 106.03, T.A.O.S.C.,TN
ZONED: IR

City of Gallatin
Record Book 231, Page 451, R.O.S.C.,TN
Map 112, Parcel 016.00, T.A.O.S.C.,TN
ZONED: IR

COMMERCE WAY (80' R.O.W.)

RECEIVED
JAN 16 2014
GALLATIN PLANNING & ZONING

L. STEVEN BRIDGES, JR. REGISTERED LAND SURVEYOR TENNESSEE NO. 1740

ENTERED
John D. Wade
PROPERTY ASSESSOR
MAR 22 2006
MAP___GP___CTL___PAR___

OWNER/DEVELOPER:
CITY OF GALLATIN
132 WEST MAIN STREET
GALLATIN, TENNESSEE 37066

FINAL PLAT
GALLATIN INDUSTRIAL CENTER
AT 195 AND 219 COMMERCE WAY
CITY OF GALLATIN
SECOND CIVIL DISTRICT, SUMNER COUNTY

L. STEVEN BRIDGES, JR.
LAND SURVEYING AND CONSULTING
311 EAST MAIN STREET, NAPLE GLEN, SUITE FOUR
HENDERSONVILLE, TENNESSEE 37075-2552
PHONE(615) 822-5394 FAX(615) 826-2566

FINAL PLAT
GALLATIN INDUSTRIAL CENTER
AT 195 AND 219 COMMERCE WAY
CITY OF GALLATIN
SECOND CIVIL DISTRICT, SUMNER COUNTY

DRAWN BY:	L.S.B., Jr.
CHECKED BY:	L.S.B., Jr.
DATE:	11/08/2005
SCALE:	1" = 120'
JOB NUMBER:	3080
REVISIONS:	
STAFF COMM	11/29/2005
	03/17/2006

CERTIFICATE of OWNERSHIP and DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book number 551, Page 151, Sumner County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of dedication for all public roads, utilities, and other facilities have been made as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date ____ 20__ Owner: Don Wright

Date ____ 20__ Owner: ____

CERTIFICATE of ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these regulations.

Date 03/17 20 06 R.L.S. L. Steven Bridges, Jr.

CERTIFICATE of APPROVAL or BONDING of ROADS

I hereby certify (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date 3/22 20 06 By: Ron Cole, City Engineer

CERTIFICATE of APPROVAL of WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled GALLATIN INDUSTRIAL CENTER AT COMMERCE WAY have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Date: 3/20 20 06 By: David H. Bryan, Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE of APPROVAL of SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled GALLATIN INDUSTRIAL CENTER AT COMMERCE WAY have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Date: 3/20 20 06 By: David H. Bryan, Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE of APPROVAL for RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county register.

Date 3/22 20 06 By: John E. Wilson, Secretary, Planning Commission

Date 3-22 20 06 By: JRK V. Chris, Chairman's Initials

PC 0237-14

EXHIBIT A

ATTACHMENT 11-3

LITTLEJOHN ENGINEERING ASSOCIATES

RECEIVED
JAN 16 2014
GALLATIN PLANNING & ZONING

January 16, 2014

City of Gallatin Codes/ Planning Department
132 West Main Street
Gallatin, TN 37066

The following are responses to the conditions of approval for Gallatin Industrial Center, Phase 2, final plat:

Department of Public Utilities
1. No water or sanitary sewer at this date.

Planning Department
1. Correct certificate of approval for water and sewer systems plat title to be Gallatin Industrial Center, Phase 2.
(Certificate has been corrected.)

2. Add "refer to Gallatin Industrial Center Restrictive Covenants and Gallatin zoning ordinance for setbacks and bulk requirements" to notes.
(Note #10 has been added.)

3. Remove District 2, required yards, required minimum setback line, maximum lot coverage, and maximum height of building information from site table information.
(Yards, setbacks, lot coverage and building information have been removed.)

4. Remove all lines and labels for setbacks, yards, and buffer yards reflecting on site layout of the lots.
(Setbacks, yards and buffer yards have been removed.)

5. Add Lot 1 area to vicinity map.
(Lot 1 has been added to the vicinity map.)

6. Provide copy of restrictive covenants.
(A copy of the restrictive covenants is attached to this resubmittal package.)

7. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: dgn or dwg file (Microstation Version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit pdf files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit pdf files of all supporting documents and correspondence. Label file formats on cd.
(Copies and cd with a digital file and pdf are attached to this resubmittal package.)

8. Submit a detailed response letter addressing all departmental review comments.
(Submitted.)

1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

www.leainc.com

Engineering
Planning
Landscape Architecture
Land Surveying
Environmental Services
Health and Safety
Economic Development

RESUBMITTAL

PC0237-14

EXHIBIT A

ATTACHMENT H-3

RECEIVED
JAN 16 2014
GALLATIN PLANNING & ZONING

9. Return checkprint & checklist.
(Checkprint and checklist are attached to this resubmittal package.)

10. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30pm on 1/16/2014.
(Comment noted.)

11. Resubmittals must include the above information in order to be considered a complete resubmittal.
(Comment noted.)

Codes Department
No comments

Engineering Division
1. Show correct ownership of the CSX RR ROW abandoned between Sunnymeade Sec. 6 and city propety. Previous survey indicated AB2-22F 10-22-79 as the abandonment documents.
(The portion of the abandoned ROW now has a label that states, "THE CITY TO FILE QUICK CLAIM DEED." That deed will be referenced when available. Docket No. AB-2, Sub-No. 22F does not state the owner of the property. The docket does not actually abandon the ROW; it gives notice that the ROW will be closed by a certificate of abandonment. That certificate has not yet been found.)

2. Show proposed road ROW extending all the way to Parcel 16.03 where it will tie into the City of Gallatin property of record RB 3120 PG 229 R.O.S.C., TN. 3. Update vicinity map to include entire property being platted.
(Vicinity map has been updated.)

Fire Department
No comment

Police Department
Reviewed: no comments

Gallatin Department Of Electricity
O.K.

Sumner County, E-911
No comments

Industrial Pre-Treatment Department
N/a

RESUBMITTAL

PC0237-14

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 5 PARCELS AND TO DEDICATE RIGHT OF WAY.

2. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE (ROSC).

3. THE RECORDING OF THIS PLAT VACATES, VOIDS AND SUPERSEDES LOT 1 OF GALLATIN INDUSTRIAL CENTER AT 195 AND 219 COMMERCE WAY AS RECORDED IN PLAT BOOK 23, PAGE 103, ROSC.

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBERS 47165C0317G & 47165C0319G, DATED APRIL 17, 2012.

5. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

7. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

8. STREAMS, WET WEATHER CONVEYANCE AND WETLANDS SHOWN TAKEN FROM HYDROLOGIC DETERMINATION BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION PROVIDED ON 7-17, 2013.

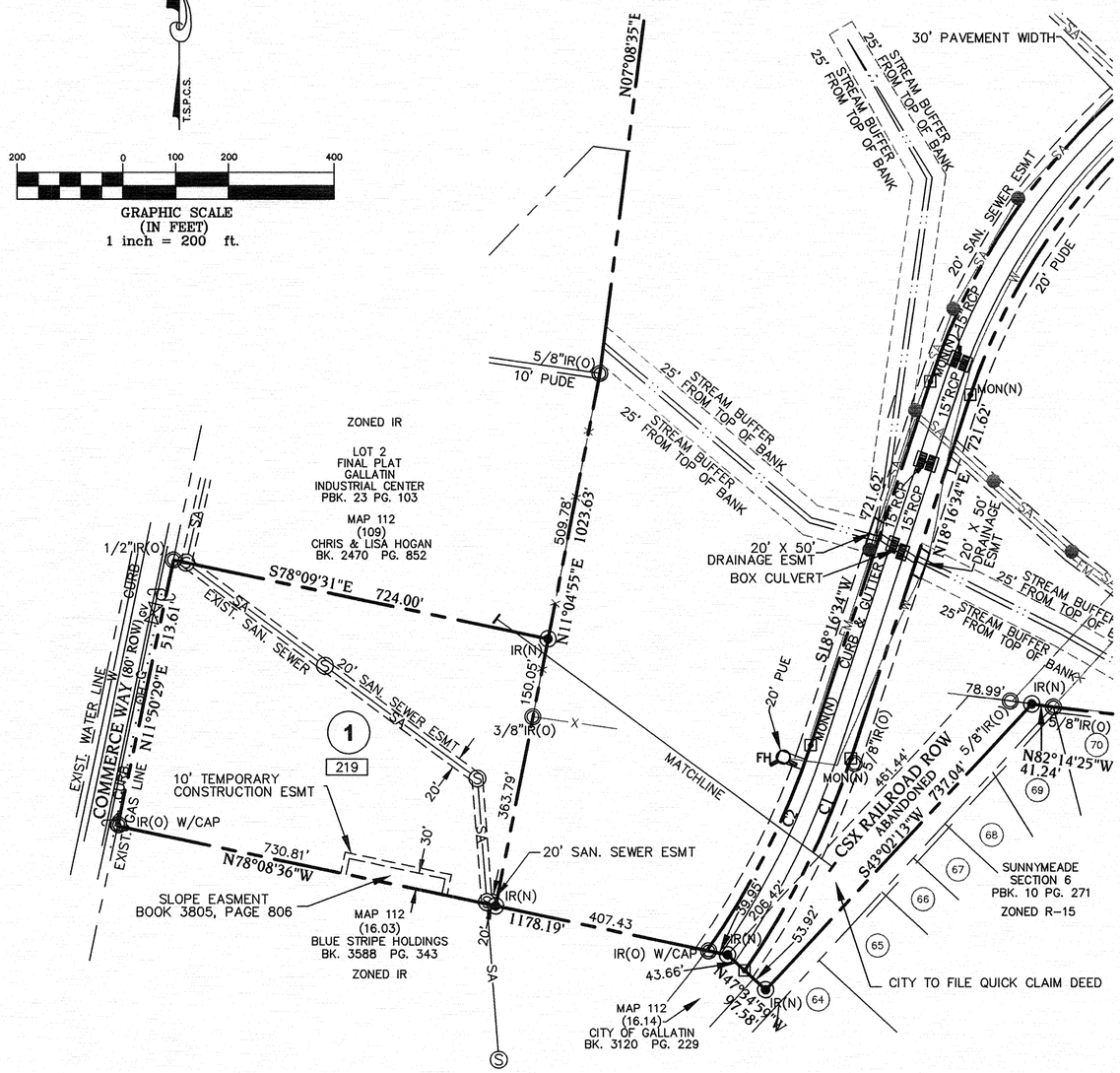
9. SURVEY FIELD DATA COLLECTED ON 12/09/13.

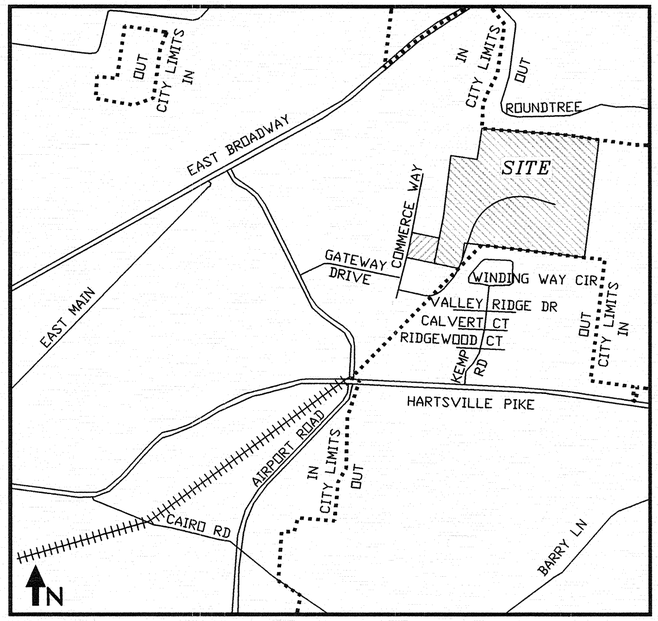
10. REFER TO GALLATIN INDUSTRIAL CENTER RESTRICTIVE COVENANTS AND GALLATIN ZONING ORDINANCE FOR SETBACKS AND BULK REQUIREMENTS.

T.S.P.C.S.

200 0 100 200 400

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.





VICINITY MAP
NOT TO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	449.15'	1540.00'	16°42'38"	226.18'	447.56'	N26°37'54"E
C2	435.86'	1460.00'	17°06'17"	219.56'	434.25'	N26°49'43"E
C3	1778.74'	1160.00'	87°51'26"	1117.41'	1609.53'	S62°12'17"W
C4	1901.41'	1240.00'	87°51'26"	1194.47'	1720.53'	S62°12'17"W
C5	42.70'	50.00'	48°56'01"	22.75'	41.42'	N49°23'59"W
C6	42.70'	50.00'	48°56'01"	22.75'	41.42'	N81°40'00"E
C7	421.92'	87.00'	277°52'01"	75.81'	114.31'	N16°08'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.38'	N81°46'01"W
L2	81.40'	N81°46'01"W
L3	522.84'	N81°46'01"W
L4	48.90'	S07°25'12"W
L5	103.78'	S07°25'12"W
L6	19.93'	N82°57'12"W
L7	257.24'	N82°57'12"W
L8	41.00'	N18°16'34"E
L9	78.99'	N82°57'12"W

AREA TABLE		
	SQFT	ACRES
LOT 1	373,675	8.58
LOT 2	9,310,560	213.74
ROW DEDICATION	298,536	6.85
TOTAL AREA	9,684,235	222.32

LEGEND

PARCEL NO.	( )
LOT NUMBER	00
STREET ADDRESS	0000
IRON ROD (OLD)	IR(O)
IRON ROD (SET IN CONC.)	MON(N)
IRON PIPE (OLD)	IP(O)
PROPERTY LINE	
FENCE	X X
PARCEL LINE	
STORM LINE	15"RCP
DRAINAGE INLET	
PROPOSED MANHOLE	
PROPOSED FIRE HYDRANT	FH
PROPOSED SANITARY SEWER LINE	SA
PROPOSED FORCE MAIN	FM
PROPOSED WATER LINE	W
EXISTING SANITARY SEWER LINE	EXISTING LINE SA
EXISTING GAS LINE	EXISTING LINE G
EXISTING WATER LINE	EXISTING LINE W
GUY WIRE	
POWER POLE	
GAS VALVE	GV
EXISTING SANITARY SEWER MANHOLE	S

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1666

CERTIFICATE OF STAFF CERTIFICATION

Date _____ City Planner _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the water systems outlines or indicated on the final subdivision plat entitled "Gallatin Industrial Center, Phase 2" have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Water System _____ Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled "Gallatin Industrial Center, Phase 2" have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Sewer System _____ Date _____ Superintendent of Public Utilities _____

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Registrar.

Date _____ Secretary, Planning Commission _____

Date _____ Chairman's Initials _____

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS
I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

City Engineer _____ Date _____

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.

1/16/14 Date _____ Robert M. Searson, Tenn. License No. 1666

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 231, page 451, book number 3043, page 249, book number 2962, page 808 and book number 3058, page 422, County Registrar's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date _____ Owner _____

OWNER: CITY OF GALLATIN
132 W. MAIN STREET
GALLATIN, TN 37066

SITE ADDRESS: 219 COMMERCE PK/
HARTSVILLE PK

TAX MAP 112
PARCELS 12, 12.01, 12.02, 12.03 & 108.01

ZONING: IR (INDUSTRIAL RESTRICTIVE)

EXISTING USE: VACANT
PROPOSED USE: VACANT

PREPARED BY:

LITTLEJOHN ENGINEERING ASSOCIATES
1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
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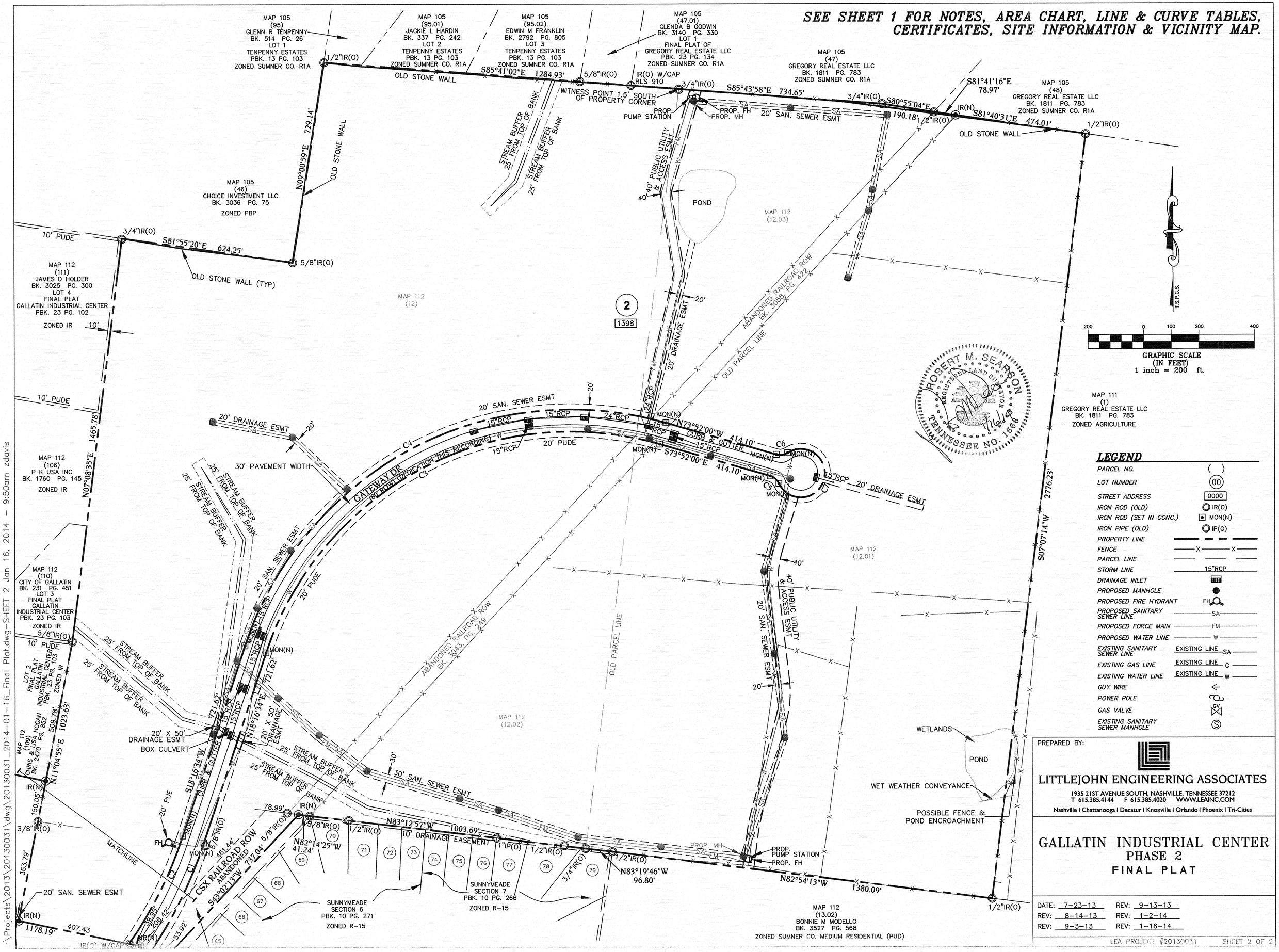
GALLATIN INDUSTRIAL CENTER
PHASE 2
FINAL PLAT

DATE: 7-23-13 REV: 9-13-13
REV: 8-14-13 REV: 1-2-14
REV: 9-3-13 REV: 1-16-14

LEA PROJECT #2013-0031 SHEET 1 OF 1

...\Projects\2013\20130031\dwg\20130031_2014-01-16_Final Plat.dwg-SHEET 1 Jan 16, 2014 - 9:49am zdavis

SEE SHEET 1 FOR NOTES, AREA CHART, LINE & CURVE TABLES, CERTIFICATES, SITE INFORMATION & VICINITY MAP.



LEGEND

PARCEL NO.	( )
LOT NUMBER	(00)
STREET ADDRESS	0000
IRON ROD (OLD)	IR(O)
IRON ROD (SET IN CONC.)	MON(N)
IRON PIPE (OLD)	IP(O)
PROPERTY LINE	
FENCE	X
PARCEL LINE	
STORM LINE	15"RCP
DRAINAGE INLET	
PROPOSED MANHOLE	
PROPOSED FIRE HYDRANT	FH
PROPOSED SANITARY SEWER LINE	SA
PROPOSED FORCE MAIN	FM
PROPOSED WATER LINE	W
EXISTING SANITARY SEWER LINE	EXISTING LINE SA
EXISTING GAS LINE	EXISTING LINE G
EXISTING WATER LINE	EXISTING LINE W
GUY WIRE	
POWER POLE	
GAS VALVE	GV
EXISTING SANITARY SEWER MANHOLE	S

PREPARED BY:

LITTLEJOHN ENGINEERING ASSOCIATES
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GALLATIN INDUSTRIAL CENTER
PHASE 2
FINAL PLAT

DATE: 7-23-13	REV: 9-13-13
REV: 8-14-13	REV: 1-2-14
REV: 9-3-13	REV: 1-16-14

LEA PROJECT #20130031 SHEET 2 OF 2

\Projects\2013\20130031\dwg\20130031_2014-01-16_Final Plat.dwg-SHEET 2 Jan 16, 2014 - 9:50am zdavis

ITEM 12

GMRPC Resolution No. 2014-08

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GREENSBORO NORTH SPECIFIC PLAN TRANSIT READY DEVELOPMENT AND APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR THE GREENSBORO NORTH PARK AND RIDE IN ORDER TO CONSTRUCT A REGIONAL TRANSPORTATION AUTHORITY (RTA) PARK AND RIDE PARKING LOT AND RIGHT-OF-WAY ON 2.19 (+/-) ACRES LOCATED NORTH OF VOLUNTEER STATE COLLEGE ON ENTERPRISE DRIVE. (PC0235-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary and Final Master Development Plan submitted by the applicant, Lose and Associates, Inc., at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104 and 13-4-103 and 13-4-104:

1. The proposed Amended Preliminary Master Development Plan and Final Master Development Plan is consistent with the purpose and intent of the SP Specific Plan (SP) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
2. The proposed changes shown in the Amended Preliminary Master Development Plan and Final Master Development Plan do not constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
3. The Amended Preliminary Master Development Plan and Final Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Special Area Character Category, GreenLea Business Center.
4. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.

ITEM 12

5. It has been determined that the Amended Preliminary Master Development Plan and Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Amended Preliminary Master Development Plan and Final Master Development Plan have been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a minor amendment to the Preliminary Master Development Plan and approval of the Final Master Development Plan with the following conditions:

1. The required street trees along the east side of the public road shall be installed by future development occurring on this side of the street (Add note to plan).
2. Provide a final plat for the subdivision of the parcel and dedication of right-of-way for proposed public road prior to issuance of any permits.
3. All sidewalks located outside of right-of-way shall be included within a public sidewalk easement.
4. Provide a sidewalk located on the east side of the public road. The sidewalk, to be installed by future development occurring on this side of the street, to be consistent with Section 4-102.903.2 of the Subdivision Regulations (Add note to plan).
5. Provide a name for the proposed public road.
6. Provide a copy of the Tennessee Department of Environmental Conservation (TDEC) Notice of Coverage (NOC).
7. A building permit shall be submitted to the Codes Department for the foundation of the transit shelter and marker pylon.
8. Submit three (3) corrected and folded copies (half-size) of the Amended Preliminary Master Development Plan and Final Master Development Plan to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

ITEM 12

AYE:

NAY:

DATED: 01/27/2014

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 12
PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan and Final Master Development Plan for St. Blaise Retreat
(PC0235-14)
North of Volunteer State College Entrance on Enterprise Drive
Date: January 24, 2014

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) AND A FINAL MASTER DEVELOPMENT PLAN (FMDP) FOR GREENSBORO NORTH PARK AND RIDE, SPECIFIC PLAN DISTRICT (SP), FOR A PROPOSED REGIONAL TRANSPORTATION AUTHORITY (RTA) PARK AND RIDE PARKING LOT AND RIGHT-OF-WAY ON 2.19 (+/-) ACRES LOCATED NORTH OF VOLUNTEER STATE COLLEGE ON ENTERPRISE DRIVE.

OWNER:	**GREENSBORO NORTH I, L.P.**
APPLICANT:	**LOSE & ASSOCIATES, INC.**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF THE AMENDED PMDP/FMDP**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**JANUARY 27, 2014**

PROPERTY OVERVIEW: **The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan (PMDP) for the Greensboro North Specific Plan Transit Ready Development and the Final Master Development Plan for Greensboro North Park and Ride to construct a park and ride parking lot and right-of-way on 1.53 (+/-) acres. The property is zoned SP Specific Plan (SP). Automotive parking is a permitted use in the SP zone district. No portion of this property is located in the flood hazard area. (Refer to Attachment 12-1)**

CASE BACKGROUND:

Previous Approvals and Property History

On March 28, 2011, the Planning Commission recommended approval to City Council of Ordinance Number O1103-17, amending the Gallatin Zoning Ordinance to add Section 07.09, Intent and Description of SP Specific Plan District.

On May 17, 2011, Gallatin City Council passed on 2nd reading Ordinance Number O1103-17 amending the Gallatin Zoning Ordinance to add Section 07.09, Intent and Description of SP Specific Plan District.

On December 12, 2011, the Planning Commission recommended approval of a rezoning and the Greensboro North Specific Plan Transit Ready Development Preliminary Master Development Plan (PC9900-11) on 148.94 (+/-) acres from R15 Planned Unit Development

(R15 PUD) to SP Specific Plan District (SP), located on GreenLea Boulevard south of the CSX Railroad, to Gallatin City Council.

On February 7, 2012, Gallatin City Council passed on 2nd reading Ordinance Number O112-97 rezoning the 148.94 (+/-) acres property from R15 Planned Unit Development (R15 PUD) zone district to SP Specific Plan (SP) zone district and approving the PMDP for Greensboro North Specific Plan Transit Ready Development.

SP Specific Plan (SP) District

- The SP Specific Plan District is intended to be an alternative zoning process that permits any land uses, mixture of land uses, and alternative development standards, as may be required to address the unique characteristics of an individual property through a comprehensive site specific zoning plan.
- The SP District regulations require that a site specific zoning plan be designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, structures, utilities, access, transit, parking, and streets collectively avoid monotony, promote variety, and yield a context sensitive development.
- The site specific zoning plan must also comply with the building, fire and life safety codes adopted by the City of Gallatin and can be applied to any property in the city and planning region.
- The proposed uses, bulk regulations, site design, landscaping and architectural standards for each SP District are established as part of the approval of the Preliminary Master Development Plan for the development.

SP Specific Plan Zoning

Greensboro North I, L.P. and Lose & Associates, Inc. submitted the Preliminary Master Development Plan (PMDP) documents as required by Gallatin Zoning Ordinance Section 07.09.040, SP Specific Plan District. The PMDP and supporting documentation are incorporated into a comprehensive plan book entitled *Greensboro North Specific Plan Transit Ready Development.* These PMDP documents establish the uses, bulk regulations, site design, landscaping and architectural standards for the entire development.

The Greensboro North Specific Plan Transit Ready Development is envisioned to be a walkable village development that will have a mixture of land uses including commercial, office and higher density residential housing options. The development has been designed as a transit ready development with an appropriate mixture of land uses and design standards necessary to support the development of transit in the future.

DISCUSSION:

Proposed Development

The owner and applicant is requesting approval of an Amended Preliminary (PMDP) and Final Master Development Plan (FMDP) for the Greensboro North Park and Ride. The Regional Transportation Authority (RTA) will develop the proposed park and ride parking lot, 1.22 (+/-) acres, and 0.31 (+/-) acres of the public right-of-way (public infrastructure) connecting from Enterprise Drive to the park and ride parking lot. The remaining 0.60 (+/-) acres of public right-of-way will be constructed by future development.

The Greensboro North Park and Ride project is being developed by a federal grant using Surface Transportation Program (STP) funding awarded to the Regional Transportation Authority (RTA). The federal grant amount was reserved for the design, engineering and construction of the Greensboro North Park and Ride project. The property is currently owned by Greensboro North I, L.P. and is in the process of being deeded 2.13 (+/-) acres to the City of Gallatin, which includes public right-of-way and the park and ride parking lot. Approximately 0.06 (+/-) acres of proposed sidewalk easements will be granted for the connections from the park and ride parking lot to the transit shelter/bus stop. The RTA will develop the Greensboro North Park and Ride project and the City of Gallatin will maintain the project once it is completed. The RTA will enter into a lease agreement with the City of Gallatin to use the park and ride location for transit services.

Public Street and Access

The Greensboro North Park and Ride project will develop an approximately 220.84 feet in length by 62.00 feet in width public right-of-way (public Infrastructure) extending north from Enterprise Drive as set forth in the City of Gallatin Subdivision Regulations. This public right-of-way will allow two (2) entrances/exits located along the eastern property line to the park and ride parking lot. An approximately 195 feet bus bay with a transit shelter will also to be constructed on Enterprise Drive to pick up the transit commuters.

Parking

The Greensboro North Park and Ride parking lot will provide 105 regular parking spaces, 36 compact parking spaces, and five (5) handicapped accessible spaces which include one (1) van accessible space for a total of 146 parking spaces for commuters. The Gallatin Zoning Ordinance Article 11 Off-Street Parking and Loading Regulations, Section 11.07 Handicapped Parking requires five (5) handicapped accessible parking spaces per 101 to 150 parking spaces to be provided and allows a maximum of 30 percent of its parking spaces to be compact parking. The project indicates 25 percent of its parking spaces to be compact parking for a total of 36 compact parking spaces. The Greensboro North Park and Ride project meets the requirements of the Gallatin Zoning Ordinance Article 11 Off-Street Parking and Loading Regulations, Section 11.06 Compact Parking.

Pervious Paving Material

Section 5.C: Surface Parking of the Greensboro North Specific Plan Transit Ready Development a minimum of 20 percent of the surface parking area should be permeable pavement and/or use stormwater infiltration as a best management practice (BMPs). The project will incorporate 83 parking spaces to be constructed of six (6) inch pervious concrete pavement, 18 inches of washed #57 crushed stone over a filter fabric located on compact subgrade. The crushed stone will incorporate a six (6) inch perforated HDPE pipe wrapped in non-woven geotextile filter fabric throughout the parking area to further enhance the stormwater run-off. The amount of pervious paving is 32 percent of the surface area in the parking area. The project also incorporated four (4) depress parking islands to be located in the pervious concrete paving parking area to enhance stormwater infiltration.

Transit Shelter and Signage

The Greensboro North Park and Ride project shows a transit shelter for the bus commuters to be located in a sidewalk easement along Enterprise Drive near the parking lot. The architectural elevations and details of the transit shelter are included on sheet A1.01 of the

Amended PMDP/FMDP for Greensboro North Park and Ride. The transit shelter is a typical modern design approximately twelve (12) feet wide, two (2) feet in depth, and eight (8) feet in height with a roof overhang projecting approximately four (4) feet towards the street. The transit shelter will consist of an aluminum structure enclosed on three (3) sides with clear tempered safety glass, and a brushed anodized aluminum paneled roof. The transit shelter includes a bike post, trash receptacle, leaning bar, ticket machine, marker pylon, and a clear loading zone for handicapped accessibility.

The Greensboro North Park and Ride project will include a marker pylon to be located adjacent to the bus shelter to provide route and time schedule information for the bus commuters along with the Nashville MTA logo. The marker pylon has an elliptical shape (egg-shape) approximately twelve (12) feet in height and four (4) feet wide at its cross section. The marker pylon will consist of an aluminum structure enclosed in brushed anodized aluminum panels (Refer to plan Sheet A1.01).

The Gallatin Zoning Ordinance does not have architectural requirements for transit shelters and accessories to the shelter and does not require any sign permits for the marker pylon or signs on the marker pylon.

Section 6.C Streetscape Elements of the Greensboro North Specific Plan Transit Ready Development state that the Greensboro North Design Review Committee (DRC) will establish a standard shelter to be used throughout the development in designated locations subject to Planning Commission approval.

Buffers and Landscaping

Landscape buffers are not required between various uses per Section 6.D: Lot Landscape Requirements of the Greensboro North Specific Plan Transit Ready Development. However, the building architecture and site layout should be integrated to provide an aesthetically pleasing design approach.

The Landscaping Plan shows four (4) large deciduous trees (street trees) to be located between the public sidewalk and public right-of-way along the eastern property line and extending towards Enterprise Drive (Refer to plan Sheet L1.00). Large deciduous trees (street trees) are required per Section 6.C: Streetscape Elements of the Greensboro North Specific Plan Transit Ready Development requirements, to be located along both sides of the street and planted approximately 40 feet on center and be a minimum of 2.5 to 3 inch caliper upon planting. Located in the parking islands and eastern corners of the parking lot are various deciduous trees and shrubs with sod planted along the perimeter to the south and eastern corners of the parking lot. The landscaping plan does not show any perimeter screening to the adjacent property to the north. Section 5.C: Surface Parking of the Greensboro North Specific Plan Transit Ready Development states parking areas shall be separated from adjacent side lot lines by a perimeter landscape strip a minimum of five (5) feet in width.

The Greensboro North Design Review Committee submitted a Letter of Clarification from Lee Zoller, Greensboro North Design Review Committee Representative, dated January 14, 2014, stating that the required screening between internal common property lines would undermine the design development and the DRC would have to clarify that screening is not

required between internal common property lines (Refer to Attachment 12-2). Upon development of the properties adjacent to the parking lot a minimum five (5) feet wide buffer serving as a common buffer will be required.

The required street trees along the east side of the public road shall be installed by future development occurring on this side of the street (Add note to plan).

Light Fixtures and Photometric Plan

The Greensboro North Park and Ride project includes a photometric plan indicating six (6) decorative light pole fixtures, two (2) located along the east side of the public road and four (4) located in the parking lot, to illuminate the public road and parking lot for the safety of the public commuters (Refer to plan Sheets E1.00 & EP-1). The photometric plan meets the requirements of the Gallatin Zoning Ordinance Article 13.00 Performance and Design Standards, Section 13.02.080.B Limitation of Glare.

Gallatin Public Utilities

The Greensboro North Park and Ride project shall be designed and constructed to avoid any conflict with the existing natural gas main located along the north side of Enterprise Drive.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan and Final Master Development Plan. Most of the Engineering Division comments have been satisfied; however, the applicant shall correct the Amended Preliminary Master Development Plan and Final Master Development Plan and provide documents as indicated below:

1. Provide a final plat for the subdivision of the parcel and dedication of right-of-way for proposed public road prior to issuance of any permits.
2. All sidewalks located outside of right-of-way shall be included within a public sidewalk easement.
3. Provide a sidewalk located on the east side of the public road. The sidewalk, to be installed by future development occurring on this side of the street, to be consistent with Section 4-102.903.2 of the Subdivision Regulations (Add note to plan).
4. Provide a name for the proposed public road.
5. Provide a copy of the Tennessee Department of Environmental Conservation (TDEC) Notice of Coverage (NOC).

Other Departmental Comments

A building permit shall be submitted to the Codes Department for the foundation of the transit shelter and marker pylon.

Design Review Committee

The Greensboro North Specific Transit Ready Development Plan Section 1.D: Design Review Committee indicates that a Design Review Committee (DRC) will be established as part of the protective covenants for the development and that applicants submitting a PMDP or FMDP to the City of Gallatin should also submit plans for review by the DRC. The DRC is also permitted to submit a recommendation to the Planning Commission and/or City Council.

The Greensboro North Design Review Committee submitted a Letter of Decision from Lee Zoller, Greensboro North Design Review Committee Representative, dated January 14, 2014, stating that the DRC is pleased with this first phased of development and recommends approval of the design to the Planning Commission (Refer to Attachment 12-3).

Major or Minor Amendment

Per Section 12.02.050 of the Gallatin Zoning Ordinance, the Planning Commission must make a determination if the amendments to the Greensboro North Specific Plan Transit Ready Development Plan (PMDP) are considered a major or minor amendment. The PMDP set uses, bulk regulations, site design, landscaping and architectural standards for the overall development. As future projects develop they are submitted in more detail to identify the specific project. These future projects may amend the PMDP as developed. The Greensboro North Park and Ride project follow the uses, bulk regulations, site design, landscaping and architectural standards as set forth in the Greensboro North Specific Plan Transit Ready Development Plan (PMDP).

FINDINGS:

1. The proposed Amended Preliminary Master Development Plan and Final Master Development Plan is consistent with the purpose and intent of the SP Specific Plan (SP) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
2. The proposed changes shown in the Amended Preliminary Master Development Plan and Final Master Development Plan do not constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
3. The Amended Preliminary Master Development Plan and Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Special Area Character Category, GreenLea Business Center.
4. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.
5. It has been determined that the Amended Preliminary Master Development Plan and Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Amended Preliminary Master Development Plan and Final Master Development Plan have been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of Resolution 2014-08, a Minor Amendment to the Preliminary Master Development Plan of the Greensboro

North Specific Transit Ready Development and Final Master Development Plan for the Greensboro North Park and Ride consisting of a fourteen (14) sheet plan, prepared by Lose & Associates, Inc. of Nashville TN, with project No. 13146, stamp dated January 16, 2014 and EOA Architects, PLLC of Nashville, TN, with project No. 13.031.00, dated November 25, 2013 the following conditions:

1. The required street trees along the east side of the public road shall be installed by future development occurring on this side of the street (Add note to plan).
2. Provide a final plat for the subdivision of the parcel and dedication of right-of-way for proposed public road prior to issuance of any permits.
3. All sidewalks located outside of right-of-way shall be included within a public sidewalk easement.
4. Provide a sidewalk located on the east side of the public road. The sidewalk, to be installed by future development occurring on this side of the street, to be consistent with Section 4-102.903.2 of the Subdivision Regulations (Add note to plan).
5. Provide a name for the proposed public road.
6. Provide a copy of the Tennessee Department of Environmental Conservation (TDEC) Notice of Coverage (NOC).
7. A building permit shall be submitted to the Codes Department for the foundation of the transit shelter and marker pylon.
8. Submit three (3) corrected and folded copies (half-size) of the Amended Preliminary Master Development Plan and Final Master Development Plan to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City)

ATTACHMENTS:

Attachment 12-1 Amended PMDP and FMDP for Greensboro North Park and Ride
Attachment 12-2 Letter of Clarification from Lee Zoller, Greensboro North Design Review Committee Representative dated 1/14/2014
Attachment 12-3 Letter of Decision from Lee Zoller, Greensboro North Design Review Committee Representative dated 1/14/2014

EXHIBIT A ATTACHMENT 12-2

Greensboro North
Transit Ready Development
a Green & Little development

Greensboro North Design Review Committee

Letter of Clarification

January 14, 2014

RE: Greensboro North Park and Ride, Final Master Development Plan
Reference #: PC0235-14

Dear City of Gallatin Planning Staff:

At the request of applicant, Lose & Associations, Inc., on behalf of the owner, Regional Transportation Authority (RTA), for the construction of the Greensboro Park and Ride, we are providing this letter of clarification regarding City of Gallatin Comments dated January 10, 2014.

Regarding item #7: A 5' buffer is required along all of parking lots per Section 5.C The DRC would like to clarify that the intent of the Greensboro North Specific Plan (GNSP) is to screen surface parking adjacent to the right-of-way but not internal common property lines. Since buildings will be built in between the parking on three sides, screening is not necessary, except along the street. Below is GNSP text from 5.C. The lead paragraph to this section states that screening is required along Boulevards, Avenues and Streets. The following bullets describe how that screening is to be implemented.

GNSP text:
Perimeter Screening Standards for Surface Parking

Visibility of cars from Boulevards, Avenues and Streets is prohibited unless where a hardship, such as steep grades, prevents screening and as granted by the DRC.

- *Parking areas adjacent to Alleys and Streets (where permitted) and Open Space shall be separated from the edge of the right-of-way and/ or property line and adjacent side lot lines by a perimeter landscape strip a minimum of five feet in width which shall be landscaped per the standards of Section 6.*
- *All perimeter landscape strips adjacent to public streets and open space may include a fence or wall in accordance with the Fence and Wall Standards*
- *Parking areas shall be separated from adjacent side lot lines by a perimeter landscape strip a minimum of five feet in width, which shall be landscaped per the standards Section 6.*
- *Two adjacent properties may share equally in the establishment of a 5ft min. planting strip along the internal common property line to screen parking.*

EXHIBIT A ATTACHMENT 12-2

Greensboro North
Transit Ready Development
a Green & Little development

With a shared parking agreement and access, no screen on the internal common property line of the two owners is required, given it cannot be seen from the public R.O.W.

All off-street parking shall be screened from the right-of-way. See landscape screening requirements, Section 6.

As stated in the Specific Plan, Greensboro North is envisioned as a walkable mixed-use village. Requiring screening between internal common property lines would undermine the design development and the DRC would to clarify that screening is not required between internal common property lines. Please contact us if you have any additional questions.

Sincerely,

Lee Zoller
Greensboro North Design Review Committee Representative

Note: The Greensboro North Design Review Committee, as established in Section 1.D of the Greensboro Specific Plan, represents the property owner as part of protective covenants for the overall development in order to ensure that a consistent level of quality is maintained throughout the development of the Greensboro North Specific Plan.

EXHIBIT A ATTACHMENT 12-3

Greensboro North
Transit Ready Development
a Green & Little development

Greensboro North Design Review Committee

Letter of Decision

January 14, 2014

RE: Greensboro North Park and Ride, Final Master Development Plan
Reference #: PC0235-14

Dear City of Gallatin Planning Commission Members:

The DRC has reviewed the Greensboro North Park and Ride dated December 31, 2013 with revision dated January 15, 2014. Based on the information provided, the DRC has made a motion to approve this project. The DRC is pleased with this first phased of development and recommends approval of the design to the Planning Commission.

Sincerely,

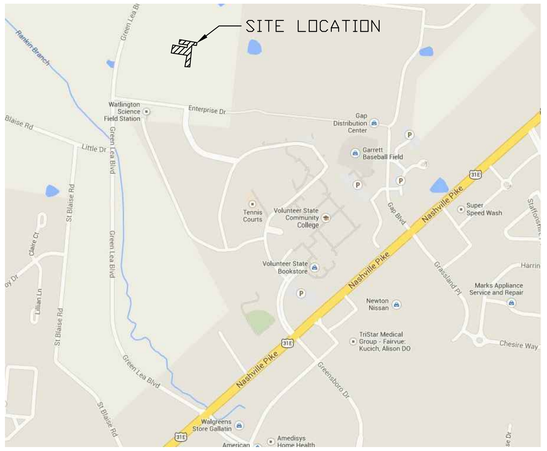
Lee Zoller, Green & Little, L.P.
Greensboro North Design Review Committee Representative

Note: The Greensboro North Design Review Committee, as established in Section 1.D of the Greensboro Specific Plan, represents the property owner as part of protective covenants for the overall development in order to ensure that a consistent level of quality is maintained throughout the development of the Greensboro North Specific Plan.

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.

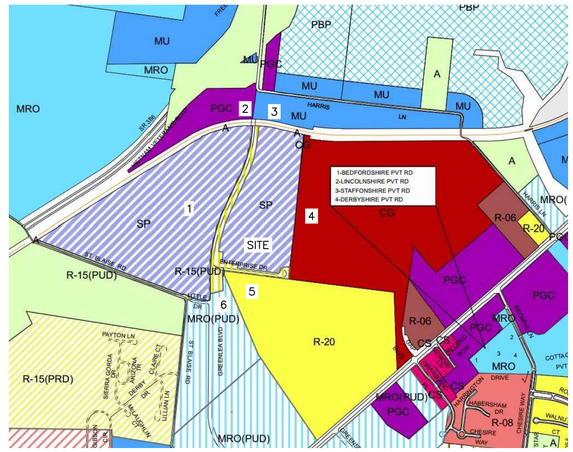
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
AND
FINAL MASTER DEVELOPMENT PLAN
FOR
GREENSBORO NORTH PARK AND RIDE
GALLATIN, TENNESSEE
SUMNER COUNTY

LOCATION MAP



LOCATION MAP
Not to Scale

ZONING MAP



PROPERTY	OWNER	ZONING
1	GREENSBORO NORTH I, LP	SP
2	MADDUX INVESTMENT PARTNERS	PGC
3	DYCUS, JANICE D.	MU
4	GAP, INC.	CG
5	VOL STATE	R-20
6	GREEN & LITTLE, LP	MRO (PUD)

SHEET INDEX

CIVIL

C0.00 COVER SHEET
C0.01 NOTES SHEET
C1.00 EXISTING CONDITIONS SHEET
C2.00 DEMOLITION & EROSION CONTROL PLAN
C3.00 SITE LAYOUT PLAN
C4.00 GRADING & DRAINAGE PLAN
C5.00 SITE DETAILS
C5.01 SITE DETAILS

LANDSCAPE

L1.00 LANDSCAPE PLAN
L1.10 LANDSCAPE DETAILS

ARCHITECTURAL

A1.01 BUS SHELTER DETAILS

ELECTRICAL

E0.01 ELECTRICAL LEGEND, RISER, AND DETAILS
E1.00 SITE PLAN – ELECTRICAL
EP–1 SITE PLAN – PHOTOMETRIC

PROJECT DATA

CURRENT OWNER
GREENSBORO NORTH I, LP
1175 NASHVILLE PIKE
GALLATIN, TENNESSEE 37066
PHONE: 615–452–4500
CONTACT: LEE ZOLLER

FUTURE OWNER
NASVILLE MTA/RTA
130 NESTOR STREET
NASHVILLE, TENNESSEE 37210
PHONE: 615–862–5950
CONTACT: ROBERT BAULSIR

ENGINEER / LANDSCAPE ARCHITECT
LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • ARCHITECTS • CIVIL ENGINEERS
1314 5TH AVENUE NORTH, SUITE 200
NASHVILLE, TENNESSEE 37208
PHONE: 615–242–0040
CONTACT: JEFF CONAR

ARCHITECT
EOA ARCHITECTS, PLLC
515 MAIN STREET
NASHVILLE, TENNESSEE 37206
PHONE: 615–850–5509
CONTACT: CRAIG KENNEDY

UTILITIES

WATER SYSTEM:	GALLATIN PUBLIC UTILITIES
SANITARY SEWER SYSTEM:	GALLATIN PUBLIC UTILITIES
GAS:	PEIDMONT NATURAL GAS
ELECTRIC:	GALLATIN PUBLIC UTILITIES
TELEPHONE:	AT&T

SITE BENCHMARK
MAG NAIL AT FACE/NOSE OF CURB ISLAND AT ENTRANCE TO VOLUNTEER STATE COMMUNITY COLLEGE
ELEV. = 531.47
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

SITE DATA

TAX MAP:	136
PARCELS:	P/O 004.06
STREET ADDRESS:	NORTH OF ENTERPRISE DRIVE
COUNCIL DISTRICT:	4
COUNCILMEMBER:	CRAIG HAYES
EXISTING ZONING:	SP
EXISTING USE:	VACANT
PROPOSED USE:	AUTOMOTIVE PARKING
MIN. LOT AREA:	NONE
MIN. LOT WIDTH:	25 FT AT BUILDING LINE
MIN. LOT DEPTH:	NA
MAX. LOT COVERAGE	NONE
FRONT SETBACK:	NONE
SIDE SETBACK:	NONE
REAR SETABCK:	5 FT
MIN. BLDG HEIGHT:	14 FT (1 STORY)
MAX. BLDG HEIGHT:	8 STORIES
TOTAL PROPOSED PROPERTY ACREAGE:	53,229 S.F. = 1.22 ACRES
TOTAL PROPOSED ROW ACREAGE:	13,682 S.F. = 0.31 AC
TOTAL PROPOSED EASEMENT ACREAGE:	2,481 S.F. = 0.06 AC
TOTAL FUTURE ROW ACREAGE:	26,315 S.F. = 0.60 AC
TOTAL PROPOSED AREA:	95,707 S.F. = 2.19 AC
PERVIOUS PROPERTY AREA (LANDSCAPING & POROUS PAVING):	
EXISTING PERVIOUS:	53,229 S.F. (1.22 AC)
PROPOSED LANDSCAPE:	5,902 S.F. (0.40 AC)
PROPOSED P.P:	14,803 S.F. (0.34 AC) (32% OF TOTAL PAVING)
PROPOSED TOTAL:	20,705 S.F. (0.48 AC)
IMPERVIOUS AREA:	
EXISTING SIDEWALKS:	0 S.F. (0 AC)
PROPOSED SIDEWALKS:	879 S.F. (0.02 AC)
EXISTING PAVEMENT:	0 S.F. (0 AC)
PROPOSED PAVEMENT:	31,645 S.F. (0.73 AC)
EXISTING TOTAL:	0 S.F. (0 AC)
PROPOSED TOTAL:	32,524 S.F. (0.75 AC)
IMPERVIOUS SURFACE RATIO:	
EXISTING:	0 S.F. / 53,229 S.F. = 0
PROPOSED:	32,524 S.F. / 53,229 S.F. = 0.61
PARKING PROVIDED:	146 SPACES (5 SPACES ACCESSIBLE) (36 SPACES COMPACT – 25%)

GENERAL NOTES

1. PURPOSE:
THE PURPOSE OF THIS SUBMITTAL IS TO FULFILL THE REQUIREMENTS FOR SITE PLAN APPROVAL OF AN EXISTING SPECIFIC PLAN DISTRICT AND TO PERMIT THE DEVELOPMENT OF A PROPOSED RTA PARKING LOT.
2. NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD ZONE AS DEPICTED ON NFIP FLOOD INSURANCE RATE MAP FOR SUMNER COUNTY, TENNESSEE MAP #47165C0407 G, EFFECTIVE DATE APRIL 17, 2012.
3. PROPERTY CAN BE REFERENCED AS TAX MAP 136, P/O PARCELS 004.06. THERE ARE NO HISTORICAL STRUCTURES ON THE SITE.
4. AS IDENTIFIED IN THE USDA SOIL CONSERVATION SERVICE, DAVIDSON COUNTY, TN SOIL SURVEY, THIS PROPERTY IS COMPRISED OF SOIL IN THE STIVERSVILLE SERIES (SvD) AND LINDELL SERIES (Ln).
5. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

CONSTRUCTION TIMELINE
3/15/2014 – 7/31/2014

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING
1314 5th Avenue North Suite 200 Nashville, TN 37208 615.242.0040
LA PROJECT # 13146

EOA ARCHITECTS
humanizing design

EOA ARCHITECTS PLLC
515 MAIN STREET
NASHVILLE, TENNESSEE 37206
p 615 . 242 . 4004
f 615 . 256 . 9805
WWW.EOA-ARCHITECTS.COM

RTA
Regional Transportation Authority

Greensboro North Park & Ride

Gallatin, TN

CONSTRUCTION DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE

© EOA ARCHITECTS PLLC 2013

COVER SHEET

C0.00

EOA PROJECT # 13.031.00
NOVEMBER 25, 2013

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.

DEMOLITION NOTES

1. DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
   1.1. TRANSFER BENCHMARK CONTROL TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
   1.2. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
   1.3. DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
   1.4. DISCONNECTING, CAPPING OR SEALING, AND ABANDONING/REMOVING SITE UTILITIES IN PLACE (WHICHEVER IS APPLICABLE).
2. REMOVE: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN.
3. REMOVE, REINSTALL, AND RELOCATE: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
4. EXISTING TO REMAIN: PROTECT ITEMS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING THROUGHOUT CONSTRUCTION. WHEN PERMITTED BY THE ENGINEER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION THROUGHOUT CONSTRUCTION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
5. CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION/PROJECT MANAGER INCLUDING THE FOLLOWING:
   5.1. DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY.
   5.2. DATES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.
   5.3. IDENTIFY AND ACCURATELY LOCATE UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.
6. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
7. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
8. OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.
9. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE THROUGHOUT CONSTRUCTION OPERATIONS.
   9.1. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES.
10. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
11. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING THE SITE.
    11.1. ARRANGE TO SHUT OFF AND CAP UTILITIES WITH UTILITY COMPANIES AND FOLLOW THEIR RESPECTIVE UTILITY KILL AND CAP POLICIES.
    11.2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTOR. LOSE & ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES INDICATED ON THE CONSTRUCTION DOCUMENTS. VERIFY LOCATION OF EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN WORKING ON OR NEAR THESE AREAS TO AVOID DAMAGE TO THESE EXISTING FACILITIES. UTILITY LINES MAY BE ENCOUNTERED IN EXCAVATION THAT WERE NOT KNOWN OR SHOWN TO EXIST, SO CAUTION SHALL BE TAKEN IN ALL EXCAVATIONS. ACTIVE OR INACTIVE UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OR THE UTILITY COMPANIES.
12. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
    12.1. ERECT TEMPORARY PROTECTION, BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
    12.2. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN.
13. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
14. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
15. CLEAN ADJACENT BUILDINGS AND IMPROVEMENT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
16. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTOR'S COST.
17. GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
18. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
19. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
    19.1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
    19.2. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.
20. CONTRACTOR TO SAWCUT EXISTING PAVEMENT TO REMAIN PRIOR TO CURB, GUTTER, PAVEMENT, ETC REMOVAL.

EXISTING UTILITIES

1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER OR THE OWNER'S REPRESENTATIVES. BEFORE YOU DIG CALL TENNESSEE ONE CALL: 811.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

DEVELOPMENT NOTES

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL CONSTRUCTION TO COMPLY WITH CITY OF GALLATIN ZONING AND CODES STANDARDS AND STATE OF TENNESSEE STORMWATER REGULATIONS.

ADA REQUIREMENTS

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES; ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY GUIDELINES.
2. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY THE CITY OF GALLATIN ADA COMPLIANCE OFFICE.
3. AT ALL INTERSECTION OF TRAILS, SIDEWALKS, PLAZAS AND OTHER INSTANCES WHERE 90 DEGREE TURN CAN TAKE PLACE THE MAX SLOPE IN ALL DIRECTIONS IS 2 PERCENT

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION/PROJECT MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
3. THE SITE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
4. UPON RECEIPT OF POINT COORDINATE DATA, THE CONTRACTOR SHALL RUN AN INDEPENDENT VERTICAL CONTROL TRAVERSE TO CHECK BENCHMARKS AND A HORIZONTAL CONTROL TRAVERSE THROUGH GIVEN POINTS TO CONFIRM GEOMETRIC DATA AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.
5. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON SITE SURVEY PROVIDED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL WORK WITHIN THE RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND SPECIFICATIONS.
8. CONTRACTOR SHALL AT ALL TIMES ENSURE THAT SWPPP MEASURES PROTECTING EXISTING DRAINAGE FACILITIES BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY PHASE OF THE SITE CONSTRUCTION OR LAND ALTERATION.
9. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL CLEAN THE PAVED AREAS PRIOR TO REMOVAL OF TEMPORARY SEDIMENT CONTROLS, AS DIRECTED BY THE CITY AND/OR CONSTRUCTION/PROJECT MANAGER. IF POWER WASHING IS USED, NO SEDIMENT LADEN WATER SHALL BE WASHED INTO THE STORM SYSTEM. ALL SEDIMENT LADEN MATERIAL ON PAVEMENT OR WITHIN THE STORM SYSTEM SHALL BE COLLECTED AND REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL EXPLORATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY TO PERMIT VERIFICATION OF THE CONDITIONS AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLAN AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING AS REQUIRED ABOVE, OF SUCH DIFFERING CONDITIONS.
11. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
12. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
13. ALL SURPLUS EXCAVATION SHALL BE PLACED ON SITE IN A LOCATION DESIGNATED BY OWNER.
14. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, PUBLIC STRUCTURES, ETC.
15. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & DESIGNER FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
16. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
18. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL, ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
19. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND DESIGNER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
20. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
21. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
22. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
23. THE CONTRACTOR SHALL PERFORM ALL QUANTITY TAKEOFFS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT. LOSE AND ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY NOR LIABILITY FOR QUANTITY TAKEOFFS PERFORMED FOR THIS PROJECT.
24. THE CONTRACTOR SHALL COORDINATE ALL ROAD CLOSURES, EXCAVATIONS, ETC. WITH CITY OF GALLATIN PUBLIC WORKS. ALL TEMPORARY LANE CLOSURES, EXCAVATIONS, BORINGS, TRAFFIC CONTROL, ETC. SHALL BE DONE IN COMPLIANCE WITH CITY OF GALLATIN PUBLIC WORKS REQUIREMENTS.

CLEARING/GRUBBING

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. WITHIN CLEARING LIMITS AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK.
7. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING OPERATIONS.
8. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUIRE TREE WELLS WITHIN THE GRADING LIMITS.
9. CONTRACTOR TO STAKE TRAIL CENTERLINE & LIMITS OF CLEARING FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CLEARING OPERATIONS. TRAIL ADJUSTMENTS TO PROTECT MATURE TREES MAY BE MADE AT THIS TIME.
10. SEE SPECIFICATIONS FOR TREE CLEARING REQUIREMENTS AND PENALTIES FOR DAMAGES TO TREES DESIGNATED TO REMAIN.
11. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 14 CALENDAR DAYS.

LAYOUT NOTES

1. ALL LAYOUT MEASUREMENTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
2. COORDINATE POINTS SHOWN ARE TAKEN FROM BASE INFORMATION PROVIDED BY OTHERS. CONTRACTOR SHALL CROSS CHECK BETWEEN COORDINATE LAYOUT AND PLAN DIMENSIONS PRIOR TO COMMENCING WORK.
3. ALL WORK SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL DAMAGED AND/OR DISTURBED MONUMENTS, STAKES, ETC.
5. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL USE DIMENSION, COORDINATES AND OTHER INFORMATION PROVIDED ON LAYOUT PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING REQUIRED ON THE PROJECT. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN EXISTING FACILITIES AND PROPOSED FACILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL NOTIFY LOSE AND ASSOCIATES, WITHIN 24 HOURS, OF ANY LAYOUT DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL ADDITIONAL COSTS, INCLUDING BUT NOT LIMITED TO REMEDIAL CONSTRUCTION, ADDITIONAL SITE VISITS, OR ENGINEERING SERVICES AND FEES, ETC., INCURRED DUE TO THE FAILURE TO FOLLOW THIS PROCEDURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL PROVIDE ADEQUATE LAYOUT INFORMATION TO DEMONSTRATE, TO THE MAXIMUM EXTENT PRACTICAL, THAT NO CONFLICTS BETWEEN VARIOUS TRADES EXIST.
9. DRAINAGE STRUCTURES ARE SHOWN TO INDICATE CASTING TYPE AND LOCATION. CONTRACTOR SHALL STAKE PROPOSED PAVING, STRUCTURES, CURBS, ETC. TO ENSURE DRAINAGE STRUCTURES ARE PLACED TO AVOID CONFLICTS. DRAINAGE STRUCTURES ARE NOT DRAWN TO SCALE.

ENVIRONMENTAL NOTES

1. NO CONSTRUCTION TO BEGIN PRIOR TO ISSUANCE OF ALL REQUIRED ENVIRONMENTAL PERMITS.
2. NO EQUIPMENT OR MATERIALS, INCLUDING STOCKPILED SOILS, SHALL BE STORED WITH IN THE FLOODPLAIN.
3. SITE DISCHARGES TO WATERS IMPAIRED BY SILTATION AND EXCEPTIONAL WATERS. REFER TO TDEC CONSTRUCTION GENERAL PERMIT FOR CONDITIONS.

GRADING NOTES

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE.
3. FILL AREA SHALL BE PROOF-ROLLED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12".
5. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES. UNLESS OTHERWISE APPROVED BY QUALIFIED SOIL ENGINEER TO OBTAIN REQUIRED COMPACTION.
6. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
7. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
9. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 5 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
10. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.

ABBREVIATIONS

ASPH	– ASPHALT	NIC	– NOT IN CONTRACT
@	– AT	NO	– NUMBER
BOC	– BOTTOM OF CURB	OC	– ON CENTER
BFP	– BACKFLOW PREVENTER	OD	– OUTSIDE DIAMETER
BS	– BOTTOM OF STEP	PD	– PERFORATED DRAIN
BW	– BOTTOM OF WALL	PL	– PROPERTY LINE
CL	– CENTERLINE	POB	– POINT OF BEGINNING
CJ	– CONTROL JOINT	PP	– POWER POLE
CO	– COMPANY	R	– RADIUS
CONT	– CONTINUOUS	ROW	– RIGHT OF WAY
CY	– CUBIC YARD	SERV	– SERVICE
DIA	– DIAMETER	SCH	– SCHEDULE
DR	– DRIVE	SF	– SQUARE FEET
EJ	– EXPANSION JOINT	S.F.	– SILT FENCE
ELEC.	– ELECTRIC	SQ	– SQUARE
ELEV	– ELEVATION	SY	– SQUARE YARD
FH	– FIRE HYDRANT	SIG	– SIGNAL
EX	– EXISTING	SPECS	– SPECIFICATIONS
FT	– FEET	STA	– STATION
FL	– FLOW LINE	ST	– STREET
GALV	– GALVANIZED	T	– TELEPHONE
HP	– HIGH POINT	TC	– TOP OF CASTING
HT	– HEIGHT	TOC	– TOP OF CURB
HW	– HEADWALL	TF	– TOP OF FOOTING
HYD	– HYDRANT	TP	– TOP OF PAVEMENT
ID	– INSIDE DIAMETER	TS	– TOP OF STEP
JUNC	– JUNCTION	TW	– TOP OF WALL
LC	– LIMITS OF CLEARANCE	TYP.	– TYPICAL
LOC	– LIMITS OF CONSTRUCTION	VERT	– VERTICAL
LF	– LINEAR FEET	W	– WATER
MAX	– MAXIMUM	WS	– WATER SERVICE
MIN	– MINIMUM	WV	– WATER VALVE
MH	– MANHOLE	WWF	– WELDED WIRE FABRIC
MPH	– MILES PER HOUR		

BVCS – BEGINNING OF VERTICAL CURVE STATION
BVCE – BEGINNING OF VERTICAL CURVE ELEVATION
EVCS – ENDING OF VERTICAL CURVE STATION
EVCE – ENDING OF VERTICAL CURVE ELEVATION
PVI – POINT OF VERTICAL INTERSECTION

NOTE: THESE ABBREVIATIONS ARE GENERAL. INDIVIDUAL SHEETS MAY INCLUDE OTHERS.

Know what's **below.**
Call before you dig.

LOSE & ASSOCIATES, INC.
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LA PROJECT # 13146

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RTA
Regional Transportation Authority

Greensboro North Park & Ride

Gallatin, TN

CONSTRUCTION DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE

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GENERAL NOTES

C0.01

EOA PROJECT # 13.031.00
NOVEMBER 25, 2013

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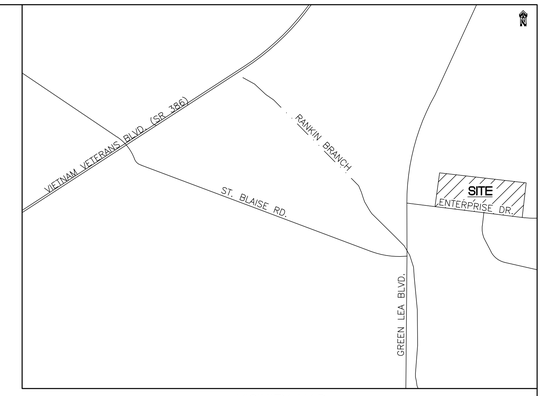
N (AS NOTED)

40' 20' 0 40' 80'

SCALE: 1" = 40'

NOTES:

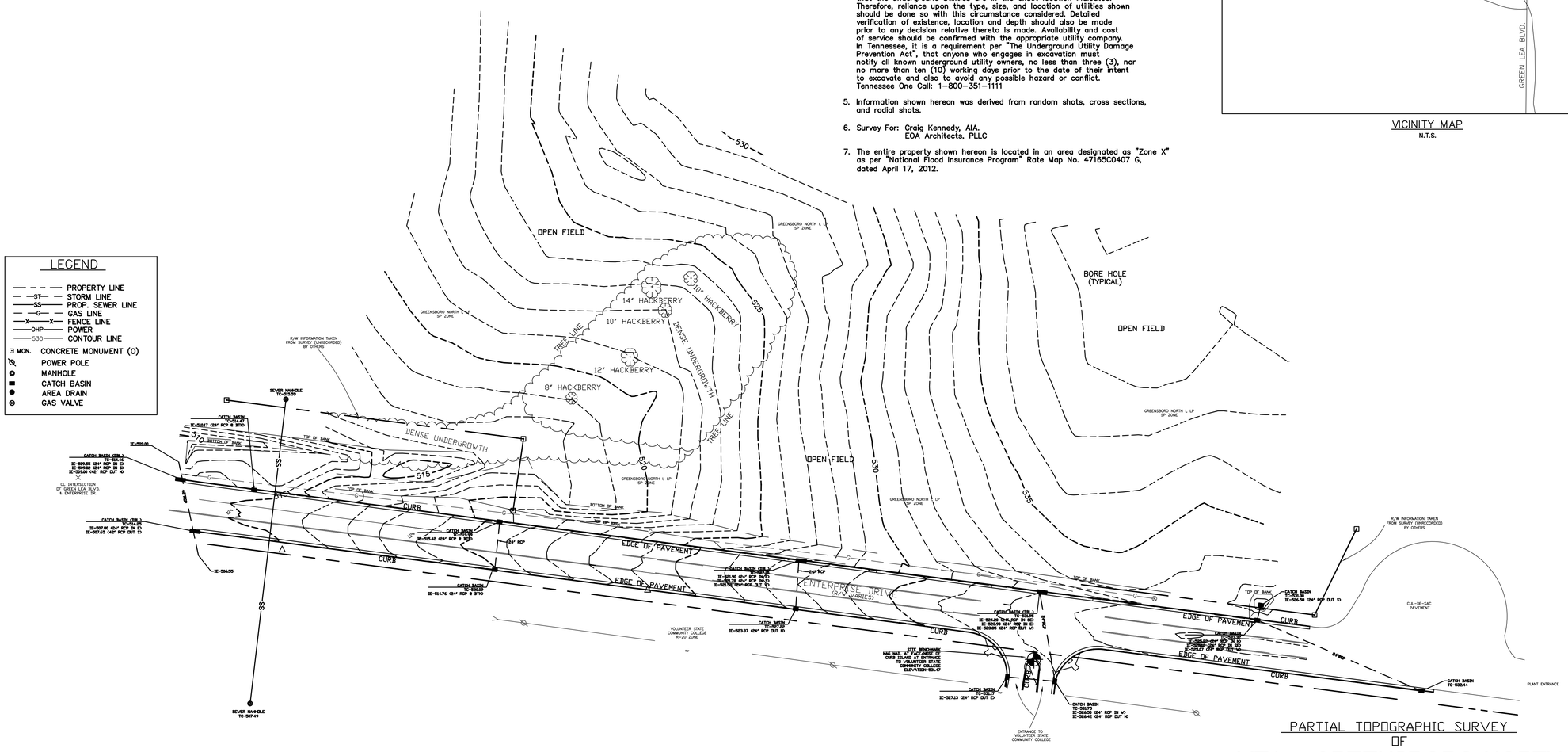
1. This survey meets the requirements of a "Topographic Survey" as per standards of practices, 0820-3-.07(2) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
2. Bearings are based on the 'Tennessee State Plane' coordinate system, NAD83 (Horizontal)-C.O.R.S., and NAVD88 (Vertical).
3. Distances were measured with E.D.M. and G.P.S. equipment. E.D.M. distances have been corrected for temperature, barometric pressure and reduced to the grid.
4. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call: 1-800-351-1111
5. Information shown hereon was derived from random shots, cross sections, and radial shots.
6. Survey For: Craig Kennedy, AIA.
   EOA Architects, PLLC
7. The entire property shown hereon is located in an area designated as "Zone X" as per "National Flood Insurance Program" Rate Map No. 47165C0407 G, dated April 17, 2012.



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- STORM LINE
- PROP. SEWER LINE
- GAS LINE
- FENCE LINE
- POWER
- CONTOUR LINE
- CONCRETE MONUMENT (O)
- POWER POLE
- MANHOLE
- CATCH BASIN
- AREA DRAIN
- GAS VALVE



PARTIAL TOPOGRAPHIC SURVEY
OF

MTA - GREENSBORO NORTH

P/O GREENSBORO NORTH I, LP PROPERTY
ENTERPRISE DRIVE
TAX MAP 136, P/O PARCEL 004.06
P/O RECORD BOOK 3198, PAGE 139 (R.O.S.C., TN)
P/O PLAT BOOK 027, PAGE 147 (R.O.S.C., TN)
FOURTH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
SCALE: 1" = 40' DATE: 10/16/2013

DRAWN BY: CBS CHECKED BY: DRC PROJECT No. 13-1634

SURVEYOR'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

BY: _____ TN. LICENSE NO. 2400
CHRISTOPHER BLAKE SEXTON, RLS

THORNTON & ASSOCIATES, INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115
(615) 865-1913
FAX (615) 865-0370
"MAPPING THE EARTH"

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REVISIONS		
DELTA	ISSUE	DATE

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EXISTING CONDITIONS PLAN

C1.00

EOA PROJECT # 13.031.00
NOVEMBER 25, 2013

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING
1314 5th Avenue North Suite 200 Nashville, TN 37208 615.242.0040
LA PROJECT # 13146

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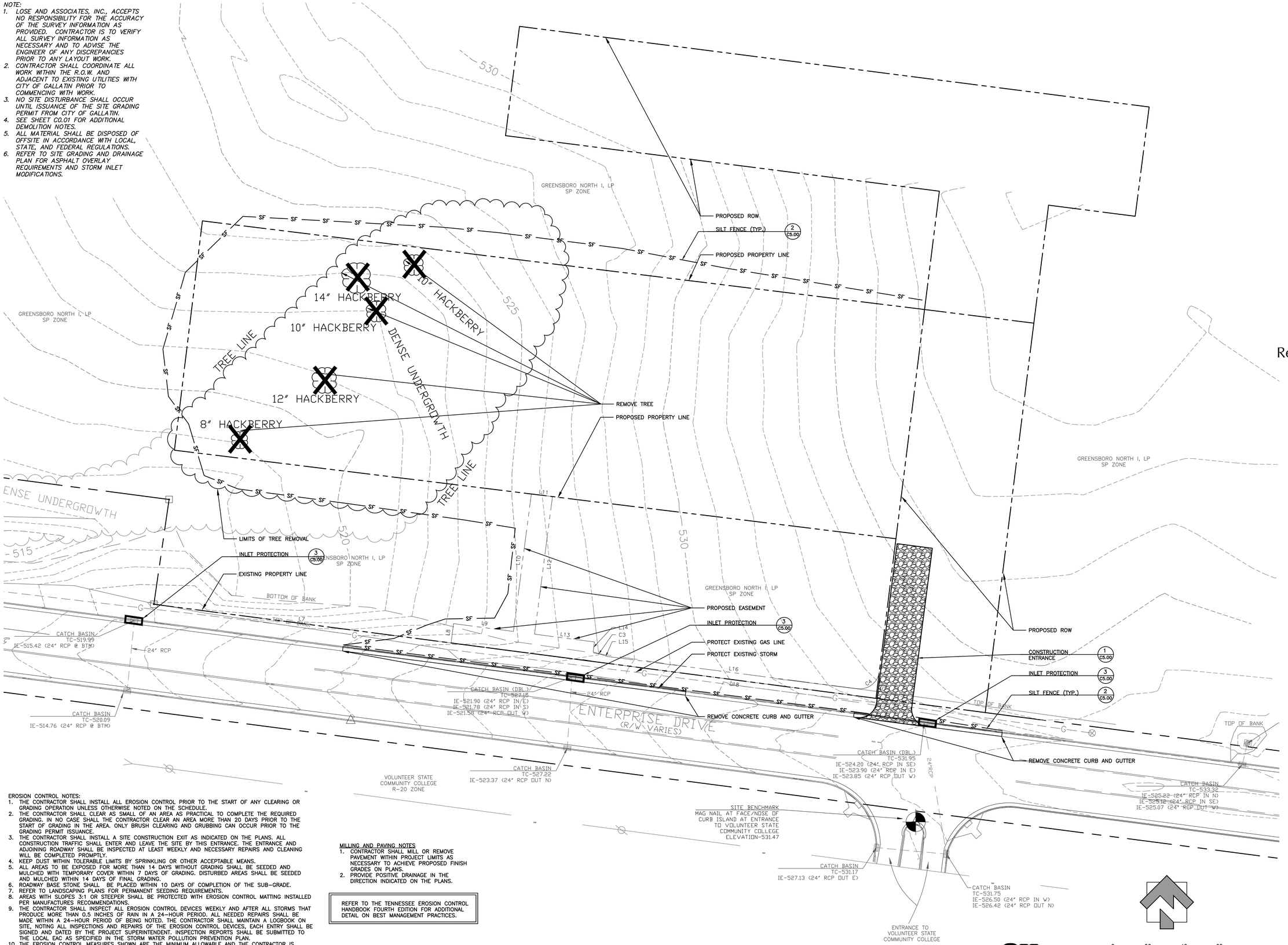
NOTE:
1. LOSE AND ASSOCIATES, INC., ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE R.O.W. AND ADJACENT TO EXISTING UTILITIES WITH CITY OF GALLATIN PRIOR TO COMMENCING WITH WORK.
3. NO SITE DISTURBANCE SHALL OCCUR UNTIL ISSUANCE OF THE SITE GRADING PERMIT FROM CITY OF GALLATIN.
4. SEE SHEET C0.01 FOR ADDITIONAL DEMOLITION NOTES.
5. ALL MATERIAL SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
6. REFER TO SITE GRADING AND DRAINAGE PLAN FOR ASPHALT OVERLAY REQUIREMENTS AND STORM INLET MODIFICATIONS.



EROSION CONTROL NOTES:
1. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL PRIOR TO THE START OF ANY CLEARING OR GRADING OPERATION UNLESS OTHERWISE NOTED ON THE SCHEDULE.
2. THE CONTRACTOR SHALL CLEAR AS SMALL OF AN AREA AS PRACTICAL TO COMPLETE THE REQUIRED GRADING. IN NO CASE SHALL THE CONTRACTOR CLEAR AN AREA MORE THAN 20 DAYS PRIOR TO THE START OF GRADING IN THE AREA. ONLY BRUSH CLEARING AND GRUBBING CAN OCCUR PRIOR TO THE GRADING PERMIT ISSUANCE.
3. THE CONTRACTOR SHALL INSTALL A SITE CONSTRUCTION EXIT AS INDICATED ON THE PLANS. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE BY THIS ENTRANCE. THE ENTRANCE AND ADJOINING ROADWAY SHALL BE INSPECTED AT LEAST WEEKLY AND NECESSARY REPAIRS AND CLEANING WILL BE COMPLETED PROMPTLY.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ALL AREAS TO BE EXPOSED FOR MORE THAN 14 DAYS WITHOUT GRADING SHALL BE SEEDED AND MULCHED WITH TEMPORARY COVER WITHIN 7 DAYS OF GRADING. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS OF FINAL GRADING.
6. ROADWAY BASE STONE SHALL BE PLACED WITHIN 10 DAYS OF COMPLETION OF THE SUB-GRADE.
7. REFER TO LANDSCAPING PLANS FOR PERMANENT SEEDING REQUIREMENTS.
8. AREAS WITH SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURES RECOMMENDATIONS.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES WEEKLY AND AFTER ALL STORMS THAT PRODUCE MORE THAN 0.5 INCHES OF RAIN IN A 24-HOUR PERIOD. ALL NEEDED REPAIRS SHALL BE MADE WITHIN A 24-HOUR PERIOD OF BEING NOTED. THE CONTRACTOR SHALL MAINTAIN A LOGBOOK ON SITE, NOTING ALL INSPECTIONS AND REPAIRS OF THE EROSION CONTROL DEVICES, EACH ENTRY SHALL BE SIGNED AND DATED BY THE PROJECT SUPERINTENDENT. INSPECTION REPORTS SHALL BE SUBMITTED TO THE LOCAL EAC AS SPECIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN.
10. THE EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM ALLOWABLE AND THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL EROSION CONTROL MEASURES AS FIELD CONDITIONS AND POST STORM INSPECTIONS DICTATE.
11. EXCESS MATERIAL SHALL BE REMOVED FROM SITE.
12. CONTRACTOR TO PROVIDE FOR AN AREA FOR TRUCK WASH AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH CITY NPDES INSPECTOR.
13. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVAL.
14. CONTROL OF OTHER SITE WASTE SUCH AS DISCARDED BUILDING MATERIAL, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

MILLING AND PAVING NOTES
1. CONTRACTOR SHALL MILL OR REMOVE PAVEMENT WITHIN PROJECT LIMITS AS NECESSARY TO ACHIEVE PROPOSED FINISH GRADES ON PLANS.
2. PROVIDE POSITIVE DRAINAGE IN THE DIRECTION INDICATED ON THE PLANS.

REFER TO THE TENNESSEE EROSION CONTROL HANDBOOK FOURTH EDITION FOR ADDITIONAL DETAIL ON BEST MANAGEMENT PRACTICES.

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DEMOLITION AND EROSION CONTROL PLAN

C2.00

EOA PROJECT # 13.031.00
NOVEMBER 25, 2013

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ROADWAY ALIGNMENT

Line Table

Line #	Length	Direction
L2	220.52	N7° 07' 11.65"E
L4	414.99	N83° 00' 21.00"W
L5	38.00	S6° 59' 39.00"W
L6	414.85	S83° 00' 20.33"E

Curve Table

Curve #	Radius	Length	Chord Direction
C1	13.00	20.420	S38° 00' 21.14"E
C2	13.00	20.420	S51° 59' 39.00"W

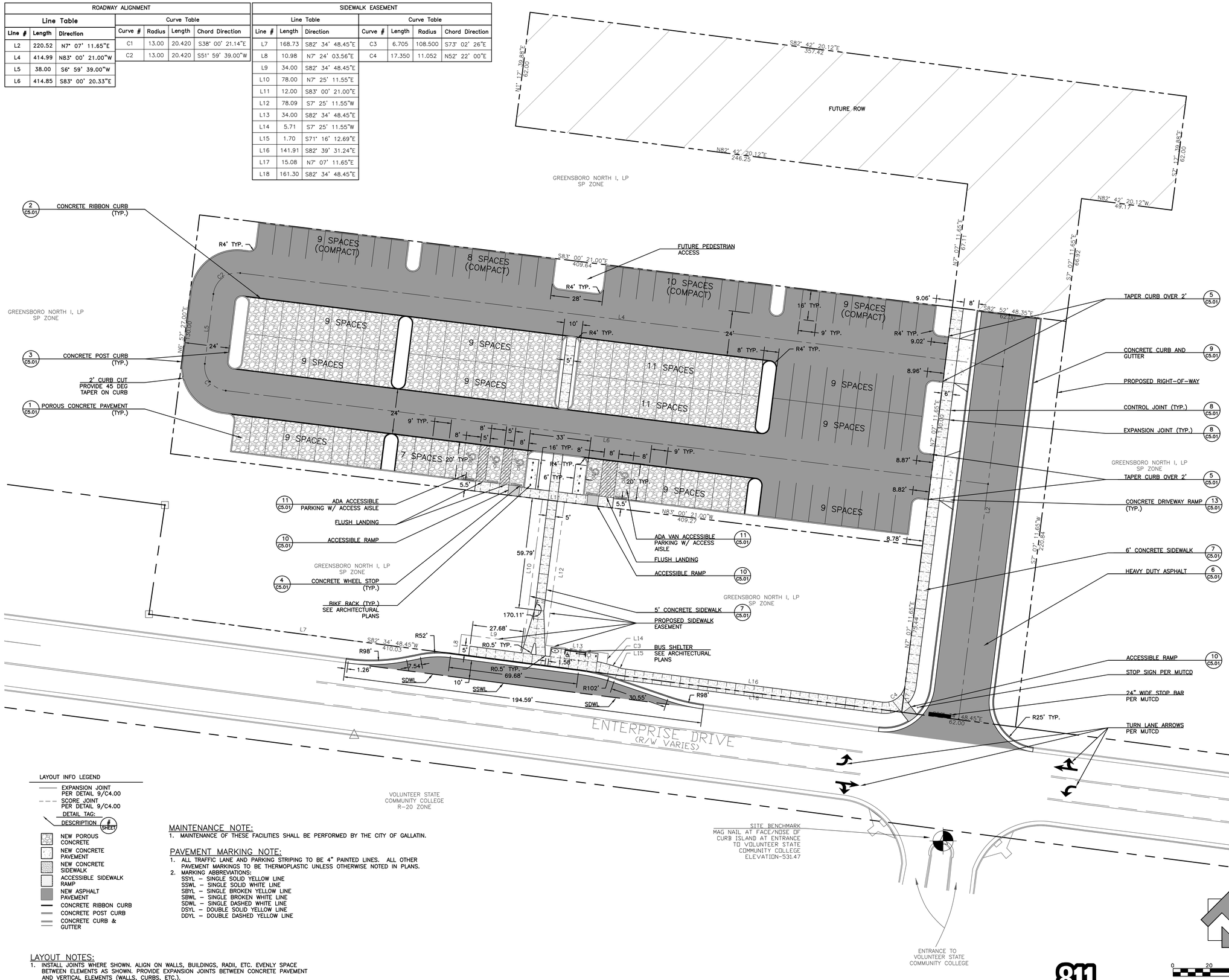
SIDEWALK EASEMENT

Line Table

Line #	Length	Direction
L7	168.73	S82° 34' 48.45"E
L8	10.98	N7° 24' 03.56"E
L9	34.00	S82° 34' 48.45"E
L10	78.00	N7° 25' 11.55"E
L11	12.00	S83° 00' 21.00"E
L12	78.09	S7° 25' 11.55"W
L13	34.00	S82° 34' 48.45"E
L14	5.71	S7° 25' 11.55"W
L15	1.70	S71° 16' 12.69"E
L16	141.91	S82° 39' 31.24"E
L17	15.08	N7° 07' 11.65"E
L18	161.30	S82° 34' 48.45"E

Curve Table

Curve #	Length	Radius	Chord Direction
C3	6.705	108.500	S73° 02' 26"E
C4	17.350	11.052	N52° 22' 00"E



LAYOUT INFO LEGEND

- EXPANSION JOINT PER DETAIL 9/C4.00
- SCORE JOINT PER DETAIL 9/C4.00
- DETAIL TAG: DESCRIPTION (SHEET)
- NEW POROUS CONCRETE
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- ACCESSIBLE SIDEWALK RAMP
- NEW ASPHALT PAVEMENT
- CONCRETE RIBBON CURB
- CONCRETE POST CURB
- CONCRETE CURB & GUTTER

MAINTENANCE NOTE:

1. MAINTENANCE OF THESE FACILITIES SHALL BE PERFORMED BY THE CITY OF GALLATIN.

PAVEMENT MARKING NOTE:

1. ALL TRAFFIC LANE AND PARKING STRIPING TO BE 4" PAINTED LINES. ALL OTHER PAVEMENT MARKINGS TO BE THERMOPLASTIC UNLESS OTHERWISE NOTED IN PLANS.
2. MARKING ABBREVIATIONS:
   SSYL – SINGLE SOLID YELLOW LINE
   SSWL – SINGLE SOLID WHITE LINE
   SBYL – SINGLE BROKEN YELLOW LINE
   SBWL – SINGLE BROKEN WHITE LINE
   SDWL – SINGLE DASHED WHITE LINE
   DSYL – DOUBLE SOLID YELLOW LINE
   DDYL – DOUBLE DASHED YELLOW LINE

LAYOUT NOTES:

1. INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
4. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
5. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
6. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
7. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.

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SITE LAYOUT PLAN

C3.00

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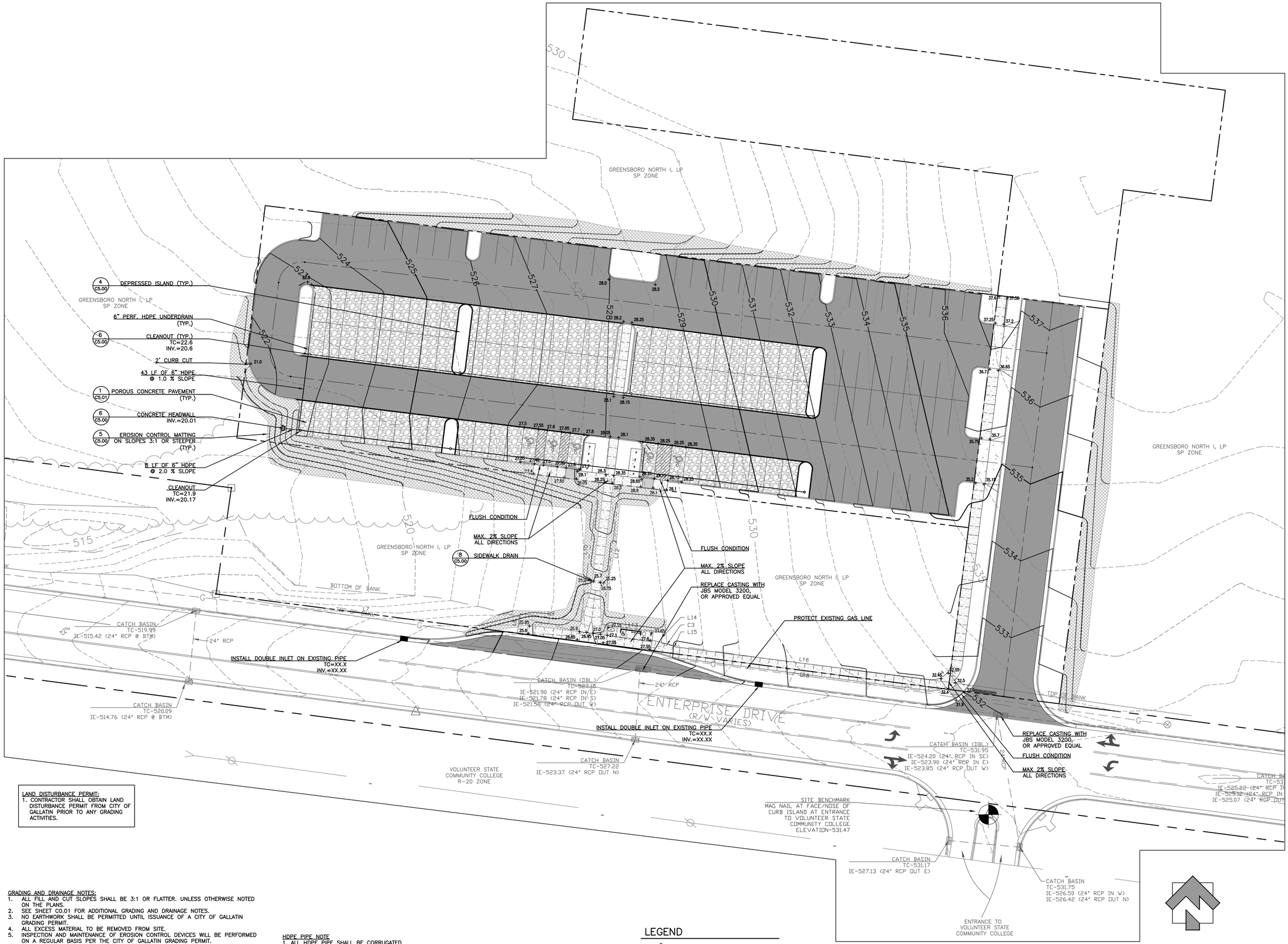

LAND DISTURBANCE PERMIT:
1. CONTRACTOR SHALL OBTAIN LAND DISTURBANCE PERMIT FROM CITY OF GALLATIN PRIOR TO ANY GRADING ACTIVITIES.

GRADING AND DRAINAGE NOTES:
1. ALL FILL AND CUT SLOPES SHALL BE 3:1 OR FLATTER. UNLESS OTHERWISE NOTED ON THE PLANS.
2. SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
3. NO EARTHWORK SHALL BE PERMITTED UNTIL ISSUANCE OF A CITY OF GALLATIN GRADING PERMIT.
4. ALL EXCESS MATERIAL TO BE REMOVED FROM SITE.
5. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES WILL BE PERFORMED ON A REGULAR BASIS PER THE CITY OF GALLATIN GRADING PERMIT.
6. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES AT 3:1 OR GREATER.
7. CONTRACTOR TO OBTAIN A LAND DISTURBANCE PERMIT FROM CITY OF GALLATIN PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS.
10. REFER TO LANDSCAPE PLAN FOR TOPSOIL AND PERMANENT VEGETATION REQUIREMENTS IN PLANT BEDS AND TREE WELLS.
11. CONTRACTOR TO IMPORT CLEAN TOPSOIL IN ALL AREAS WHERE PAVEMENT WAS REMOVED TO ACHIEVE FINISHED GRADE NOTED ON PLANS.

HDPE PIPE NOTE
1. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
2. ALL HDPE SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS AND AASHTO SECTION 30.
3. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.

LEGEND

570	PROPOSED CONTOUR LINE
570	EXISTING CONTOUR LINE
48.2 +	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE GRADIENT DRAINAGE FLOW ARROW
	EROSION CONTROL MATTING

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GRADING AND DRAINAGE PLAN

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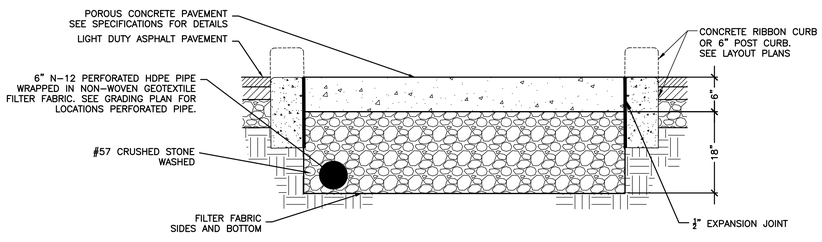
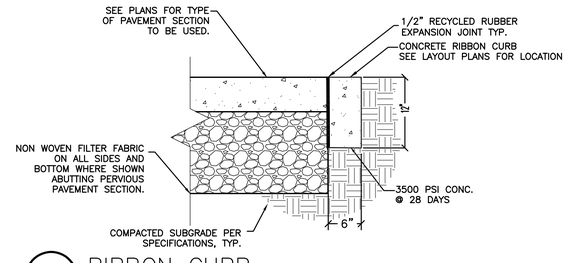
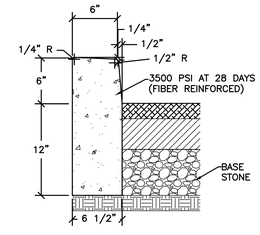


1 POROUS CONCRETE PAVEMENT SECTION
NOT TO SCALE

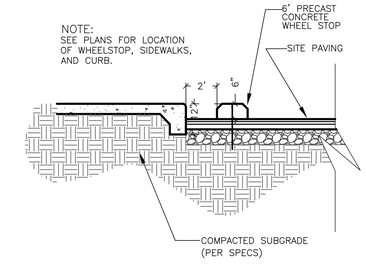


2 RIBBON CURB
NOT TO SCALE

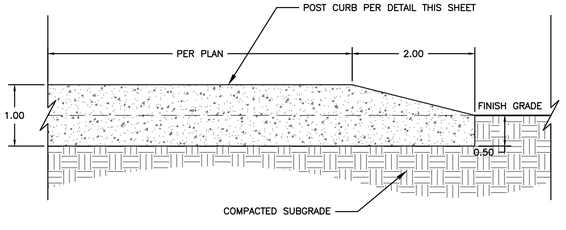


3 POST CURB
NOT TO SCALE

NOTE:
SEE PLANS FOR LOCATION OF WHEELSTOP, SIDEWALKS, AND CURB.

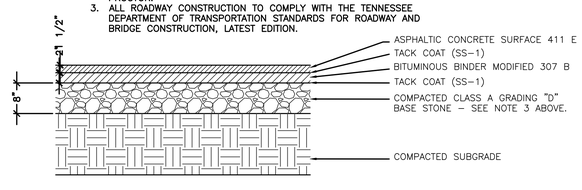


4 PRECAST WHEEL STOP
NOT TO SCALE



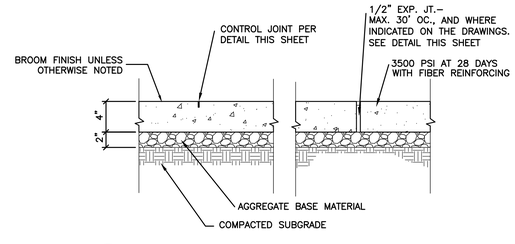
5 CURB TAPER
NOT TO SCALE

NOTES:
1. SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
2. AGGREGATE BASE COARSE TO BE COMPACTED TO 100% STANDARD PROCTOR.
3. ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.

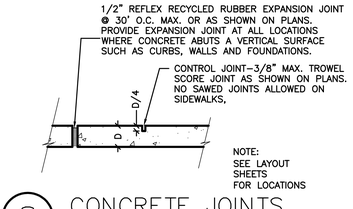


6 HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

NOTE:
WHEN SIDEWALK ABUTS CURB & GUTTER AND ANY VERTICAL ELEMENTS, INSTALL 1/4" EXP. JT. BETWEEN SIDEWALK AND CURB

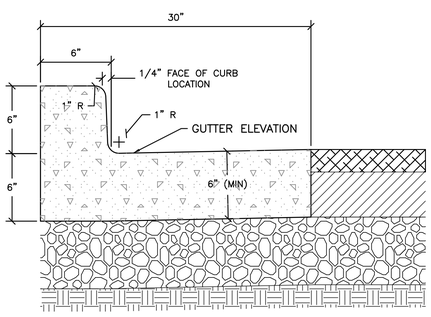


7 CONCRETE SIDEWALK
NOT TO SCALE



NOTE:
SEE LAYOUT SHEETS FOR LOCATIONS

8 CONCRETE JOINTS
NOT TO SCALE



NOTES:

1. CONTRACTION JOINTS; 1/2" WIDE, FULL DEPTH, AT MAXIMUM OF 50' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.

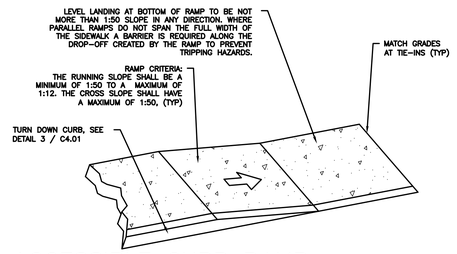
2. TOOLED CURB CONTROL JOINTS: 1/4" WIDE, 1" DEEP, 5' O.C.

3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAY TEST.

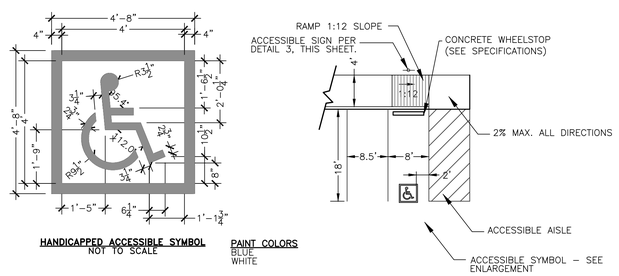
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.

5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.

9 CONCRETE CURB & GUTTER
NOT TO SCALE



10 ACCESSIBLE CURB RAMP
NOT TO SCALE



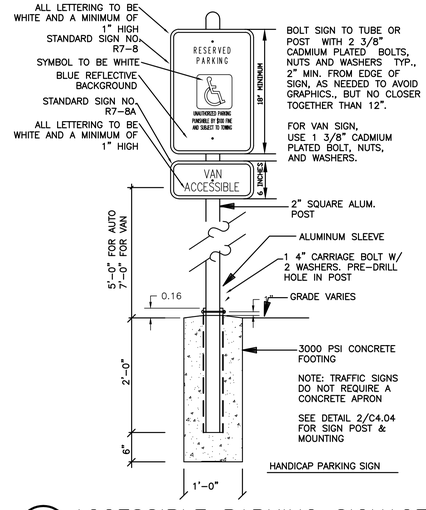
HANDICAPPED ACCESSIBLE SYMBOL
NOT TO SCALE

PAINT COLORS
BLUE
WHITE

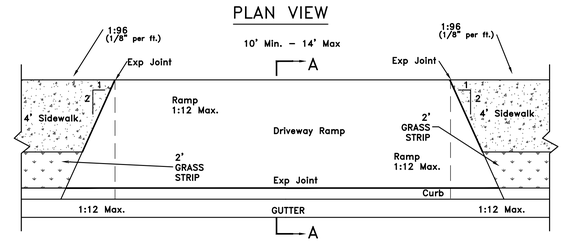
NOTE: RUNNING AND CROSS SLOPES FOR HANDICAPPED PARKING NOT TO EXCEED 2%.

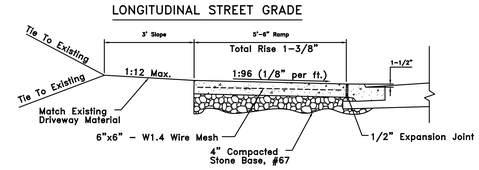
HANDICAPPED ACCESSIBLE PARKING
NOT TO SCALE

11 ADA COMPLIANT PARKING LAYOUT
NOT TO SCALE

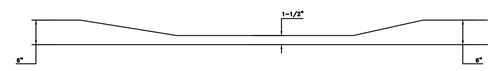


12 ACCESSIBLE PARKING SIGNAGE
NOT TO SCALE





SECTION A–A



CURB TAPER FOR DRIVEWAY RAMP

GENERAL NOTES
1. Cross-slopes of driveway and of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. High side and low side ramps shall have a maximum slope of 1:12 (vertical:horizontal) and shall not be required to exceed 8 feet (96 inches) in length.

*NOTE: DOWN GRADIENT DRIVEWAYS ARE TO BE CONSTRUCTED IN A MANNER SO AS TO PREVENT STREET RUNOFF FROM ENTERING DRIVEWAY.

13 DRIVEWAY RAMP
NOT TO SCALE

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SITE DETAILS

C5.01

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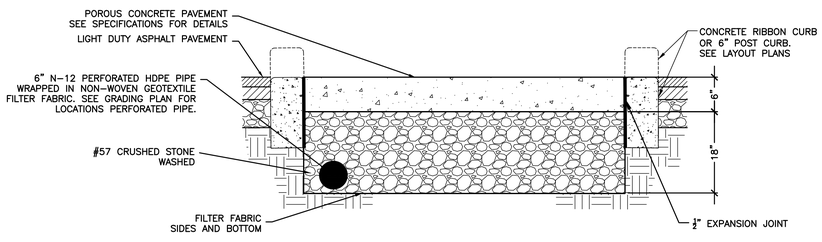
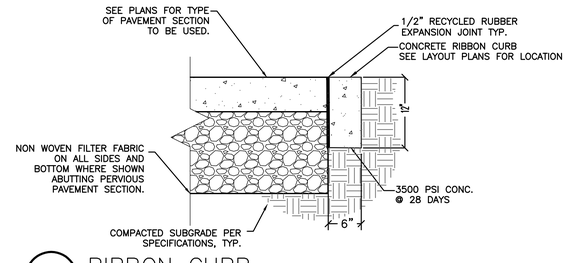
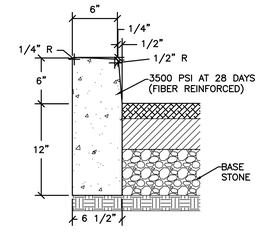


1 POROUS CONCRETE PAVEMENT SECTION
NOT TO SCALE

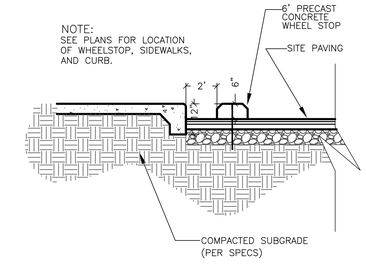


2 RIBBON CURB
NOT TO SCALE

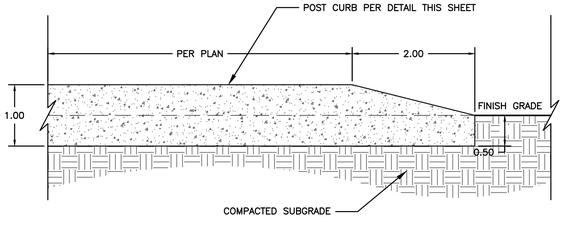


3 POST CURB
NOT TO SCALE

NOTE:
SEE PLANS FOR LOCATION OF WHEELSTOP, SIDEWALKS, AND CURB.

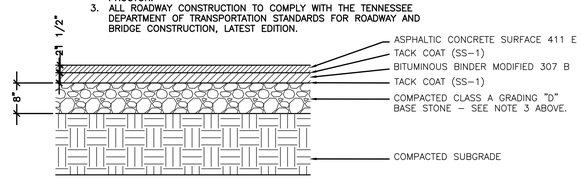


4 PRECAST WHEEL STOP
NOT TO SCALE



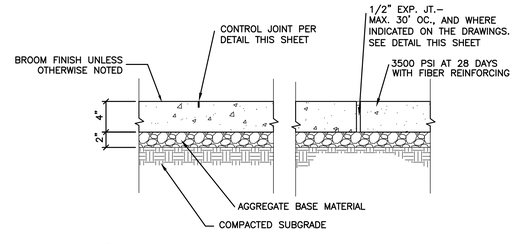
5 CURB TAPER
NOT TO SCALE

NOTES:
1. SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
2. AGGREGATE BASE COARSE TO BE COMPACTED TO 100% STANDARD PROCTOR.
3. ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.

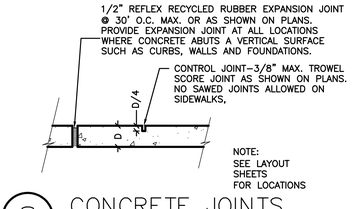


6 HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

NOTE:
WHEN SIDEWALK ABUTS CURB & GUTTER AND ANY VERTICAL ELEMENTS, INSTALL 1/4" EXP. JT. BETWEEN SIDEWALK AND CURB

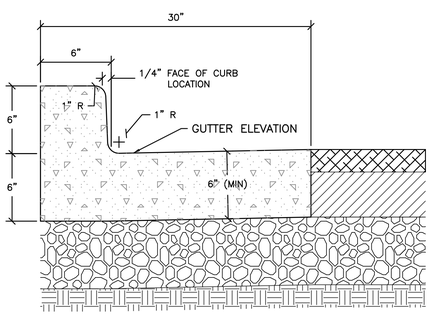


7 CONCRETE SIDEWALK
NOT TO SCALE



NOTE:
SEE LAYOUT SHEETS FOR LOCATIONS

8 CONCRETE JOINTS
NOT TO SCALE



NOTES:

1. CONTRACTION JOINTS; 1/2" WIDE, FULL DEPTH, AT MAXIMUM OF 50' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.

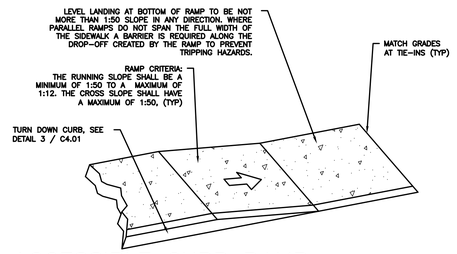
2. TOOLED CURB CONTROL JOINTS: 1/4" WIDE, 1" DEEP, 5' O.C.

3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAY TEST.

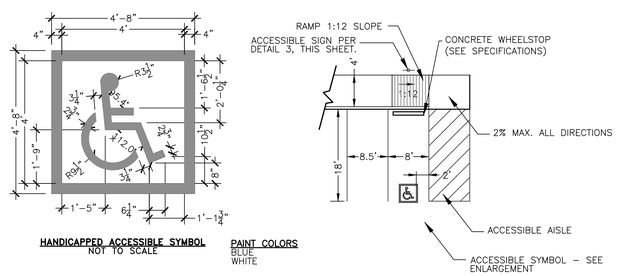
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.

5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.

9 CONCRETE CURB & GUTTER
NOT TO SCALE



10 ACCESSIBLE CURB RAMP
NOT TO SCALE



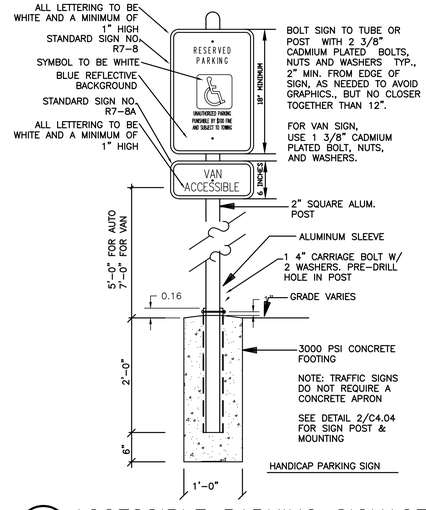
HANDICAPPED ACCESSIBLE SYMBOL
NOT TO SCALE

PAINT COLORS
BLUE
WHITE

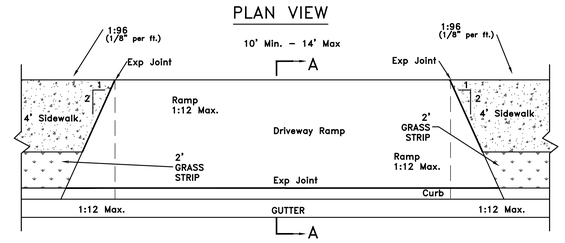
NOTE: RUNNING AND CROSS SLOPES FOR HANDICAPPED PARKING NOT TO EXCEED 2%.

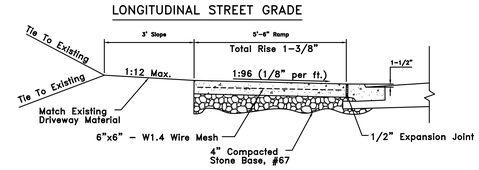
HANDICAPPED ACCESSIBLE PARKING
NOT TO SCALE

11 ADA COMPLIANT PARKING LAYOUT
NOT TO SCALE

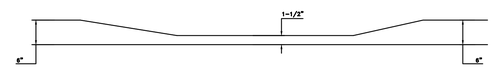


12 ACCESSIBLE PARKING SIGNAGE
NOT TO SCALE





SECTION A–A



CURB TAPER FOR DRIVEWAY RAMP

GENERAL NOTES
1. Cross-slopes of driveway and of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. High side and low side ramps shall have a maximum slope of 1:12 (vertical:horizontal) and shall not be required to exceed 8 feet (96 inches) in length.

*NOTE: DOWN GRADIENT DRIVEWAYS ARE TO BE CONSTRUCTED IN A MANNER SO AS TO PREVENT STREET RUNOFF FROM ENTERING DRIVEWAY.

13 DRIVEWAY RAMP
NOT TO SCALE

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SITE DETAILS

C5.01

EOA PROJECT # 13.031.00
NOVEMBER 25, 2013

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ROADWAY ALIGNMENT

Line Table

Line #	Length	Direction
L2	220.52	N7° 07' 11.65"E
L4	414.99	N83° 00' 21.00"W
L5	38.00	S6° 59' 39.00"W
L6	414.85	S83° 00' 20.33"E

Curve Table

Curve #	Radius	Length	Chord Direction
C1	13.00	20.420	S38° 00' 21.14"E
C2	13.00	20.420	S51° 59' 39.00"W

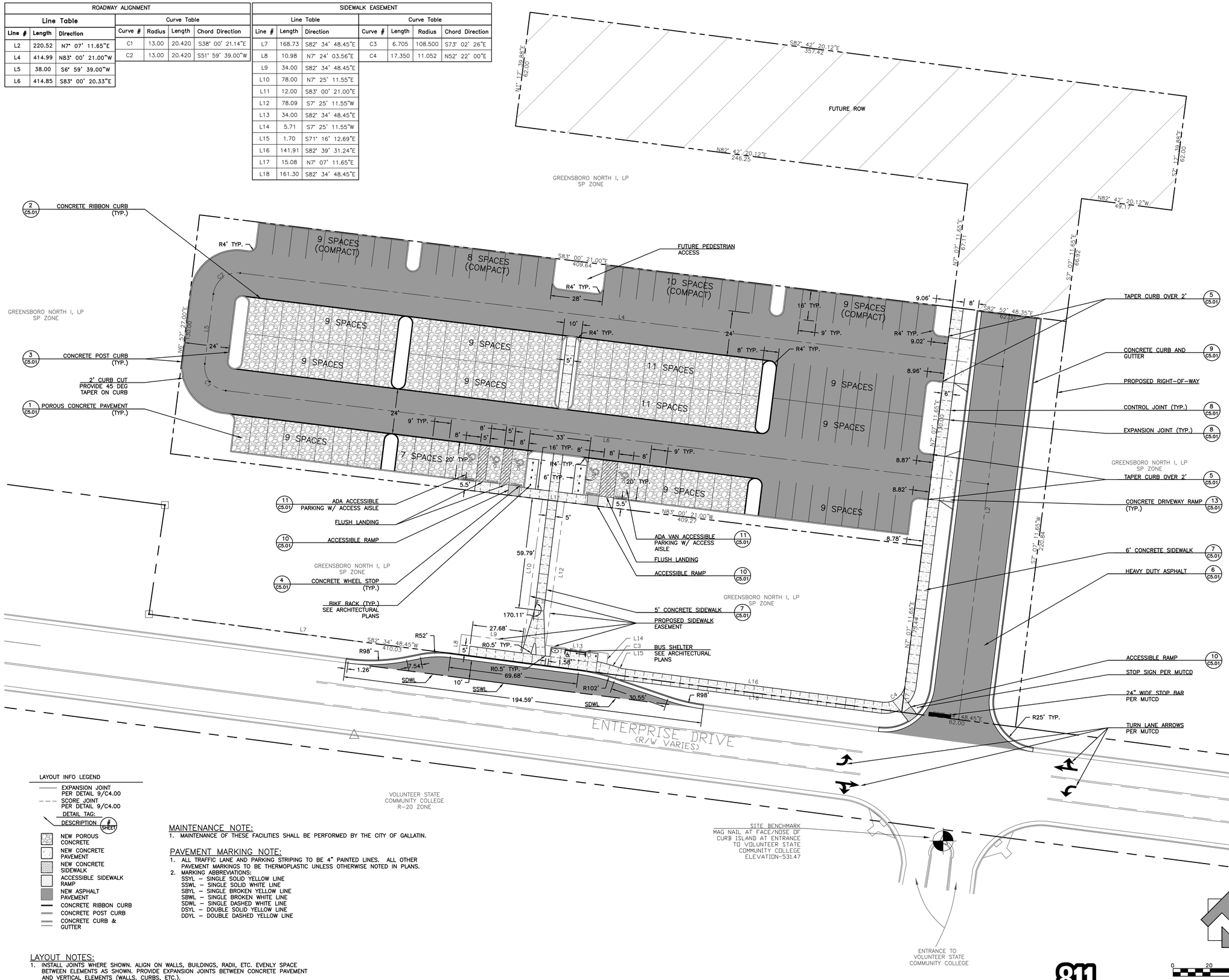
SIDEWALK EASEMENT

Line Table

Line #	Length	Direction
L7	168.73	S82° 34' 48.45"E
L8	10.98	N7° 24' 03.56"E
L9	34.00	S82° 34' 48.45"E
L10	78.00	N7° 25' 11.55"E
L11	12.00	S83° 00' 21.00"E
L12	78.09	S7° 25' 11.55"W
L13	34.00	S82° 34' 48.45"E
L14	5.71	S7° 25' 11.55"W
L15	1.70	S71° 16' 12.69"E
L16	141.91	S82° 39' 31.24"E
L17	15.08	N7° 07' 11.65"E
L18	161.30	S82° 34' 48.45"E

Curve Table

Curve #	Length	Radius	Chord Direction
C3	6.705	108.500	S73° 02' 26"E
C4	17.350	11.052	N52° 22' 00"E



LAYOUT INFO LEGEND

- EXPANSION JOINT PER DETAIL 9/C4.00
- SCORE JOINT PER DETAIL 9/C4.00
- DETAIL TAG: DESCRIPTION (SHEET)
- NEW POROUS CONCRETE
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- ACCESSIBLE SIDEWALK RAMP
- NEW ASPHALT PAVEMENT
- CONCRETE RIBBON CURB
- CONCRETE POST CURB
- CONCRETE CURB & GUTTER

MAINTENANCE NOTE:

1. MAINTENANCE OF THESE FACILITIES SHALL BE PERFORMED BY THE CITY OF GALLATIN.

PAVEMENT MARKING NOTE:

1. ALL TRAFFIC LANE AND PARKING STRIPING TO BE 4" PAINTED LINES. ALL OTHER PAVEMENT MARKINGS TO BE THERMOPLASTIC UNLESS OTHERWISE NOTED IN PLANS.
2. MARKING ABBREVIATIONS:
   SSYL – SINGLE SOLID YELLOW LINE
   SSWL – SINGLE SOLID WHITE LINE
   SBYL – SINGLE BROKEN YELLOW LINE
   SBWL – SINGLE BROKEN WHITE LINE
   SDWL – SINGLE DASHED WHITE LINE
   DSYL – DOUBLE SOLID YELLOW LINE
   DDYL – DOUBLE DASHED YELLOW LINE

LAYOUT NOTES:

1. INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
4. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
5. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
6. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
7. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.

Know what's below. Call before you dig.

0 20 40 60

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SITE LAYOUT PLAN

C3.00

EOA PROJECT # 13.031.00
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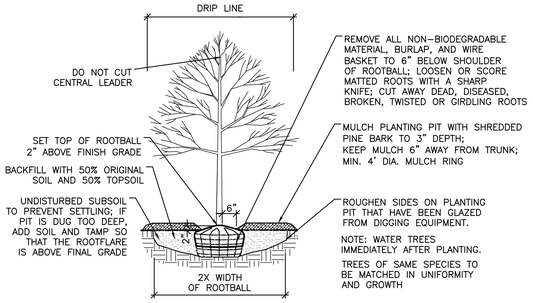
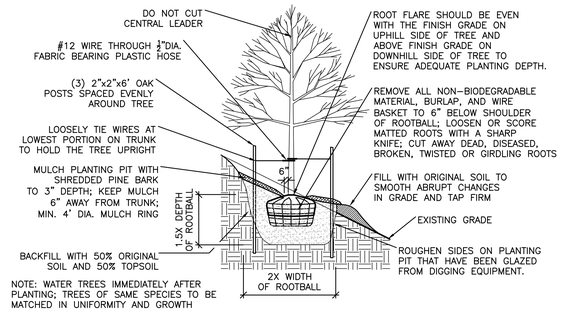
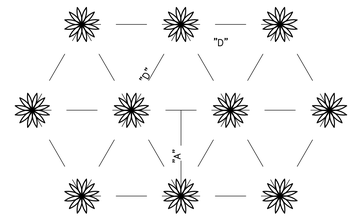


NOTE: WHERE TREES ARE TO BE PLANTED IN THE ROCKS OF THE BIORETENTION AREAS, CONTRACTOR TO USE SAME PLANTING TECHNICS.

1 TYPICAL TREE PLANTING
NOT TO SCALE



2 TYPICAL TREE PLANTING ON SLOPE
NOT TO SCALE



GROUNDCOVERS TO BE PLANTED ON TRIANGULAR GRID.

* SEE PLANT LIST FOR REQUIRED SPACING *

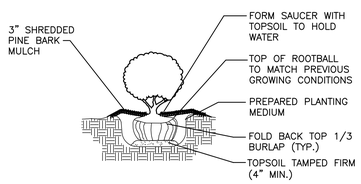
SPACING "D"	ROW WIDTH "A"	NO. OF PLANTS/1 S.F.
6" O.C.	5.2"	4.61
8" O.C.	6.93"	2.60
10" O.C.	8.66"	1.66
12" O.C.	10.4"	1.15
15" O.C.	13.0"	.738
18" O.C.	15.6"	.512
24" O.C.	20.8"	.330

3 GROUNDCOVER SPACING
NOT TO SCALE

1. ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'. ALL PEDESTRIAN ACCESS WAYS MUST HAVE AT LEAST 7' OF CLEARANCE.
2. ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 8'.
3. ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK. NO MULTI-TRUNK UNLESS SPECIFIED.
4. THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSPLANT FOR DIRECTIONAL PLACEMENT AT THE TIME OF PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTIONAL PLACEMENT.
5. ALL TREES SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING HABIT.
6. EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER.
7. ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING.
8. ALL SHRUBS SHALL HAVE A MINIMUM #3 CONTAINER AT TIME OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE NOT CONTAINER SIZE.
9. ALL SHRUBS, EXCEPT AS NOTED**, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. NO "GUMDROP" PRUNING IS ALLOWED.
10. MULCH "VOLCANOES" ARE UNACCEPTABLE. MULCH MUST BE INSTALLED PER DETAILS.
11. INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE CONSTRUCTION PACKAGE.
12. ALL PLANTS MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.
13. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT WHERE DISCREPANCIES OCCUR FOR FIELD ADJUSTMENT.

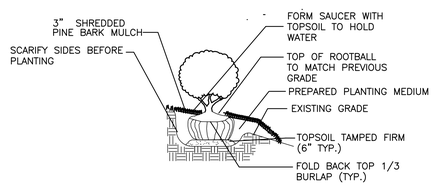
4 PLANT STOCK NOTES
NOT TO SCALE

NOTE:
WATER SHRUB IMMEDIATELY AFTER PLANTING; SHRUBS OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.
DO NOT PRUNE BEFORE ACCEPTANCE.

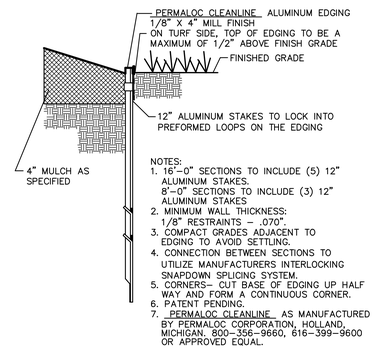


5 SHRUB PLANTING
NOT TO SCALE

DO NOT PRUNE BEFORE ACCEPTANCE, ONLY SELECTIVE PRUNING IS ALLOWED AT TIME OF PLANTING. WATER SHRUB IMMEDIATELY AFTER PLANTING. SHRUBS OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.



6 SLOPE PLANTING FOR SHRUBS
NOT TO SCALE



NOTES:
1. 16'-0" SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
   8'-0" SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES
2. MINIMUM WALL THICKNESS:
   1/8" RESTRAINTS – .070".
3. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING.
4. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURERS INTERLOCKING SNAPDOWN SPLICING SYSTEM.
5. CORNERS– CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.
6. PATENT PENDING.
7. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND, MICHIGAN. 800-356-9660, 616-399-9600 OR APPROVED EQUAL.

7 ALUMINUM LANDSCAPE EDGING
NOT TO SCALE

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CHRISTOPHER L. CAPPS
1/16/2014

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LANDSCAPE DETAILS

L1.10

EOA PROJECT # 13.031.00
NOVEMBER 25, 2013

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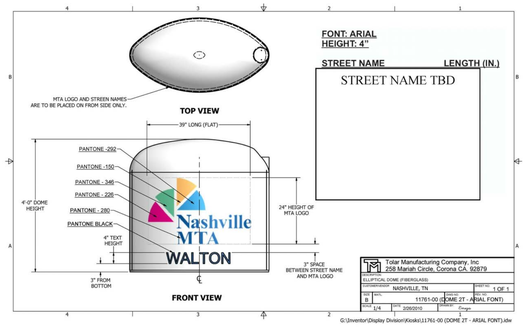
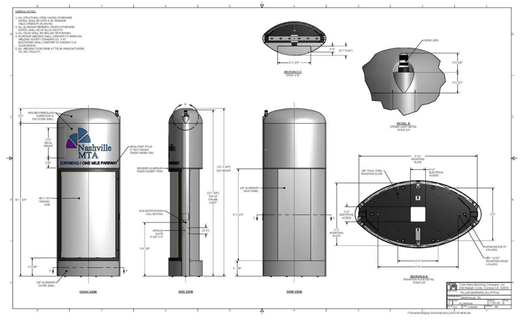
GLOBAL INDUSTRIES - MODEL #T9A442804GBK
SUBMIT COLOR OPTIONS TO ARCHITECT FOR SELECTION

3 SITE BIKE RACK

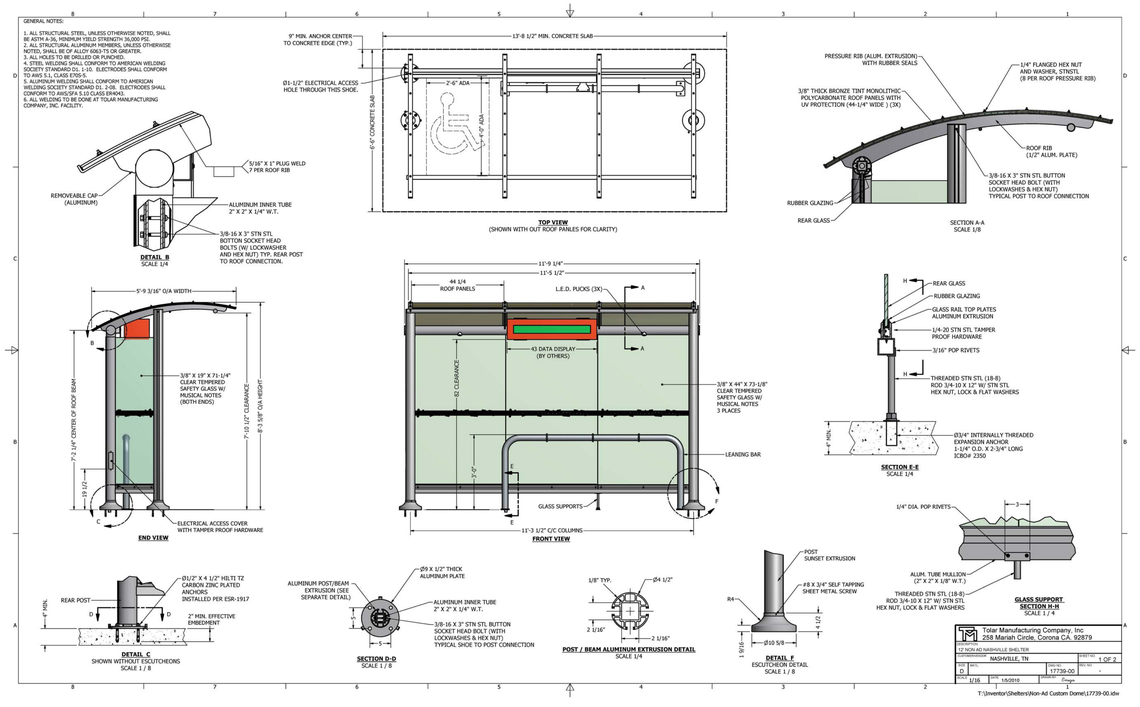
NOT TO SCALE





INSTRUCTIONS NASHVILLE KIOSK

REV 01-17-13



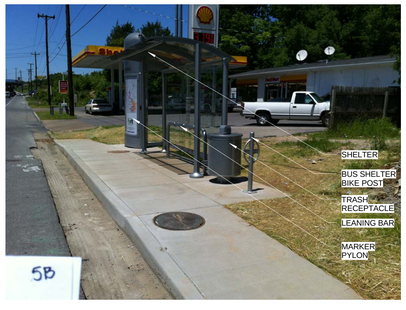
BUS SHELTER SHOP DRAWING (NOT TO SCALE)

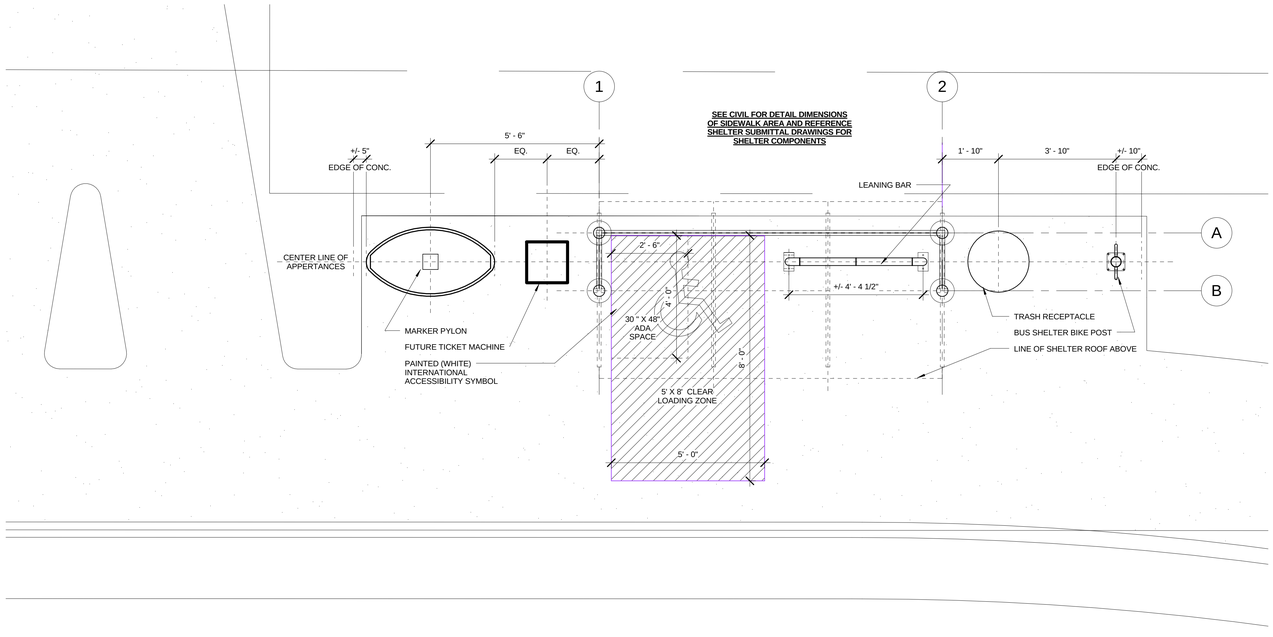
THIS INFORMATION HAS BEEN PROVIDED FOR REFERENCE AS TO THE BUS SHELTER THAT MTA WILL BE PROVIDING TO THE GENERAL CONTRACTOR. DELIVERY TO THE SITE, ASSEMBLY, AND INSTALLATION OF THE SHELTER IS BY THE GENERAL CONTRACTOR.

2 TOLAR BUS SHELTER SHOP DRAWING - FOR REFERENCE ONLY

NOT TO SCALE

EXAMPLE PHOTOS OF AN INSTALLED BUS SHELTER , PYLON, TRASH CAN, AND BIKE POST. THIS PHOTOGRAPH WAS TAKEN ALONG THE MURFREESBORO BRT.





1 BUS SHELTER ENLARGE PLAN

0' 1' 2' 4'

PLAN NORTH

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BUS SHELTER DETAILS

A1.01

EOA PROJECT # 13.031.00
JANUARY 16, 2014

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
GENERAL	
	CONDUIT CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT CONCEALED BELOW FLOOR OR GRADE
	CONDUIT EXPOSED
	LOW VOLTAGE CABLE
	HOMERUN CONDUIT, SEE PANEL SCHEDULE FOR CIRCUIT SIZE
	HOMERUN CONDUIT, 2 CIRCUITS, 3 #12 AND 1 #12 GROUND, 1/2"C.
LIGHTING	
	EXTERIOR FIXTURE – REFER TO LIGHTING FIXTURE SCHEDULE FOR DETAILS
POWER	
	ELECTRICAL PANEL – 120/208 OR 120/240 VOLT
	FUSED DISCONNECT SWITCH. VOLTAGE RATING/AMPS/POLES/FUSE SIZE/ENCLOSURE TYPE
ABBREVIATIONS	
*A	AMPERAGE
*C	CONDUIT
*V	VOLTAGE
ABG	ABOVE GRADE
AWG	AMERICAN WIRE GAUGE
CB	CIRCUIT BREAKER
DISC	SAFETY DISCONNECT
ETR	EXISTING TO REMAIN
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HID	HIGH INTENSITY DISCHARGE LAMP
KVA	KILOVOLT–AMP
KW	KILOWATT
LED	LIGHT EMITTING DIODE
LTG	LIGHTING
MNTD	MOUNTED
NEC	NATIONAL ELECTRIC CODE
PH	PHASE
PNL	PANEL
PRI	PRIMARY
SEC	SECONDARY
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
XFMR	TRANSFORMER

NOTE: 1) ALL ITEMS MAY NOT APPEAR ON PLANS
2) COORDINATE WIRING DEVICE AND CONTROL DEVICE COLORS WITH ARCHITECT PRIOR TO ORDERING. ANY DEVICE COLORS NOTED IN LEGEND ARE INDICATED FOR DESIGN INTENT.

LIGHTING FIXTURE SCHEDULE

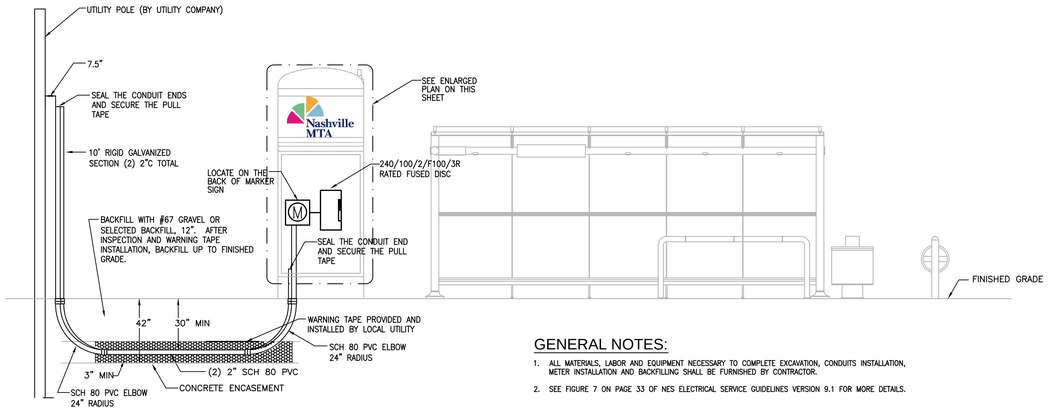
TYPE	MANUFACTURER	CAT NUMBER	VOLTAGE	LAMPS	INPUT WATTS	MOUNTING	REMARKS
S1	PHILIPS – LUMEC	MPTR–135W80LED4K–ES–LE2–AST–PH8–*	120	4000K LED	129	20' POLE	DECORATIVE AREA FIXTURE WITH DECORATIVE POLE. PROVIDE WITH PE CELL AND TYPE LE2 ASYMETRICAL OPTICAL. * ARCH TO SELECT POLE AND FINISH.
S2	PHILIPS – LUMEC	MPTR–135W80LED4K–ES–LE5–AST–PH8–*	120	4000K LED	129	20' POLE	DECORATIVE AREA FIXTURE WITH DECORATIVE POLE. PROVIDE WITH PE CELL AND TYPE LE5 ASYMETRICAL OPTICAL. * ARCH TO SELECT POLE AND FINISH.

NOTE: 1. PROVIDE A FACTORY INSTALLED WATTAGE RESTRICTION LABEL WHERE FIXTURE RATING MAY EXCEED INDICATED LAMPING.

CIRCUIT SCHEDULE - COPPER

CIRCUIT #	PHASE & NEUTRAL CONDUCTORS	GND CONDUCTOR (PER CONDUIT)	2–WIRE CONDUIT SIZE	3–WIRE CONDUIT SIZE	4–WIRE CONDUIT SIZE
20	12	12	1/2"	1/2"	1/2"
30	10	10	1/2"	3/4"	3/4"
40	8	10	3/4"	3/4"	1"
50	8	10	3/4"	3/4"	1"
60	6	10	3/4"	1"	1–1/4"
70	6	8	3/4"	1"	1–1/4"
80 OR 90	4	8	1"	1–1/4"	1–1/4"
100	3	8	1"	1–1/4"	1–1/4"

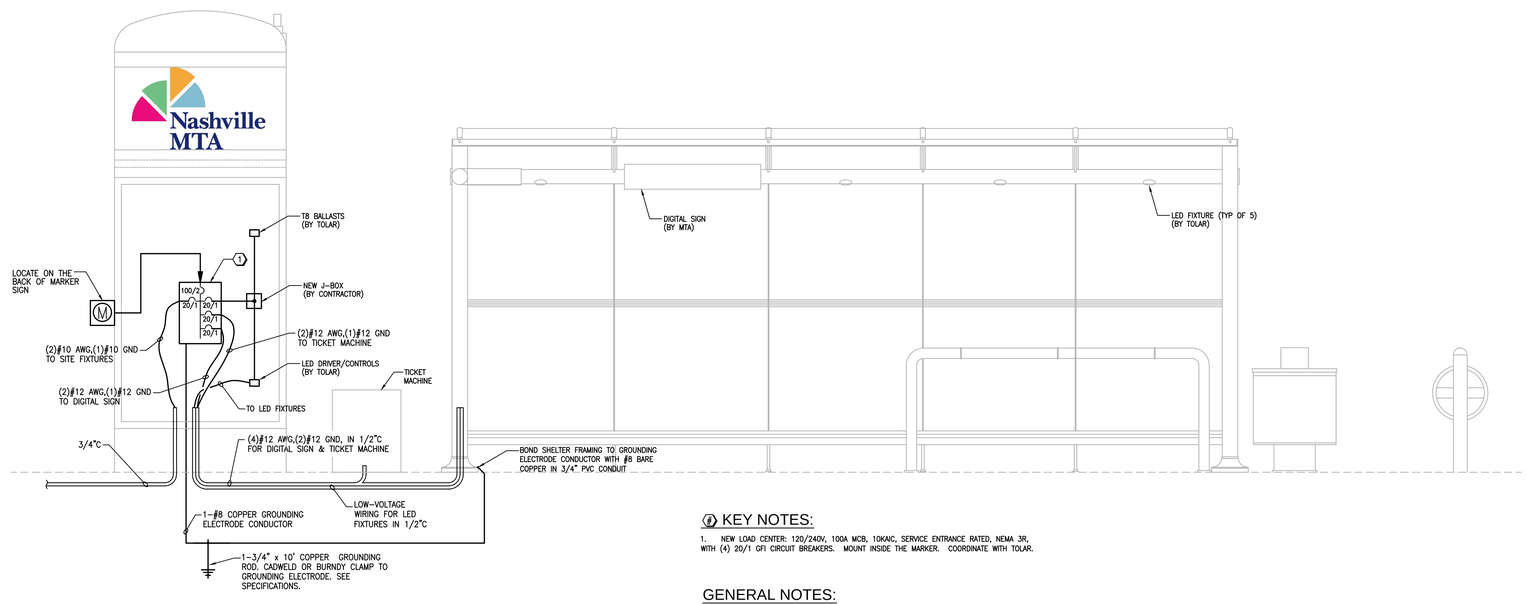
NOTES:
1. 3 PHASE, 3 WIRE CIRCUITS (WITHOUT A NEUTRAL) ARE DESIGNATED THUS: XX
2. 3 PHASE, 4 WIRE CIRCUITS (WITH A NEUTRAL) ARE DESIGNATED THUS: XX N
3. SINGLE PHASE, 2 WIRE CIRCUITS (WITHOUT A NEUTRAL) ARE DESIGNATED THUS: XX SP
4. SINGLE PHASE, 3 WIRE CIRCUITS (WITH A NEUTRAL) ARE DESIGNATED THUS: XX SPN



GENERAL NOTES:

1. ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY TO COMPLETE EXCAVATION, CONDUITS INSTALLATION, METER INSTALLATION AND BACKFILLING SHALL BE FURNISHED BY CONTRACTOR.
2. SEE FIGURE 7 ON PAGE 33 OF NES ELECTRICAL SERVICE GUIDELINES VERSION 9.1 FOR MORE DETAILS.

1 TYPICAL ELECTRICAL RISER DIAGRAM
SCALE: NOT TO SCALE



KEY NOTES:

1. NEW LOAD CENTER: 120/240V, 100A MCB, 10KAIC, SERVICE ENTRANCE RATED, NEMA 3R, WITH (4) 20/1 GFI CIRCUIT BREAKERS. MOUNT INSIDE THE MARKER. COORDINATE WITH TOLAR.

GENERAL NOTES:

1. SEE SPECIFICATION SECTION 13120 FOR ADDITIONAL INFORMATION ON THE PYLON AND SHELTER.

2 ENLARGED PLAN
SCALE: NOT TO SCALE

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RTA
Regional Transportation Authority

Greensboro North Park & Ride

Gallatin, TN

PMC POWER MANAGEMENT
Consulting Engineers
60 MUSIC SQUARE EAST, STE 300
NASHVILLE, TN 37203
www.powermgmt.com
615.383.6949
PROJECT #: 13193
DESIGNER: LQL ENGINEER: LCB

CONSTRUCTION DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE

LISA C. BALLARD
AGNICULTURE
NO. 106022
STATE OF TENNESSEE

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ELECTRICAL LEGEND, DETAILS & RISER

E0.01

EOA PROJECT # 13.031.00
JANUARY 16, 2014

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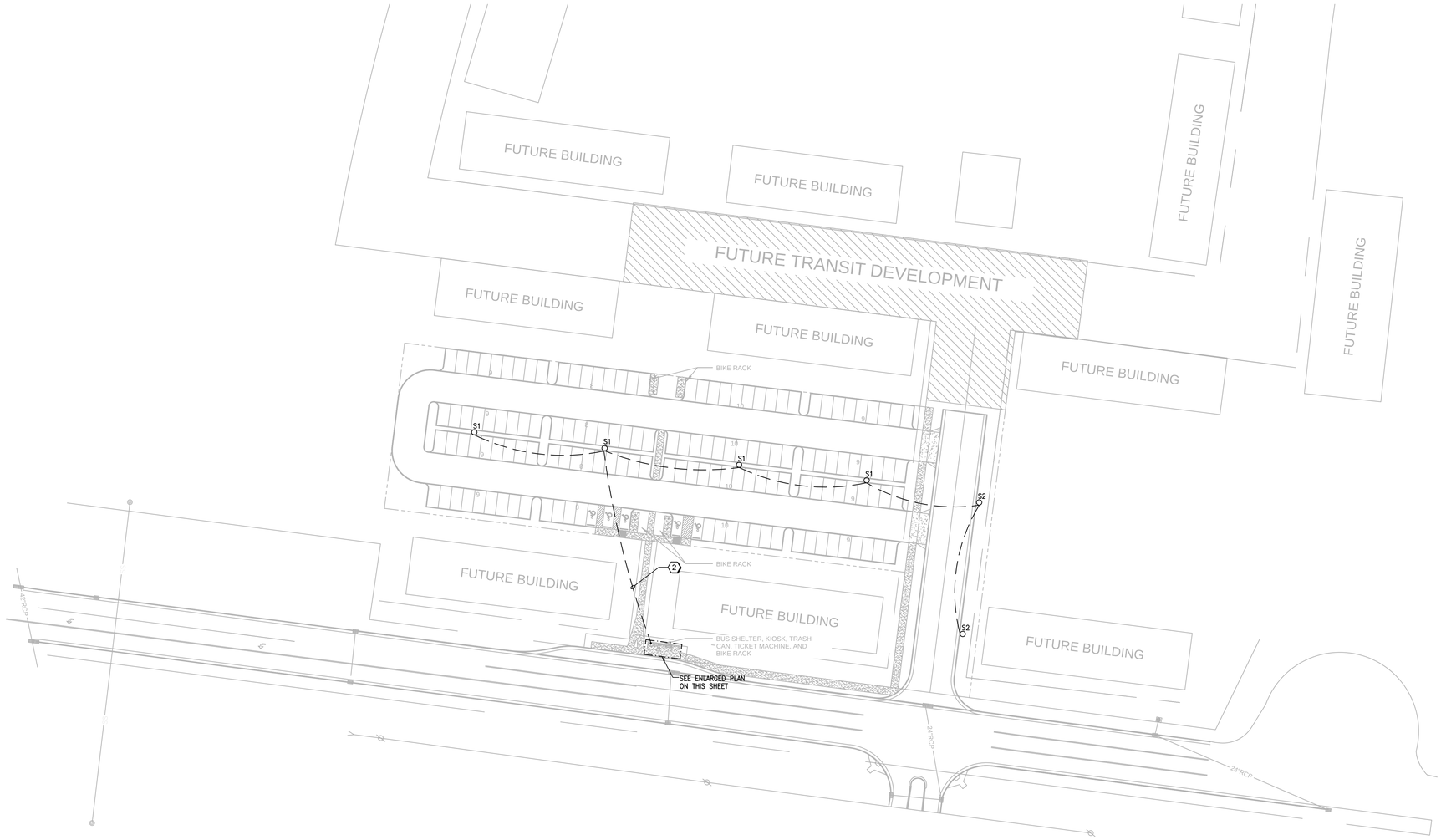
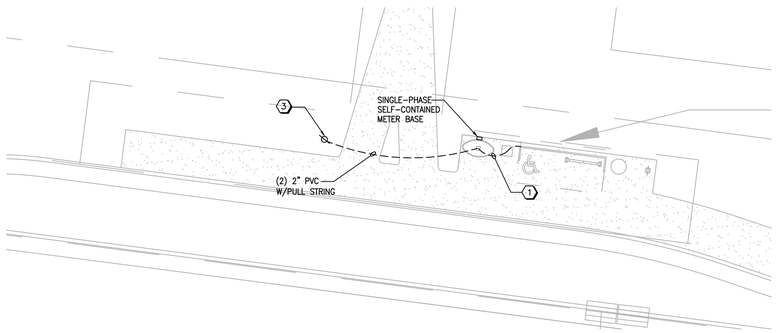


1 SITE PLAN - ELECTRICAL

0' 20' 40' 80'
PLAN NORTH



2 ENLARGED BUS SHELTER PLAN - ELECTRICAL

0' 4' 8' 16'
PLAN NORTH

GENERAL NOTES:

1. CONTRACT DOCUMENT DRAWINGS FOR ELECTRICAL WORK ARE DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE AND GENERAL ARRANGEMENT ONLY.
2. COORDINATE CONSTRUCTION OF ALL ELECTRICAL WORK WITH ARCHITECTURAL, STRUCTURAL, CIVIL, AND OTHER DISCIPLINES PRIOR TO CONSTRUCTION.
3. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED BY CODE.
4. INSTALL ALL ELECTRICAL EQUIPMENT AND APPURTENANCES IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS, CONTRACT DOCUMENTS, AND APPLICABLE CODES AND REGULATIONS.
5. THE LOCATIONS OF ALL ITEMS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS THAT ARE NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS MUST BE DETERMINED BY THE PROJECT SITE CONDITIONS AND SHALL HAVE THE APPROVAL OF THE ENGINEER BEFORE BEING INSTALLED. DO NOT SCALE DRAWINGS.
6. ALL SITE LIGHTING CIRCUITS SHALL BE #10 AWG IN 3/4"C.
7. SEE SPECIFICATION SECTION 13120 FOR ADDITIONAL INFORMATION ON THE PYLON AND SHELTER.

KEY NOTES:

1. UNDERGROUND POWER FEEDS FOR TICKET MACHINE, LED FIXTURES, AND DIGITAL SIGN. SEE RISER DIAGRAM ON SHEET E0.01 FOR MORE DETAILS.
2. UNDERGROUND POWER FEED FOR SITE LIGHTING. SEE RISER DIAGRAM ON SHEET E0.01 FOR MORE DETAILS.
3. NEW UTILITY RISER POLE. COORDINATE EXACT LOCATION WITH UTILITY COMPANY.

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Regional Transportation Authority

Greensboro North Park & Ride

Gallatin, TN

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PROJECT #: 13193
DESIGNER: LQL ENGINEER: LCB

CONSTRUCTION DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE

LISA C. BALLARD
AGNC
NO. 106022
STATE OF TENNESSEE

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SITE PLAN - ELECTRICAL

E1.00

EOA PROJECT # 13.031.00
JANUARY 16, 2014

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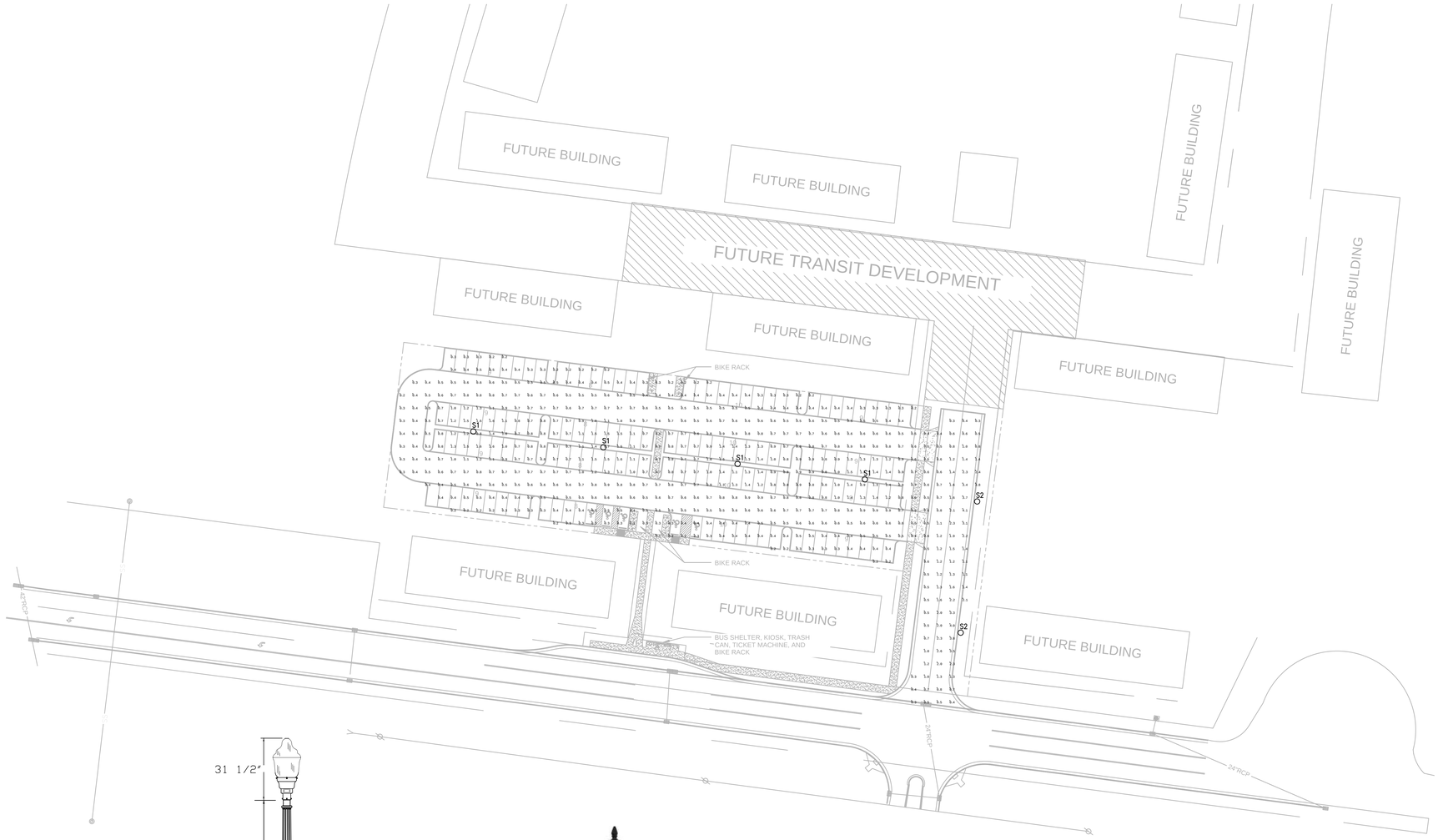


1 SITE PLAN - PHOTOMETRIC

0' 20' 40' 80'

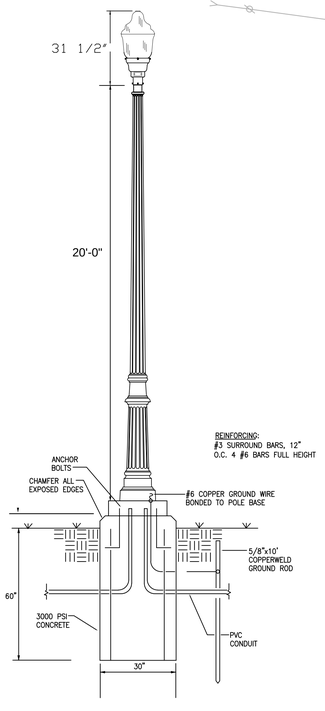
PLAN NORTH

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag
○	4	URBA-135W80LED4KES-LE5	SINGLE	N.A.	0.900	URBA-135W88LED4KES-LE5	S1
○	2	URBA-135W80LED4KES-LE2	SINGLE	N.A.	0.900	URBA-135W88LED4KES-LE2	S2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.77	4.1	0.1	7.70	41.00

FIXTURE TYPES 'S1' & 'S2'

SCALE: NONE



LIGHT POLE BASE DETAIL

SCALE: NONE

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RTA

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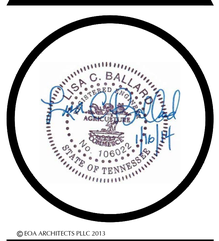

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SITE PLAN - PHOTOMETRIC

EP-1

EOA PROJECT # 13.031.00
JANUARY 16, 2014

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Member

American Society of Landscape Architects

American Institute of Architects

American Society of Civil Engineers

American Planning Association

January 16, 2014

Jackie Hoyle
City of Gallatin
Codes/Planning Dept.
132 West Main Street
Gallatin, TN 37066

RE: Greensboro North Park and Ride, Final Master Development Plan
PC0235-14
LA# 13146

Dear Jackie:

We received the comments from Planning and Engineering regarding the FMDP for the Park and Ride project, dated January 10, 2014. We have addressed the comments, and would like to make the following responses:

Planning Department Comments:

Comment 1: Provide site data information: Site address, yards, setbacks, existing and proposed use and other bulk regulation information per Greensboro North Specific Plan and/or Gallatin Zoning Ordinance.

Response: The site data table on the Title Sheet has been revised to include the bulk regulations from the applicable section of the SP.

Comment 2: Change title from Site Construction Plans to Amended Preliminary Master Development Plan and Final Master Development Plan.

Response: The title on the Title Sheet has been revised.

Comment 3: Provide statement of financial responsibility or performance surety.

Response: See attached email from Ed Oliphant, CFO of RTA.

Comment 4: Provide a statement of who will maintain the site.

Response: See attached email. The City of Gallatin will maintain the site.

Comment 5: Provide sign elevations or photographs of proposed marker pylon and ticket machine.

Response: See A1.01 for sheet revisions which include cut sheets and photos of the marker pylon. The ticket machine is a future item and the annotation has been revised to reflect its future status.

Comment 6: Provide details of bicycle racks.

Response: See A1.01 for specification of the bike rack.

Comment 7: A 5' buffer is required along all of parking lot per section 5.C of the G.N.S.P. regulations. The parking islands (landscaped) located along the proposed R.O.W. street is sufficient. Provide for the north and west side of property.

Response: See attached letter from The Greensboro North Design Review Committee. The committee doesn't believe that a buffer on all sides of the parking is the intent of the G.N.S.P.

Comment 8: Correct the parking space lengths to be 20 feet since the overhang of the vehicle will interfere with the buffer landscaping and sidewalk for the ADA accessible spaces.

Response: The parking spaces have been corrected to show a depth of 20 ft on the south side of the parking lot. Also, the depressed island was removed from the middle bay of parking to increase the depth to 20 ft. The northern bay of parking was reduced to 16 ft in depth and is designed to be compact parking. The number of compact spaces does not exceed 30% of the total spaces.

Comment 9: Provide street sidewalk and trees per section 2.B and 6.C of the G.N.S.P. regulations for the proposed R.O.W. street.

Response: Street trees have been provided on the revised landscape plan.

Comment 10: Provide zoning for surrounding properties.

Response: Adjacent zoning for the surrounding properties is shown on the zoning map on the Title Sheet.

Comment 11: Label existing use: Vacant and proposed use: Automotive Parking.

Response: The uses have been added to the site data table on the title sheet.

Comment 12: Automotive Parking is a commercial activity. Make sure applicant follows the Gallatin Zoning Ordinance and Greensboro North Specific Plan regulations for this use and activity.

Response: The bulk regulations for a commercial use have been followed.

Comment 13: Provide the proper pavement markings and signage for Enterprise Drive and the proposed R.O.W. street.

Response: The pavement markings and signage are shown on the layout plan.

Comment 14: A final plat shall be submitted for the subdivision of the main parcel of property (Greensboro North I, LLP)

Response: See attached email response from Lora Baulsir (RTA General Manager).

Comment 15: Provide a chronological listing of how the property will transfer ownership. Starting with Greensboro North I, LLP, the who, then who, and then who will actually own the property when the parking lot is completed.

Response: See attached email from Lora Baulsir (RTA General Manager).

Comment 16: Provide what type of marking material to be used for marking the parking speces, etc.

Response: Pavement marking notes are on the layout plan.

Comment 17: Submit sixteen (16) half sized corrected, folded copies of the resubmittal documents.

Response: Sixteen half size sets and one full size set are included with this resubmittal.

Comment 18: Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG File (Microstation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.

Response: A CD is included with this submittal.

Comment 19: Submit a detailed response letter addressing all departmental review comments.

Response: This letter serves to address all the issues noted in the comments.

Comment 20: Return Checkprint & Checklist.

Response: The Checkprint & Checklist are enclosed with this submittal.

Comment 21: Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 1/16/2014.

Response: Noted.

Comment 22: Resubmittals must include the above information in order to be considered a complete resubmittal.

Response: Noted.

Engineering Comments:

Comment 1: Add note indicating maintenance of facilities will be performed by the City of Gallatin.

Response: The maintenance note has been added to the layout plan.

Comment 2: Coordinate with surveyor producing plat to ensure that all sidewalks outside of ROW are located within a sidewalk easement.

Response: We are currently working out the details of the plat, and a sidewalk easement will be included on it. The easement is shown on the layout plan, as well.

Comment 3: Indicate that the ROW shown past the end of the proposed road will be part of a separate phase of development.

Response: A note and hatching has been added to the layout plan to indicate that the ROW shown is for the future.

Comment 4: Provide plat for dedication of ROW for proposed public road.

Response: The plat is currently being revised.

Comment 5: Provide name for proposed public road.

Response: A street name will be provided with the plat.

Comment 6: Provide copy of TDEC NOC.

Response: The NOC has not yet been received. It will be forwarded to the City once it is received.

Comment 7: Include all 3 phases of EPSC plans from SWPPP in these construction plans.

Response: The land disturbance is under 5 acres. Therefore, only 2 phases of EPSC plans are required by TDEC. The first phase is the Erosion Control Plan and the Grading and Drainage Plan serves as the 2nd phase.

Comment 8: Add note: Contractor to obtain land disturbance permit prior to grading.

Response: The note has been added to the Grading and Drainage Plan.

Comment 9: Provide sidewalk on east side of proposed public road.

Response: Sidewalk will be provided on the east side of the proposed public road as the lots on that side of the road are developed.

Comment 10: Provide calculations showing the increased spread at the curb inlet on Enterprise Drive east of proposed development. It appears the revised roadway cross section will cause an increased spread. Please be aware an 8' spread for a 10-yr storm is max allowed. Look at mitigating the structures being modified by adding additional structures at the tie in of the proposed road.

Response: Two double inlets were added to Enterprise. One was added to each end of the bus turnoff. The spread was analyzed and the calculations are included in the revised drainage summary. The spread is less than 8 ft for the 10 year storm.

Comment 11: In drainage report, remove statement in "existing conditions" indicating public ROW is not required to be treated for water quality or quantity.

Response: The language in the report was reworded to state that the ROW will be treated regionally as the development is built out.

Comment 12: In drainage report, remove the two statements at the end indicating no additional detention is required.

Response: The statements have been deleted in the revised report.

Comment 13: In drainage report, an exfiltration rate of 4.65 in/hr is used. This seems extremely high for the soils in this area. Please revise calculations using a more reasonable rate. Provide some documentation showing the rate used is appropriate for the given soils or provide the percolation results for the site.

Response: A geotechnical investigation was conducted and an infiltration test was conducted as part of the geotechnical investigation. The results from the geotechnical report are included in the revised drainage summary.

Also, some of the depressed island and pervious concrete was value engineered out because the cost estimate was higher than the budget. However, the drainage summary has been revised to reflect this, and it shows that the site still works.

Industrial Pre-treatment Department Comments:

Comment 1: Project shall be designed and constructed to avoid conflict with existing natural gas main along north side of enterprise.

Response: Notes are shown on the plan to protect the existing gas line.

Thank you for your help with this review. Please let me know if you need anything else.

Sincerely,

Jeffery D. Conar, P.E.

Nashville Office: 1314 5th Avenue North, Suite 200 • Nashville, Tennessee 37208 • Phone: 615-242-0040 • Fax: 615-242-1405
Atlanta Office: 220 W Crogan Street, Suite 100 • Lawrenceville, Georgia 30046 • Phone: 770-338-0017 • Fax: 770-338-0397
www.LoseAssoc.com

Craig Kennedy

Subject: FW: Comment letter for G'boro Park & Ride PC0235-14
Attachments: image001.jpg; image002.jpg

From: "Oliphant, Ed (MTA)" <Ed.Oliphant@nashville.gov<mailto:Ed.Oliphant@nashville.gov>>
Date: January 15, 2014 at 9:13:43 AM CST
To: "Baulsir Jr., Robert (MTA)" <Robert.Baulsir@nashville.gov<mailto:Robert.Baulsir@nashville.gov>>
Subject: RE: Comment letter for G'boro Park & Ride PC0235-14

The RTA will be financially responsible for the planning, design, engineering and construction of the Greensboro North park and ride property in Gallatin. The RTA was awarded a federal grant using Surface Transportation Program (STP) funding to construct the parking lot. The amount reserved for the design, engineering and construction is $570,000 in grant funding.

Best Regards,

Ed Oliphant
CFO - MTA/RTA
O 615 862-6129 C 615 566-9824

Craig Kennedy

Subject: FW: Comment letter for G'boro Park & Ride PC0235-14

From: Baulsir, Lora (MTA)
Sent: Wednesday, January 15, 2014 2:37 PM
To: Baulsir Jr., Robert (MTA)
Subject: RE: Comment letter for G'boro Park & Ride PC0235-14

4. Site will be maintained by the City of Gallatin.
14. Lee Zoller will be providing a subdivision plat when documentation has been approved.
15. Gallatin attorney is reviewing the QuitClaim Deed. When it is approved, the property will immediately be transferred from Greensboro North I, L.P. to the City of Gallatin as the new owner. The City of Gallatin will enter into a lease agreement with the RTA for its use as a park and ride location for transit services.

Lora H. Baulsir
General Manager
Regional Transportation Authority

Greensboro North
Transit Ready Development
a Green & Little development

Greensboro North Design Review Committee

Letter of Clarification

January 14, 2014

RE: Greensboro North Park and Ride, Final Master Development Plan
Reference #: PC0235-14

Dear City of Gallatin Planning Staff:

At the request of applicant, Lose & Associations, Inc., on behalf of the owner, Regional Transportation Authority (RTA), for the construction of the Greensboro Park and Ride, we are providing this letter of clarification regarding City of Gallatin Comments dated January 10, 2014.

Regarding item #7: A 5' buffer is required along all of parking lots per Section 5.C The DRC would like to clarify that the intent of the Greensboro North Specific Plan (GNSP) is to screen surface parking adjacent to the right-of-way but not internal common property lines. Since buildings will be built in between the parking on three sides, screening is not necessary, except along the street. Below is GNSP text from 5.C. The lead paragraph to this section states that screening is required along Boulevards, Avenues and Streets. The following bullets describe how that screening is to be implemented.

GNSP text:
Perimeter Screening Standards for Surface Parking

Visibility of cars from Boulevards, Avenues and Streets is prohibited unless where a hardship, such as steep grades, prevents screening and as granted by the DRC.

- *Parking areas adjacent to Alleys and Streets (where permitted) and Open Space shall be separated from the edge of the right-of-way and/ or property line and adjacent side lot lines by a perimeter landscape strip a minimum of five feet in width which shall be landscaped per the standards of Section 6.*
- *All perimeter landscape strips adjacent to public streets and open space may include a fence or wall in accordance with the Fence and Wall Standards*
- *Parking areas shall be separated from adjacent side lot lines by a perimeter landscape strip a minimum of five feet in width, which shall be landscaped per the standards Section 6.*
- *Two adjacent properties may share equally in the establishment of a 5ft min. planting strip along the internal common property line to screen parking.*

With a shared parking agreement and access, no screen on the internal common property line of the two owners is required, given it cannot be seen from the public R.O.W.

All off-street parking shall be screened from the right-of-way. See landscape screening requirements, Section 6.

As stated in the Specific Plan, Greensboro North is envisioned as a walkable mixed-use village. Requiring screening between internal common property lines would undermine the design development and the DRC would to clarify that screening is not required between internal common property lines. Please contact us if you have any additional questions.

Sincerely,

Lee Zoller
Greensboro North Design Review Committee Representative

Note: The Greensboro North Design Review Committee, as established in Section 1.D of the Greensboro Specific Plan, represents the property owner as part of protective covenants for the overall development in order to ensure that a consistent level of quality is maintained throughout the development of the Greensboro North Specific Plan.

Greensboro North
Transit Ready Development
a Green & Little development

Greensboro North Design Review Committee

Letter of Decision

January 14, 2014

RE: Greensboro North Park and Ride, Final Master Development Plan
Reference #: PC0235-14

Dear City of Gallatin Planning Commission Members:

The DRC has reviewed the Greensboro North Park and Ride dated December 31, 2013 with revision dated January 15, 2014. Based on the information provided, the DRC has made a motion to approve this project. The DRC is pleased with this first phased of development and recommends approval of the design to the Planning Commission.

Sincerely,

Lee Zoller, Green & Little, L.P.
Greensboro North Design Review Committee Representative

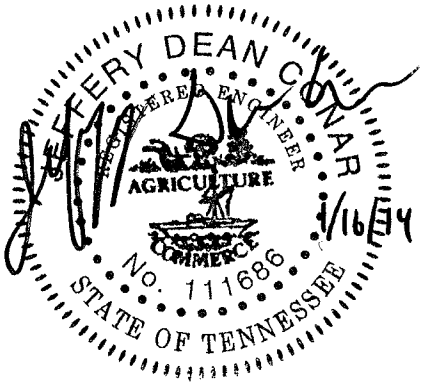
Note: The Greensboro North Design Review Committee, as established in Section 1.D of the Greensboro Specific Plan, represents the property owner as part of protective covenants for the overall development in order to ensure that a consistent level of quality is maintained throughout the development of the Greensboro North Specific Plan.

ENGINEERING CALCULATIONS
For:
Greensboro North Park n Ride

PREPARED FOR:

Nashville MTA/RTA
130 Nestor Street
Nashville, TN 37210

December 31, 2013
Revised: January 16, 2014
LA Job # 13146



Prepared by:

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING • PLANNING
Tennessee 615.242.0040 | www.LoseAssoc.com | Georgia 770.338.0017

1314 5th Avenue North, Suite 200
Nashville, TN 37208

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1) Project Summary

2) BMP Calculations Spreadsheets

3) NRCS Soils Report

4) Water Quality Drainage Area Map

5) Hydraflow Results

6) Infiltration Test Results

Section 1 – Project Summary

Project Information

The subject 1.22 ac property is located on the Greensboro North development property. It is north of the rear entrance to Volunteer State Community College. The existing site is currently an undeveloped grassy lot. The proposed site will consist of a 146 space RTA Park-n-Ride parking lot with associated sidewalks, landscaping, and utilities. LID techniques were used to design the stormwater facilities on this site.

Existing Conditions

The proposed public ROW that is being dedicated will be treated and detained on a regional level when the development is built out. Therefore, the portions of this development being analyzed for quantity and quality are the property containing the parking lot and the easement containing the sidewalk to Enterprise Drive. The total area being considered is 1.26 acres.

The site is currently an undeveloped grassy lot with a small patch of woods. According to the NRCS Soils Report, the site consists of Harpeth Silt Loam soil which belongs to Hydrologic Soil Group B and Byler Silt Loam soil which belongs to Hydrologic Soil Group C. The soils report is attached in section 3 of this report. With 0.57 ac of Group B turf (CN=61) and 0.69 ac of Group B turf (CN=74), the existing curve number, CN, is 68.

Proposed Conditions

Stormwater on the proposed site will be controlled by using LID techniques such as pervious concrete in the parking bays and depressed islands that act as small bioretention areas.

The Pervious Concrete Hydrological Analysis Program was used to determine the effective of curve number that results from directing runoff to the pervious concrete parking bays.

A geotechnical investigation was performed at the site, and an infiltration test was conducted. The test yielded an average infiltration rate of 4.65 in/hr. The results of the test are attached to this report.

The parking lot is graded so that the majority of runoff sheet flows into the pervious concrete parking bays. The cross section of the pervious concrere consists of 6 inches of pervious concrete on top of 18 inches of stone. This gives a total cross section depth of 24 inches. The depressed islands have 24 inch deep engineered soil mixture. This creates 24 inches of storage for infiltration across the area of the parking bays.

Because the depressed islands are small, their storage volume isn't included in these calculations as the storage volume of the pervious concrete cross section is what controls the curve number.

There are 5 drainage areas being considered for the proposed conditions. They are discussed in more detail below:

Drainage Area to Bay North West:

This drainage area corresponds to the runoff that sheet flows into the northwestern pervious concrete parking bay. The drainage area is 0.442 acres. The surface area of the pervious concrete is 6,335 sq ft. The impervious surface draining to the pervious concrete is 12,029 sq ft (CN=98) and the pervious surface draining to it is 874 sq ft (CN=74). Using the Pervious Concrete Hydrological Analysis Program, the effective curve number of this drainage area was calculated to be 28.

Drainage Area to Bay North East:

This drainage area corresponds to the runoff that sheet flows into the northeastern pervious concrete parking bay. The drainage area is 0.282 acres. The surface area of the pervious concrete is 3,869 sq ft. The impervious surface draining to the pervious concrete is 7,794 sq ft (CN=98) and the pervious surface draining to it is 601 sq ft (CN=74). Using the Pervious Concrete Hydrological Analysis Program, the effective curve number of this drainage area was calculated to be 28.

Drainage Area to Bay South East:

This drainage area corresponds to the runoff that sheet flows into the southeastern pervious concrete parking bay. The drainage area is 0.204 acres. The surface area of the pervious concrete is 1,679 sq ft. The impervious surface draining to the pervious concrete is 6,734 sq ft (CN=98) and the pervious surface draining to it is 401 sq ft (CN=74). Using the Pervious Concrete Hydrological Analysis Program, the effective curve number of this drainage area was calculated to be 28.

Drainage Area to Bay South West:

This drainage area corresponds to the runoff that sheet flows into the southwestern pervious concrete parking bay. The drainage area is 0.105 acres. The surface area of the pervious concrete is 1,584 sq ft. The impervious surface draining to the pervious concrete is 2,632 sq ft (CN=98) and the pervious surface draining to it is 412 sq ft (CN=74). Using the Pervious Concrete Hydrological Analysis Program, the effective curve number of this drainage area was calculated to be 28.

Drainage Area Bypass:

This drainage area corresponds to the runoff from the parking lot and sidewalk easement area that bypasses the pervious concrete and flows directly off the site. The drainage area is 0.231 acres with 0.140 acres of impervious area (CN=98) and 0.091 acres of pervious area (CN=74). This yields a composite curve number of 89.

Composite Proposed Conditions CN:

Using the curve numbers from the drainage areas above, the composite CN for the site is 40. This is less than the existing CN.

Enterprise Drive Spread Analysis

Because two of the existing double curb inlets on Enterprise drive are becoming grate inlets due to curb being demolished, two additional double curb inlets are being proposed. There will be one double curb inlet on the west side of the bus turnoff and one on the east side.

Hydraflow software was used to analyze the spread in the inlets. Because the existing inlet in the bus turnoff area will capture very little water due to the proposed grading, it was modeled as a manhole in the calculations.

The drainage areas for the inlets are shown on the drainage area map, and the results of the hydraflow model are attached.

Summary

In summary, LID techniques have been used to provide water quality and reduce the water quantity of the runoff from this site. The effective curve number for the site is lower than the existing curve number.

Section 2 – BMP Calculations Spreadsheets

Results Sheet

Project: MTA NW BAY

Designer: Lose & Associates, Inc.

Click Here for Metric Conversion

Values shown in blue are user inputs.
Values shown in red are computed results.
See caution note below.

Run date	12/30/13

Storm Type	II	
24-hr Precipitation	5.1	in
Location	Nashville	
Return period	10	yr

Design aim		
Target CN	64	
Allowable runoff	1.65	in

Configuration

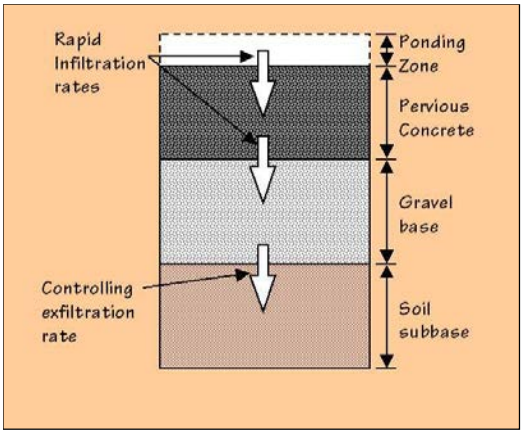
Pervious concrete		
Thickness	6	in
Surface area	6,335	sq ft
Porosity	20	%
Gravel base		
Thickness	18	in
Porosity	40	%
Ponding limit	0	in
Exfiltration rate	4.650	in/hr
Impervious surface		
Surface area	12,029	sq ft
Off-site drainage		
Area	874	sq ft
CN	74	

Summary of results

Effective CN	28	
Estimated runoff (5 days)	0.00	in
Available storage used	22	%
Number of hours of ponding	0	
Max ponding depth	-19.4	in
Available storage after 24 hr	100	%
Available storage after 5 days	100	%
Stage after 5 days	0.0	in
Additional time to drain completely	0	hr

Intermediate results

Total drained surface area	19,238	sqft
Storage capacity, pervious concrete	634	cuft
Storage capacity, gravel base	3,801	cuft
Storage capacity, ponding	0	cuft
Total stormwater storage	4,435	cuft
Total precip volume	7,983	cuft
5-day exfiltration volume	7,983	cuft
Total runoff (overflow)	0	cuft
Water stored after 5-days	0	cuft
Water balance error	0.0	cuft



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Caution: This spreadsheet is intended for study purposes to illustrate expected hydrologic behavior of pervious concrete. Designers must verify results for specific sites by independent means.

Results Sheet

Project: MTA NE BAY

Designer: Lose & Associates, Inc.

Click Here for Metric Conversion

Values shown in blue are user inputs.
Values shown in red are computed results.
See caution note below.

Run date	12/30/13

Storm Type	II	
24-hr Precipitation	5.1	in
Location	Nashville	
Return period	10	yr

Design aim		
Target CN	64	
Allowable runoff	1.65	in

Configuration

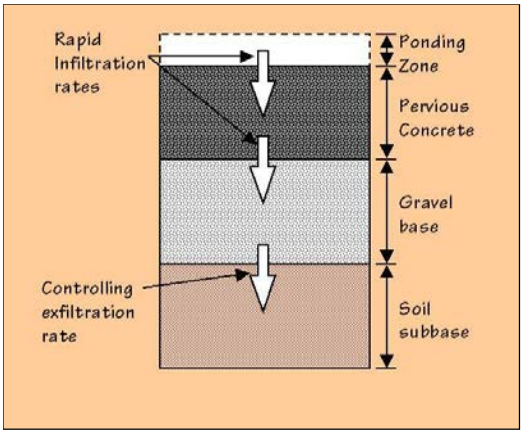
Pervious concrete		
Thickness	6	in
Surface area	3,869	sq ft
Porosity	20	%
Gravel base		
Thickness	18	in
Porosity	40	%
Ponding limit	0	in
Exfiltration rate	4.650	in/hr
Impervious surface		
Surface area	7,794	sq ft
Off-site drainage		
Area	601	sq ft
CN	74	

Summary of results

Effective CN	28	
Estimated runoff (5 days)	0.00	in
Available storage used	25	%
Number of hours of ponding	0	
Max ponding depth	-18.7	in
Available storage after 24 hr	100	%
Available storage after 5 days	100	%
Stage after 5 days	0.0	in
Additional time to drain completely	0	hr

Intermediate results

Total drained surface area	12,264	sqft
Storage capacity, pervious concrete	387	cuft
Storage capacity, gravel base	2,321	cuft
Storage capacity, ponding	0	cuft
Total stormwater storage	2,708	cuft
Total precip volume	5,079	cuft
5-day exfiltration volume	5,079	cuft
Total runoff (overflow)	0	cuft
Water stored after 5-days	0	cuft
Water balance error	0.0	cuft



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Caution: This spreadsheet is intended for study purposes to illustrate expected hydrologic behavior of pervious concrete. Designers must verify results for specific sites by independent means.

Results Sheet

Project: MTA SW BAY

Designer: Lose & Associates, Inc.

Click Here for Metric Conversion

Values shown in blue are user inputs.
Values shown in red are computed results.
See caution note below.

Run date	12/30/13	

Storm Type	II	
24-hr Precipitation	5.1	in
Location	Nashville	
Return period	10	yr

Design aim		
Target CN	64	
Allowable runoff	1.65	in

Configuration

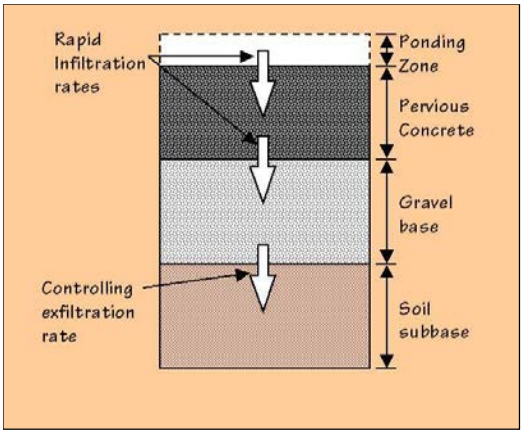
Pervious concrete		
Thickness	6	in
Surface area	1,584	sq ft
Porosity	20	%
Gravel base		
Thickness	18	in
Porosity	40	%
Ponding limit	0	in
Exfiltration rate	4.650	in/hr
Impervious surface		
Surface area	2,632	sq ft
Off-site drainage		
Area	412	sq ft
CN	74	

Summary of results

Effective CN	28	
Estimated runoff (5 days)	0.00	in
Available storage used	17	%
Number of hours of ponding	0	
Max ponding depth	-20.4	in
Available storage after 24 hr	100	%
Available storage after 5 days	100	%
Stage after 5 days	0.0	in
Additional time to drain completely	0	hr

Intermediate results

Total drained surface area	4,628	sqft
Storage capacity, pervious concrete	158	cuft
Storage capacity, gravel base	950	cuft
Storage capacity, ponding	0	cuft
Total stormwater storage	1,109	cuft
Total precip volume	1,876	cuft
5-day exfiltration volume	1,876	cuft
Total runoff (overflow)	0	cuft
Water stored after 5-days	0	cuft
Water balance error	0.0	cuft



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Caution: This spreadsheet is intended for study purposes to illustrate expected hydrologic behavior of pervious concrete. Designers must verify results for specific sites by independent means.

Results Sheet

Project: MTA SE BAY

Designer: Lose & Associates, Inc.

Click Here for Metric Conversion

Values shown in blue are user inputs.
Values shown in red are computed results.
See caution note below.

Run date	12/30/13

Storm Type	II	
24-hr Precipitation	5.1	in
Location	Nashville	
Return period	10	yr

Design aim		
Target CN	64	
Allowable runoff	1.65	in

Configuration

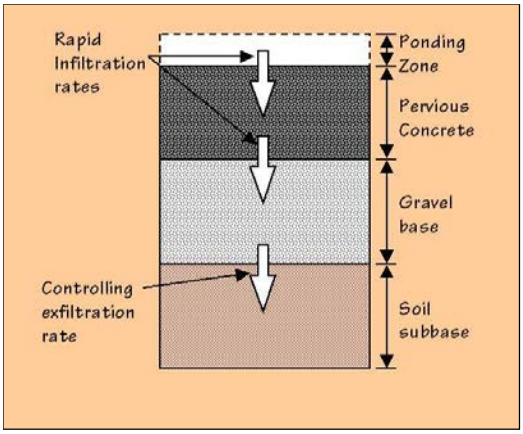
Pervious concrete		
Thickness	6	in
Surface area	1,679	sq ft
Porosity	20	%
Gravel base		
Thickness	18	in
Porosity	40	%
Ponding limit	0	in
Exfiltration rate	4.650	in/hr
Impervious surface		
Surface area	6,734	sq ft
Off-site drainage		
Area	401	sq ft
CN	74	

Summary of results

Effective CN	28	
Estimated runoff (5 days)	0.00	in
Available storage used	78	%
Number of hours of ponding	0	
Max ponding depth	-7.6	in
Available storage after 24 hr	100	%
Available storage after 5 days	100	%
Stage after 5 days	0.0	in
Additional time to drain completely	0	hr

Intermediate results

Total drained surface area	8,814	sqft
Storage capacity, pervious concrete	168	cuft
Storage capacity, gravel base	1,007	cuft
Storage capacity, ponding	0	cuft
Total stormwater storage	1,175	cuft
Total precip volume	3,657	cuft
5-day exfiltration volume	3,657	cuft
Total runoff (overflow)	0	cuft
Water stored after 5-days	0	cuft
Water balance error	0.0	cuft



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Section 3 – NRCS Soils Report

Hydrologic Soil Group—Sumner County, Tennessee

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sumner County, Tennessee
Survey Area Data: Version 6, Sep 10, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 17, 2011—Jul 2, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Sumner County, Tennessee (TN165)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
ByB	Byler silt loam, 1 to 4 percent slopes	C	1.1	20.9%
HhB2	Harpeth silt loam, 2 to 5 percent slopes, eroded	B	4.0	79.1%
Totals for Area of Interest			**5.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

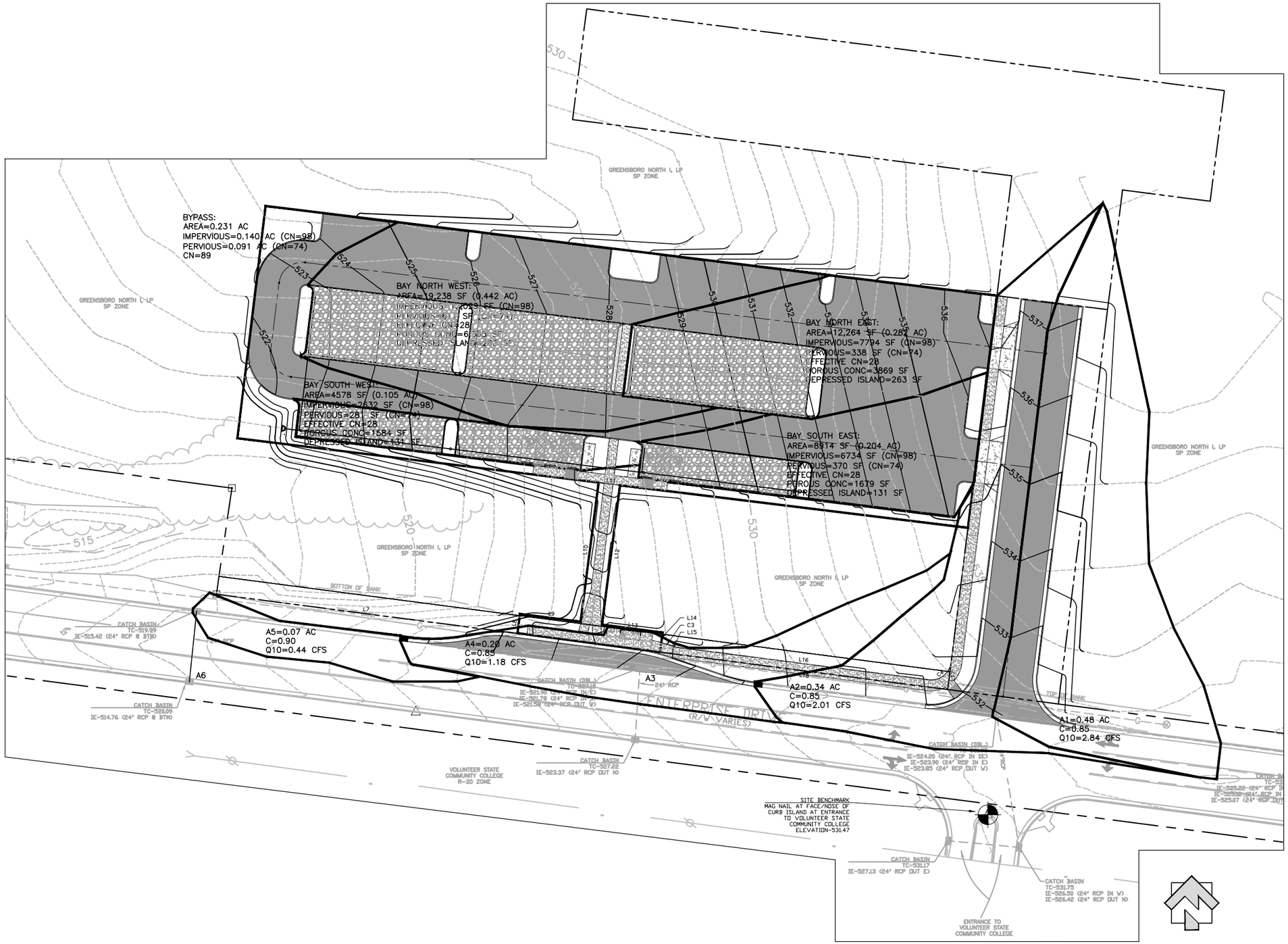
Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

Section 4 – Water Quality Drainage Area Map

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.



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Regional Transportation Authority

Greensboro North Park & Ride

Gallatin, TN

CONSTRUCTION DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE

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DRAINAGE AREA MAP

CX.00

EOA PROJECT # 13.031.00
NOVEMBER 25, 2013

Section 5 – Hydraflow Results

Line No.	Inlet ID	Area	Inlet Time	Int.	Runoff Coeff.	Q = CIA	Q Carry-over	Q Captured	Q Bypassed	Junct Type	Curb Height	Curb Length	Grate Area	Grate Length	Grate Width	Gutter Slope	Gutter Width	Cross Slope, Sw	Cross Slope, Sx	Local Depr.	Inlet Depth
		(ac)	(min)	(in/hr)	(C)	(cfs)	(cfs)	(cfs)	(cfs)		(in)	(ft)	(sqft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/ft)	(ft/ft)	(in)	(ft)
1	A5	0.07	5.0	6.97	0.90	0.44	0.36	0.75	0.05	Comb.	4.0	2.62	....	2.63	1.78	0.033	2.00	0.050	0.045	0.0	0.14
2	A4	0.20	5.0	6.97	0.85	1.18	0.63	1.45	0.36	Comb.	4.0	5.23	....	5.25	1.78	0.027	2.00	0.050	0.021	0.0	0.19
3	A3	0.00	0.0	0.00	0.00	0.00	....	....	....	MH	....	....	....	....	....	....	....	....	....	....	....
4	A2	0.34	5.0	6.97	0.85	2.01	0.64	2.03	0.63	Comb.	4.0	5.23	....	5.25	1.78	0.022	2.00	0.050	0.026	0.0	0.22
5	A1	0.48	5.0	6.97	0.85	2.84	0.00	2.20	0.64	Grate	....	....	....	5.25	1.78	0.013	2.00	0.033	0.033	0.0	0.23

Line No.	Inlet Spread	Gutter Depth	Gutter Spread	Bypass Line No.
	(ft)	(ft)	(ft)	
1	2.87	0.14	2.87	Offsite
2	6.05	0.19	6.05	1
3	....	....	....	....
4	6.66	0.22	6.66	2
5	6.91	0.23	6.91	4

Section 6 – Infiltration Test Results

TABLE 4.4-1: RESULTS OF FIELD INFILTRATION TEST

LOCATION	RUN	ELAPSED TIME	INFILTRATION MEASUREMENT
Boring B-3 offset	1	60 minutes	4.7 inches
	2	60 minutes	5.2 inches
	3	60 minutes	4.7 inches
	4	60 minutes	4.0 inches
	AVERAGE INFILTRATION RATE: 4.7 INCHES/HOUR		

The infiltration rates presented in Table 4.4-1 were obtained from field testing. Laboratory soil permeability testing was beyond the scope of this exploration.

ITEM 13

GMRPC Resolution No. 2014-11

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR KENNESAW FARMS AND APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR THE KENNESAW FARMS MEDICAL PLAZA IN ORDER TO CONSTRUCT A 12,000 SQUARE FOOT MULTI-TENANT BUILDING ON 1.50 (+/-) ACRES, LOCATED AT 1720 NASHVILLE PIKE (PC0231-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary and Final Master Development Plan submitted by the applicant, Ealey Engineering, PLLC, at its regular meeting on January 27, 2014; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104, § 13-4-103 and §13-4-104:

1. The proposed Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district.

2. The proposed changes shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

3. The Amended PMDP/FMDP is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Community Character Area.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. As designed, the proposed Medical Services use will not change the essential character of this area on Nashville Pike. The project

ITEM 13

has also been designed to reflect the recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan,* meet the Kennesaw Farms' Design Guidelines, and be consistent with the intent and purpose of the Gallatin Zoning Ordinance.

5. It has been determined that the legal purposes for which zoning regulations exist have not been contravened.

6. It has been determined that the Amended PMDP/FMDP will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The Amended PMDP/FMDP has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of a minor amendment to the Preliminary Master Development Plan and approval of the Final Master Development Plan with the following conditions:

1. Planning Commission approve the proposed changes as a minor amendment to the approved Kennesaw Farms Preliminary Master Development Plan.
2. Planning Commission approve the final architectural elevations as submitted. The applicant shall be aware that inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
3. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance, Section 13.04.100.C.
4. The applicant shall label the location of the landscape earth berm along Nashville Pike on the Amended PMDP/FMDP and shall apply bufferyard requirements as indicated on the original Kennesaw Farms PMDP (as shown in Attachment 13-7).
5. The applicant shall list the height of the proposed building (23 feet) in the site data table on Sheet C100.
6. The applicant shall label the surrounding zoning, even across rights-of-way.
7. The final tenants of the building shall submit a Master Signage Package, including details on all the permanent signs on the property, which complies with the sample renderings of the Kennesaw Farms Design Guidelines and well as G.Z.O., Section 13.07, Sign Regulations.

ITEM 13

8. The applicant shall obtain sign permits prior to the installation of any signage on site.
9. The applicant shall submit water and sanitary sewer service plans to the Gallatin Department of Public Utilities for review and approval.
10. The Final Plat for Kennesaw Farms, Phase 1, Commercial, shall be recorded prior to the issuance of a building permit for Lot 3.
11. The applicant shall submit a site surety, in an amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to the issuance of a building permit.
12. The applicant shall correct the note on the dumpster screening detail (sheet C700) to indicate compliance with the City of Gallatin's requirements.
13. The applicant shall properly label sheet C701.
14. The applicant shall provide handicapped accessible ramps and crosswalks along the north and south side of the proposed future access tract (at the northeast corner of the intersection of the future access tract and Nashville Pike).
15. The applicant shall revise the photometric plan in order to comply with the Gallatin G.Z.O., Section 13.02.080, Performance Standards Regulating Glare and Electromagnetic Interference.
16. The backage road shall be completed prior to the issuance of a Certificate of Occupancy for this project.
17. The applicant shall provide the required cross access easements and shared driveway connections for Lot 3.
18. The applicant shall provide a copy of TDEC Notice of Coverage.
19. The applicant shall provide a six (6) foot sidewalk on north side of existing ditch. The applicant shall coordinate with plat and roadway design groups to determine sidewalk easement location if necessary. The applicant shall show the sidewalk alignment as shown in separate document (Attachment 13-10).
20. The applicant shall show appropriate grading for proposed sidewalk.
21. The applicant shall provide stormwater management facilities per the Stormwater Ordinance. The applicant shall provide drainage calculations showing pre and post development drainage areas, time of concentration, and discharge rates. The applicant shall address all detentioning requirement outlined in the Stormwater Ordinance. If detentioning is being requested to be waived, a formal request shall be made with calculations justifying why, and what kind of lid infrastructure will be used in lieu of detentioning.
22. The applicant shall submit three (3) corrected and folded copies of the Amended Preliminary Master Development Plan/Final Master Development Plan to the Planning Department. The applicant may submit three (3) copies of only the pages that require correction.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

ITEM 13

PRESENT AND VOTING

AYE:

NAY:

DATED: 1/27/14

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 13
PLANNING DEPARTMENT STAFF REPORT

Kennesaw Farms Medical Plaza Amended PMDP/FMDP
(PC0231-14)
1720 Nashville Pike
Date: January 23, 2014

REQUEST: APPLICANT AND OWNER REQUEST APPROVAL OF AN AMENDMENT TO THE KENNESAW FARMS PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE KENNESAW FARMS MEDICAL PLAZA IN ORDER TO CONSTRUCT A 12,000 SQUARE FOOT MULTI-TENANT BUILDING ON 1.50 (+/-) ACRES, LOCATED AT 1720 NASHVILLE PIKE.

OWNER:	KENNESAW FARMS INVESTMENT PARTNERS
APPLICANT:	EALEY ENGINEERING, PLLC
STAFF RECOMMENDATION:	MINOR AMENDMENT & APPROVAL OF GMRPC RESOLUTION 2014-11 WITH CONDITIONS
STAFF CONTACT:	KATHERINE SCHOCH, AICP
PC MEETING DATE:	JANUARY 27, 2014

PROPERTY OVERVIEW:

The applicant and owner are requesting approval of an amendment to the Kennesaw Farms Preliminary Master Development Plan and approval of a Final Master Development Plan for the Kennesaw Farms Medical Plaza in order to construct a 12,000 square foot multi-tenant building on 1.50 (+/-) acres, located at 1720 Nashville Pike. The property is currently zoned Planned General Commercial (PGC). Although the final tenants of the building are unknown at this time, the proposed use for the building has been identified as Medical Services, which is a permitted commercial use in the PGC zone district. This lot is currently vacant and no portion of this property is located within a special flood hazard area. (Attachment 13-1)

CASE BACKGROUND:

Previous Approvals and Property History

The Planning Commission recommended approval of the rezoning and Preliminary Master Development Plan for Kennesaw Farms, a mixed-use development including commercial, office, and a variety types of residential uses on approximately 313 acres, at the June 23, 2003 meeting (PC File #3-3-03). The rezoning request passed Second Reading at the August 5, 2003 Gallatin

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City Council meeting. Final Master Development Plans have been approved for various phases and sections of Kennesaw Farms and construction is currently underway on Attached Dwelling units and One-family Detached Dwelling units.

At the September 26, 2011 meeting, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for Kennesaw Farms, Phase 5 (PC9871-11) changing the approved uses in that area of the development as follows:

Approved Uses and Designated Acreage

- 1.67 (+/-) acres General Retail Sales and Services (Area L)
- 13.02 (+/-) acres Multi-family Dwelling (Area M)
- 9.06 (+/-) acres Financial, Consulting and Administrative (Area N)
- 17.71 (+/-) acres Nursing Home/Assisted Living & Medical Office/Service (Area O)
- 7.27 (+/-) acres Food Service (Area P)

The Planning Commission approved a Final Master Development Plan for a 13,225 square foot CVS Pharmacy on Lot 1 on April 14, 2008; however, a building permit has not been obtained (PC File # 8-11-08). The lot for the CVS Pharmacy was plated separately as an in house minor subdivision plat and the Kennesaw Farms, Lot 1, Outparcel H plat was recorded on May 20, 2008; Plat Book 25, Page 355 (PC File #2-3-08S).

The Preliminary and Final Plats for Kennesaw Farms, Phase 1, Commercial were approved with conditions by the Planning Commission at the October 25, 2010 meeting (PC Files #1-12-10B and #1-11-10C respectively).

A Final Master Development Plan for Kennesaw Farms, Phase 5, Section 1, was approved by Planning Commission at the December 12, 2011 meeting allowing for the construction of the National HealthCare Facility on Thorne Boulevard off Nashville Pike (PC9910-11). That facility is currently under construction.

On February 13, 2013 an application was submitted to the Planning Department requesting approval of an in house minor subdivision plat for Kennesaw Farms, Phase 1, Commercial in order to change the lot lines for Lot 7 and Lot 8. The applicant withdrew that application prior to Staff approval (PC0087-13). Since Final Plats do not expire, a revision to the Preliminary Plat was not required. A Final Plat for Kennesaw Farms, Phase 1 Commercial was Item 5 on this meeting agenda (PC0228-13). The Final Plat for Kennesaw Farms, Phase 1, Commercial, shall be recorded prior to the issuance of a building permit for Lot 3.

Gallatin on the Move 2020 General Development and Transportation Plan

The Kennesaw Farms property, and particularly the outparcels that front Nashville Pike, is located on a main gateway into the City of Gallatin. Staff understands the importance of maintaining the open green space along Nashville Pike, which helps to distinguish this area from other entrances into the community. Although the study area for the *Nashville Pike Corridor General Development and Transportation Plan Amendment*, approved by the Planning Commission on November 5, 2001 (PC File #7-9-01), did not extend all the way to the Kennesaw Farms property, Staff thinks many of the recommendations of that plan amendment

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should be applied to this area to encourage the use of high quality construction materials and design in order to maintain the unique character of the property in the same way parcels further east on Nashville Pike have development. Please refer to the information about the *Key Issues/Goals* of the Nashville Pike Corridor and the *Architectural Standards* described in the *Nashville Pike Corridor General Development and Transportation Plan Amendment* included as Attachment 13-2 (page 6) and Attachment 13-3 (page 13).

The *Nashville Pike Corridor General Development and Transportation Plan Amendment* is also referenced as a supporting document in the award winning *Gallatin on the Move 2020 General Development and Transportation Plan* adopted by the Planning Commission in 2009. This property is shown as part of the Regional Activity Center on the Community Character Area Map in the *2020 Plan*. One of the intentions of the Regional Activity Center is to provide for a pedestrian-friendly area that offers mixed-use services such as shopping, offices, restaurants, entertainment, as well as different types of residential uses (page 3-48).

The design of the Kennesaw Farms Medical Plaza project reflects the overall development strategies outlined in the *2020 Plan* for the Regional Activity Center Community Character Area, which encourages pedestrian-scaled buildings and the installation of adequate buffers to ensure compatibility with adjacent uses (page 3-49). Please refer to description of the Regional Activity Center Community Character Area included with this staff report as Attachment 13-4. The setback for the Medical Plaza building is now more similar to what was approved for the CVS Pharmacy building approved on Lot 1 at the corner of Nashville Pike and Kennesaw Boulevard.

Access

The applicant has provided the required access management improvements contained in *Gallatin on the Move 2020 General Development and Transportation Plan* for this area. There is no direct access to this lot from Nashville Pike. Traffic will access this property from Kennesaw Boulevard and through the use of a future access tract along the western side of Lot 3 and a shared driveway/40-foot access easement along back of the lots fronting Nashville Pike. This future access tract is shown on the Preliminary Master Development Plan as well as the Final Plat for this property. According to the original PMDP, the future access may be signalized only if traffic counts warrant the installation. These driveways will remain private and will not be accepted or maintained by the City of Gallatin. At the request of the Engineering Division, the applicant added a note to the plan stating that the backage road shall be completed prior to the issuance of a Certificate of Occupancy (CO) for this project. The applicant shall also provide the required cross access easements and shared driveway connections for Lot 3. A shared driveway is shown on the plan which will serve as a rear access to Lot 3 and Lot 4.

The applicant shall provide handicapped accessible ramps and crosswalks along the north and south side of the proposed future access tract (at the northeast corner of the intersection of the future access tract and Nashville Pike). A handicapped accessible ramp and crosswalk will be required across the frontage road (40-foot access easement) when the northern property (parcel 45) develops and a Final Master Development Plan is submitted for review and approval. These crosswalks will help the site function as a pedestrian friendly development as encouraged by the *2020 Plan* for Regional Activity Centers.

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Architectural Elevations

Sample architectural renderings for commercial buildings were included as part of the Design Guidelines for the Kennesaw Farms PMDP (Attachment 13-5). The sample rendering for the outparcels feature a brick building with a metal canopy and a metal gable roof with copulas on each end. This rendering was included in the Design Guidelines to give future developers an idea of what type architecture would be most appropriate for the outparcels along Nashville Pike. The architect has incorporated design elements from the historic Baber house and other existing buildings in Kennesaw Farms into the final design of the Medical Plaza building. Please refer to Attachment 13-1; sheets A3.1-A3.3.

The front façade of the 12,000 square foot multi-tenant building faces south, fronting Nashville Pike, and is a mixture of two (2) different color brick, (Brick #1 Mid Tan/Gray and Brick #2 Light Buff) with Light Buff colored E.I.F.S. details at the top of the building. The majority of the roof is shown to be flat, but the architect has added side gable roofs to both ends of the building, which give the building more interesting dimensions. White cupolas with metal caps are also shown on each of the gable roofs. These cupolas help to tie the new building into the overall equestrian theme of the Kennesaw Farms Development. A metal canopy, to match the metal roof, will be installed along the front of the building over the main entrances to the individual tenant spaces. Two (2) dormers are shown on the front of the building as part of the metal canopy. Six (6) white columns, with gray natural Tennessee limestone details along the bottom, are also shown to break up the large expanse of brick and glass windows and doors along the front façade. A horizontal limestone veneer band runs along the bottom of all four (4) façades of the building to complement the brick colors.

The building has also been designed so no roof top mechanical equipment can be seen from any direction in accordance with G.Z.O., Section 13.08.010.F.A. Screening. The height of the building is shown at 23 feet on the architectural elevations, which complies with the bulk regulations of the PGC zone district. The applicant shall list the height of the proposed building (23 feet) in the site data table (sheet C100).

The side elevations, facing east and west, are mirror images and feature the same mixture of brick with E.I.F.S. and stone details. The large glass windows help to break up the large areas of brick on the side elevations. The rear elevation of the building, facing north, is also comprised of brick, with E.I.F.S. details along the top and stone details along the bottom of the building.

All four (4) façades of the proposed building exceed the 70 percent brick or stone requirement of Section 13.08 of the Gallatin Zoning Ordinance. According to the calculations provided by the architect, the masonry (a mixture of brick and stone) on the front of the building is 75 percent with the remaining 25 percent being E.I.F.S. and trim. The applicant has used the earth tone colors recommended for the PGC zone district and the proposed color scheme matches the existing buildings already constructed in Kennesaw Farms. The applicant has submitted a sample material and color board, which will be presented at the Planning Commission meeting. The proposed building materials also meet the Building Standards as outlined in the Kennesaw Farms' Design Guidelines (page 27); Attachment 13-5 and Attachment 13-6.

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The final architectural elevations for the multi-tenant building appear to reflect the overall intent of the design concept featured in the Kennesaw Farms' Design Guidelines.

In keeping with the *2020 Plan*, the proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. As designed, the proposed Medical Services use will not change the essential character of this area on Nashville Pike. The project has also been designed to reflect the recommendations of the *2020 Plan,* meet the Kennesaw Farms Design Guidelines, and be consistent with the intent and purpose of the Gallatin Zoning Ordinance.

The applicant shall be aware that inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.

Parking

The parking requirements for the site were based on the Medical Services use, which requires one (1) parking space for every 200 square feet of building area. Based on this ratio, the site is required to provide a total of 60 parking spaces, two (2) of which much be handicap accessible. The applicant has shown a total of 65 parking spaces, including four (4) handicap accessible spaces at the front and eastern side of the building, near the main entrances to the individual units.

Landscaping and Bufferyards

Bufferyards are required to be shown as part of the FMDP and are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the *2020 Plan*. The applicant has submitted a detailed landscaping and bufferyard plan, which includes some alternatives to the requirements of the Gallatin Zoning Ordinance.

The applicant has shown the required Type 20 Bufferyard along Nashville Pike, originally approved as part of the Kennesaw Farms PMDP, which depicted landscape earth berms along Nashville Pike to further screen the commercial developments. The bufferyard has been designed to be consistent along all the outparcels fronting Nashville Pike, including Lot 1 where the CVS Pharmacy was previously approved. Details of the proposed bufferyard and required planting materials were included with the original PMDP (sheet 6). Please refer to the bufferyard detail from the Kennesaw Farms PMDP included in this staff report as Attachment 13-6. The applicant shall label the location of the landscape earth berm along Nashville Pike on the Amended PMDP/FMDP and shall apply bufferyard requirements as indicated on the original Kennesaw Farms PMDP (as shown in Attachment 13-7).

In place of a Type 10 Bufferyard, the applicant is requesting approval of a nine (9) foot wide bufferyard strip at the back of the lot, adjacent to a large vacant tract currently owned by Kennesaw Farms Development, Inc. The applicant is also requesting approval of an alternative bufferyard along the eastern side property line. Planting areas are limited in this area due to the location of a shared driveway for Lot 3 and Lot 4. A landscaping strip is not shown; however, the applicant is still proposing trees and shrubs along the eastern side of the building. A similar alternative plan was recently approved by Planning Commission for the Dollar General Store on the corner of Airport Road and South Water Avenue where an alternative bufferyard was shown

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along a shared driveway (PC0178-13). These bufferyards, and the proposed alternatives, are also similar to those also approved for the CVS Pharmacy site.

In addition to the standard bufferyards, the PGC zone district also has additional landscaping requirements, which are outlined in Section 08.04.050.B of the Gallatin Zoning Ordinance. The landscaping plan includes the additional plantings as required by the G.Z.O. for the PGC zone district. The applicant has shown the perimeter landscaping along parking areas adjacent to public right-of-way and the interior parking areas, which meet the requirements of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval.

Dumpster Enclosures

The dumpster pad and dumpster enclosure have been shown at the back of the building adjacent to the backage road and vacant property. The dumpster enclosure will be a seven (7) foot, six (6) inch high wood fence stained to match the exterior color of the proposed building. Details of the required opaque screening are also included with the plan. The applicant shall correct the note on the dumpster screening detail on sheet C700 to indicate compliance with the City of Gallatin's requirements.

Signs

The *Nashville Pike Corridor General Development and Transportation Plan Amendment* describes the important role signs plays in the visual appearance and character of the Nashville Pike Corridor and notes that signage should not detract from the continuity or identity of the streetscape. That plan recommended that freestanding signs on Nashville Pike be limited to monument style signs with a maximum height of six (6) feet. The commercial outparcels further east on Nashville Pike have complied with this regulation. Similarly, the *2020 Plan* notes the importance of limiting large signs on Gateway Corridors.

The Kennesaw Farms' Design Guidelines approved as part of the original PMDP describes specific Signage Standards and the PMDP included sample renderings of freestanding monument signs limited to five (5) feet. Please refer to the Signage Standards from page 29 of the Kennesaw Farms' Design Standards a sample monument sign rendering included with this staff report as Attachment 13-8 and Attachment 13-9 respectively. Please note that the monument sign for CVS Pharmacy on Lot 1 was also limited to five (5) feet high as required by the Kennesaw Farms' Design Guidelines.

A Master Signage Plan was not submitted as required by Section 13.07.065.E, Master Signage Plan. In the response letter to Staff, the applicant indicated that a full sign package would be submitted by a third party. Wall mounted signs are shown on the architectural elevations above the entrance to each individual tenant space. Since the final tenants are unknown at this time, only sample wall mounted signs are shown on the architectural elevations. The final tenants of the building shall submit a Master Signage Package, including details on all the permanent signs on the property, which complies with the sample renderings of the Kennesaw Farms' Design Guidelines and well as G.Z.O., Section 13.07, Sign Regulations.

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Photometric Plan
The applicant has submitted details of the proposed lighting fixtures as well as a photometric plan showing the location of the pole and wall mounted lighting fixtures; however, many of the light levels along the property lines are still too high to comply with the requirements of G.Z.O., Section 13.02.080, Performance Standards Regulating Glare and Electromagnetic Interference. The applicant shall revise the photometric plan in order to comply with the Gallatin Zoning Ordinance.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required of the Gallatin Zoning Ordinance. The applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Minor Amendment
G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved PMDP including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved PMDP in detail and found no changes that would constitute a major amendment. Planning Commission should determine if the proposed improvements to Lot 3 for the construction of the Kennesaw Farms Medical Plaza building should be considered as a minor amendment to the approved Preliminary Master Development Plan for Kennesaw Farms.

Engineering Division Comments
The applicant has addressed the majority of the Engineering Division comments with the exception of the following items:

1. Provide copy of TDEC Notice of Coverage.
2. Provide six (6) foot sidewalk on north side of existing ditch. Coordinate with plat and roadway design groups to determine sidewalk easement location if necessary. The applicant shall show the sidewalk alignment as shown in separate document (Attachment 13-10).
3. Show appropriate grading for proposed sidewalk.
4. Provide stormwater management facilities per the Stormwater Ordinance. Provide drainage calculations showing pre and post development drainage areas, time of concentration, and discharge rates. Address all detentioning requirement outlined in the Stormwater Ordinance. If detentioning is being requested to be waived, a formal request shall be made with calculations justifying why, and what kind of lid infrastructure will be used in lieu of detentioning.

These items have been added to the conditions of approval.

Departmental Comments

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The applicant shall submit water and sanitary sewer service plans to the Gallatin Department of Public Utilities for review and approval.

Findings

1. The proposed Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district.

2. The proposed changes shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

3. The Amended PMDP/FMDP is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Community Character Area.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. As designed, the proposed Medical Services use will not change the essential character of this area on Nashville Pike. The project has also been designed to reflect the recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan,* meet the Kennesaw Farms' Design Guidelines, and be consistent with the intent and purpose of the Gallatin Zoning Ordinance.

5. It has been determined that the legal purposes for which zoning regulations exist have not been contravened.

6. It has been determined that the Amended PMDP/FMDP will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The Amended PMDP/FMDP has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve GMRPC Resolution 2014-11 for approval of a minor amendment to the Kennesaw Farms Preliminary Master Development Plan and approval of a Final Master Development Plan for the Kennesaw Farms Medical Plaza consisting of 9 sheets, prepared by Ealey Engineering, PLLC, of Hendersonville, Tennessee, dated January 2, 2014 and architectural

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elevations consisting of 3 sheets, prepared by Hayden Architects and Interiors, LLC, of Nashville, Tennessee, with project number 13055, dated December 30, 2013, and revisions dated January 15, 2014, located at 1720 Nashville Pike, with the following conditions:

1. Planning Commission approve the proposed changes as a minor amendment to the approved Kennesaw Farms Preliminary Master Development Plan.
2. Planning Commission approve the final architectural elevations as submitted. The applicant shall be aware that inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
3. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance, Section 13.04.100.C.
4. The applicant shall label the location of the landscape earth berm along Nashville Pike on the Amended PMDP/FMDP and shall apply bufferyard requirements as indicated on the original Kennesaw Farms PMDP (as shown in Attachment 13-7).
5. The applicant shall list the height of the proposed building (23 feet) in the site data table on Sheet C100.
6. The applicant shall label the surrounding zoning, even across rights-of-way.
7. The final tenants of the building shall submit a Master Signage Package, including details on all the permanent signs on the property, which complies with the sample renderings of the Kennesaw Farms Design Guidelines and well as G.Z.O., Section 13.07, Sign Regulations.
8. The applicant shall obtain sign permits prior to the installation of any signage on site.
9. The applicant shall submit water and sanitary sewer service plans to the Gallatin Department of Public Utilities for review and approval.
10. The Final Plat for Kennesaw Farms, Phase 1, Commercial, shall be recorded prior to the issuance of a building permit for Lot 3.
11. The applicant shall submit a site surety, in an amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to the issuance of a building permit.
12. The applicant shall correct the note on the dumpster screening detail (sheet C700) to indicate compliance with the City of Gallatin's requirements.
13. The applicant shall properly label sheet C701.
14. The applicant shall provide handicapped accessible ramps and crosswalks along the north and south side of the proposed future access tract (at the northeast corner of the intersection of the future access tract and Nashville Pike).
15. The applicant shall revise the photometric plan in order to comply with the Gallatin G.Z.O., Section 13.02.080, Performance Standards Regulating Glare and Electromagnetic Interference.
16. The backage road shall be completed prior to the issuance of a Certificate of Occupancy for this project.
17. The applicant shall provide the required cross access easements and shared driveway connections for Lot 3.
18. The applicant shall provide a copy of TDEC Notice of Coverage.
19. The applicant shall provide a six (6) foot sidewalk on north side of existing ditch. The applicant shall coordinate with plat and roadway design groups to determine sidewalk

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easement location if necessary. The applicant shall show the sidewalk alignment as shown in separate document (Attachment 13-10).

20. The applicant shall show appropriate grading for proposed sidewalk.
21. The applicant shall provide stormwater management facilities per the Stormwater Ordinance. The applicant shall provide drainage calculations showing pre and post development drainage areas, time of concentration, and discharge rates. The applicant shall address all detentioning requirement outlined in the Stormwater Ordinance. If detentioning is being requested to be waived, a formal request shall be made with calculations justifying why, and what kind of lid infrastructure will be used in lieu of detentioning.
22. The applicant shall submit three (3) corrected and folded copies of the Amended Preliminary Master Development Plan/Final Master Development Plan to the Planning Department. The applicant may submit three (3) copies of only the pages that require correction.

(The Amended Preliminary Master Development Plan/Final Master Development Plan shall be corrected to comply with the conditions of approval prior to the final Staff approval by the Planning Department.)

ATTACHMENTS:

Attachment	**13-1**	**Kennesaw Farms Medical Plaza Amend. PMDP/FMDP & Arch. Ele.**
Attachment	**13-2**	**Key Issues/Goals Nashville Pike Corridor GDP Amendment; page 6**
Attachment	**13-3**	**Arch. Standards Nashville Pike Corridor GDP Amendment; page 13**
Attachment	**13-4**	**Regional Activity Center Community Character Area information**
Attachment	**13-5**	**Sample outparcel building rendering from KF PMDP**
Attachment	**13-6**	**Building Standards KF Design Guidelines page 27**
Attachment	**13-7**	**Type 20 Bufferyard Rendering KF PMDP**
Attachment	**13-8**	**Sample signage from KF PMDP**
Attachment	**13-9**	**Signage Standards from KF Design Guidelines**
Attachment	**13-10**	**Sidewalk alignment document**

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areas have been designated to provide land area for new services in convenient, accessible locations. The Plan discourages the widespread commercialization of City roadways due to its negative effect on the character of surrounding residences.

- A principle aspect of the commercial concept for the planning area is the strong support for "nodal" commercial development patterns centered on major street intersections and freeway interchange areas. Limiting commercial development where it already exists is strongly encouraged. The principle implementation tool to carry out "nodal" development is a set of design guidelines for commercial development. These guidelines are proposed to permit the commercialization of existing and emerging arterial roadways, but with effective access control and design standards to shape this growth.

Land Use Map Notes

The City of Gallatin General Development Plan, Future Land Use Map, stipulates the following policy statements that are applicable to the study area:

- Mixed Use areas along Nashville Pike provide for non-residential office development or higher density residential. Preserves gateway effect but also provides for reasonable use of property. Commercial uses are not permitted.

- Commercial development at this location to be designed to buffer existing residential areas with limited highway access, landscaping, screening, architectural compatibility and other bulk/density and site development measures.

KEY ISSUES/GOALS

The majority of the existing land use goals are still applicable to the Nashville Pike General Development Plan Amendment study area. In addition, the Planning Commission identified the following key issues/goals that the Nashville Pike Corridor General Development Plan Amendment should address:

1. The City should take a proactive approach to responding to development requests in the Nashville Pike Corridor.
2. The City should promote the orderly growth and development of the Nashville Pike Corridor by providing development standards and regulations that reflect the importance of this area as a gateway into Gallatin.
3. The City should develop a comprehensive access management plan in the Nashville Pike Corridor in order to minimize negative impacts on the existing transportation network.
4. New development should be sensitive to the surrounding neighborhoods and reflect the importance of this area as a major gateway into Gallatin.
5. New development should be required to provide a high quality of site design through effective architectural design, landscaping, screening and buffering, signage standards, and lighting standards.
6. Existing trees should be preserved whenever possible.

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ATTACHMENT 13-3

Recommended Changes to the Zoning Ordinance
The Planning Commission discussed various changes to the Planned Neighborhood Commercial (PNC) and Planned General Commercial (PGC) zoning districts during the review of this amendment to the General Development Plan. It is recommended that both districts be revised to provide planned commercial zoning districts that are more flexible and user friendly than the existing planned commercial districts. The proposed revisions will make the planned commercial districts more attractive to potential developers and provide the City with additional land use and design control than conventional commercial zoning districts.

Architectural Standards
The existing residential character of the Nashville Pike Corridor is one of the greatest assets of this area. This corridor serves as an impressive gateway into the heart of Gallatin. New development should be compatible in form with this character as well as with the character of the surrounding residential neighborhoods.

Peninsula Drive to East Camp Creek
- The Plan envisions that the area from Peninsula Drive to East Camp Creek will develop through the adaptive reuse of the existing residential structures. The Plan supports the conversion of the existing residences into non-residential uses. This will permit the development of the property while maintaining the unique character of this area. The Plan does not support the demolition of the existing structures. However, any new construction in this area should be designed to match the established residential character.

State Route 109 to Peninsula Drive
- The Plan envisions that the area from State Route 109 to Peninsula Drive will redevelop through both the adaptive reuse of existing residential structures and new construction. New construction should be designed to be compatible with the surrounding residential areas.

General Architectural Policies and Standards
- Building forms should be tailored to be compatible with surrounding residential buildings with regard to massing, scale, proportion of openings, roof types and degree of detail.
- The use of bright colors is discouraged. In addition, it is recommended that the Architectural Character and Compatibility Standards in the Zoning Ordinance be strictly followed. The use of alternative materials should be closely scrutinized for compatibility with surrounding buildings.
- Prototypical designs should be adapted to reflect the character of Nashville Pike by the use of compatible materials and designs so that they blend in with the surrounding area.
- Facades should be treated in a manner that enhances interests. Particular attention should be paid to facades that face streets and adjoining residential properties.
- Building service areas or loading areas shall not be visible from public streets or from adjacent residential areas; they should be located away from streets and/or adequately screened.

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Modify Dev. plan

CENTER CHARACTER CATEGORY

Centers are gathering places situated within neighborhoods or at the edges of adjoining neighborhoods or communities. Centers can include retail and services, civic and public/institutional uses such as schools, churches and post offices; employment; and, in some cases, residential land uses as well. Centers vary in form, character and intensity. The Center Character Category includes the following character areas:

- **Downtown** – Mixed-use, walkable, urban and historic center of the City built around the Public Square that surrounds the Sumner County Courthouse
- **Medical Center** – Medical district surrounding Sumner Regional Medical Center
- **Regional Activity Centers** – Regional-scale mixed-use centers that include retail, office and residential uses
- **Neighborhood Centers** – Neighborhood scale mixed-use centers that serve the surrounding neighborhood
- **College** – College campus sites that include a variety of related uses
- **Broadway/Tobacco Warehouse District** – Mixed-use district that includes a mix of large historic warehouses, modern industrial buildings, commercial and residential uses where revitalization is recommended (opportunity exists to connect this area to Downtown)

North Water Avenue in Downtown Gallatin

Aerial view of Downtown Gallatin and surrounding neighborhoods

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REGIONAL ACTIVITY CENTER

General Description

These suburban centers are emerging mixed-use centers developed or planned with large-scale master plans. While unique mixtures of uses and styles are developed for each suburban center based on the market trends, these centers require sustainable designs that provide for flexibility as the market evolves. These centers include a variety of housing types and densities, employment centers, retail/office and other services that serve a regional scale.

Location

Areas within this character area include the following:

- Commercial and residential portions of the Village Green Planned Unit Development (south of the railroad)
- Big Station Camp emerging center
- Kennesaw Farms/Thoroughbred Park
- Foxland
- Area near the intersection of SR-174/Long Hollow Pike and SR-386/Vietnam Veterans Boulevard

Intent

- Provide for open-air shopping centers and mixed-use centers that offer a wide variety of services, shopping, office, restaurants, entertainment and residences
- Refocus strip or corridor commercial development into master planned villages and nodal development with a "main street feel"
- Provide for pedestrian-friendly areas with public spaces, relatively high intensity mix of businesses, retail and offices, employment, education, hospitality and entertainment facilities
- Provide opportunities for new centers that complement existing centers within the City

Landscaped parking lot located in front of a strip mall located within the Village Green planned unit development

REGIONAL ACTIVITY CENTER

Anticipated level of change:

- High

Transportation

- Medium level of service
- High level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-length blocks
- Roads characterized by curb, gutter with sidewalks containing a medium level of pedestrian orientation

Infrastructure

- Full urban facilities and services
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks
- Reliant on common-owned squares within new or existing development

Primary Land Uses

- Large-scale apartments and townhomes
- Horizontal and Vertical Mixed-Use
- Commercial/Office/Retail/Big Box Retail
- Hospitality
- Public/Institutional
- Entertainment and Cultural Facilities

Appropriate Intensity

- 0.75

Applicable Zoning Districts

Existing Zoning Districts

- PGC, MU, MRO

Proposed Zoning Districts

- No proposed new districts

Development Strategies

- Connect residential and non-residential areas to other areas with wide, pedestrian-friendly sidewalks and paths
- Address design factors, including the size of commercial buildings (facades of large buildings can be broken down into more pedestrian-scaled units), incorporation of outdoor seating and gathering areas, design parameters for parking and internal circulation, architectural treatments, building setbacks, siting and orientation, and adequate buffers to ensure compatibility with adjacent uses
- Include civic and cultural uses
- Locate buildings in close proximity to each other and on both sides of the street to make walking convenient
- Provide interconnectivity between parcels
- Construct wide sidewalks with street trees, landscaping and traditional lighting
- Accommodate bikes with lanes and bike racks located throughout the center
- Locate taller buildings to the interior of a development, allowing for height step down toward the edge near adjacent development
- Serve a regional population of 60,000 to 80,000 people within a 20-mile radius (and typically a minimum of five miles spacing between Regional Activity Centers
- With ordinances, address building /site design and establish requirements for future reuse of "Big Box" stores

Example of Regional Activity Center development in the Green Hills area of Nashville

Example of Regional Activity Center development in Murfreesboro

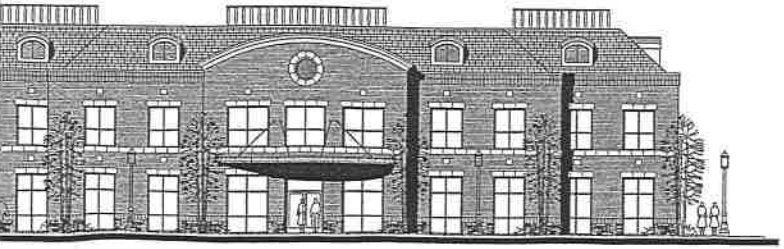
Implementation Measures

☞ *Prepare and adopt a Big Box Ordinance*

Townhome

Multi-Family

Retail



Office

Amenity

Outparcel

EXHIBIT A

KENNESAW FARMS
PMDP PC FILE # 3-3-03

ATTACHMENT 13-5

ATTACHMENT 13-6

Kennesaw Farms
A Lifestyle Destination

Building Standards

General
The highest quality building materials will be used in this development. The developer seeks to allow for individual architectural expression however some controls have been created to ensure continuity of all structures in the development.

Materials
Primary building materials may include brick, glass, stone, EIFS and others as approved. Exposed, unpainted concrete block, aluminum or vinyl siding will not be permitted in the development.

Roof Appurtenances
Rooftop HVAC units and other required equipment will be screened from public view. All screening will be as high as the highest equipment to be screened. Ground mounted units are allowed and will also be screened from view.

Additional Requirements
Each elevation plan will be studied for its effect on the overall development. Paint colors and primary building materials will be submitted on a sample board for review by both the review committee and the City of Gallatin Planning Commission.

Street Standards

All streets in the development will be as per the recommendations of the civil engineer and the City of Gallatin. All permanent pavement markings will be of thermoplastic material. All signage shall be placed per the recommendations of the civil engineer and the City of Gallatin.

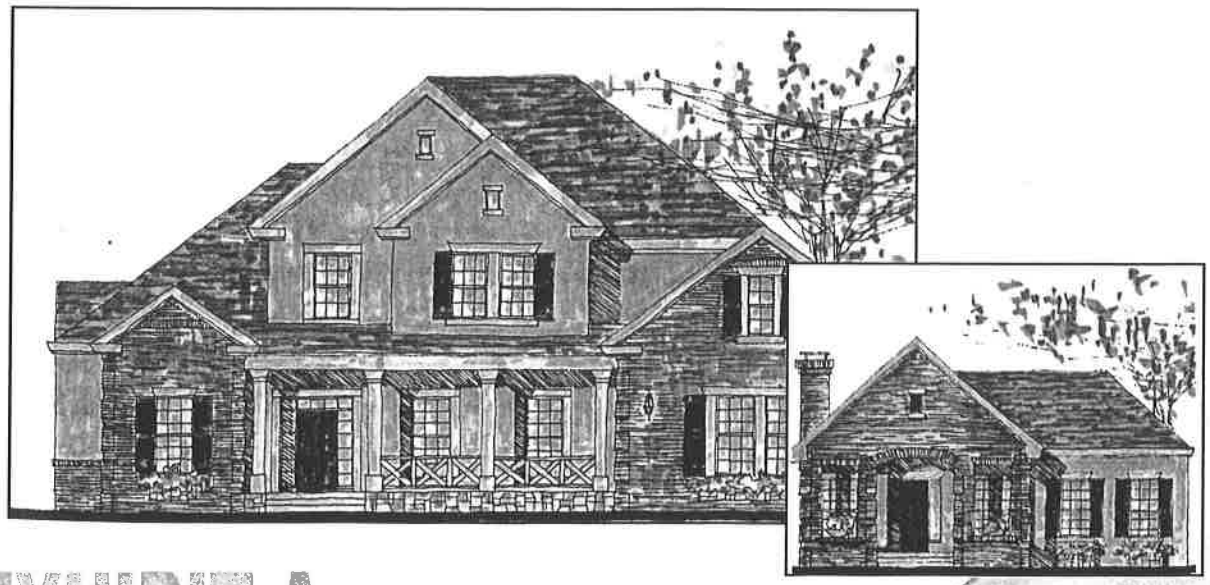
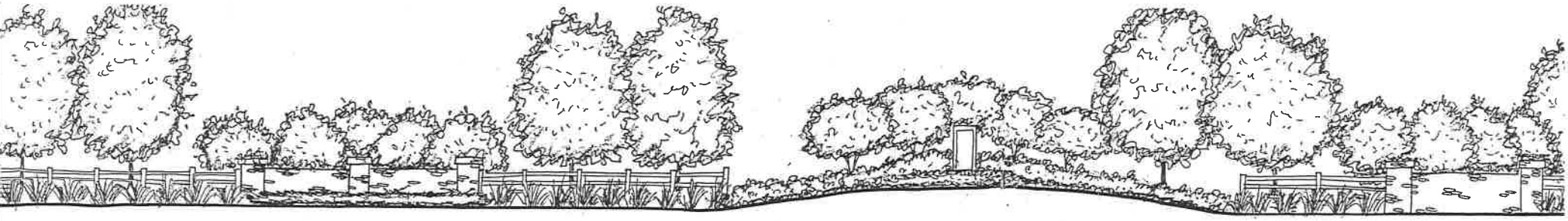


EXHIBIT A

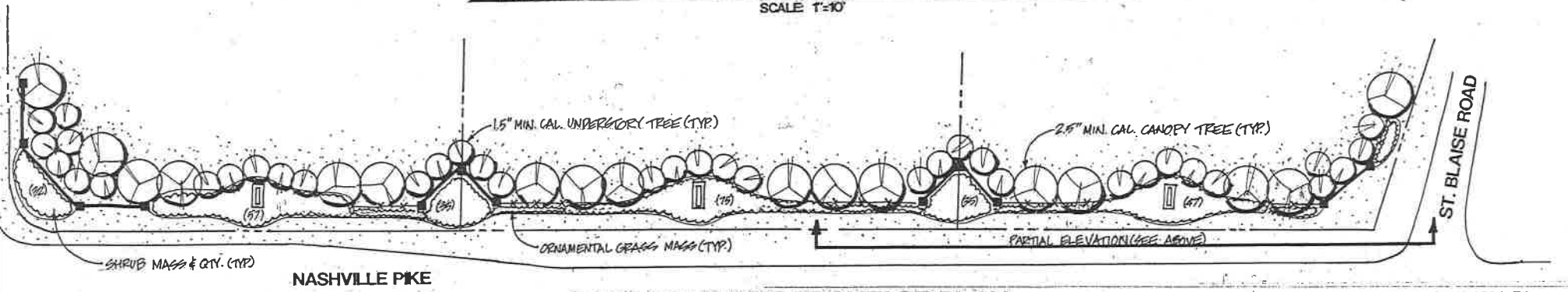
EXHIBIT A

ATTACHMENT 13-7



NASHVILLE PIKE FRONTAGE PARTIAL ELEVATION

SCALE: 1"=10'



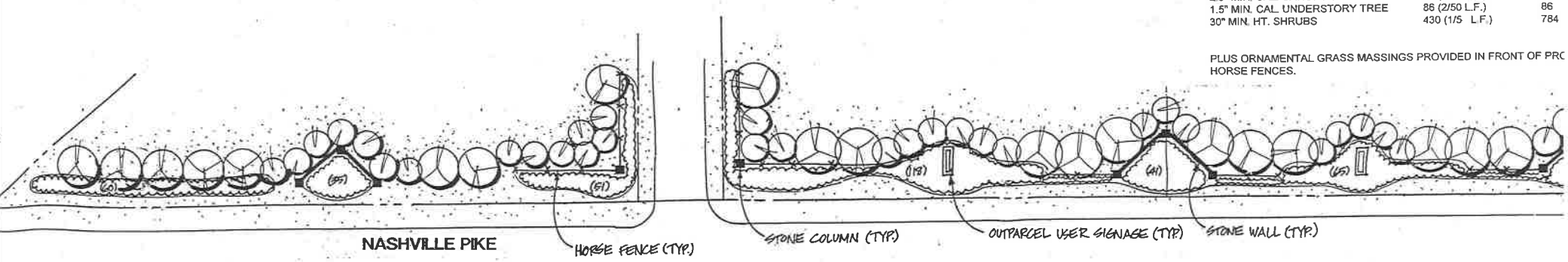
NASHVILLE PIKE FRONTAGE PLAN

SCALE: 1=30'

NASHVILLE PIKE FRONTAGE (2,150 L.F.)
TYPE 20 BUFFER

PLANT TYPE	QTY. REQ'D	QTY. SHO
2.5" MIN. CAL. CANOPY TREE	43 (1/50 L.F.)	43
1.5" MIN. CAL. UNDERSTORY TREE	86 (2/50 L.F.)	86
30" MIN. HT. SHRUBS	430 (1/5 L.F.)	784

PLUS ORNAMENTAL GRASS MASSINGS PROVIDED IN FRONT OF PRO
HORSE FENCES.



NASHVILLE PIKE FRONTAGE PLAN (CONT.)

SCALE: 1"=30'

KENNESAW FARMS PMDP

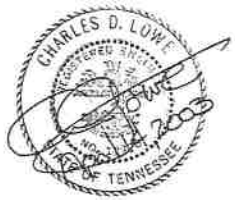
PC FILE #3-3-03

[redacted]
111 SPACE PARK NORTH
GOODLETTSVILLE, TENNESSEE 37072
CONTACT: ANTHONY ZECCO (615) 851-9179

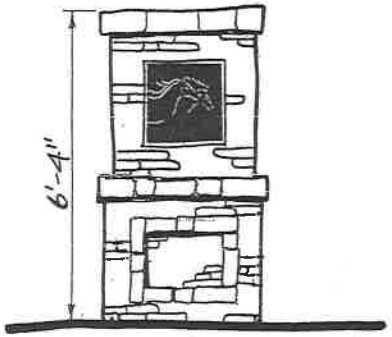
N ENTRANCE WALL ELEVATION

3/16"=1'-0"

EXHIBIT A

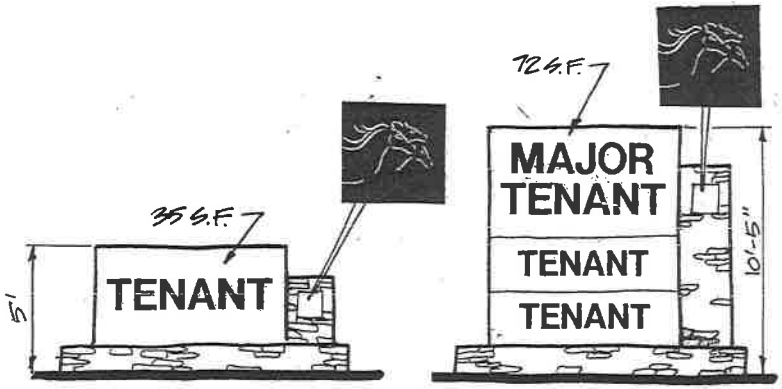


ATTACHMENT 13-8



FREESTANDING STONE COLUMN ELEVATION

1/2"=1'-0"



SIGNAGE ELEVATIONS

1/4"=1'-0"

NOTE: ALL SIGNAGE SHALL COMPLY WITH GALLATIN SIGN REGULATIONS. ALL SIGNS SHALL BE GROUND-MOUNTED. NO PYLON SIGNS SHALL BE PERMITTED.

KENNESAW FARMS AMENITIES PLAN A

REVISED 4/16/03 REVISED JUNE 11, 2
MARCH 27, 2003
JOB # 2002-113 W.O. 7124 SHEET

KENNESAW FARMS
PMDP PC FILE #3-3-03

ATTACHMENT 13-9

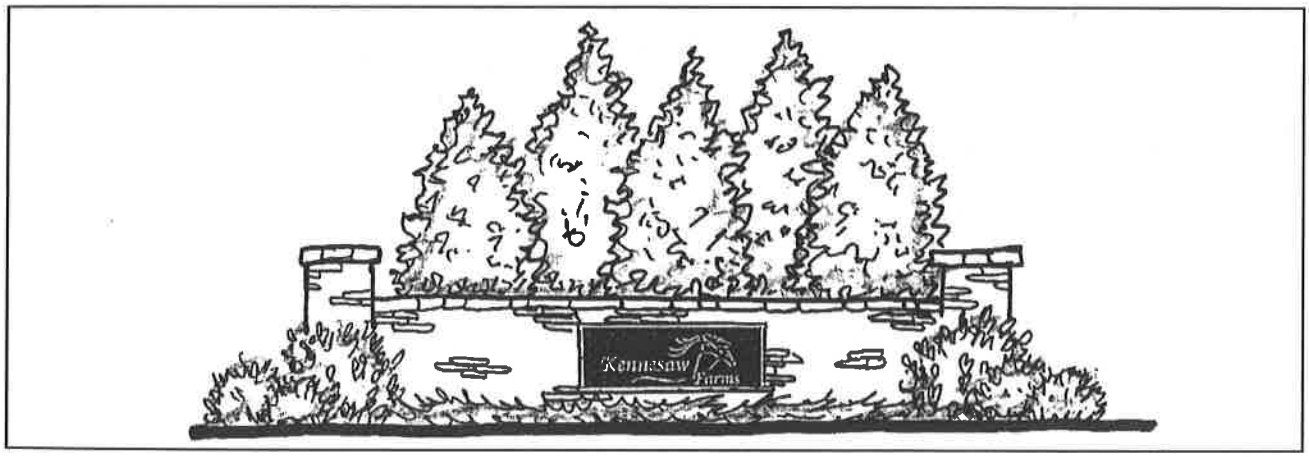
Kennesaw Farms
A Lifestyle Destination

Signage Standards

General
The intent of the signage standards is to develop criteria to ensure continuity of all signs for the development. The review committee will grant final approval of any sign by the standard review process.

Monument Signs
Only one sign will be permitted per zoned lot regardless of street frontage. Signs must be have at least a five foot front setback and ten foot side setback from the property line and conform to the City of Gallatin sign ordinance. All sight distances must be considered. The review committee on a case by case by case by case basis will handle illumination.

Building Mounted Signs
Signs will contain only raised letters attached to the building per the City of Gallatin sign ordinance. Sign letters will be internally illuminated where the front sign surface is transparent and sign sides are opaque material or spot light applications where source of light is not visible. Retail signs will be reviewed by the committee on a case by case basis.



Directional and Informational Signage
These signs will be allowed to direct vehicular movement and provide additional site information. Signs will be two and one-half feet high and three feet in length maximum. The signs will be included in the calculations for the total overall allowable signage area.

Non-Permitted Signs
Roof mounted signs, signs projecting from the wall more than six inches, side or rear yard ground identification signs, trailer signs, changeable, flashing, or moving signs, Posters, flags or window signs will not be allowed. Lease and for sale signs require committee approval prior to display. Plastic faced or boxed signage attached to building will also not be permitted in this development.

EXHIBIT A

ATTACHMENT 13-10

Kennesaw Sidewalk Location

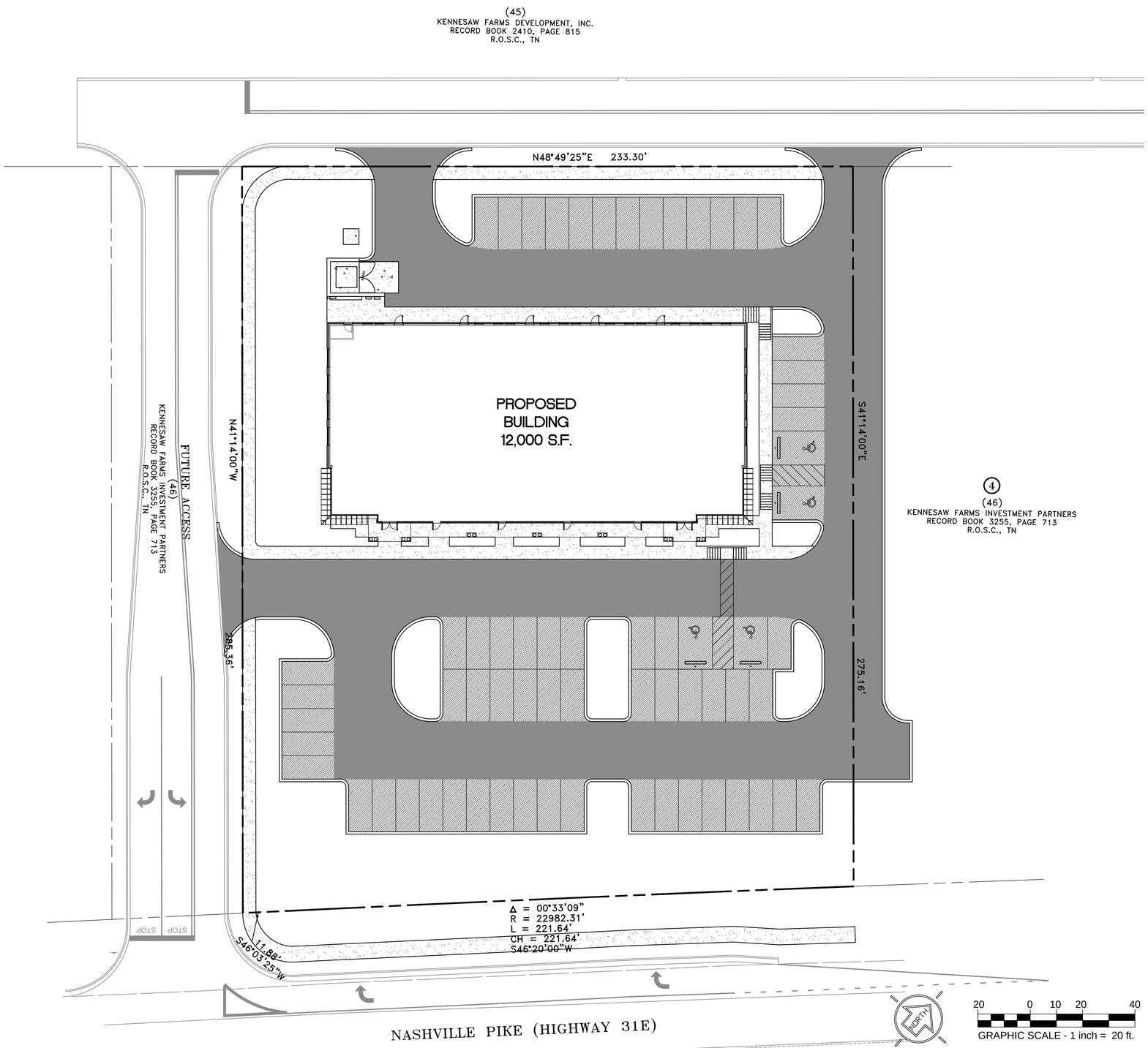
EXHIBIT A

SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: January 23, 2014

0 190 380
ft



Know what's **below.**
Call before you dig.

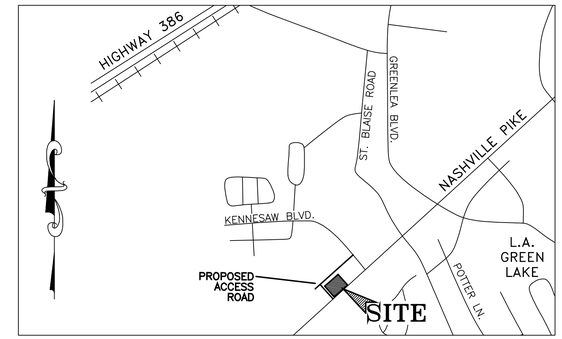
CITY OF GALLATIN ZONING ORDINANCE NOTE:

ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02

CITY OF GALLATIN FINANCIAL RESPONSIBILITY NOTE:

THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS

SITE LOCATION MAP:



SHEET INDEX:

SHEET NUMBER	SHEET TITLE
C100	SITE DATA PLAN
C200	SITE EXISTING CONDITIONS & INITIAL EROSION CONTROL PLAN
C300	SITE LAYOUT PLAN
C400	SITE GRADING & DRAINAGE PLAN
C500	SITE UTILITY PLAN
C600	SITE FINAL EROSION CONTROL PLAN
C700	SITE CONSTRUCTION DETAILS
C701	SITE CONSTRUCTION DETAILS

PROJECT DATA:

PURPOSE:	SITE CONSTRUCTION PLANS FOR PROPERTY IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A NEW COMMERCIAL BUILDING.
SCHEDULE:	START – FEBRUARY 15, 2014 FINISH – SEPTEMBER 15, 2014
ADDRESS:	1720 NASHVILLE PIKE (PER PLAT TO BE RECORDED)
CITY:	GALLATIN
COUNTY:	SUMNER
STATE:	TENNESSEE
COUNTY TAX MAP/PARCEL:	MAP 136, PARCEL 46.02
PROPERTY DEED REFERENCE:	BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KENNESAW FARMS INVESTMENT PARTNERS, AS OF RECORD IN BOOK 3255, PAGE 713, REGISTER'S OFFICE SUMNER COUNTY, TN
PROPERTY MAP REFERENCE:	BEING LOT 3 OF KENNESAW FARMS PHASE I, COMMERCIAL, PLAT PENDING.
OWNER:	KENNESAW FARMS INVESTMENT PARTNERS 1000 KENNESAW BOULEVARD GALLATIN, TN 37066
DEVELOPER:	RANDY CHANCE THE CAPITAL CORPORATION 80 CUDE LANE MADISON, TENNESSEE 37115
ENGINEER:	LYNN EALEY, P.E. EALEY ENGINEERING PLLC P.O. 2844 HENDERSONVILLE, TENNESSEE 37077 (615) 969-9202
PROPERTY SURVEY INFO:	BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CHERRY LAND SURVEYING, INC. TITLED "ALTA/ACSM LAND TITLE SURVEY SURVEY OF LOT 3 KENNESAW FARMS PHASE 1, COMMERCIAL" DATED DECEMBER 18, 2013.
PROPERTY ZONING:	PGC
PROPERTY ACREAGE:	1.50± ACRES (65,340 SF)
DISTURBED ACREAGE:	0.00± ACRES
BUILDING SQUARE FOOTAGE:	12,000 SF
BUILDING HEIGHT:	35 FEET
FLOOR AREA RATIO:	0.18

MINIMUM BUILDING SETBACKS AND YARDS:

	M.B.S.L.	YARD
FRONT:	50'	25'
SIDE:	10'	30' (ALONG ACCESS EASEMENT)
REAR:	30'	20'

VEHICLE PARKING SUMMARY:

PARKING SPACE SIZE:	20' DEEP x 9' WIDE
PARKING REQUIREMENT:	1 SPACES/200 S.F. (MEDICAL OFFICE)
PARKING REQUIRED:	60 SPACES
PARKING PROVIDED:	65 SPACES
ADA ACCESSIBLE REQUIRED:	2 SPACES
ADA ACCESSIBLE PROVIDED:	4 SPACES

F.E.M.A. NOTE:

THIS PROPERTY IS LOCATED IN ZONE "X" WHICH IS NOT AN AREA OF FLOOD INUNDATION AS DESIGNATED BY THE CURRENT US DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM;
MAP/PANEL NUMBER: 47165C0407G EFFECTIVE DATE: APRIL 17, 2012

GARY LYNN EALEY
REGISTERED ENGINEER
NO. 111222
STATE OF TENNESSEE
1/2/13

EALEY ENGINEERING PLLC
P.O. BOX 2844
HENDERSONVILLE
TENNESSEE 37077
615-969-9202
LYNN@EALEYENGINEERING.COM

FINAL MASTER DEVELOPMENT PLAN
FOR
KENNESAW FARMS LOT 3
IN
GALLATIN, TENNESSEE

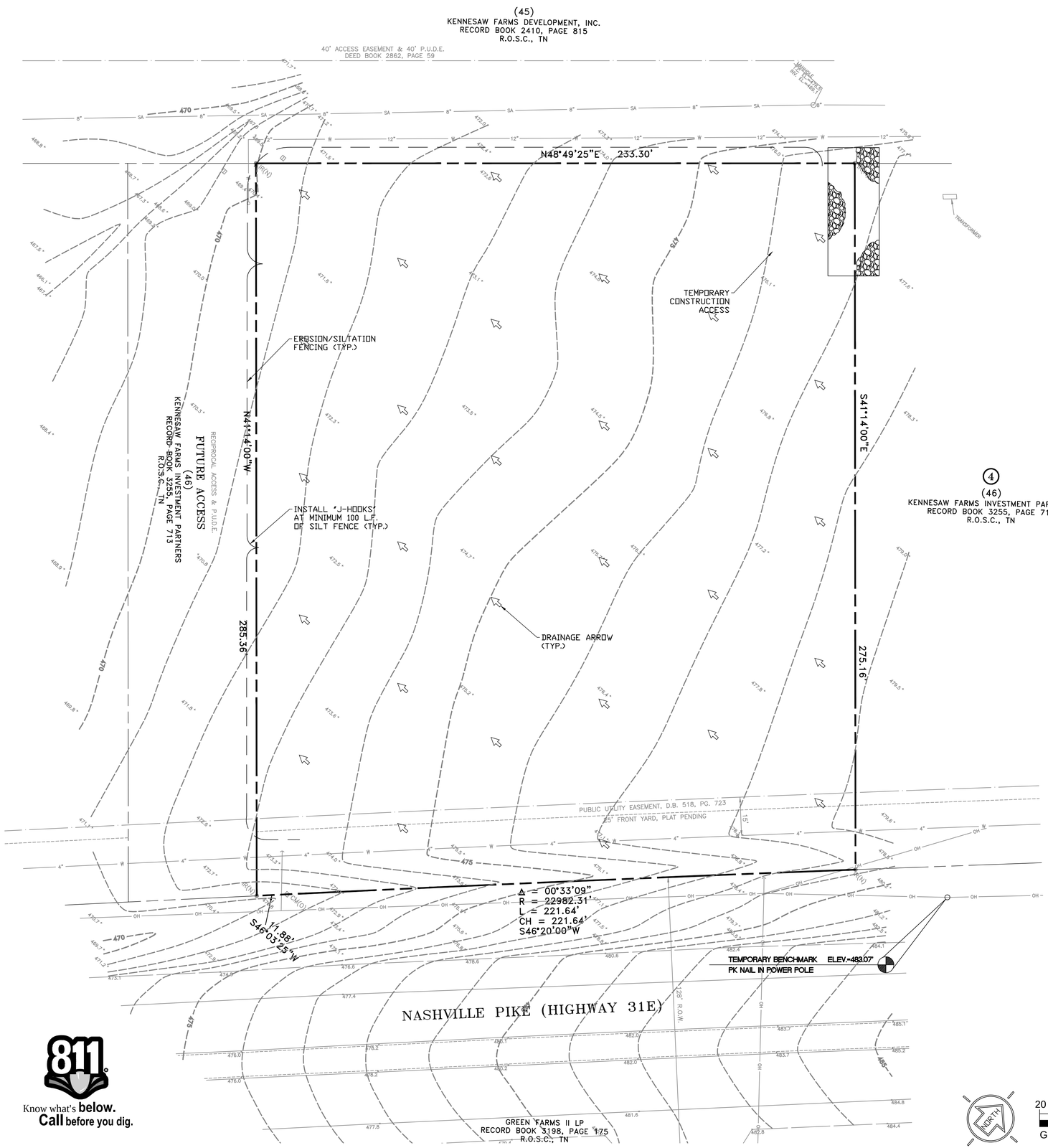
THE CAPITAL CORPORATION

ISSUANCE/REVISION NOTES:
- PLAN DATE: JANUARY 2, 2013

A NONE
B NONE
C NONE
D NONE

SITE
DATA
PLAN

C100



Know what's **below.**
Call before you dig.

EXISTING CONDITIONS LEGEND:

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- CONCRETE MONUMENT OLD — CM(O)
- IRON ROD NEW — IR(N)
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- PROPERTY LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- FRONT YARD
- SETBACK LINE
- OVERHEAD — OH
- WATER LINE — W — 6"
- SEWER LINE — SA — 8"

SURVEYOR'S GENERAL NOTES:

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
6) THIS PROPERTY IS SUBJECT TO RESTRICTIONS, AS OF RECORD IN RECORD BOOK 2862, PAGE 35, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
7) THIS PROPERTY IS SUBJECT TO A GREENBELT APPLICATION, AS OF RECORD IN RECORD BOOK 1214, PAGE 851, AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
8) THIS PROPERTY SHALL HAVE NO ACCESS TO NASHVILLE PIKE, AS PER PENDING PLAT.
9) THIS PROPERTY IS TO BE SUBJECT TO A SHARED/CROSS ACCESS EASEMENT, AS PER PENDING PLAT.
10) PARCEL NUMBERS SHOWN AS THUS (46) REFERS TO SUMNER COUNTY TAX MAP 136.
11) LOT NUMBERS SHOWN AS THUS 3 REFERS TO KENNESAW FARMS, PHASE I, COMMERCIAL, AS PER PENDING PLAT.
12) THIS PROPERTY IS CURRENTLY ZONED "PGC".
13) THIS PARCEL DESCRIBED HEREIN DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407 G", DATED: APRIL 17, 2012. FLOOD ZONE "X".

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCE SHOWN THUS —— —— IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS AND TREE PROTECTION FNECING INDICATED ON THE PLANS SHALL BE INSTALLED.

NORTH

20 0 10 20 40
GRAPHIC SCALE - 1 inch = 20 ft.

GARY LYNN EALEY
REGISTERED ENGINEER
No. 111222
STATE OF TENNESSEE
1/2/13

EALEY ENGINEERING PLLC
P.O. BOX 2844
HENDERSONVILLE
TENNESSEE 37077
615-989-3202
LYNN@EALEYENGINEERING.COM

FINAL MASTER DEVELOPMENT PLAN
FOR
KENNESAW FARMS LOT 3
IN
GALLATIN, TENNESSEE

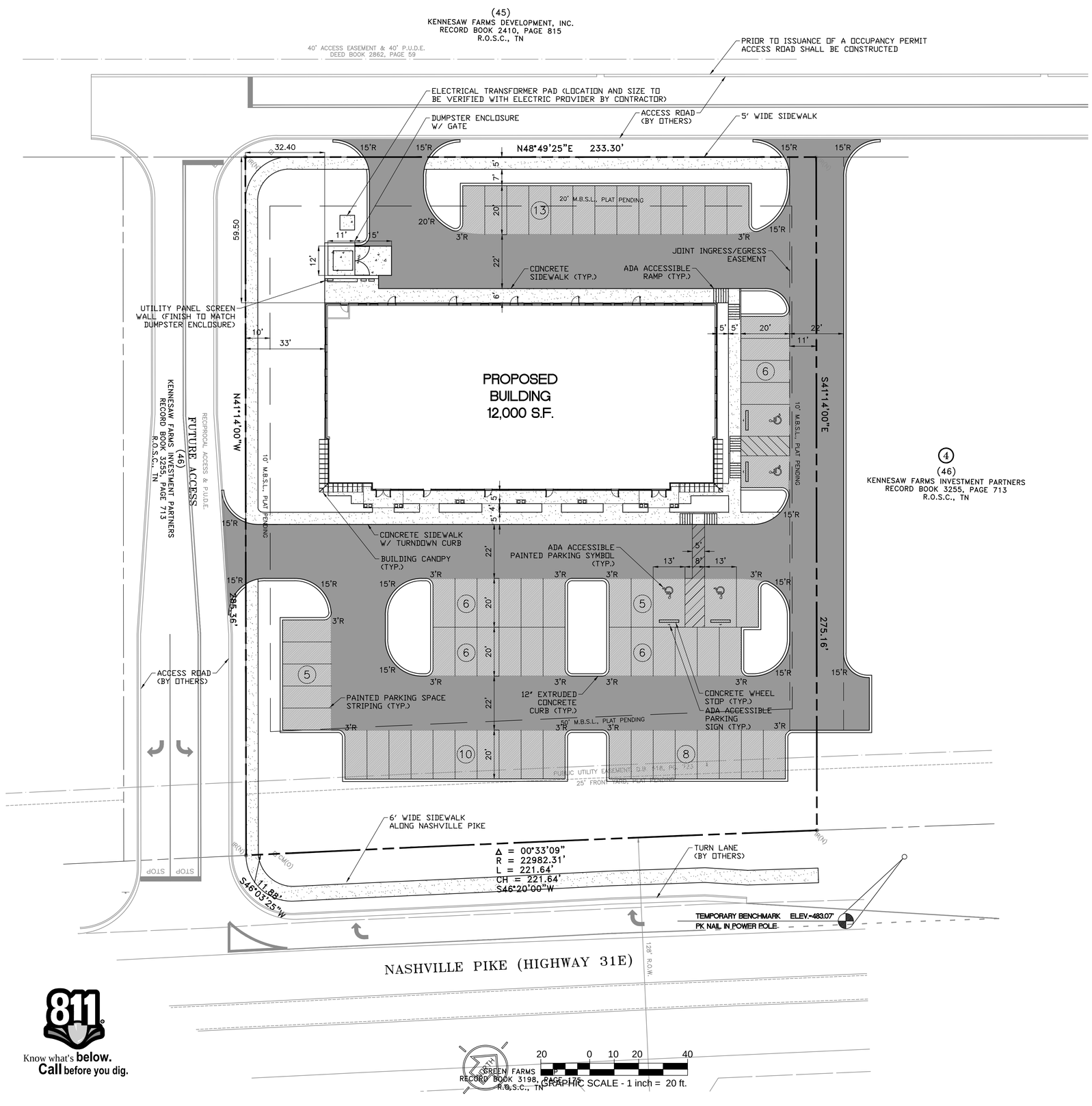
THE CAPITAL CORPORATION

ISSUANCE/REVISION NOTES:
- PLAN DATED JANUARY 2, 2013

A NONE
B NONE
C NONE
D NONE

SITE
EIXISTING CONDITIONS &
INITIAL EROSION CONTROL
PLAN

C200



Know what's **below.**
Call before you dig.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
6. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE AUTHORIZED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR FINAL DRESSING AND SEEDBED PREPARATION, SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
9. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
10. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.
11. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE WITH STEEL REINFORCEMENT PER T.D.O.T. STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS OR APPROVED EQUAL.

PAVEMENT LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

PROJECT GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING LOCATION AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE STATE AND LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS.

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1/2/13

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FINAL MASTER DEVELOPMENT PLAN
FOR
KENNESAW FARMS LOT 3
IN
GALLATIN, TENNESSEE

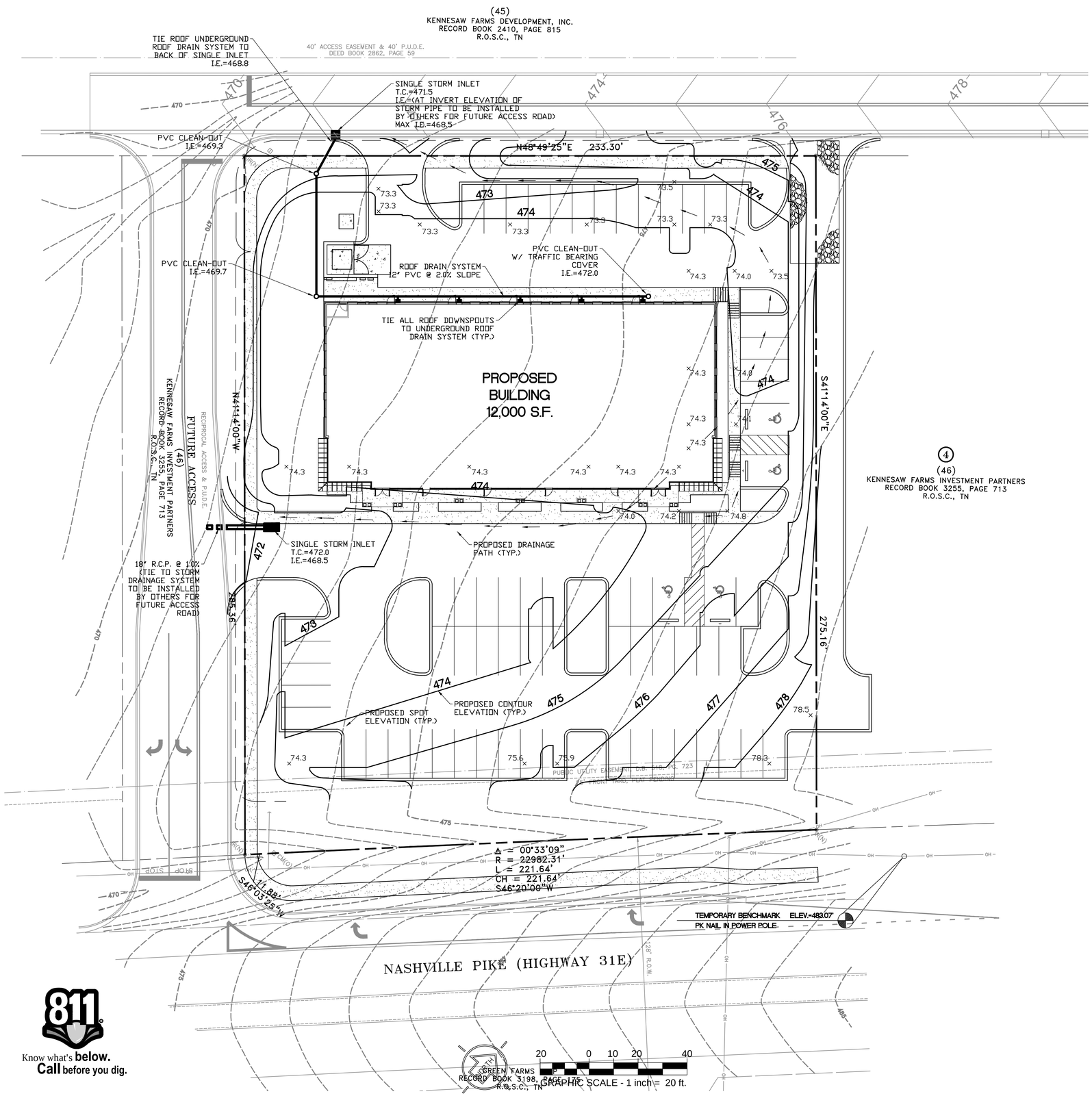
THE CAPITAL CORPORATION

ISSUANCE/REVISION NOTES:
- PLAN DATED JANUARY 2, 2013

A NONE
B NONE
C NONE
D NONE

SITE LAYOUT PLAN

C300



Know what's **below.**
Call before you dig.

SITE GRADING NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS SILT PONDS OR INLET SEDIMENT BARRIERS SHALL CONFORM TO THE STORM WATER PERMITTING REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AS A MINIMUM.
2. EROSION CONTROL TO BE INSPECTED AND APPROVED PRIOR TO ALL OTHER WORK BEING STARTED.
3. THE TIME OF EXPOSURE UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 20 DAYS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION; SECTION TS FOR AREAS TO BE STABILIZED THAT DO NOT REQUIRE PERMANENT STABILIZATION SUCH AS BUILDING FOOTPRINTS, PARKING LOTS, ETC.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION PAM.
5. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION. SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERTY IN PLACE.
6. STRAW BALES SHOWN THUS (INSERT APPROPRIATE LINE TYPE) ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. STRAW BALES ARE TO BE FIRM AND SECURELY TIED WITH PLASTIC OR WIRE BINDING. BALES ARE TO BE PLACED RANCHING AND FIRMLY ANCHORED TO THE GROUND WITH STEEL DRIFT PINS OR WOODEN STAKES AS SHOWN IN DETAIL. SILT FENCE SHALL BE INSTALLED AS PER SECTION SF OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK; LATEST EDITION.
7. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SEDIMENT CONTROL MEASURED INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTION AS ARE NEEDED TO CORRECT THE SITUATION AT NOT ADDITIONAL COST TO THE OWNER. ALL MEASURES ARE TO BE INSPECTED AFTER EACH RAIN EVENT. ANY MEASURES NEEDING REPLACEMENT WILL BE CORRECTED WITHIN 5 DAYS OF THE RAIN EVENT.
8. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON GRADING PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
9. ALL STRIPPED OR CUT/FILL AREAS REQUIREING PERMANENT VEGETATION ARE TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1,000 SQUARE FEET OF 6-12-12 FERTILIZER, REFER TO SECTION PS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION TO DETERMINE SEED TYPE AND SEEDING DATES ALONG WITH SEEDBED PREPARATION AND PLANT SELECTION AND STRAW MULCH OF 75% COVERAGE (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET) EXCEPT AS OTHERWISE SHOWN ON PLAN. AREAS SHALL BE WATERED TO NOT CAUSE RUNOFF.
10. ALL SOCKPILED SOIL SHOULD BE STABILIZED USING TEMPORARY VEGETATION. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SECTION TS.
11. UPON STABILIZATION OF THE SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUNDCOVER, THE EROSION/SEDIMENT CONTROL INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
12. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRACE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. THE RAMP IS TO BE BASED WITH 6 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION AND SEDIMENT CONTROL MEASUREMENTS INDICATED ON THE PLANS AND ANY ADDITIONAL MEASURE REQUIRESTED BY THE CITY SHALL BE INSTALLED.
14. BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION SHOULD BE CLEARLY INDICATED ON THE GRADING AND DEMOLITION PLANS. BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION MUST BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRIERS TO THE DRIP LINE OF SAID TREES. THESE BARRIERS SHOULD CONSIST OF ORANGE GRID FABRIC STAKED AT THE BORDER AND/OR DRIP LINE OF PRESERVED BUFFER ZONE AND/OR TREES TO RESTRICT CONSTRUCTION ACTIVITY AND ACCESS WITHIN THE PROTECTED AREAS AND/OR TREE'S DRIP LINE. A TREE PROTECTION DETAIL MUST ALSO BE PROVIDED.
15. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DEPARTMENT PRIOR TO ANY GRADING ACTIVITY.

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1/2/13

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FINAL MASTER DEVELOPMENT PLAN
FOR
KENNESAW FARMS LOT 3
IN
GALLATIN, TENNESSEE

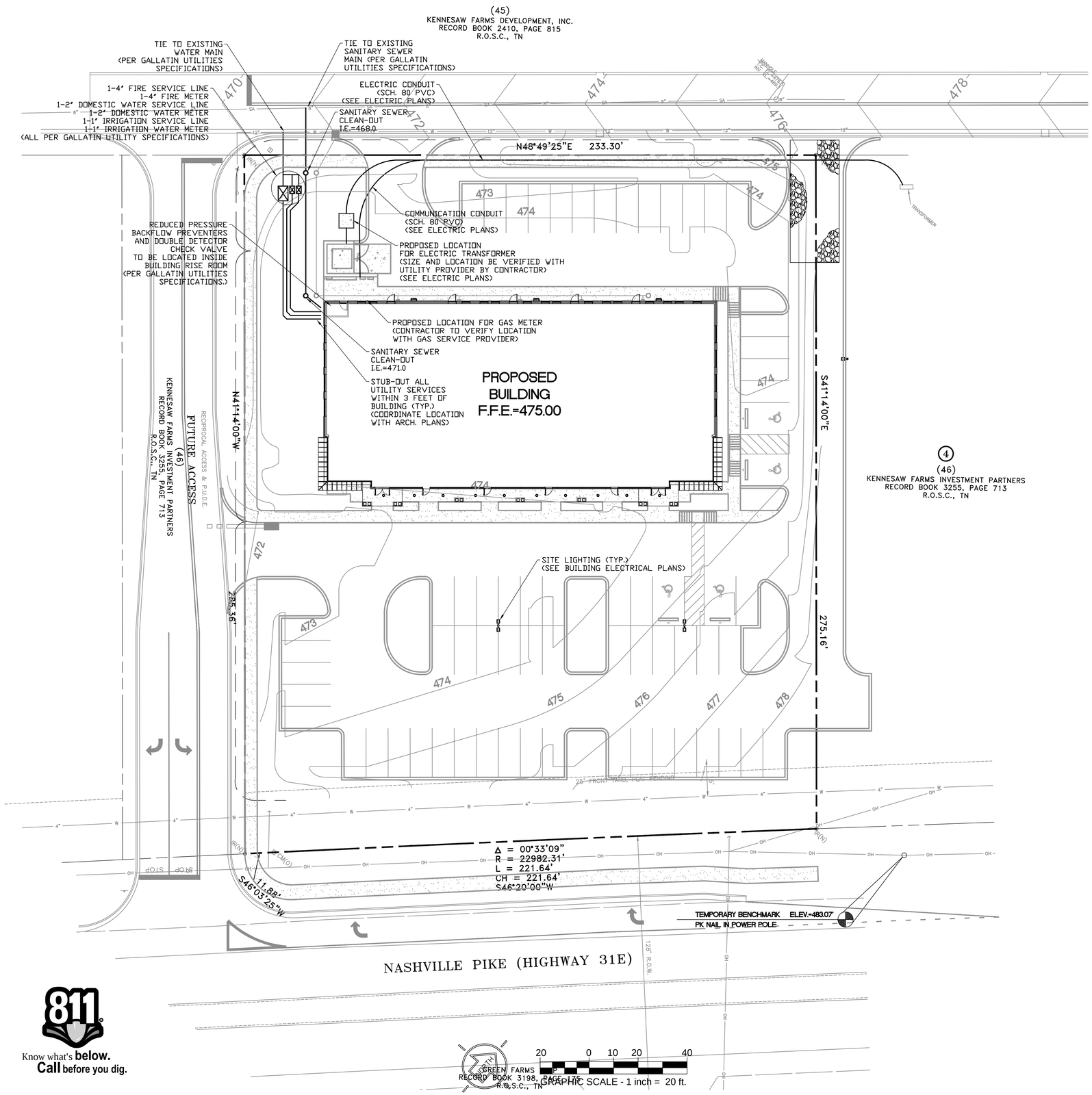
THE CAPITAL CORPORATION

ISSUANCE/REVISION NOTES:
- PLAN DATED JANUARY 2, 2013

A NONE
B NONE
C NONE
D NONE

SITE GRADING & DRAINAGE PLAN

C400



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1/2/13

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FINAL MASTER DEVELOPMENT PLAN
FOR
KENNESAW FARMS LOT 3
IN
GALLATIN, TENNESSEE

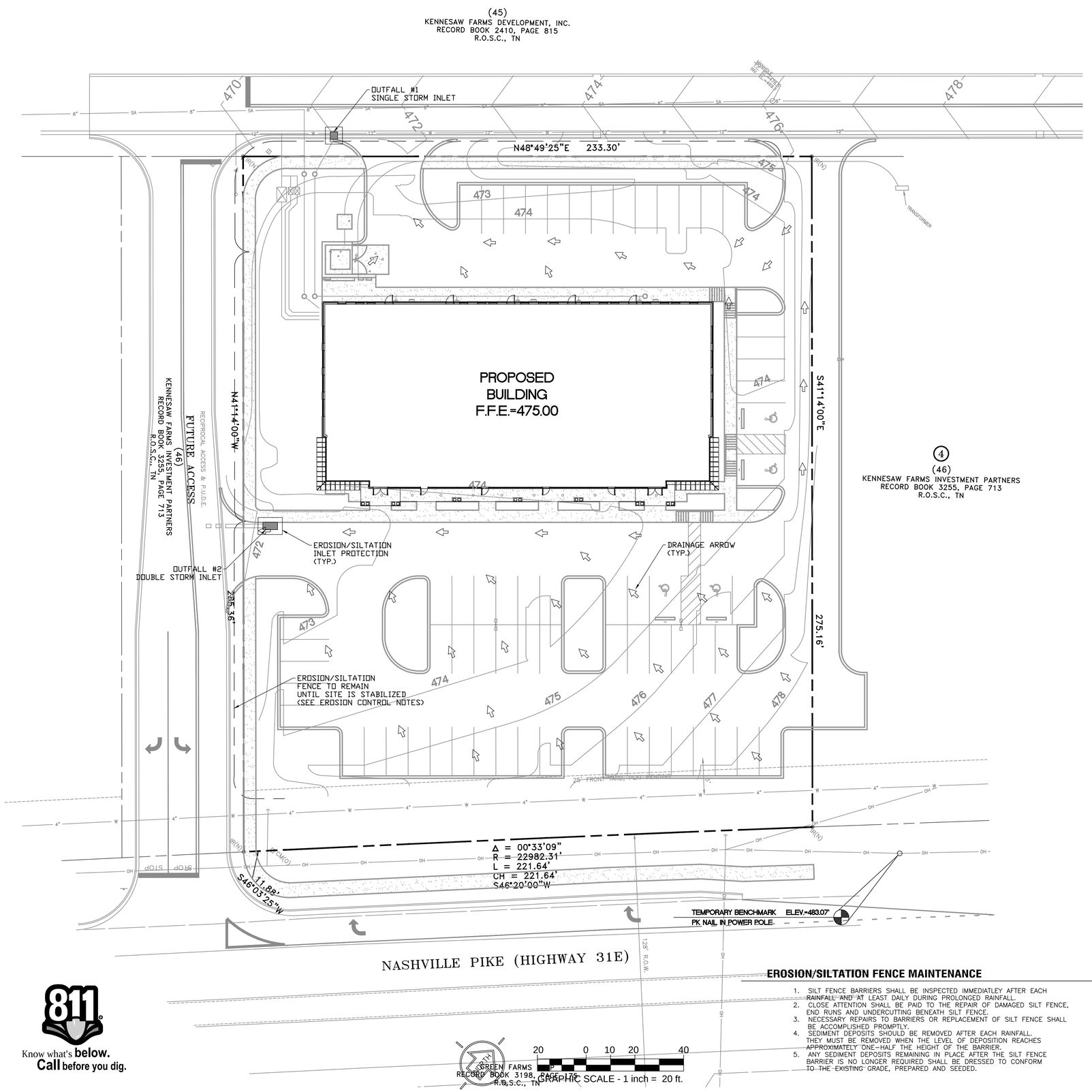
THE CAPITAL CORPORATION

ISSUANCE/REVISION NOTES:
- PLAN DATE: JANUARY 2, 2013

A NONE
B NONE
C NONE
D NONE

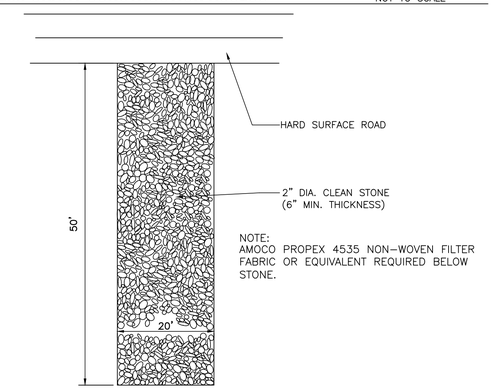
SITE UTILITY PLAN

C500



TEMPORARY CONSTRUCTION ACCESS

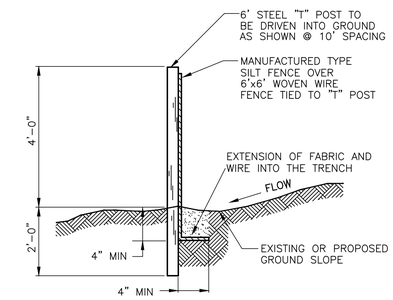
NOT TO SCALE



NOTE:
AMOCO PROPEX 4535 NON-WOVEN FILTER FABRIC OR EQUIVALENT REQUIRED BELOW STONE.

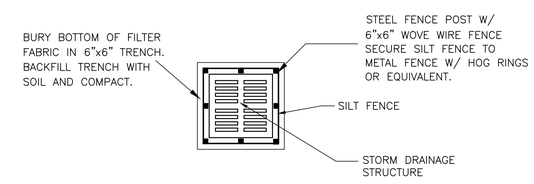
EROSION/SILTATION FENCE

NOT TO SCALE



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

INLET PROTECTION



EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCE SHOWN THUS —— —— IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS AND TREE PROTECTION FNECING INDICATED ON THE PLANS SHALL BE INSTALLED.

EROSION/SILTATION FENCE MAINTENANCE

1. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATLEY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE, END RUNS AND UNDERCUTTING BENEATH SILT FENCE.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCE SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

Know what's **below.**
Call before you dig.

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1/2/13

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FOR
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THE CAPITAL CORPORATION

ISSUANCE/REVISION NOTES:
- PLAN DATE: JANUARY 2, 2013

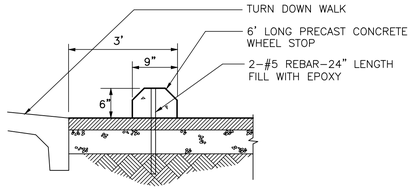
A NONE
B NONE
C NONE
D NONE

SITE
FINAL EROSION
CONTROL
PLAN

C600

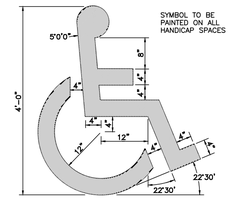
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



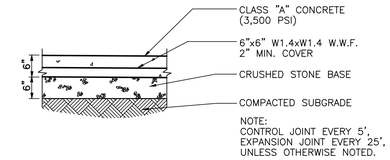
ADA PARKING SPACE SYMBOL

NOT TO SCALE



CONCRETE PAVEMENT

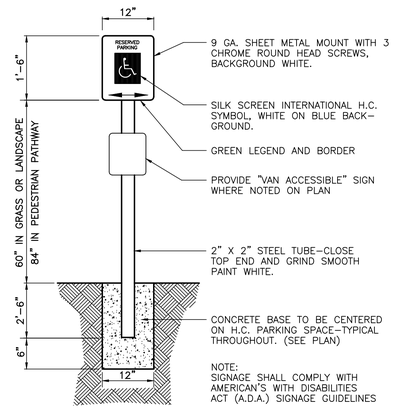
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5',
EXPANSION JOINT EVERY 25',
UNLESS OTHERWISE NOTED.

ADA PARKING SPACE SIGN

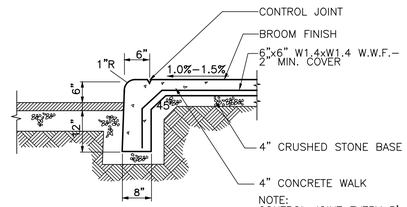
NOT TO SCALE



NOTE:
SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

CONCRETE WALK W/ TURNDOWN CURB

NOT TO SCALE



NOTE:
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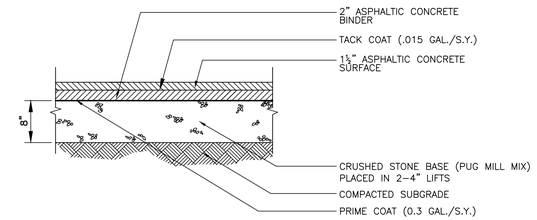
EXPANSION JOINT EVERY 25',
UNLESS OTHERWISE NOTED.

HEAVY DUTY PAVEMENT

NOT TO SCALE

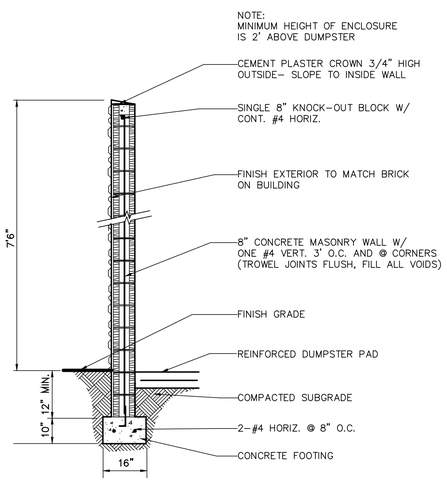


NOTES:
THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

REFER TO STATE AND LOCAL STANDARD SPECIFICATIONS FOR PAVING WORK AND MATERIAL SPECIFICATIONS.

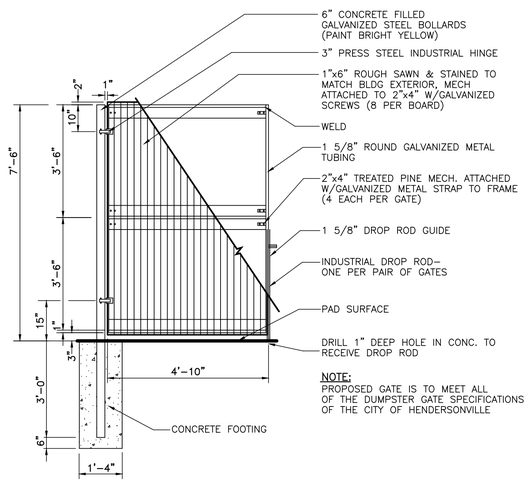
DUMPSTER ENCLOSURE WALL SECTION

NOT TO SCALE



DUMPSTER ENCLOSURE GATE

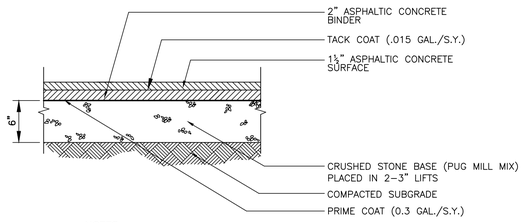
NOT TO SCALE



NOTE:
PROPOSED GATE IS TO MEET ALL OF THE DUMPSTER GATE SPECIFICATIONS OF THE CITY OF HENDERSONVILLE

LIGHT DUTY PAVEMENT

NOT TO SCALE

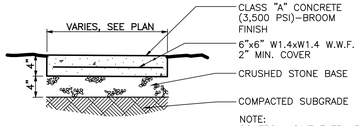


NOTES:
THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

REFER TO STATE AND LOCAL STANDARD SPECIFICATIONS FOR PAVING WORK AND MATERIAL SPECIFICATIONS.

CONCRETE SIDEWALK

NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5',
EXPANSION JOINT EVERY 25',
UNLESS OTHERWISE NOTED.

Know what's **below.**
Call before you dig.

GARY LYNN EALEY
REGISTERED ENGINEER
No. 111222
STATE OF TENNESSEE
1/2/13

EALEY ENGINEERING PLLC
P.O. BOX 2844
HENDERSONVILLE
TENNESSEE 37077
615-989-3202
LYNN@EALEYENGINEERING.COM

FINAL MASTER DEVELOPMENT PLAN
FOR
KENNESAW FARMS LOT 3
IN
GALLATIN, TENNESSEE

THE CAPITAL CORPORATION

ISSUANCE/REVISION NOTES:

- PLAN DATE: JANUARY 2, 2013

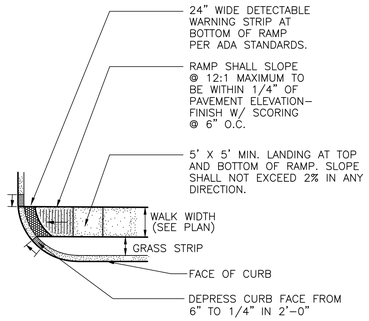
A NONE
B NONE
C NONE
D NONE

SITE CONSTRUCTION DETAILS

C700

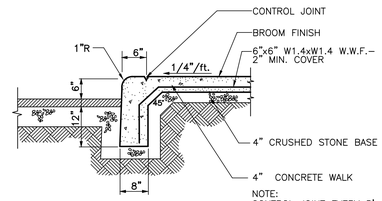
ADA ACCESSIBLE RAMP

NOT TO SCALE



TURN-DOWN CONCRETE SIDEWALK

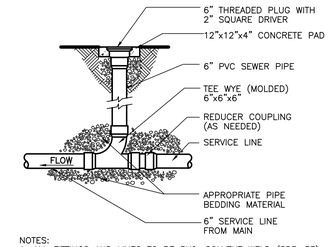
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5',
EXPANSION JOINT EVERY 25',
UNLESS OTHERWISE NOTED.

SANITRAY SEWER CLEANOUT

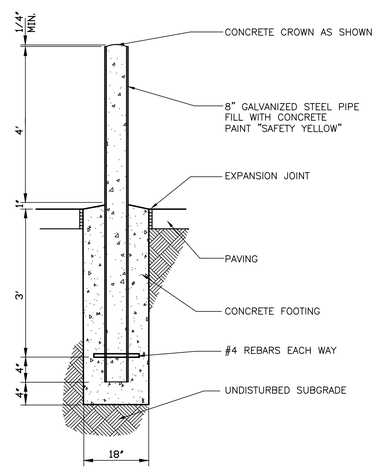
NOT TO SCALE



NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR–33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

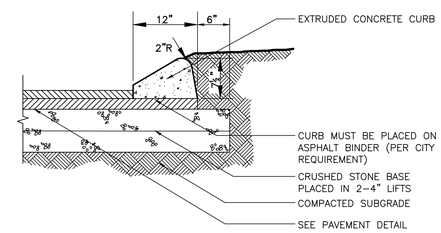
CONCRETE FILLED BOLLARD

NOT TO SCALE



12" EXTRUDED CONCRETE CURB

NOT TO SCALE



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FINAL MASTER DEVELOPMENT PLAN
FOR
KENNESAW FARMS LOT 3
IN
GALLATIN, TENNESSEE

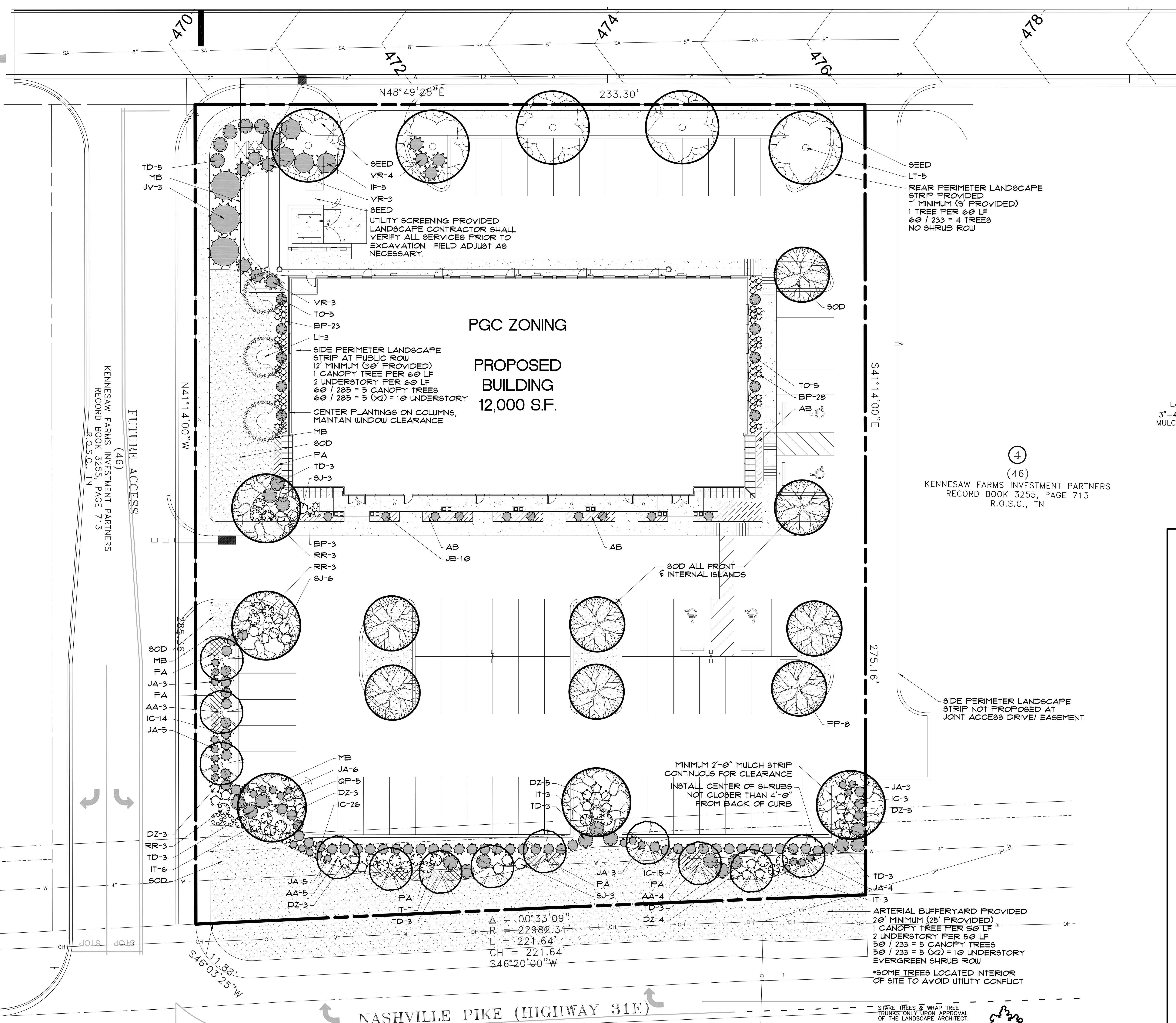
THE CAPITAL CORPORATION

ISSUANCE/REVISION NOTES:
- PLAN DATE: JANUARY 2, 2013

A NONE
B NONE
C NONE
D NONE

SITE CONSTRUCTION DETAILS

C700



811
CALL BEFORE YOU DIG

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPING		
FRONT:	20'	25'
SIDES:	12'	0'/30'
REAR:	7'	9'
PARKING AREA TREES 65 STALLS	7	7
PARKING AREA LANDSCAPING 30,400 SF PAVED	1,824sf (6.0%)	2,300sf (7.5%)
SITE LANDSCAPE AREA	7.5% (4,900 SF)	25% (16,500 SF)
LANDSCAPE AREA TREES (4,900 / 500)	10	*10

*PARKING LOT PLANTINGS, SIDE, AND REAR TREE REQUIREMENTS ARE BEING USED FOR CREDIT – NO FRONT BUFFERYARD QUANTITIES ARE BEING APPLIED.

NO TREES TO REMAIN ON SITE

NO TRANSITIONAL BUFFERYARDS REQUIRED FOR THIS PROJECT.

LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.

ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND–UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10–10–10 FERTILIZER.

ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.

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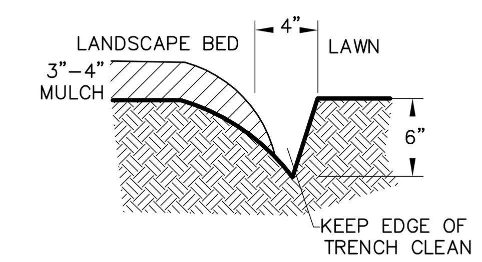
ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.

GUYING IS NOT ALLOWED.

NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE. NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.



MULCH EDGE

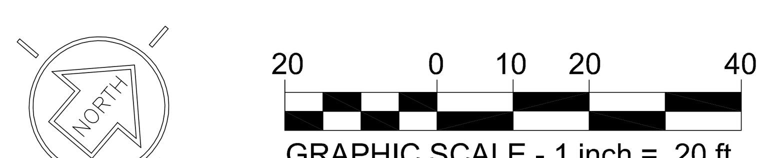
MATERIALS SCHEDULE

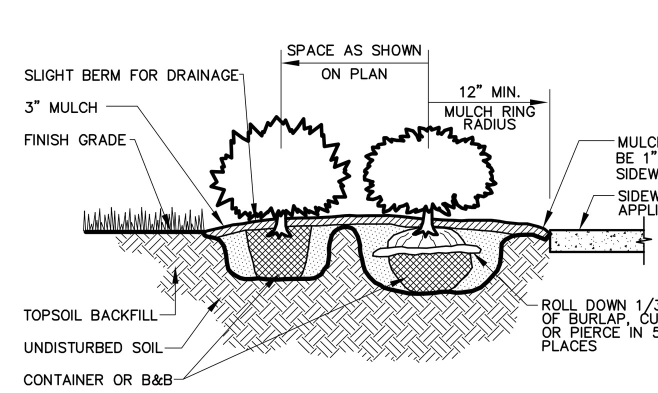
KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
		TREES				
AA	12	Amelanchier x grandiflora 'Autumn Brilliance'/ Serviceberry	7' Min.	4'–5'	2"	3' Clear Trunk Matched
PP	8	Parrotia persica 'Vanessa'/ Persian Ironwood	10'–12'	4'–5'	2 1/2"	Matched
IF	5	Ilex x attenuata 'Fosteri'/ Foster Holly	5' Min.	2'–3'	FTB	
JV	3	Juniperus virginiana 'Burkii'/ Burk Red Cedar	7' Min.	2'–3'	FTB	
LT	5	Liriodendron tulipifera/ Tulip Poplar	12'–14'	5'–6'	2 1/2"	4' Clear Trunk
LI	3	Lagerstroemia indica 'Rubra'/ Red Crape Myrtle	6' Min.	2'–3'	3 Cane, 1"each	
QP	5	Quecus palustris/ Pin Oak	14'–16'	5'–6'	3"	4' Clear Trunk
		SHRUBS				
BP	54	Berberis thunbergii 'Atropurpurea Nana'/ Crimson Pygmy Barberry	15"–18"	12"–15"	F.T.B.	
DZ	23	Deutzia gracilis 'Nikko'/ Dwarf Deutzia	15"–18"	12"–15"	F.T.B.	
IC	61	Ilex crenata 'Soft Touch'/ Soft Touch Holly	18"	15"–18"	F.T.B.	
IT	19	Itea virginica 'Henry's Garnet'/ Virginia Sweetspire	18"	15"–18"	F.T.B.	
JA	26	Juniperus horizontalis 'Youngstown'/ Andorra Juniper	12"	15"–18"	F.T.B.	
JB	10	Juniperus virginiana 'Blue Arrow'/ Blue Arrow Juniper	48"	15"–18"	F.T.B.	
RR	9	Rosa x 'Radtko'/ Red Knockout Rose	18"–24"	18"–24"	F.T.B.	
SJ	12	Spiraea x 'Fire Light'/ Fire Light Spirea	18"–24"	18"–24"	F.T.B.	
TD	23	Taxus x densiformis/ Dense Yew	24" Min.	18"–24"	F.T.B.	
TO	10	Thuja occidentalis 'Degroot's Spire'/ Upright Arborvitae	36" Min.	18"–24"	F.T.B.	
VR	10	Viburnum rhytidophylloides 'Allegheny'/ Allegheny Viburnum	30" Min.	18"–24"	F.T.B.	
		ORNAMENTAL GRASSES				
PA	75	Pennisetum alopecuroides 'Hameln'/ Dwarf Fountain Grass	Install in triangular pattern @ 18" O.C.			
		TURF GRASSES				
SOD	11,000 sf	Fine Bladed Fescue Sod	Rebel II or Equal approved. Sod all lawn areas.			
SEED	1,500 sf	Fine Bladed Fescue Seed	5.0lbs per 1,000sf			
		GROUNDCOVERS				
AB	750 sf	Annual Bed	Style selection by Owner.			
		MISCELLANEOUS	REMARKS			
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout.			

NOTES

F.T.B. = Full To Bottom

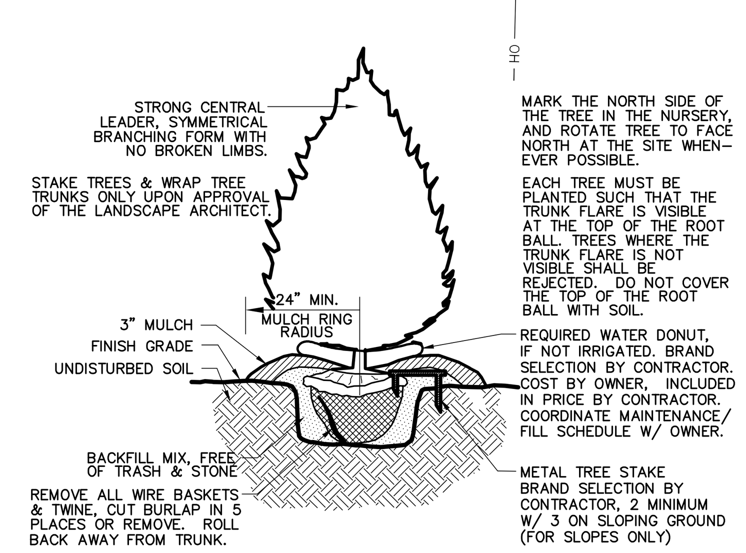
No substitutions without Landscape Architect approval.





ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

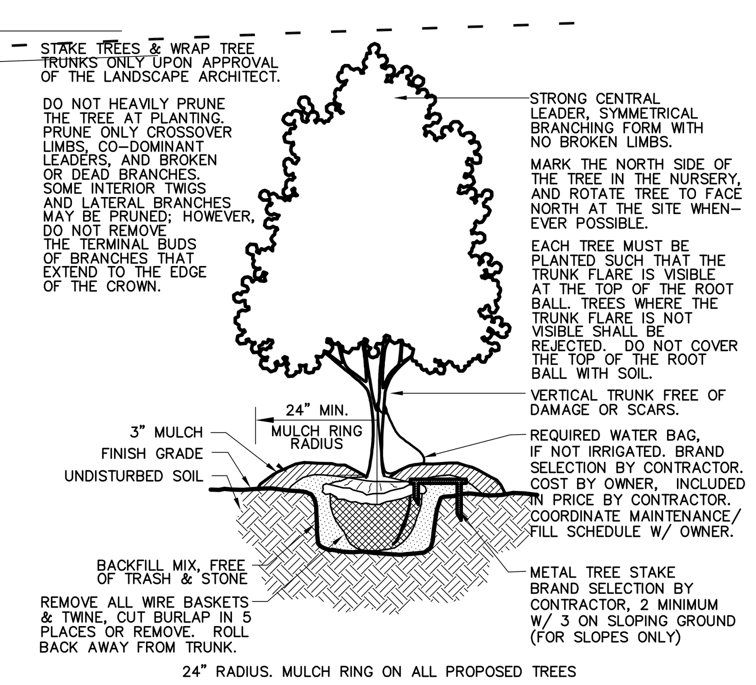
SHRUB / GROUNDCOVER PLANTING DETAIL



24" RADIUS. MULCH RING ON ALL PROPOSED TREES

ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

EVERGREEN TREE PLANTING DETAIL



24" RADIUS. MULCH RING ON ALL PROPOSED TREES

ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

DECIDUOUS TREE PLANTING DETAIL

Cumberland landesign inc.

615-333-4636

Planning • Landscape Architecture • Photometrics

EALEY ENGINEERING PLLC
P O BOX 2844
HENDERSONVILLE
TENNESSEE 37077
615-969-9202
LYNN@EALEYENGINEERING.COM

FINAL MASTER DEVELOPMENT PLANS FOR KENNESAW FARMS LOT 3 IN GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JANUARY 2, 2013

A NONE

B NONE

C NONE

D NONE

SITE LANDSCAPING PLAN

L100

i Design Services, Inc.
Engineering
703 Berry Road
Nashville, TN 37204
Ph: 615-298-5557 Fax: 615-298-5844

WENDELL K. BARR
REGISTERED ENGINEER
No. 012995
STATE OF TENNESSEE
2-19-13

Hayden Architecture & Interiors LLC
1614 16th Avenue South, Suite B
Nashville, TN 37212 (615) 320-3123

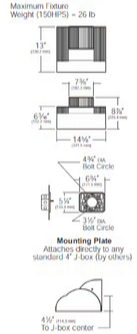
Kennesaw Farms Medical Plaza

Nashville Pike @ Kennesaw Farms - Lot 3 Kennesaw Farms Phase I Commercial

KIM LIGHTING

Specifications

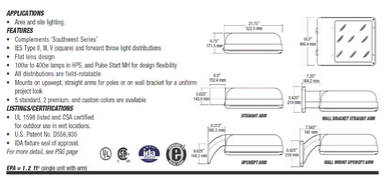
Maximum Fixture Weight (150HPS) = 26 lb



WALL PACK FIXTURE

N. T. S. (TYPE W)

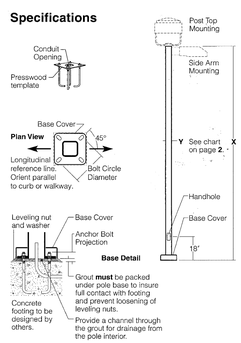
SPAULDING LIGHTING (CIMARRON SERIES)



SITE LIGHT HEAD

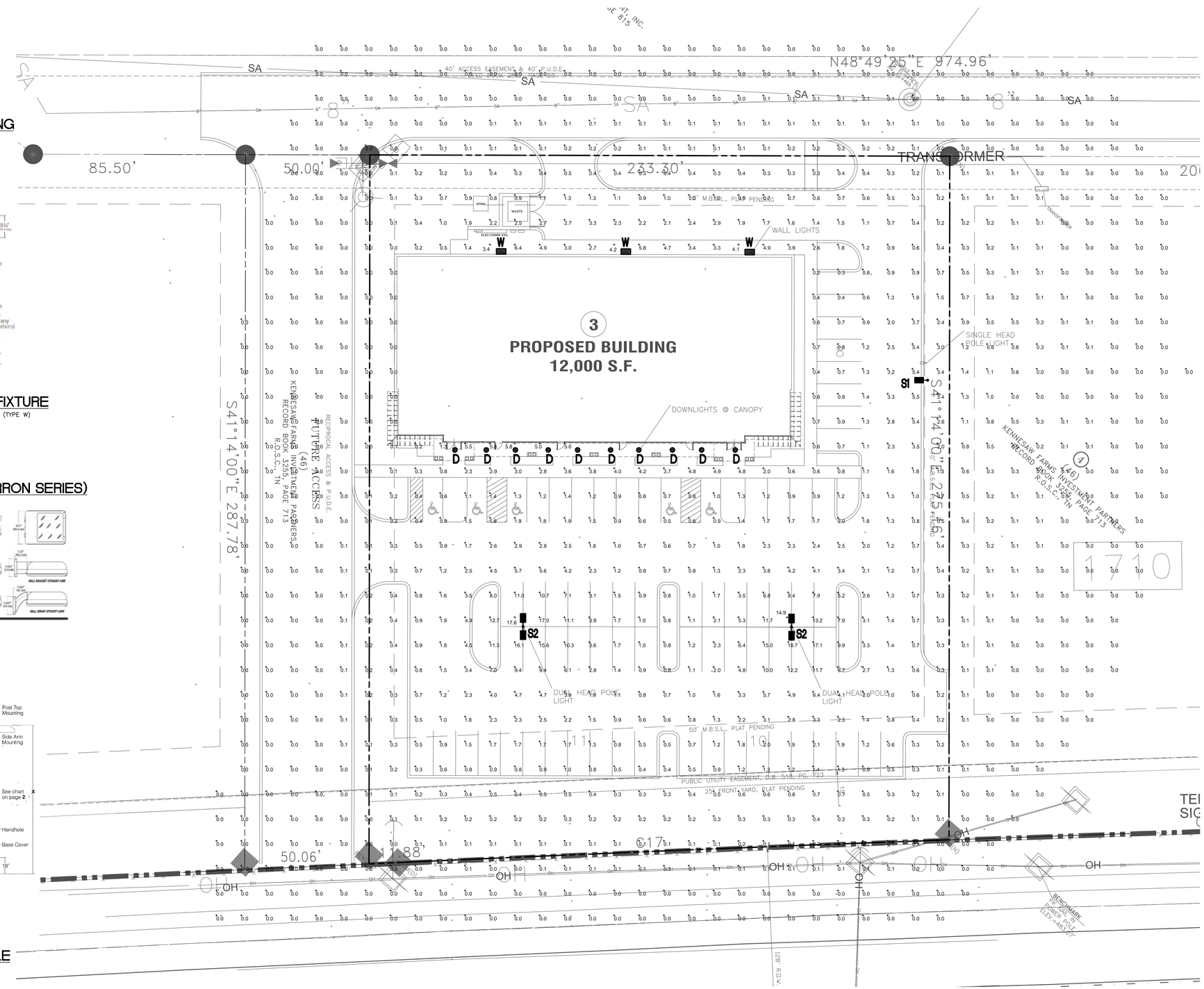
N. T. S. (TYPE S1 & S2)

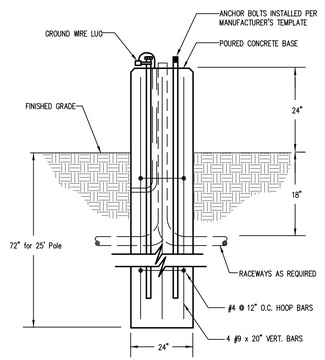
Specifications



SITE LIGHT POLE

N. T. S.





POLE BASE DETAIL

N.T.S.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Arrangement	Total Lamp Lumens	LLF	Description	[MANUFAC]
	10	D	10'-0"	SINGLE	2400	0.720	LF6CFV32EB WITH TRIM 6CFV	HUBBELL LIGHTING, INC.
	1	S1	27'-0"	SINGLE	40000	0.720	CR1-P40-H3-HS	SPAULDING LIGHTING
	2	S2	27'-0"	BACK-BACK	40000	0.720	CR1-P40-H4	SPAULDING LIGHTING
	3	W	14'-0"	SINGLE	12600	0.720	WD14x3/150MH-ED17	KIM LIGHTING

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.95	18.7	0.0	N.A.	N.A.

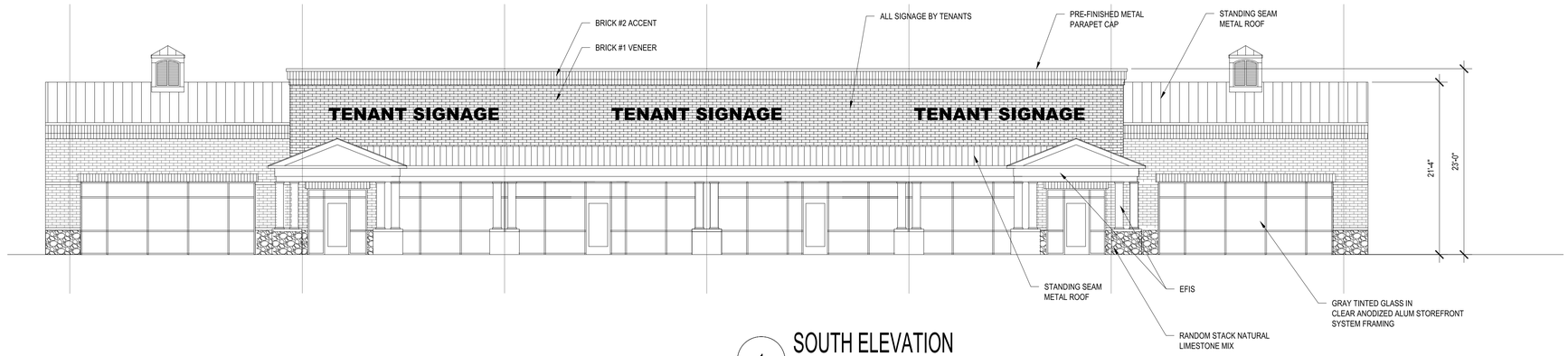
PHOTOMETRICS SITE PLAN

SCALE: 1" = 20'

ISSUE DATE: December 19, 2013

PROJ. NO.: 13055

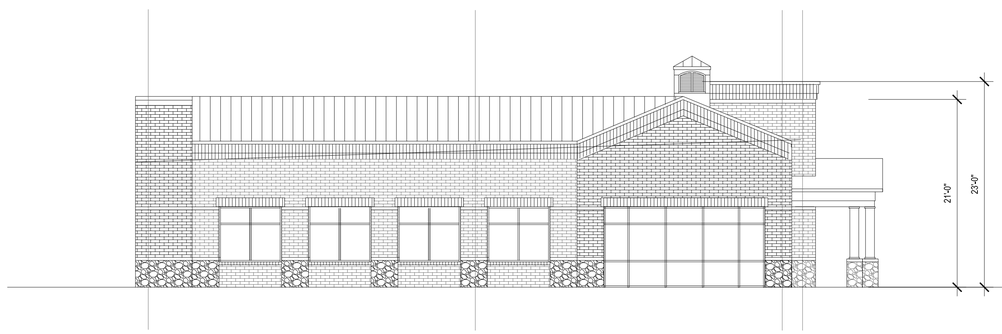
SHEET NO. E0.2



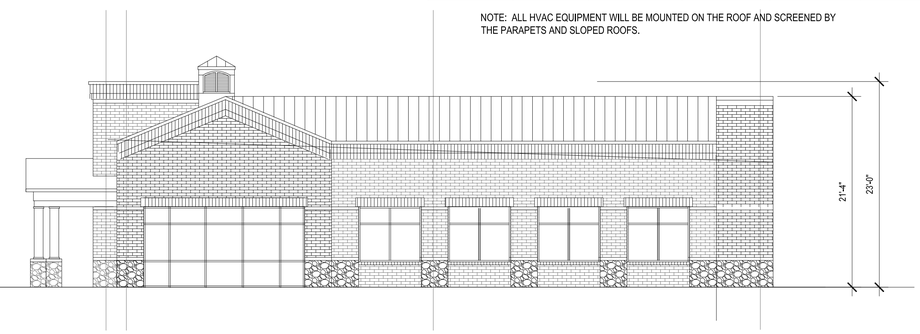
1 SOUTH ELEVATION

EXTERIOR MATERIAL AREAS							
ELEVATION	TOTAL WALL	DOORS WINDOWS & CANOPY ROOF	SOLID WALL	MASONRY BRICK & STONE		EFIS & TRIM	
SOUTH	3124 SF	1102 SF	2022 SF	1513 SF	75%	507 SF	25%
NORTH	2794 SF	717 SF	2277 SF	2277 SF	100%		
EAST	1418 SF	322 SF	1086 SF	1064 SF	98%	22 SF	2%
WEST	1418 SF	322 SF	1086 SF	1064 SF	98%	22 SF	2%

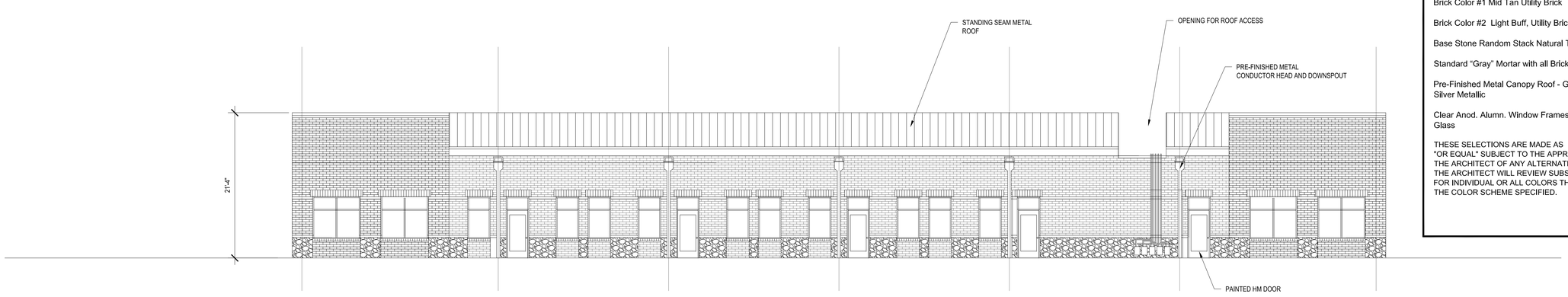
NOTE: ALL HVAC EQUIPMENT WILL BE MOUNTED ON THE ROOF AND SCREENED BY THE PARAPETS AND SLOPED ROOFS.



4 WEST ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION

EXTERIOR MATERIALS

Brick Color #1 Mid Tan Utility Brick

Brick Color #2 Light Buff, Utility Brick

Base Stone Random Stack Natural Tennessee Limestone

Standard "Gray" Mortar with all Brick Selections.

Pre-Finished Metal Canopy Roof - Galvalume or Painted Silver Metallic

Clear Anod. Alumn. Window Frames with Gray Tinted Glass

THESE SELECTIONS ARE MADE AS "OR EQUAL" SUBJECT TO THE APPROVAL BY THE ARCHITECT OF ANY ALTERNATE SELECTIONS. THE ARCHITECT WILL REVIEW SUBSTITUTIONS FOR INDIVIDUAL OR ALL COLORS THAT MATCH THE COLOR SCHEME SPECIFIED.

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

·Hayden· Architecture & Interiors LLC
1614 16th Avenue South, Suite B Nashville, TN 37212 (615) 320-3123

Kennesaw Farms Medical Plaza

Nashville Pike @ Kennesaw Farms - Lot 3 Kennesaw Farms Phase I Commercial

GREGORY P. HAYDEN REGISTERED ARCHITECT ARCHITECTURE ARCHITECTURE AE-021348 STATE OF TENNESSEE 12/30/13

ISSUE	DATE
2	December 30, 2013

PROJ. NO.:13055

SHEET NO. A3.1

BUILDING ELEVATIONS

South Elevation Building - Facing Nashville Pike

West Elevation

East Elevation

North Elevation

Exterior Materials List

Brick #1	Mid Tan/Gray Brick
Brick #2	Light Buff Accent Brick
EFIS	Light Buff
Metal Awning	Prefinished Metal, Silver/Clear Anod
Storefront	Clear Glass/Clear Anod. Alum Frames

·Hayden· Architecture & Interiors LLC
1614 16th Avenue South, Suite B Nashville, TN 37212 (615) 320-3123

Kennesaw Farms Medical Plaza

Nashville Pike @ Kennesaw Farms - Lot 3 Kennesaw Farms Phase I Commercial

ISSUE	DATE
REV 1/15/14	
December 30, 2013	

PROJ. NO.:13055

SHEET NO. A3.2

Perspective View

·Hayden· Architecture & Interiors LLC
1614 16th Avenue South, Suite B Nashville, TN 37212 (615) 320-3123

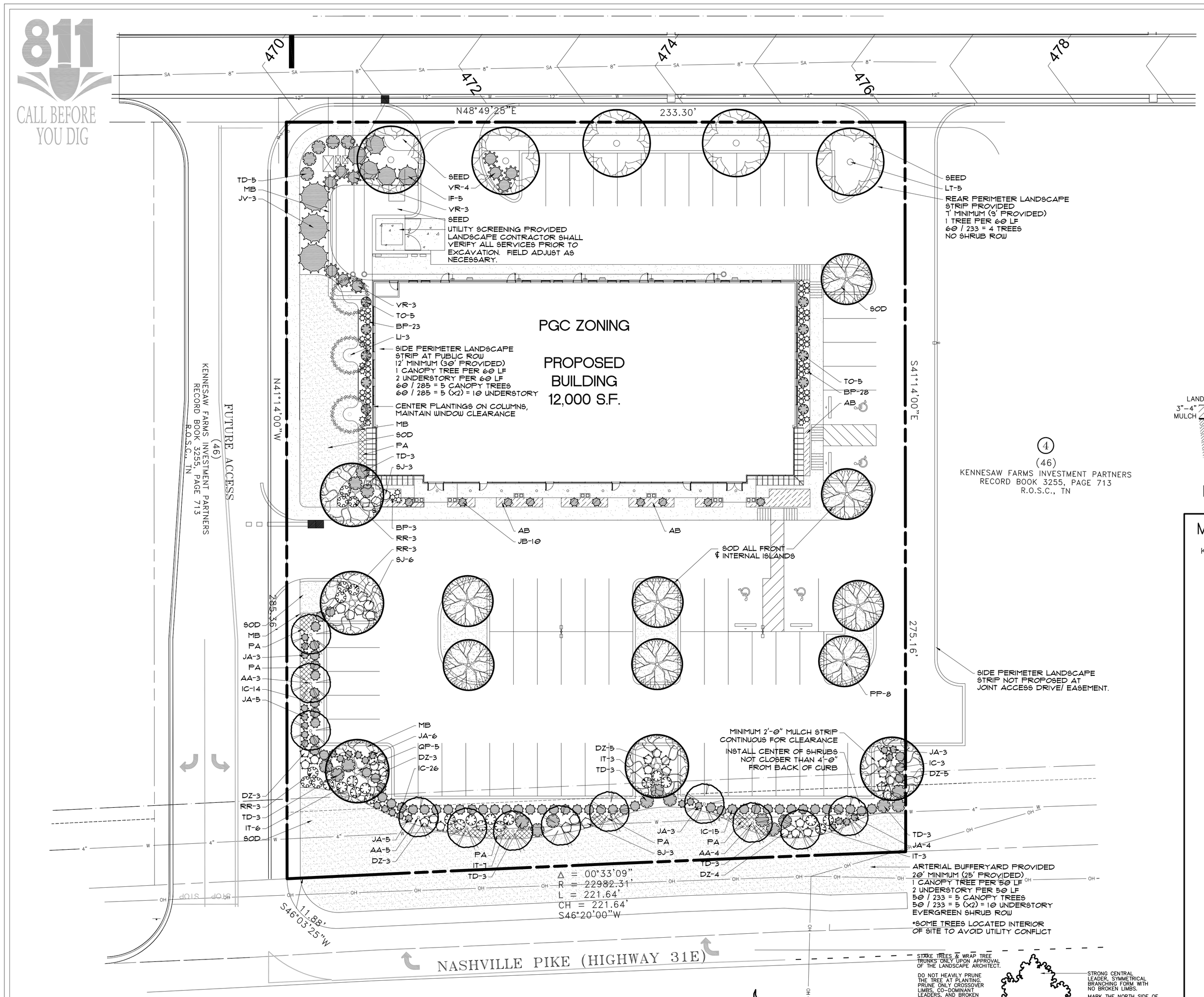
Kennesaw Farms Medical Plaza

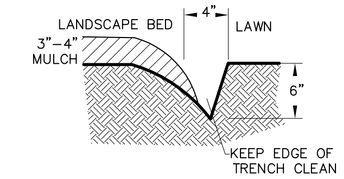
Nashville Pike @ Kennesaw Farms - Lot 3 Kennesaw Farms Phase I Commercial

GREGORY P. HAYDEN
REGISTERED ARCHITECT
ARCHITECTURE
No. 102138
STATE OF TENNESSEE
12/30/13

ISSUE	DATE
REV 1/15/14	
December 30, 2013	
PROJ. NO.:13055	

SHEET NO. A3.3





MULCH EDGE

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPING		
FRONT:	20'	25'
SIDES:	12'	0'/30'
REAR:	7'	9'
PARKING AREA TREES		
65 STALLS	7	7
PARKING AREA LANDSCAPING		
30,400 SF PAVED	1,824sf (6.0%)	2,300sf (7.5%)
SITE LANDSCAPE AREA	7.5% (4,900 SF)	25% (16,500 SF)
LANDSCAPE AREA TREES (4,900 / 500)	10	*10

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GUYING IS NOT ALLOWED.

NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE. NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.

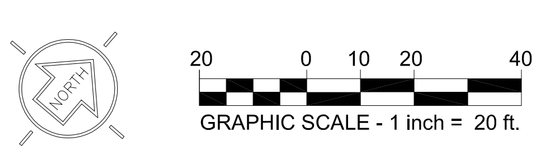
MATERIALS SCHEDULE

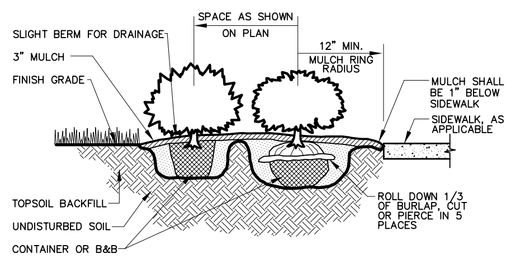
KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES						
AA	12	Amelanchier x grandiflora 'Autumn Brilliance'/ Serviceberry	7' Min.	4'-5'	2"	3' Clear Trunk Matched
PP	8	Parrotia persica 'Vanessa'/ Persian Ironwood	10'-12'	4'-5'	2 1/2"	Matched
IF	5	Ilex x attenuata 'Fosteri'/ Foster Holly	5' Min.	2'-3'	FTB	
JV	3	Juniperus virginiana 'Burkii'/ Burk Red Cedar	7' Min.	2'-3'	FTB	
LT	5	Liriodendron tulipifera/ Tulip Poplar	12'-14'	5'-6'	2 1/2"	4' Clear Trunk
LI	3	Lagerstroemia indica 'Rubra'/ Red Crape Myrtle	6' Min.	2'-3'	3 Cane,	1"each
QP	5	Quecus palustris/ Pin Oak	14'-16'	5'-6'	3"	4' Clear Trunk
SHRUBS						
BP	54	Berberis thunbergii 'Atropurpurea Nana'/ Crimson Pygmy Barberry	15"-18"	12"-15"	F.T.B.	
DZ	23	Deutzia gracilis 'Nikko'/ Dwarf Deutzia	15"-18"	12"-15"	F.T.B.	
IC	61	Ilex crenata 'Soft Touch'/ Soft Touch Holly	18"	15"-18"	F.T.B.	
IT	19	Itea virginica 'Henry's Garnet'/ Virginia Sweetspire	18"	15"-18"	F.T.B.	
JA	26	Juniperus horizontalis 'Youngstown'/ Andorra Juniper	12"	15"-18"	F.T.B.	
JB	10	Juniperus virginiana 'Blue Arrow'/ Blue Arrow Juniper	48"	15"-18"	F.T.B.	
RR	9	Rosa x 'Radtko'/ Red Knockout Rose	18"-24"	18"-24"	F.T.B.	
SJ	12	Spiraea x 'Fire Light'/ Fire Light Spirea	18"-24"	18"-24"	F.T.B.	
TD	23	Taxus x densiformis/ Dense Yew	24" Min.	18"-24"	F.T.B.	
TO	10	Thuja occidentalis 'Degroot's Spire'/ Upright Arborvitae	36" Min.	18"-24"	F.T.B.	
VR	10	Viburnum rhytidophylloides 'Allegheny'/ Allegheny Viburnum	30" Min.	18"-24"	F.T.B.	
ORNAMENTAL GRASSES						
PA	75	Pennisetum alopecuroides 'Hameln'/ Dwarf Fountain Grass	Install in triangular pattern @ 18" O.C.			
TURF GRASSES						
SOD	11,000 sf	Fine Bladed Fescue Sod	Rebel II or Equal approved. Sod all lawn areas.			
SEED	1,500 sf	Fine Bladed Fescue Seed	5.0lbs per 1,000sf			
GROUNDCOVERS						
AB	750 sf	Annual Bed	Style selection by Owner.			
MISCELLANEOUS			REMARKS			
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout.			

NOTES

F.T.B. = Full To Bottom

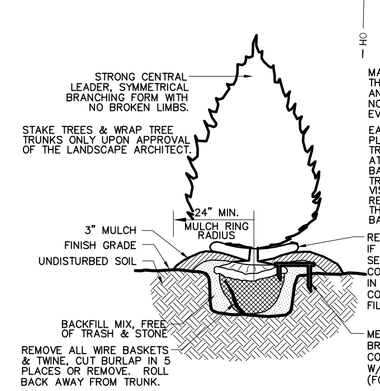
No substitutions without Landscape Architect approval.





ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

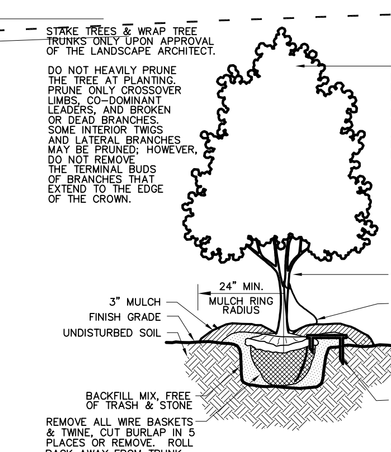
SHRUB / GROUNDCOVER PLANTING DETAIL



24" RADIUS. MULCH RING ON ALL PROPOSED TREES

ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

EVERGREEN TREE PLANTING DETAIL



24" RADIUS. MULCH RING ON ALL PROPOSED TREES

ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

DECIDUOUS TREE PLANTING DETAIL

Cumberland landesign LLC.
615-3334-4636
Planning • Landscape Architecture • Photometrics

ROBERT BRIAN WEST
REGISTERED
LANDSCAPE ARCHITECT

EALEY ENGINEERING PLLC
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HENDERSONVILLE
TENNESSEE 37077
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LYNN@EALEYENGINEERING.COM

FINAL MASTER DEVELOPMENT PLANS
FOR
KENNESAW FARMS LOT 3
IN
GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JANUARY 2, 2013

A NONE
B NONE
C NONE
D NONE

SITE LANDSCAPING PLAN

L100