Gallatin Municipal-Regional Planning Commission
Work Session Agenda

Monday, March 10, 2014
Dr. J. Deotha Malone Council Chambers; 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Discuss Big Station Camp Boulevard Corridor Traffic Study.

2. Discuss G.Z.O., Section 13.07, *Sign Regulations*.

3. Discuss the proposed renewal of the Long Hollow Pike Mixed Use Development Preliminary Master Development Plan containing commercial uses and Multifamily Dwellings on 30.84 (+/-) acres located at Long Hollow Pike and the Highway 109 Bypass. (PC0189-13)

4. Discuss the proposed rezoning and Preliminary Master Development Plan and annexation request for Cairo Estates, Phase 3 containing 21.06 (+/-) acres located at 1579 Cairo Road. (PC0259-14 and PC0260-14)

5. Other Business

LONG HOLLOW PIKE MIXED USE
PRELIMINARY MASTER DEVELOPMENT PLAN

PREPARED FOR:

GREEN & LITTLE, LP

SITE DATA

OWNER:
GREEN & LITTLE, LP
PO BOX 8037
1175 NASHVILLE PIKE
GALLATIN, TN 37066

PROPERTY ZONING: MU

TOTAL SIZE: 30.84 +/– ACRES
PROPOSED COMMERCIAL USES:
16.82 +/– ACRES
PROPOSED RESIDENTIAL USES:
14.02 +/– ACRES

Parcel ID: 126 001.00 000

SITE ADDRESS:
LONG HOLLOW PIKE

BULK REGULATIONS:
1. MINIMUM SITE SIZE 5 ACRES
2. MINIMUM LOT AREA 20,000 SQ. FT.
3. MINIMUM LOT WIDTH 60 FEET
4. MINIMUM BUILDING SETBACK
STREET CLASSIFICATION
ARTERIAL 50 FEET
COLLECTOR 40 FEET
LOCAL 30 FEET

MAXIMUM BUILDING HEIGHT 35 FEET (MAY BE INCREASED BY ONE
FOOT FOR EACH ADDITIONAL FOOT
PROVIDED FOR ALL SETBACKS)

MAXIMUM FLOOR AREA RATIO 1.0

MAXIMUM BUILDING COVERAGE 50 PERCENT

PERIMETER LANDSCAPE STRIP 5 FEET
PARKING AND SIGN SETBACK 10 FEET

PARCEL A:
1.74 +/– ACRES
17,500 S.F. GENERAL RETAIL SALES AND SERVICE
PROPOSED F.A.R: 0.26
70 PARKING SPACES REQUIRED
88 PARKING SPACES PROPOSED
PROPOSED HEIGHT <35 FEET
PROPOSED GROUND COVERAGE: 26%

PARCEL B:
3.66 +/– ACRES
17,500 S.F. GENERAL RETAIL SALES AND SERVICE
10,500 S.F. OFFICE (GENERAL)
PROPOSED F.A.R: 0.25
70 PARKING SPACES REQUIRED –RETAIL
35 PARKING SPACES REQUIRED –OFFICE
105 PARKING SPACES REQUIRED TOTAL
132 PARKING SPACES PROPOSED
PROPOSED HEIGHT <35 FEET
PROPOSED GROUND COVERAGE: 25%

PARCEL C:
14.02 +/– ACRES
192 UNITS MULTIFAMILY
DENSITY: 13.69 D.U.A.
PROPOSED FAR: 0.51
384 PARKING SPACES REQUIRED
403 PARKING SPACES PROPOSED
PROPOSED HEIGHT <35 FEET
PROPOSED GROUND COVERAGE: 27%

PARCEL D:
5.82 +/– ACRES
38,500 S.F. GENERAL RETAIL SALES AND SERVICE
38,500 S.F. OFFICE (GENERAL)
PROPOSED F.A.R: 0.32
154 PARKING SPACES REQUIRED –RETAIL
129 PARKING SPACES REQUIRED –OFFICE
283 PARKING SPACES REQUIRED TOTAL
325 PARKING SPACES PROPOSED
PROPOSED HEIGHT <35 FEET
PROPOSED GROUND COVERAGE: 32%

PARCEL E:
1.00 +/– ACRES
9,700 S.F. GENERAL RETAIL SALES AND SERVICE
PROPOSED F.A.R: 0.22
39 PARKING SPACES REQUIRED
44 PARKING SPACES PROPOSED
PROPOSED HEIGHT <35 FEET
PROPOSED GROUND COVERAGE: 22%

PARCEL F:
1.25 +/– ACRES
6,500 S.F. FOOD SALES (GENERAL)
PROPOSED F.A.R: 0.17
33 PARKING SPACES REQUIRED
71 PARKING SPACES PROPOSED
PROPOSED HEIGHT <35 FEET
PROPOSED GROUND COVERAGE: 17%

PARCEL G:
1.25 +/– ACRES
4,000 S.F. COMMERCIAL (CONVENIENCE SALES AND SERVICE) WITH GAS PUMPS
PROPOSED F.A.R: 0.07
40 PARKING SPACES REQUIRED
41 PARKING SPACES PROPOSED
PROPOSED HEIGHT <35 FEET
PROPOSED GROUND COVERAGE: 7%

SHEETS

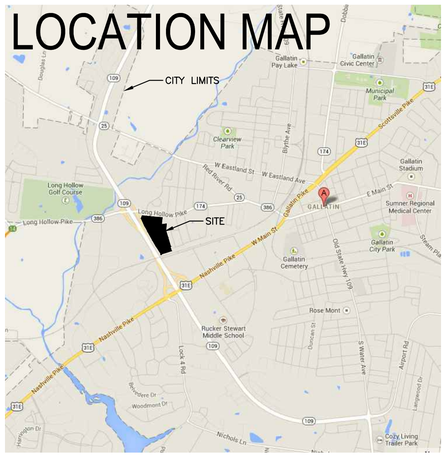
PMDP.0 – COVER SHEET
PMDP.1 – EXISTING CONDITIONS
PMDP.2 – EXISTING CONDITIONS
PMDP.3 – PRELIMINARY MASTER PLAN
PMDP.4 – CONCEPTUAL LANDSCAPE PLAN
PMDP.5 – CONCEPTUAL ARCHITECTURE ELEVATIONS
PMDP.6 – CONCEPTUAL ARCHITECTURE ELEVATIONS
PMDP.7 – CONCEPTUAL ARCHITECTURE ELEVATIONS
PMDP.8 – CONCEPTUAL ARCHITECTURE ELEVATIONS
PMDP.9 – CONCEPTUAL ARCHITECTURE ELEVATIONS

CONTACTS

GREEN & LITTLE, LP – LEE ZOLLER – (615) 452–4500

LOSE & ASSOCIATES, INC. – MIKE WRYE – (615) 242–0040

LOCATION MAP



PMDP - NOT FOR CONSTRUCTION

LOSE & ASSOCIATES, INC.
1314 5th Avenue North, Suite 200
Nashville, TN 37208
(615) 242-0040
www.LoseAssoc.com

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LONG HOLLOW PIKE MIXED USE
PRELIMINARY MASTER DEVELOPMENT PLAN
PREPARED FOR:
GREEN & LITTLE, LP
GALLATIN TENNESSEE

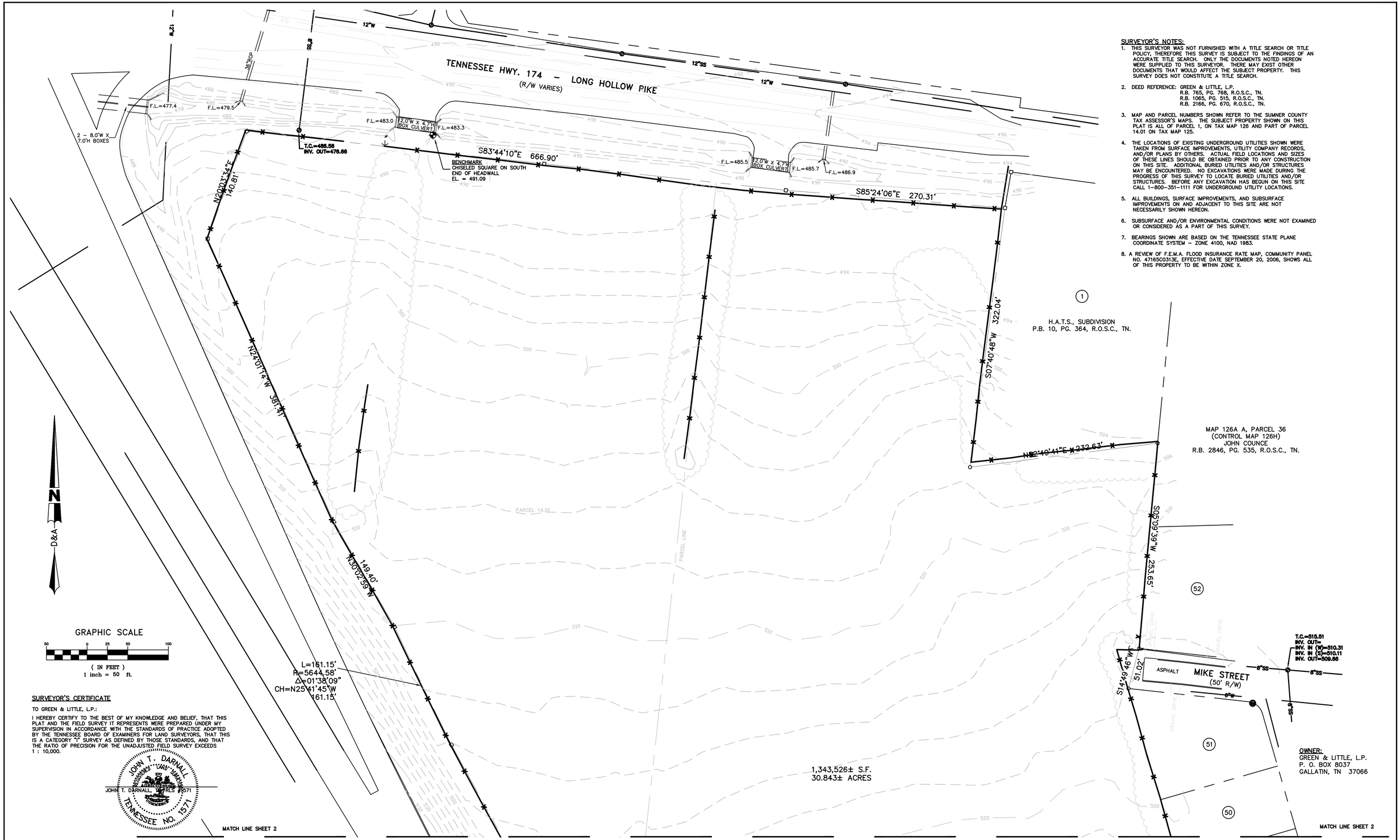
REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
COVER SHEET

PROJECT NUMBER	DATE
10075	2/26/2014
DRAWN BY	SCALE
CHECKED BY	

SHEET NUMBER
PMDP.0



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: GREEN & LITTLE, L.P.
   R.B. 765, PG. 768, R.O.S.C., TN.
   R.B. 1065, PG. 515, R.O.S.C., TN.
   R.B. 2166, PG. 670, 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 ALL OF PARCEL 1, ON TAX MAP 126 AND PART OF PARCEL 14.01 ON TAX MAP 125.
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. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM – ZONE 4100, NAD 1983.
8. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0313E, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS ALL OF THIS PROPERTY TO BE WITHIN ZONE X.

SURVEYOR'S CERTIFICATE

TO GREEN & LITTLE, L.P.:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT AND THE FIELD SURVEY IT REPRESENTS WERE PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, THAT THIS IS A CATEGORY "I" SURVEY AS DEFINED BY THOSE STANDARDS, AND THAT THE RATIO OF PRECISION FOR THE UNADJUSTED FIELD SURVEY EXCEEDS 1 : 10,000.

JOHN T. DARNALL, TN RLS #1571

JOHN T. DARNALL · LICENSED · LAND SURVEYOR · TENNESSEE · COMMISSION · TENNESSEE NO. 1571

OWNER:
GREEN & LITTLE, L.P.
P. O. BOX 8037
GALLATIN, TN 37066

Darnall & Associates, LLC
LAND SURVEYING – LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING – DESIGN
1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph. 615-206-6942 Fax 615-451-1860 darnallandassoc@comcast.net

TOPOGRAPHIC SURVEY OF THE
GREEN & LITTLE, L.P. PROPERTY
LONG HOLLOW PIKE & TENNESSEE HIGHWAY 109,
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE
DATE: APRIL 14, 2010 JOB #10-016
SHEET 1 OF 2

EXISTING CONDITIONS

PMDP.1

10016T.DWG

MATCH LINE SHEET 1

MATCH LINE SHEET 1

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

N

D&A

N28°44'59"W 448.28'

N28°45'08"W 299.71'

N34°45'12"W 150.22'

N31°11'04"W 299.97'

S16°03'57"E 782.42'

S16°03'57"E 203.53'

S72°49'58"W 508.68'

S73°56'03"W 20.00'

TENNESSEE HWY. 109

(R/W VARIES)

CSX RAILROAD

TRAIL DRIVE
(50' R/W)

ASPHALT

HOLLAND HEIGHTS, SECTION 2
P.B. 9, PG. 37, R.O.S.C., TN.

PARCEL 1

49 48 47 46 45 44 43 42

BENCHMARK
TOP OF RIGHT OF WAY MONUMENT
EL. = 530.23

BENCHMARK
TAG BOLT ON HYDRANT
EL. = 538.67

F.L.=521.3

24" RCP

33.0'

IRON ROD (OLD)

SEE DETAIL "A"

S31°11'04"E
6.23'

DETAIL "A"
(NOT TO SCALE)

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- CAPPED 1/2" IRON ROD (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- BOUNDARY LINE
- CURB
- 6"SS — SANITARY SEWER LINE
- 2"W — WATER LINE
- GAS LINE
- STORM SEWER W/ CATCH BASIN
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND TELEPHONE CABLE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- FIRE HYDRANT

SURVEYOR'S CERTIFICATE

TO GREEN & LITTLE, L.P.:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT AND THE FIELD SURVEY IT REPRESENTS WERE PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, THAT THIS IS A CATEGORY "I" SURVEY AS DEFINED BY THOSE STANDARDS, AND THAT THE RATIO OF PRECISION FOR THE UNADJUSTED FIELD SURVEY EXCEEDS 1 : 10,000.

JOHN T. DARNALL, LAND SURVEYOR, REGISTERED, TENNESSEE NO. 1571

JOHNE T. DARNALL, TN RLS #1571

OWNER:
GREEN & LITTLE, L.P.
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SEE NOTES SHEET 1 OF 2

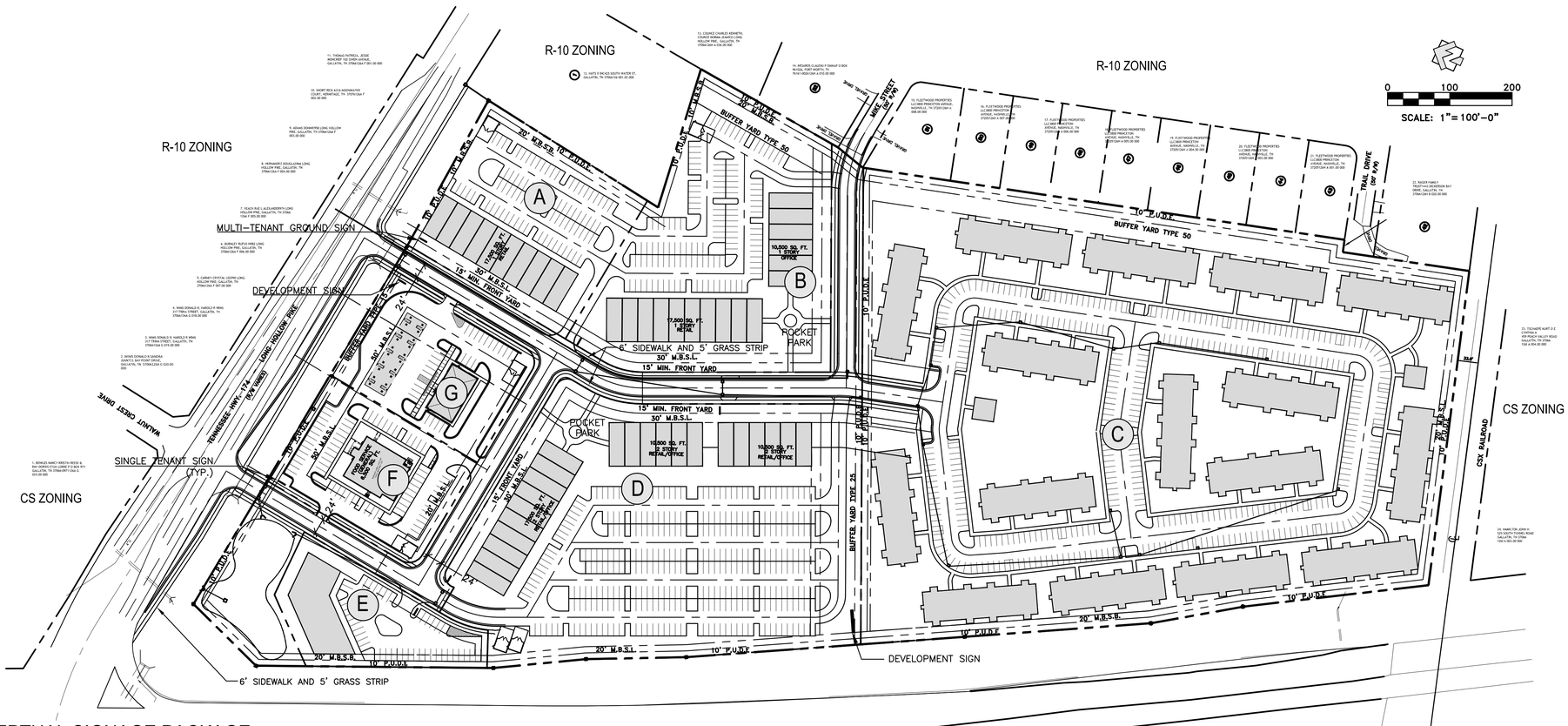
TOPOGRAPHIC SURVEY OF THE
GREEN & LITTLE, L.P. PROPERTY
LONG HOLLOW PIKE & TENNESSEE HIGHWAY 109,
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE
DATE: APRIL 14, 2010 JOB #10-016
SHEET 2 OF 2

EXISTING CONDITIONS

PMDP.2

10016T.DWG

PMDP - NOT FOR CONSTRUCTION



CONCEPTUAL SIGNAGE PACKAGE

SIGNAGE DESIGNS FOR CONCEPT PURPOSES ONLY; FINAL DESIGNS MAY VARY.

DEVELOPMENT SIGN

- Max Height 22'
- 300 Sq. Ft. Signage Face
- Double Sided

MULTI-TENANT GROUND SIGNS

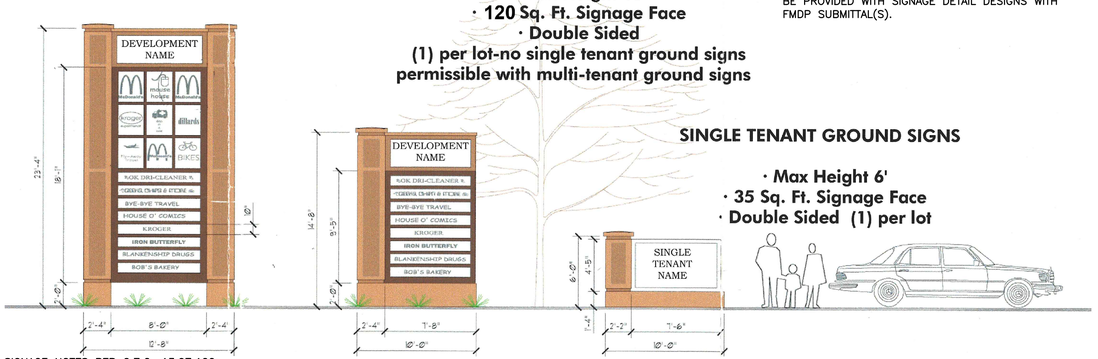
- Max Height 15'
- 120 Sq. Ft. Signage Face
- Double Sided

(1) per lot-no single tenant ground signs permissible with multi-tenant ground signs

ADDITIONAL NOTE: SIGNAGE MONUMENT MATERIALS TO BE METAL AND MASONRY (STONE, BRICK, AND/OR SPLIT-FACED BLOCK). SIGN CABINETS AND PROPOSED METHODS OF ILLUMINATION SHALL BE PROVIDED WITH SIGNAGE DETAIL DESIGNS WITH FMDP SUBMITTAL(S).

SINGLE TENANT GROUND SIGNS

- Max Height 6'
- 35 Sq. Ft. Signage Face
- Double Sided (1) per lot



SIGNAGE NOTES PER G.Z.O. 13.07.100:
FREESTANDING SIGNS: ONE FREESTANDING SIGN SHALL BE PERMITTED ALONG A PUBLIC RIGHT-OF-WAY FOR MIXED USE AND/OR OFFICE DEVELOPMENTS WHETHER THE DEVELOPMENT HAS A SINGLE OR MULTIPLE OCCUPANT(S). IN NO CASE, HOWEVER, SHALL MORE THAN TWO FREESTANDING IDENTIFICATIONS SIGNS BE PERMITTED FOR ANY DEVELOPMENT REGARDLESS OF THE NUMBER OF ROADWAYS ON WHICH THE DEVELOPMENT HAS FRONTAGE.

THE FACE OF ANY ONE SIGN SHALL BE LESS THAN OR EQUAL TO ONE (1) SQUARE FOOT PER ONE (1) LINEAR FOOT OF STREET FRONTAGE, BUT IN NO CASE SHALL A SINGLE SIGN FACE EXCEED ONE HUNDRED TWENTY (120) SQUARE FEET. ALL PERMITTED FREESTANDING SIGNS SHALL NOT HAVE AN AGGREGATE OF TWO HUNDRED (200) SQUARE FEET.

WALL-MOUNTED SIGNS: IN ALL MIXED USE AND/OR OFFICE DEVELOPMENTS, WHETHER THE DEVELOPMENT HAS A SINGLE OR MULTIPLE OCCUPANT(S), EACH INDEPENDENT BUSINESS OR USE HAVING AN OUTSIDE PUBLIC ENTRANCE MAY HAVE WALL-MOUNTED SIGNAGE IN AN AMOUNT EQUAL TO ONE (1) SQUARE FOOT PER ONE (1) LINEAR FOOT OF THE FRONT FACE OF THE BUSINESS. EACH RETAIL OR OFFICE USE, OR A COMMON ENTRANCE SHARED BY MULTIPLE RETAIL AND OFFICE USES, SHALL BE ALLOWED TO HAVE AT LEAST ONE (1) WALL SIGN NOT TO EXCEED THIRTY (30) SQUARE FEET. IN NO CASE SHALL SIGNAGE FOR ANY ONE FACADE BE GREATER THAN ONE HUNDRED TWENTY (120) SQUARE FEET.

IN BUILDINGS WHERE MULTIPLE RETAIL OR OFFICE USES SHARE A COMMON OUTSIDE PUBLIC ENTRANCE AND HAVE INDIVIDUAL INSIDE PUBLIC ENTRANCES, ONE ADDITIONAL WALL SIGN NOT EXCEEDING FORTY (40) SQUARE FEET MAY BE ALLOWED FOR BUILDING IDENTIFICATION

NOTE: MULTIFAMILY COMMON OPEN SPACE AREAS TO BE MAINTAINED BY OWNER/OPERATOR IF FOR RENT OR BY OWNERS ASSOCIATION IN THE CASE OF CONDOMINIUM ARRANGEMENT. DETAILS TO BE PROVIDED WITH FMDP.

PERFORMANCE STANDARDS

PERFORMANCE STANDARDS NOTE: DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ASPECTS OF SECTION 13.02 OF THE GALLATIN ZONING ORDINANCE.

LEGEND

PROPOSED BUILDING

PROPERTY LINE

SETBACK / EASEMENT

EDGE OF PAVEMENT

PAVEMENT MARKING

SIGN LOCATION

FEMA NOTE: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE.

FINANCIAL RESPONSIBILITY NOTE:
"THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS".

STORMWATER NOTE:
STORMWATER QUALITY AND QUANTITY REQUIREMENTS SHALL BE ADDRESSED UPON FMDP STAGE OF DEVELOPMENT PER THE CURRENT ORDINANCE/REGULATIONS AT THAT TIME.

TIS NOTE: APPROVAL OF THIS PLAN IS CONDITIONED UPON THE APPROVAL OF AN APPROPRIATE TRAFFIC IMPACT STUDY AND THE CONSTRUCTION AND IMPLEMENTATION OF THE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSES OF THE GALLATIN ZONING ORDINANCE.

SITE DATA

OWNER:
GREEN & LITTLE, LP
PO BOX 8037
1175 NASHVILLE PIKE
GALLATIN, TN 37066

PROPERTY ZONING: MU

TOTAL SIZE: 30.84 +/- ACRES
PROPOSED COMMERCIAL USES:
16.82 +/- ACRES
PROPOSED RESIDENTIAL USES:
14.02 +/- ACRES

Parcel ID: 126 001.00 000

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1. MINIMUM SITE SIZE 5 ACRES
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3. MINIMUM LOT WIDTH 60 FEET
4. MINIMUM BUILDING SETBACK
STREET CLASSIFICATION
ARTERIAL 50 FEET
COLLECTOR 40 FEET
LOCAL 30 FEET

MAXIMUM BUILDING HEIGHT 35 FEET (MAY BE INCREASED BY ONE FOOT FOR EACH ADDITIONAL FOOT PROVIDED FOR ALL SETBACKS)

MAXIMUM FLOOR AREA RATIO 1.0

MAXIMUM BUILDING COVERAGE 50 PERCENT

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PRELIMINARY

LONG HOLLOW PIKE MIXED USE
PRELIMINARY MASTER DEVELOPMENT PLAN

PREPARED FOR:
GREEN & LITTLE, LP

GALLATIN TENNESSEE

REVISIONS

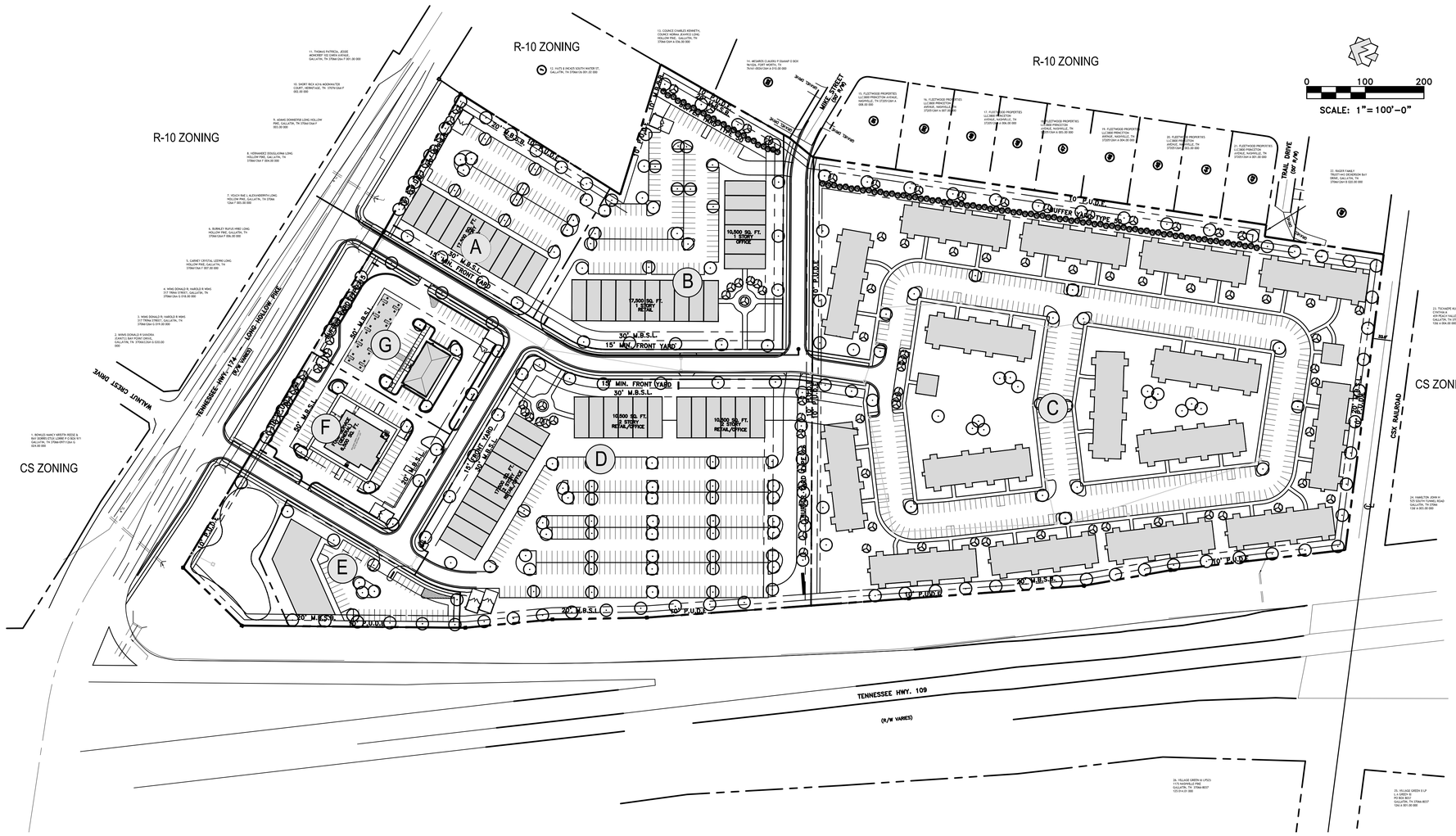
NO.	DATE	BY	COMMENTS

SHEET TITLE
PRELIMINARY MASTER PLAN

PROJECT NUMBER	DATE
10075	2/26/2014
DRAWN BY	SCALE
CHECKED BY	

SHEET NUMBER
PMDP.3

PMDP - NOT FOR CONSTRUCTION



LEGEND

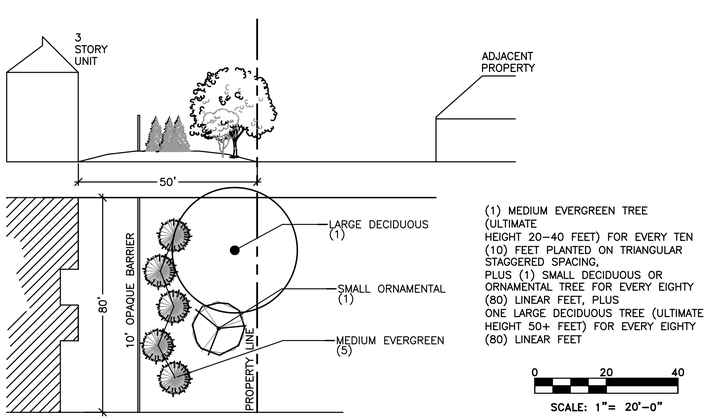
- PROPOSED BUILDING
- PROPERTY LINE
- SETBACK / EASEMENT
- EDGE OF PAVEMENT
- PAVEMENT MARKING
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE

PERFORMANCE STANDARDS

PERFORMANCE STANDARDS NOTE: DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ASPECTS OF SECTION 13.02 OF THE GALLATIN ZONING ORDINANCE.

NOTE: 6% OF GROSS AREA OF PARKING LOTS SHALL BE LANDSCAPED. A DETAILED LANDSCAPE PLAN SHALL BE REQUIRED AS PART OF THE FINAL MASTER DEVELOPMENT PLAN.

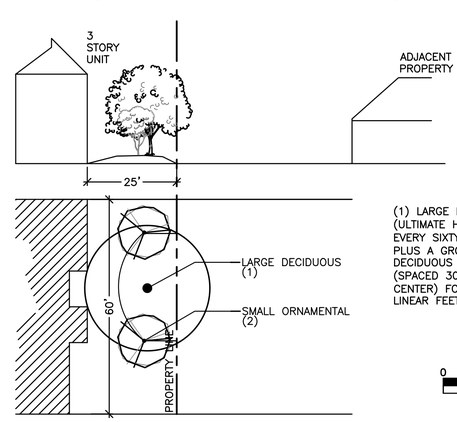
BUFFER YARD TYPE 50



(1) MEDIUM EVERGREEN TREE (ULTIMATE HEIGHT 20–40 FEET) FOR EVERY TEN (10) FEET PLANTED ON TRIANGULAR STAGGERED SPACING, PLUS (1) SMALL DECIDUOUS OR ORNAMENTAL TREE FOR EVERY EIGHTY (80) LINEAR FEET, PLUS ONE LARGE DECIDUOUS TREE (ULTIMATE HEIGHT 50+ FEET) FOR EVERY EIGHTY (80) LINEAR FEET

0 20 40
SCALE: 1"= 20'-0"

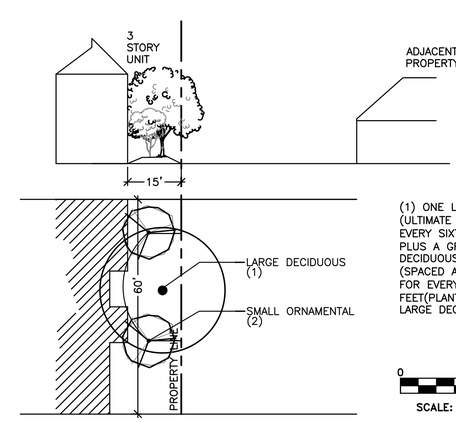
BUFFER YARD TYPE 25



(1) LARGE DECIDUOUS TREE (ULTIMATE HEIGHT 50+ FEET) FOR EVERY SIXTY (60) LINEAR FEET, PLUS A GROUP OF TWO (2) SMALL DECIDUOUS OR ORNAMENTAL TREES (SPACED 30 FEET ON CENTER) FOR EVERY SIXTY (60) LINEAR FEET.

0 20 40
SCALE: 1"= 20'-0"

BUFFER YARD TYPE 15



(1) ONE LARGE DECIDUOUS TREE (ULTIMATE HEIGHT 50+FEET) FOR EVERY SIXTY (60) LINEAR FEET, PLUS A GROUP OF TWO (2) SMALL DECIDUOUS OR ORNAMENTAL TREES (SPACED AT 30 FEET ON CENTERS) FOR EVERY SIXTY (60) LINEAR FEET(PLANTED) BETWEEN THE LARGE DECIDUOUS TREES.

0 20 40
SCALE: 1"= 20'-0"

LOSE & ASSOCIATES, INC.
1314 5th Avenue North, Suite 200
Nashville, TN 37208
(615) 242-0040
www.LoseAssoc.com

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LONG HOLLOW PIKE MIXED USE
PRELIMINARY MASTER DEVELOPMENT PLAN

PREPARED FOR:
GREEN & LITTLE, LP

GALLATIN TENNESSEE

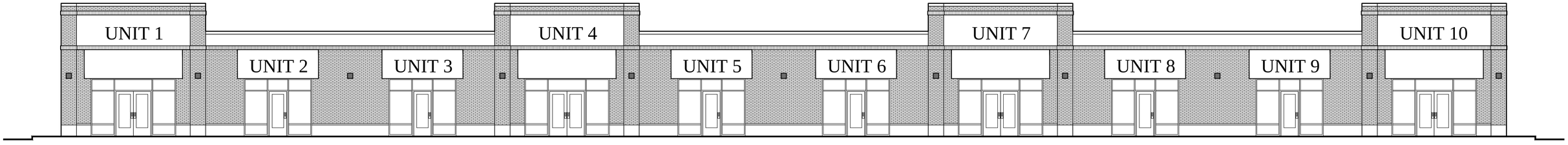
REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

PROJECT NUMBER	DATE
10075	2/26/2014
DRAWN BY	SCALE
CHECKED BY	

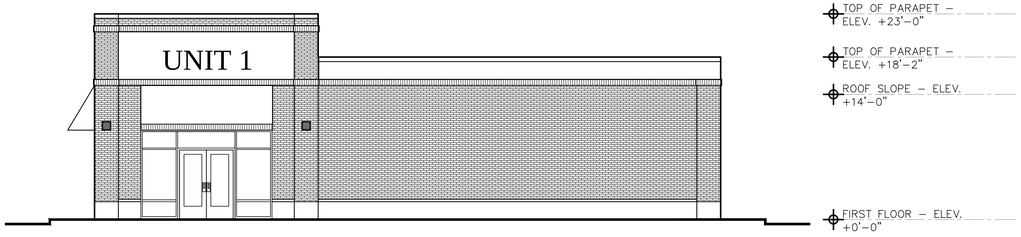
SHEET NUMBER
PMDP.4



AREA CALCULATION – FRONT

TOTAL FACADE AREA	5,026 SF
OPENING AREA	1,290 SF
MASONRY AREA	2,941 SF
EIFS AREA	795 SF
MASONRY RATIO	73%

FRONT ELEVATION

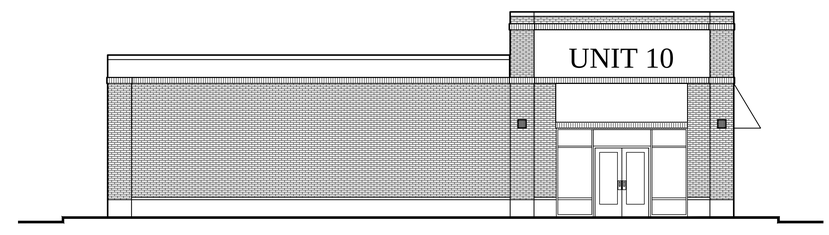


AREA CALCULATION – SIDE TOTAL

FACADE AREA	1,393 SF
OPENING AREA	147 SF
MASONRY AREA	965 SF
EIFS AREA	281 SF
MASONRY RATIO	70%

UNIT SIZE – 25'–0" X 70'–0" = 1,750 SF
FLOOR #1 – 10 UNITS = 17,250 SF

SIDE ELEVATION



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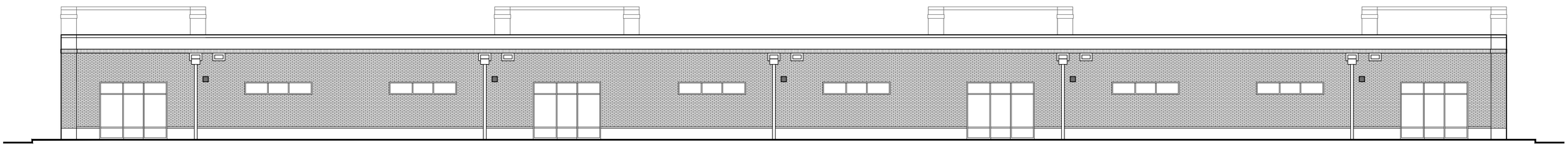


AREA CALCULATION – REAR

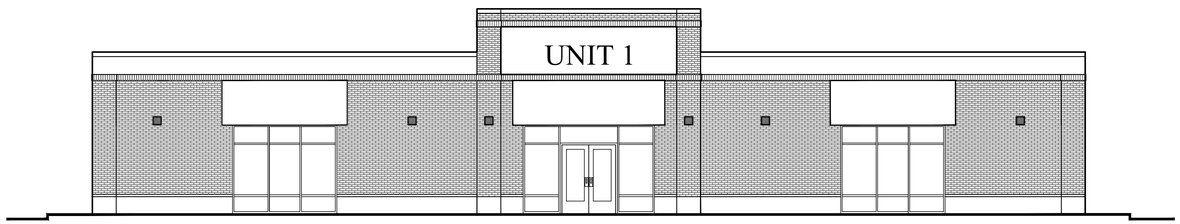
TOTAL FACADE AREA	4,542 SF
OPENING AREA	593 SF
MASONRY AREA	3,324 SF
EIFS AREA	625 SF
MASONRY RATIO	73%

REAR ELEVATION

LONG HOLLOW PIKE MIXED USE DEVELOPMENT

ONE STORY TENANT BUILDING

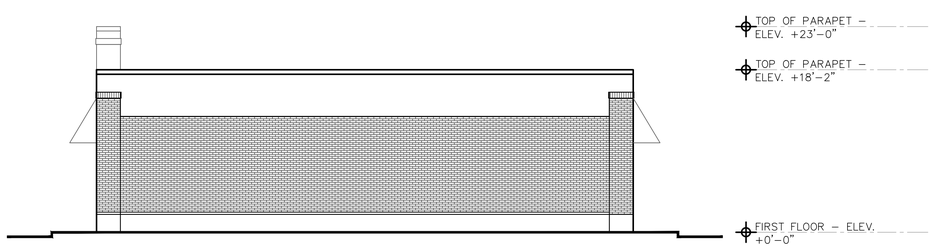
GALLATIN, TENNESSEE FEBRUARY 2014



AREA CALCULATION – FRONT

TOTAL FACADE AREA	2,137 SF
OPENING AREA	379 SF
MASONRY AREA	1,542 SF
EIFS AREA	216 SF
MASONRY RATIO	72%

FRONT ELEVATION

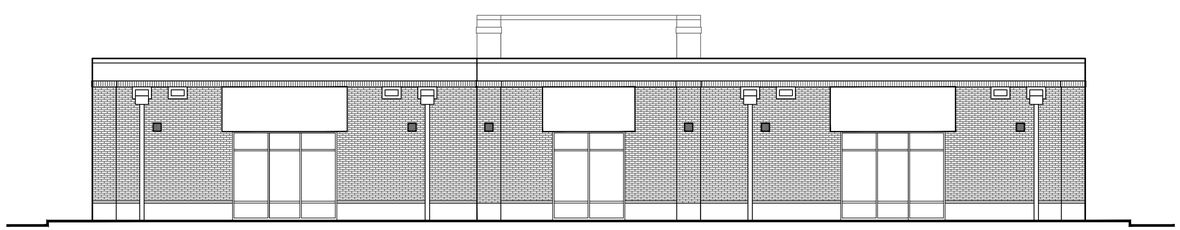


AREA CALCULATION – SIDE

TOTAL FACADE AREA	1,090 SF
OPENING AREA	0 SF
MASONRY AREA	792 SF
EIFS AREA	298 SF
MASONRY RATIO	73%

UNIT SIZE – 60'–0" X 162'–0" = 9,726 SF
FLOOR #1 – 1 UNIT = 9,726 SF

SIDE ELEVATION



AREA CALCULATION – REAR

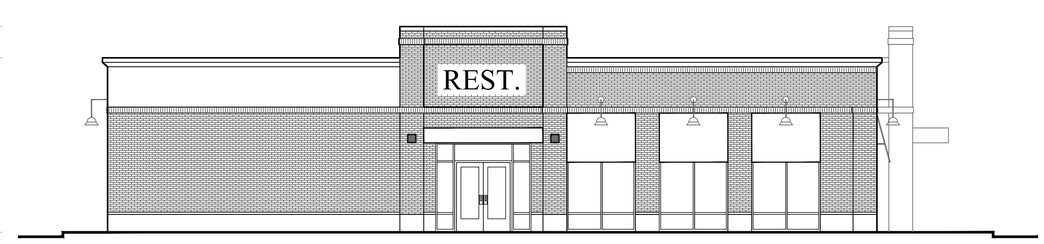
TOTAL FACADE AREA	2,016 SF
OPENING AREA	315 SF
MASONRY AREA	1,423 SF
EIFS AREA	278 SF
MASONRY RATIO	71%

REAR ELEVATION

AREA CALCULATION – FRONT

TOTAL FACADE AREA	1,509 SF
OPENING AREA	407 SF
MASONRY AREA	1,046 SF
EIFS AREA	56 SF
MASONRY RATIO	70%

FRONT ELEVATION



AREA CALCULATION – SIDE

TOTAL FACADE AREA	1,743 SF
OPENING AREA	278 SF
MASONRY AREA	1,250 SF
EIFS AREA	215 SF
MASONRY RATIO	72%

UNIT SIZE – 60'–0" X 162'–0" = 9,726 SF
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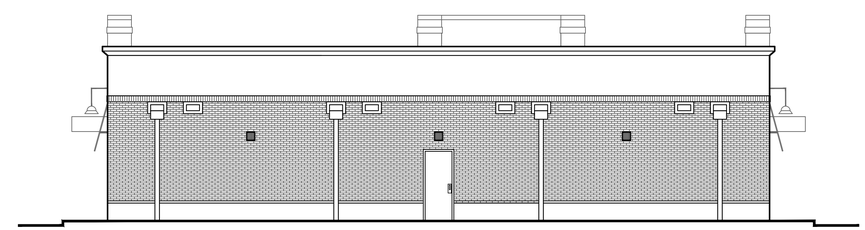
SIDE ELEVATION



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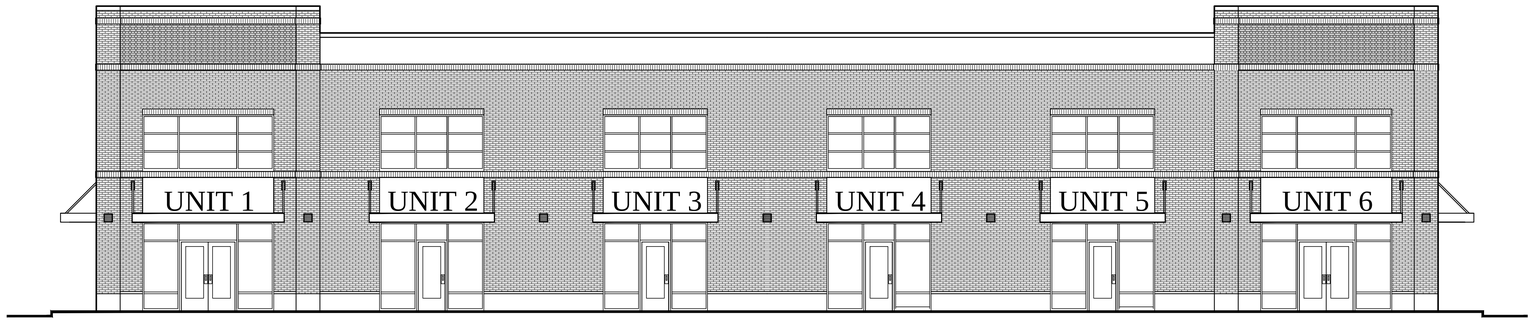
REAR ELEVATION

LONG HOLLOW PIKE MIXED USE DEVELOPMENT

ONE STORY SINGLE TENANT BUILDING & RESTAURANT

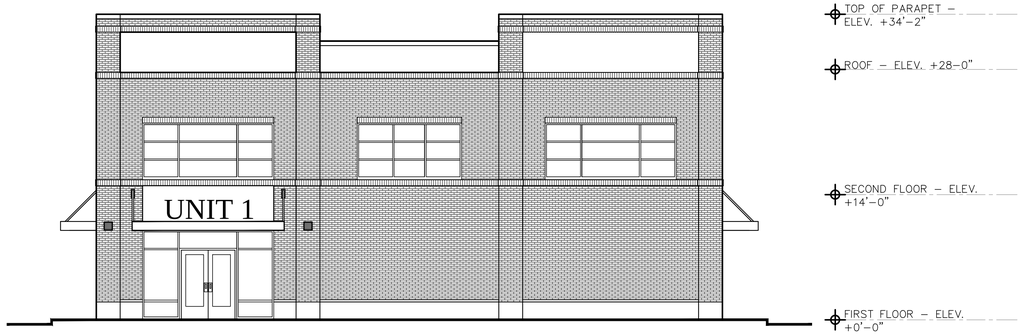
GALLATIN, TENNESSEE FEBRUARY 2014



AREA CALCULATION – FRONT

TOTAL FACADE AREA	4,925 SF
OPENING AREA	1,244 SF
MASONRY AREA	3,381 SF
EIFS AREA	300 SF
MASONRY RATIO	70%

FRONT ELEVATION

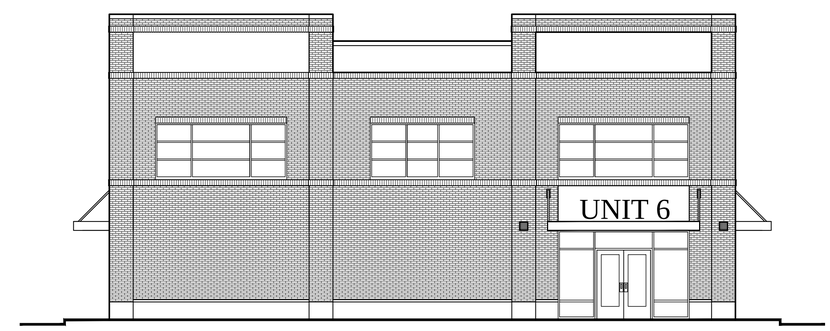


AREA CALCULATION – SIDE

TOTAL FACADE AREA	2,332 SF
OPENING AREA	407 SF
MASONRY AREA	1,677 SF
EIFS AREA	248 SF
MASONRY RATIO	72%

UNIT SIZE – 25'–0" X 70'–0" = 1,750 SF
FLOOR #1 – 6 UNITS = 10,500 SF (MINUS CIRC.)
FLOOR #2 – 6 UNITS = 10,500 SF (MINUS CIRC.)
TOTAL AREA = 21,000 SF (MINUS CIRC.)

SIDE ELEVATION

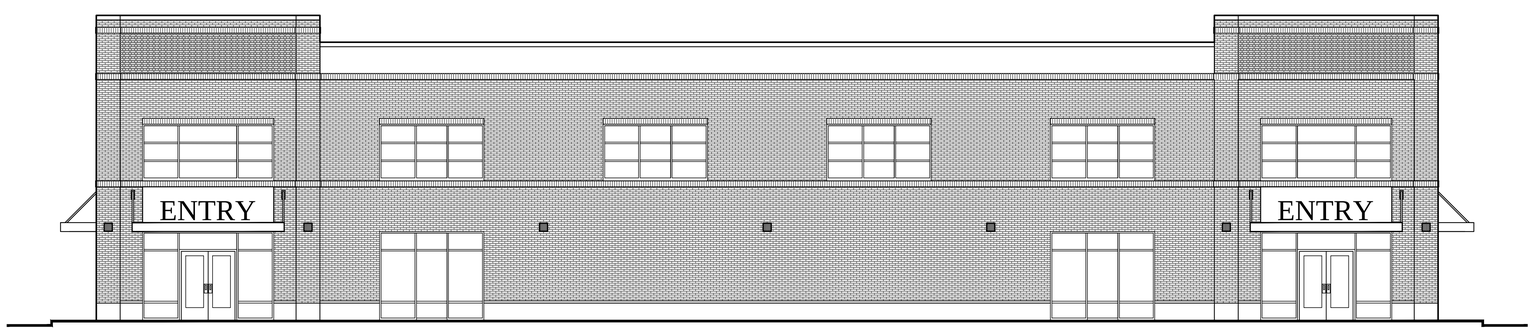


AREA CALCULATION – SIDE

TOTAL FACADE AREA	2,332 SF
OPENING AREA	407 SF
MASONRY AREA	1,677 SF
EIFS AREA	248 SF
MASONRY RATIO	72%

UNIT SIZE – 25'–0" X 70'–0" = 1,750 SF
FLOOR #1 – 6 UNITS = 10,500 SF (MINUS CIRC.)
FLOOR #2 – 6 UNITS = 10,500 SF (MINUS CIRC.)
TOTAL AREA = 21,000 SF (MINUS CIRC.)

SIDE ELEVATION



AREA CALCULATION – REAR

TOTAL FACADE AREA	4,825 SF
OPENING AREA	1,010 SF
MASONRY AREA	3,465 SF
EIFS AREA	350 SF
MASONRY RATIO	72%

REAR ELEVATION

LONG HOLLOW PIKE MIXED USE DEVELOPMENT

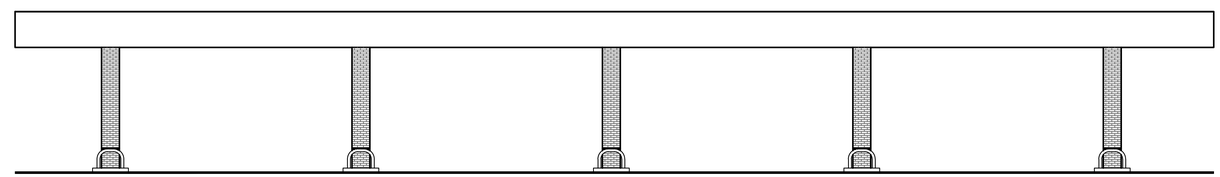
TWO STORY TENANT BUILDING

GALLATIN, TENNESSEE FEBRUARY 2014

AREA CALCULATION – FRONT

TOTAL FACADE AREA	1,066 SF
OPENING AREA	310 SF
MASONRY AREA	736 SF
EIFS AREA	20 SF
MASONRY RATIO	70%

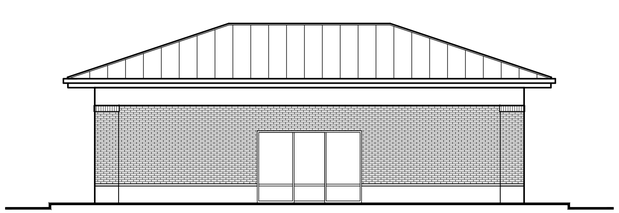
FRONT ELEVATION



AREA CALCULATION – END

TOTAL FACADE AREA	135 SF
OPENING AREA	0 SF
MASONRY AREA	135 SF
EIFS AREA	0 SF
MASONRY RATIO	100%

FRONT ELEVATION



TOP OF PARAPET – ELEV. +20'–0"

SOFFIT – ELEV. +13'–0"

FIRST FLOOR – ELEV. +0'–0"

AREA CALCULATION – SIDE

TOTAL FACADE AREA	624 SF
OPENING AREA	433 SF
MASONRY AREA	457 SF
EIFS AREA	96 SF
MASONRY RATIO	73%

UNIT SIZE – 48'–0" X 82'–0" =
3,936 SF
FLOOR #1 – 1 UNIT

SIDE ELEVATION

TOP OF PARAPET – ELEV. +17'–6"

ROOF UNDERSIDE – ELEV. +14'–0"

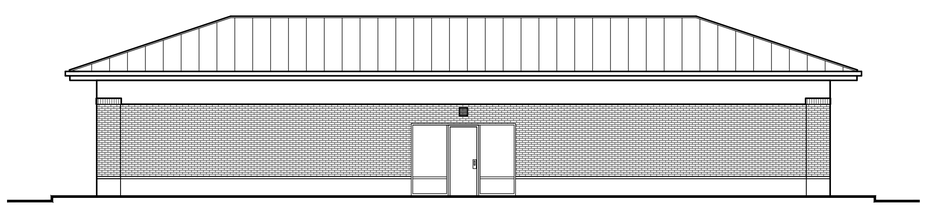
FIRST FLOOR – ELEV. +0'–0"

AREA CALCULATION – END

TOTAL FACADE AREA	54 SF
OPENING AREA	0 SF
MASONRY AREA	54 SF
EIFS AREA	0 SF
MASONRY RATIO	100%

UNIT SIZE – 36'–0" X 134'–0" =
4,824 SF
PUMP QUANTITY – 10

SIDE ELEVATION



AREA CALCULATION – REAR

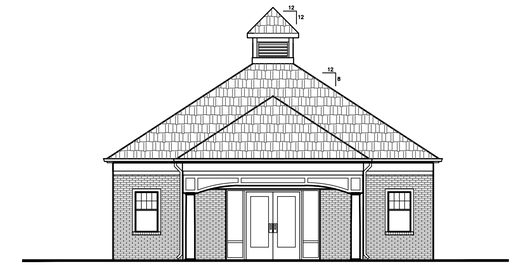
TOTAL FACADE AREA	1,066 SF
OPENING AREA	95 SF
MASONRY AREA	756 SF
EIFS AREA	215 SF
MASONRY RATIO	71%

REAR ELEVATION

LONG HOLLOW PIKE MIXED USE DEVELOPMENT

GAS STATION AND FUEL CANOPY

GALLATIN, TENNESSEE FEBRUARY 2014



AREA CALCULATION – FRONT

TOTAL FACADE AREA	3,261 SF
OPENING AREA	720 SF
MASONRY AREA	2,257 SF
SIDING AREA	284 SF
MASONRY RATIO	70%

FRONT ELEVATION

AREA CALCULATION – FRONT

TOTAL FACADE AREA	391 SF
OPENING AREA	106 SF
MASONRY AREA	180 SF
EIFS AREA	105 SF
MASONRY RATIO	72%

UNIT SIZE – 36'–0" X 36'–0" = 1,296 SF
FLOOR #1 – 1 UNIT

TOP OF ROOF – ELEV. +31'–2"
ROOF PITCH AT 8:12

2ND FLOOR EAVE – ELEV. +20'–0"

SECOND FLOOR – ELEV. +10'–0"

FIRST FLOOR – ELEV. +0'–0"

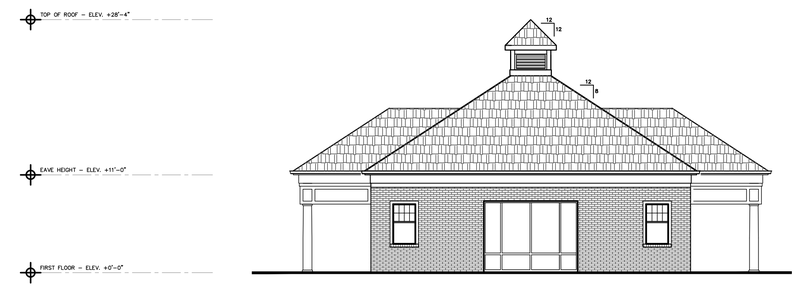
AREA CALCULATION – SIDE

TOTAL FACADE AREA	900 SF
OPENING AREA	132 SF
MASONRY AREA	630 SF
SIDING AREA	138 SF
MASONRY RATIO	70%

UNIT SIZE – 41'–0" X 21'–6" = 882 SF
FLOOR #1 – 8 UNITS = 7,056 SF
FLOOR #2 – 8 UNITS = 7,056 SF

FLOOR #1 – 45'–0" X 183'–0" = 8,235 SF
FLOOR #2 – 45'–0" X 183'–0" = 8,235 SF
TOTAL AREA = 16,470 SF (W/ COMMON SPACE & CIRC.)

SIDE ELEVATION



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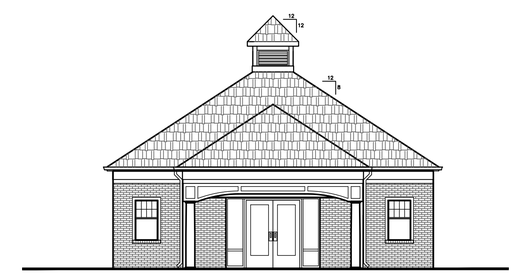

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EIFS AREA	105 SF
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LONG HOLLOW PIKE MIXED USE DEVELOPMENT

APARTMENT BUILDING - 16 UNITS & CLUB HOSE BUILDING

GALLATIN, TENNESSEE FEBRUARY 2014

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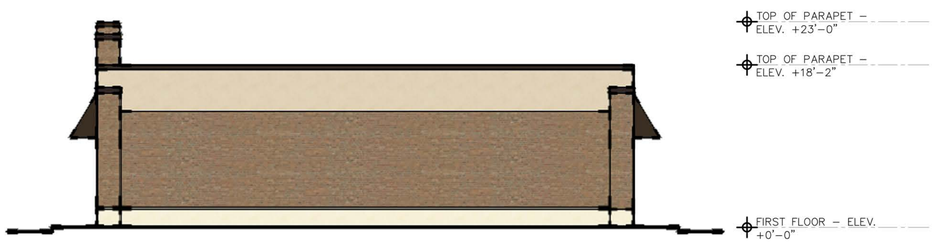

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UNIT SIZE – 60'–0" X 162'–0" = 9,726 SF
FLOOR #1 – 1 UNIT = 9,726 SF

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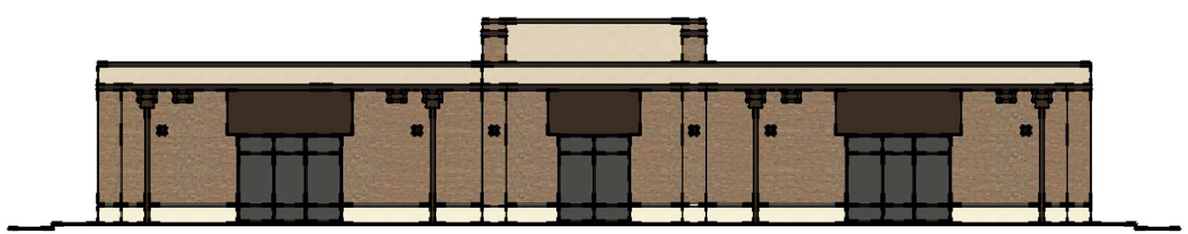

AREA CALCULATION – REAR

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REAR ELEVATION

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TOTAL FACADE AREA	1,509 SF
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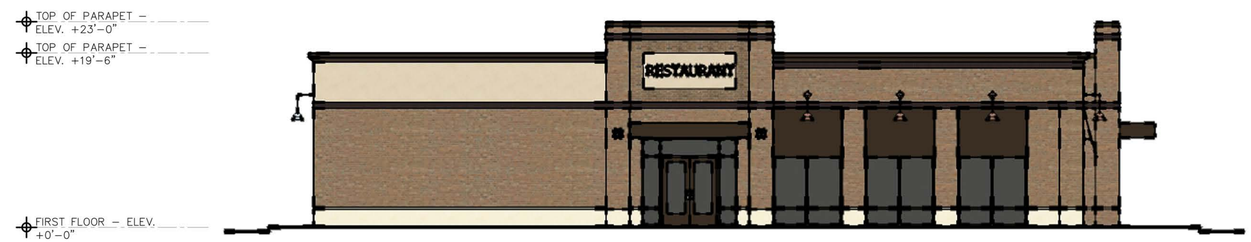

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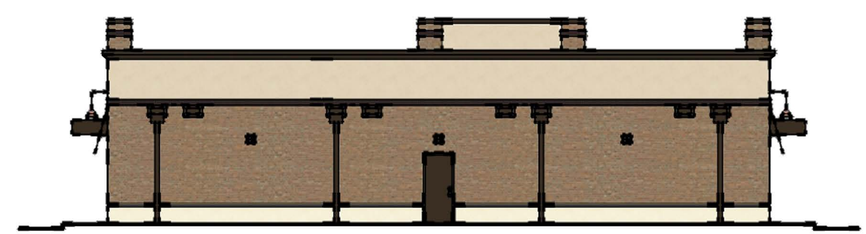

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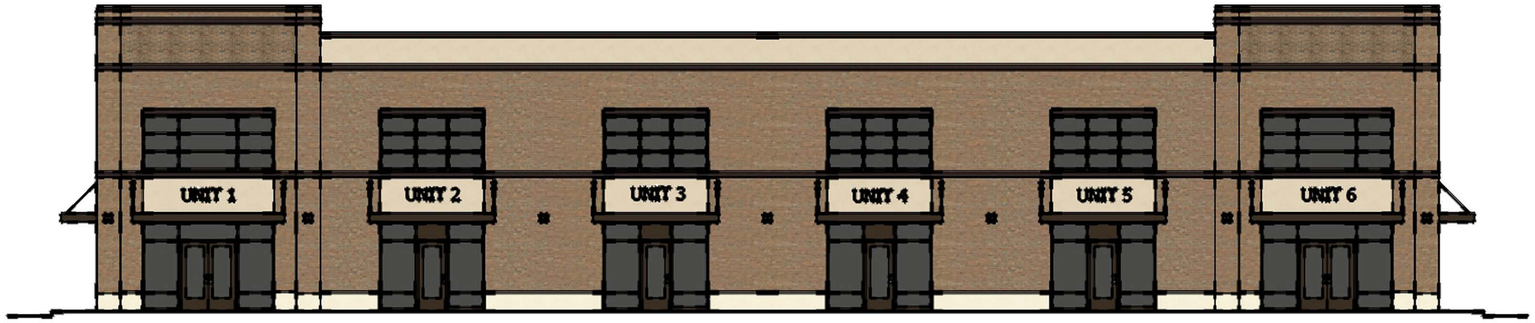
LONG HOLLOW PIKE MIXED USE DEVELOPMENT

ONE STORY SINGLE TENANT BUILDING & RESTAURANT

GALLATIN, TENNESSEE FEBRUARY 2014



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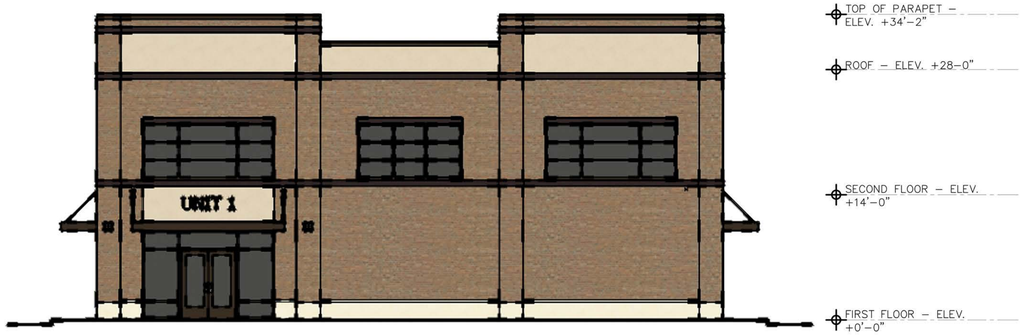

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EIFS AREA	248 SF
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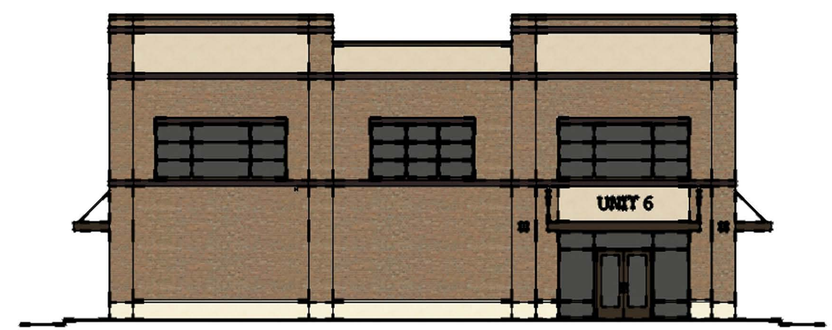
UNIT SIZE – 25'–0" X 70'–0" = 1,750 SF
FLOOR #1 – 6 UNITS = 10,500 SF (MINUS CIRC.)
FLOOR #2 – 6 UNITS = 10,500 SF (MINUS CIRC.)
TOTAL AREA = 21,000 SF (MINUS CIRC.)

SIDE ELEVATION



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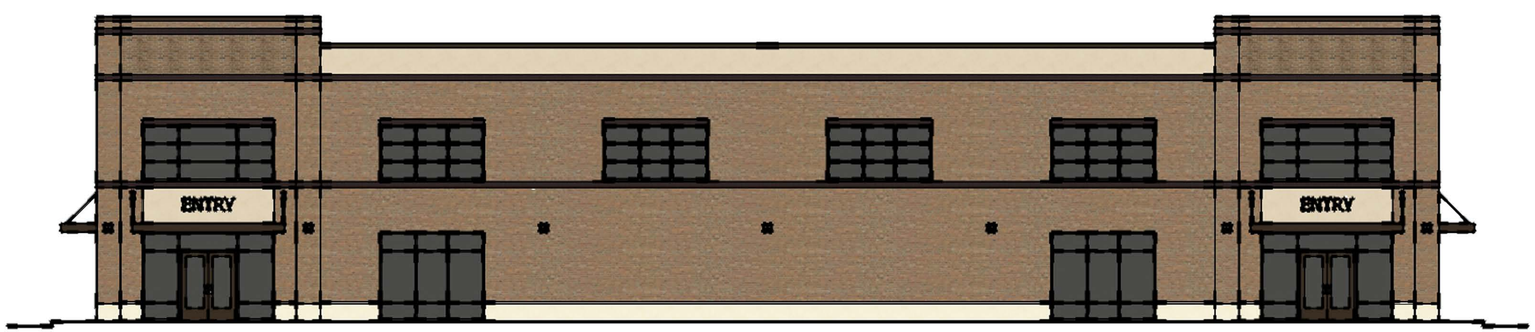

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LONG HOLLOW PIKE MIXED USE DEVELOPMENT

TWO STORY TENANT BUILDING

GALLATIN, TENNESSEE FEBRUARY 2014

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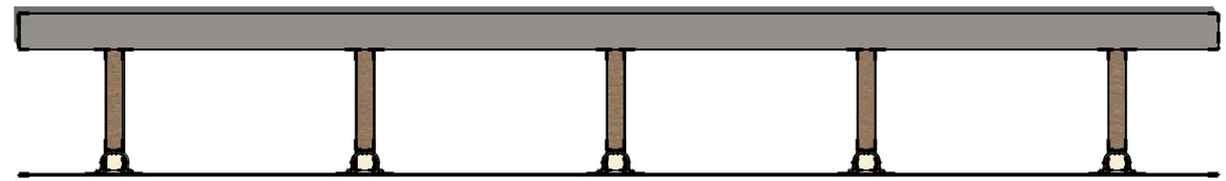
TOTAL FACADE AREA	1,066 SF
OPENING AREA	310 SF
MASONRY AREA	736 SF
EIFS AREA	20 SF
MASONRY RATIO	70%

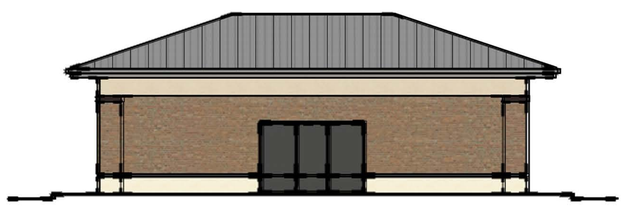
FRONT ELEVATION



AREA CALCULATION – END

TOTAL FACADE AREA	135 SF
OPENING AREA	0 SF
MASONRY AREA	135 SF
EIFS AREA	0 SF
MASONRY RATIO	100%

FRONT ELEVATION



TOP OF PARAPET – ELEV. +20'–0"

SOFFIT – ELEV. +13'–0"

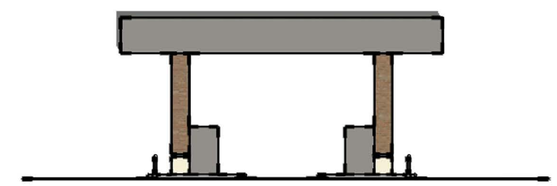
FIRST FLOOR – ELEV. +0'–0"

AREA CALCULATION – SIDE

TOTAL FACADE AREA	624 SF
OPENING AREA	433 SF
MASONRY AREA	457 SF
EIFS AREA	96 SF
MASONRY RATIO	73%

UNIT SIZE – 48'–0" X 82'–0" =
3,936 SF
FLOOR #1 – 1 UNIT

SIDE ELEVATION



TOP OF PARAPET – ELEV. +17'–6"

ROOF UNDERSIDE – ELEV. +14'–0"

FIRST FLOOR – ELEV. +0'–0"

AREA CALCULATION – END

TOTAL FACADE AREA	54 SF
OPENING AREA	0 SF
MASONRY AREA	54 SF
EIFS AREA	0 SF
MASONRY RATIO	100%

UNIT SIZE – 36'–0" X 134'–0" =
4,824 SF
PUMP QUANTITY – 10

SIDE ELEVATION

AREA CALCULATION – REAR

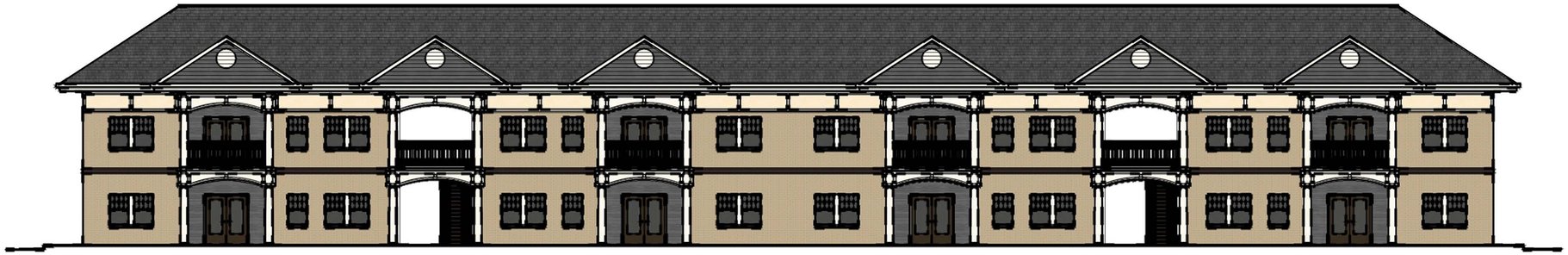
TOTAL FACADE AREA	1,066 SF
OPENING AREA	95 SF
MASONRY AREA	756 SF
EIFS AREA	215 SF
MASONRY RATIO	71%

REAR ELEVATION

LONG HOLLOW PIKE MIXED USE DEVELOPMENT

GAS STATION AND FUEL CANOPY

GALLATIN, TENNESSEE FEBRUARY 2014



AREA CALCULATION – FRONT

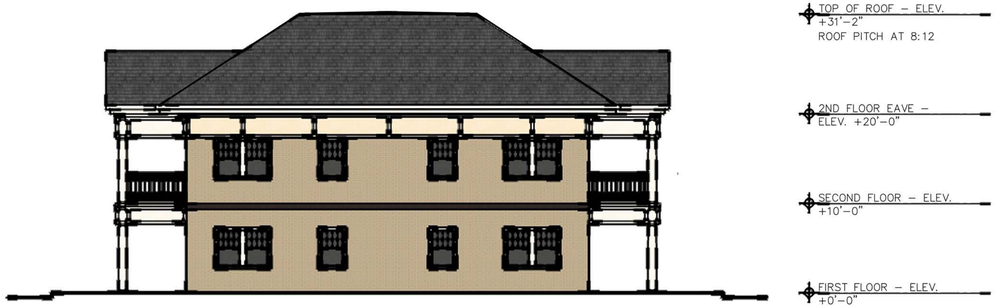
TOTAL FACADE AREA	3,261 SF
OPENING AREA	720 SF
MASONRY AREA	2,257 SF
SIDING AREA	284 SF
MASONRY RATIO	70%

FRONT ELEVATION

AREA CALCULATION – FRONT

TOTAL FACADE AREA	391 SF
OPENING AREA	106 SF
MASONRY AREA	180 SF
EIFS AREA	105 SF
MASONRY RATIO	72%

UNIT SIZE – 36'–0" X 36'–0" = 1,296 SF
FLOOR #1 – 1 UNIT



AREA CALCULATION – SIDE

TOTAL FACADE AREA	900 SF
OPENING AREA	132 SF
MASONRY AREA	630 SF
SIDING AREA	138 SF
MASONRY RATIO	70%

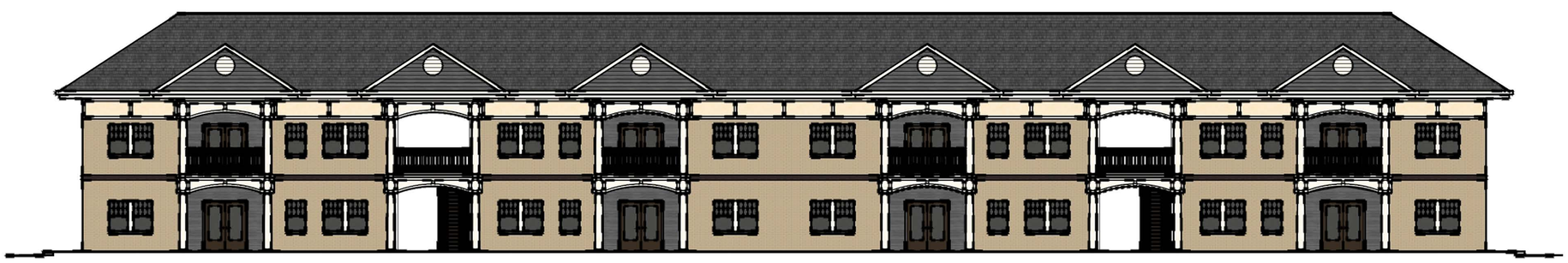
UNIT SIZE – 41'–0" X 21'–6" = 882 SF
FLOOR #1 – 8 UNITS = 7,056 SF
FLOOR #2 – 8 UNITS = 7,056 SF

FLOOR #1 – 45'–0" X 183'–0" = 8,235 SF
FLOOR #2 – 45'–0" X 183'–0" = 8,235 SF
TOTAL AREA = 16,470 SF (W/ COMMON SPACE & CIRC.)

SIDE ELEVATION

AREA CALCULATION – SIDE

TOTAL FACADE AREA	391 SF
OPENING AREA	106 SF
MASONRY AREA	180 SF
EIFS AREA	105 SF
MASONRY RATIO	72%



AREA CALCULATION – REAR

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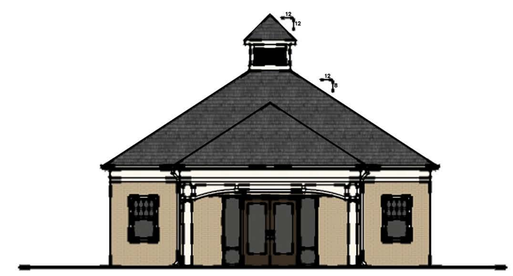
REAR ELEVATION



AREA CALCULATION – BACK

TOTAL FACADE AREA	391 SF
OPENING AREA	106 SF
MASONRY AREA	180 SF
EIFS AREA	105 SF
MASONRY RATIO	72%

LONG HOLLOW PIKE MIXED USE DEVELOPMENT

APARTMENT BUILDING - 16 UNITS & CLUB HOSE BUILDING

GALLATIN, TENNESSEE FEBRUARY 2014

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY RICHARD D. GRAVES LAND SURVEYING. DRAWING DATED 6-26-2013.
4. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY 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.
5. ELEVATIONS AND CONTOURS WERE DERIVED USING DIGITAL TERRAIN MODELING.
6. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983).
7. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0318G & 47165C0319G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THE MAJORITY OF THIS PROPERTY TO BE IN ZONE X AND NOT A SPECIAL FLOOD HAZARD AREA. PORTIONS OF THIS PROPERTY ARE SHOWN TO BE IN ZONES A & AE WHICH ARE WITHIN THE 100-YR FLOOD PLAIN.
8. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
9. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
10. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.
11. PERFORMANCE STANDARD COMPLIANCE
    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.
12. INDUSTRIAL PRETREATMENT
    THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.

13. SIGNAGE
    NO SIGNAGE IS BEING PROPOSED AT THIS TIME.
14. PHOTOMETRIC PLAN
    OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80.
15. TRASH COLLECTION
    THIS DEVELOPMENT WILL UTILIZE THE CITY OF GALLATIN CURB SIDE TRASH SERVICE.
16. HVAC UNITS
    HVAC UNIT LOCATIONS WILL BE TYPICAL FOR RESIDENTIAL CONSTRUCTION.

BUFFER YARD REQUIREMENTS:

NORTH	
MRO TO IR	TYPE 35 BUFFER
EAST	
MRO TO R-20 (PRD)	TYPE 40 BUFFER
SOUTH	
MRO TO IG (W/ MINOR COLLECTOR)	(1/2) OF TYPE 35 BUFFER
WEST	
MRO TO R-40	TYPE 50 BUFFER

ALTERNATE BUFFER YARDS ARE REQUESTED AS SHOWN IN THESE PLANS.

TRAFFIC VOLUME ESTIMATES:

USE AS SINGLE FAMILY, 10 TRIPS / RESIDENCE
63 x 10 = 630 TRIP / DAY
LANE WIDTH - 12'
OFF STREET PARKING 2 SP / DWELLING

TEMPORARY BENCHMARK:

1/2" IRON ROD IN THE SOUTH WESTERN CORNER OF THE PROPERTY IN THE NORTHERN RIGHT OF WAY OF CAIRO ROAD.
ELEVATION 580.02

ESTIMATED CONSTRUCTION SCHEDULE:

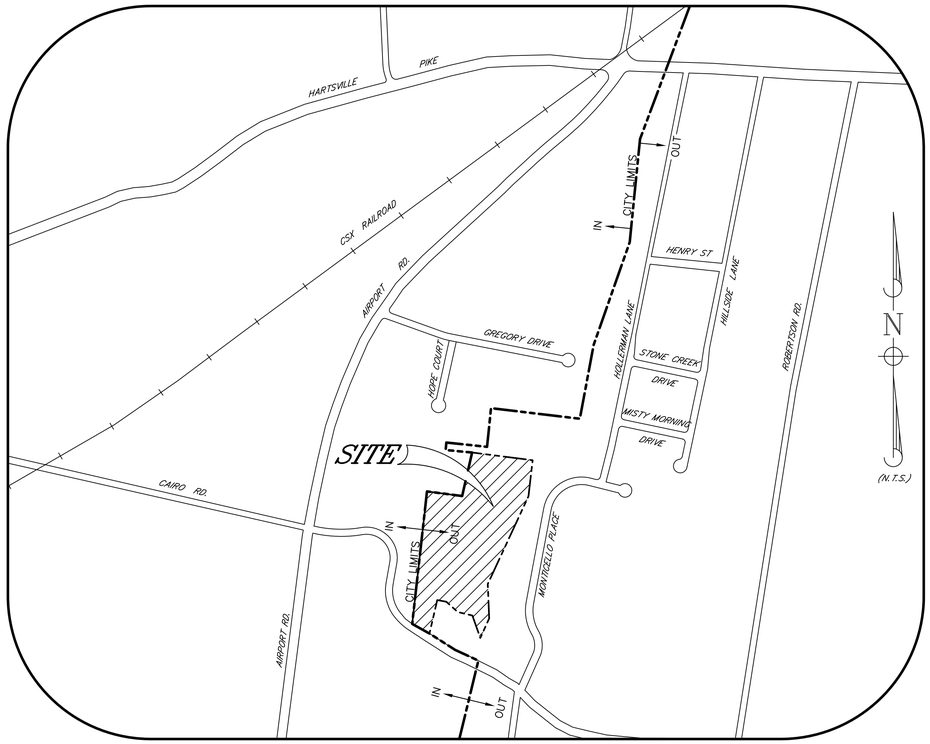
PHASE 1
BEGIN JULY 2014
END DECEMBER 2014

PHASE 2
BEGIN OCTOBER 2014
END MARCH 2014

PHASE 3
BEGIN JANUARY 2015
END JUNE 2015

PLAN SHEET INDEX:

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
SITE PLAN	2 OF 3
SITE PLAN	3 OF 3



LAND USE SCHEDULE					
PHASE	ACREAGE	USE	AVG. LOT	LOTS	AVG. LOT AREA
PHASE ONE	5.72±	RESIDENTIAL	60' X 100'	32	7,792
	5.06±	OPEN SPACE	N/A	N/A	N/A
	1.97±	ROW	N/A	N/A	N/A
PHASE TWO	2.43±	RESIDENTIAL	60' X 100'	15	7,054
	0.61±	ROW	N/A	N/A	N/A
PHASE THREE	3.31±	RESIDENTIAL	60' X 130'	16	8,995
	1.10±	OPEN SPACE	N/A	N/A	N/A
	0.28±	ROW	N/A	N/A	N/A
TOTALS	11.46±	RESIDENTIAL	60' X 120'	63	7,922
	6.16±	OPEN SPACE	N/A	N/A	N/A
	3.44±	ROW	N/A	N/A	N/A
LAND TOTAL	21.06±				

STATEMENT OF FINANCIAL RESPONSIBILITY:

HENRY HOLLEMAN WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN.

OWNERSHIP AND MAINTENANCE PROVISIONS:

HENRY HOLLEMAN WILL PROVIDE MAINTENANCE OF SAID PROJECT INFRASTRUCTURE UNTIL STREETS AND UTILITIES ARE ACCEPTED BY THE CITY OF GALLATIN, AND HENRY HOLLEMAN WILL MAINTAIN SAID LOTS UNTIL LOTS ARE SOLD. ALL LOT MAINTENANCE, REGARDLESS OF OWNERSHIP WILL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS OF CAIRO ESTATES SUBDIVISION. ALL OPEN SPACE, COMMON SPACE AND AMENITIES WILL BE MAINTAINED BY A DEVELOPER APPOINTED ASSIGNEE UNTIL SUCH TIME AS ALL LOTS ARE SOLD. AT THIS TIME A HOMEOWNER'S ASSOCIATION WILL BE FORMED AND ASSIGNEE WILL BE APPOINTED BY THE HOMEOWNERS ASSOCIATIONS. FEES MAY BE ESTABLISHED BY THE HOMEOWNER'S ASSOCIATION THAT DIFFER FROM THE INITIAL FEE THAT IS HEREBY SET AT $15.00 PER MONTH PER LOT FOR THE MAINTENANCE OF OPEN SPACE. THIS FEE IS PAYABLE AT LOT CLOSING FOR THE 1ST YEAR'S MAINTENANCE.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES TO ANNEX INTO THE CITY OF GALLATIN AND RE ZONE FROM R-40 TO MRO APPROXIMATELY 21.06 ± AC OF PROPERTY LOCATED IN SUMNER COUNTY FOR THE DEVELOPMENT OF A 63 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH ALL REQUIRED APPURTENANCES. THIS DEVELOPMENT IS DIVIDED INTO THREE PHASES.

SITE DATA TABLE:

HENRY HOLLEMAN
TAX MAP 127
PARCELS 05.07 & 05.08; RB 3286, PG 509, R.O.S.C., TN.
PARCEL 03.08; RB 3702, PG. 416, R.O.S.C., TN.
21.06 ± AC ZONING R-40 (MRO PROPOSED)

SITE LOCATION - 1579 CAIRO ROAD

EXISTING USE - AGRICULTURE
PROPOSED USE - SINGLE-FAMILY DETACHED

MRO BULK & AREA REGULATIONS:	ORDINANCE	PROVIDED
MINIMUM LOT AREA	6,000 SF	6,000 SF
MINIMUM LOT WIDTH	60 FEET	60 FEET
MINIMUM BUILDING SETBACK (SINGLE-FAMILY DETACHED)		
FRONT YARD	20 FEET	20 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	15 FEET	15 FEET
SITE AREA PER UNIT	3,000 SF	14,561.5 SF
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET

UTILITY OWNERS

WATER, GAS, & SEWER
GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
(615) 451-5922

GALLATIN PUBLIC WORKS
641 LONG HOLLOW PIKE
GALLATIN, TN 37066
RONNIE STILES
(615) 451-5909

ELECTRIC
GALLATIN DEPARTMENT OF ELECTRICITY
135 JONES STREET
GALLATIN, TN 37066
(615) 452-5152

TELEPHONE
AT&T
2501 PARK PLACE
NASHVILLE, TN 37203
(615) 344-5288

CABLE
COMCAST
840 SOUTH WESTLAND AVENUE
GALLATIN, TN 37066
(615) 244-5900

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CAIRO ESTATES

PRELIMINARY MASTER DEVELOPMENT PLAN

1579 CAIRO ROAD

CITY OF GALLATIN, 2ND CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

DATE: 26 FEBRUARY 2014 JOB # 14-005 SHEET 1 OF 3

OWNER/DEVELOPER

HENRY HOLLEMAN
P.O. BOX 574
GALLATIN, TN 37066

ZONING: R-40 (MRO PROPOSED)

21.06 ± AC TOTAL

JOHN ANTHONY LEATHERS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00116034
STATE OF TENNESSEE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TAX MAP 127
(003.00)
SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
P.B. 502, PAGE 70 R.O.S.C., TN
CAIRO ROAD
ZONED R-40

TAX MAP 127
(002.09)
JOSEPH C. MERLO
RAMSEY INDUSTRIAL CENTER, SECTION TWO
R.B. 1175, PAGE 268 R.O.S.C., TN
707 AIRPORT ROAD
ZONED IR

TAX MAP 127
(002.00)
GARY H. BRANHAM, ETUX
ODRIC GREGORY INDUSTRIAL PARK PHASE THREE
R.B. 3275, PAGE 552 R.O.S.C., TN
470 HOPE COURT
ZONED IR

TAX MAP 127
(052.00)
SUMNER COUNTY
R.B. 2043, PAGE 527 R.O.S.C., TN
1475 AIRPORT ROAD
ZONED IG

TAX MAP 127
(005.10)
TIMOTHY H. SMITH II, ETUX
R.B. 2691, PAGE 623 R.O.S.C., TN
1585 CAIRO ROAD
ZONED R-40

TAX MAP 127
(005.09)
EDWARD T. WHITE
R.B. 3266, PAGE 757 R.O.S.C., TN
1587 CAIRO ROAD
ZONED R-40

TAX MAP 127
(005.11)
GREGORY REAL ESTATE, LLC
R.B. 3278, PAGE 320 R.O.S.C., TN
CAIRO ROAD
ZONED IR

TAX MAP 127C, GROUP. D
(050.00)
CAIRO LANDING SUBDIVISION
PHASE TWO H.O.A., INC.
R.B. 2984, PAGE 113 R.O.S.C., TN
MONTICELLO PLACE
ZONED R-20 (PRD)

TAX MAP 127C, GROUP. D
(001.01)
CAIRO LANDING SUBDIVISION
PHASE ONE H.O.A., INC.
R.B. 2984, PAGE 160 R.O.S.C., TN
MONTICELLO PLACE
ZONED R-20 (PRD)

CAIRO ROAD
(50 FT R/W, 20 FT PAVEMENT)

CAIRO WAY
(50 FT R/W, 24 FT PAVEMENT)

CAIRO COURT
(50 FT R/W, 24 FT PAVEMENT)

PHASE 1 | PHASE 2 | PHASE 3

ALTERNATE TYPE 50 BUFFER
ALTERNATE TYPE 35 BUFFER
N 05°52'53"E 1120.77'
1/2" IRF BY CORNER POST
1/2" IRF AT CORNER POST
1/2" IRF IN CONCRETE (DISTURBED)
S 12°42'55"W 317.89'
N 74°08'11"W 80.00'
N 51°43'57"W 125.72'
N 21°09'11"W 128.55'
N 20°21'05"W 200.71'
S 21°01'58"W 193.11'
S 05°19'55"W 103.30'
S 06°52'10"E 167.00'
S 24°39'42"W 678.19'
S 25°28'34"E 1426.52'
N 12°42'31"E 373.6

FLOOD PLAIN
FLOODWAY
FLOODPLAIN
60' STREAM BUFFER
DETENTION AREA

1 25023.8 SQ. FT.
2 7500.0 SQ. FT.
3 7500.0 SQ. FT.
4 7500.0 SQ. FT.
5 7500.0 SQ. FT.
6 7500.0 SQ. FT.
7 7500.0 SQ. FT.
8 7500.0 SQ. FT.
9 7500.0 SQ. FT.
10 7500.0 SQ. FT.
11 7500.0 SQ. FT.
12 7143.2 SQ. FT.
13 6550.4 SQ. FT.
14 9002.7 SQ. FT.
15 6174.8 SQ. FT.
16 6291.0 SQ. FT.
17 6720.0 SQ. FT.
18 9209.0 SQ. FT.
19 7096.8 SQ. FT.
20 7099.0 SQ. FT.
21 8967.0 SQ. FT.
22 13774.3 SQ. FT.
23 13093.7 SQ. FT.
24 7189.4 SQ. FT.
25 6928.3 SQ. FT.
26 6000.0 SQ. FT.
27 6000.0 SQ. FT.
28 6000.0 SQ. FT.
29 6000.0 SQ. FT.
30 6000.0 SQ. FT.
31 6000.0 SQ. FT.
32 6000.0 SQ. FT.
33 6435.6 SQ. FT.
34 7859.4 SQ. FT.
35 6000.0 SQ. FT.
36 6000.0 SQ. FT.
37 6000.0 SQ. FT.
38 6000.0 SQ. FT.
39 6000.0 SQ. FT.
40 7859.4 SQ. FT.
41 7859.4 SQ. FT.
42 6000.0 SQ. FT.
43 6000.0 SQ. FT.
44 6000.0 SQ. FT.
45 6000.0 SQ. FT.
46 6000.0 SQ. FT.
47 7859.4 SQ. FT.
48 9000.0 SQ. FT.
49 7045.2 SQ. FT.
61 11116.0 SQ. FT.
62 11537.5 SQ. FT.
63 10217.0 SQ. FT.

OWNER/DEVELOPER

HENRY HOLLEMAN
P.O. BOX 574
GALLATIN, TN 37066

ZONING: R-40 (MRO PROPOSED)

21.06 ± AC TOTAL

JOHN ANTHONY LAATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111602
STATE OF TENNESSEE

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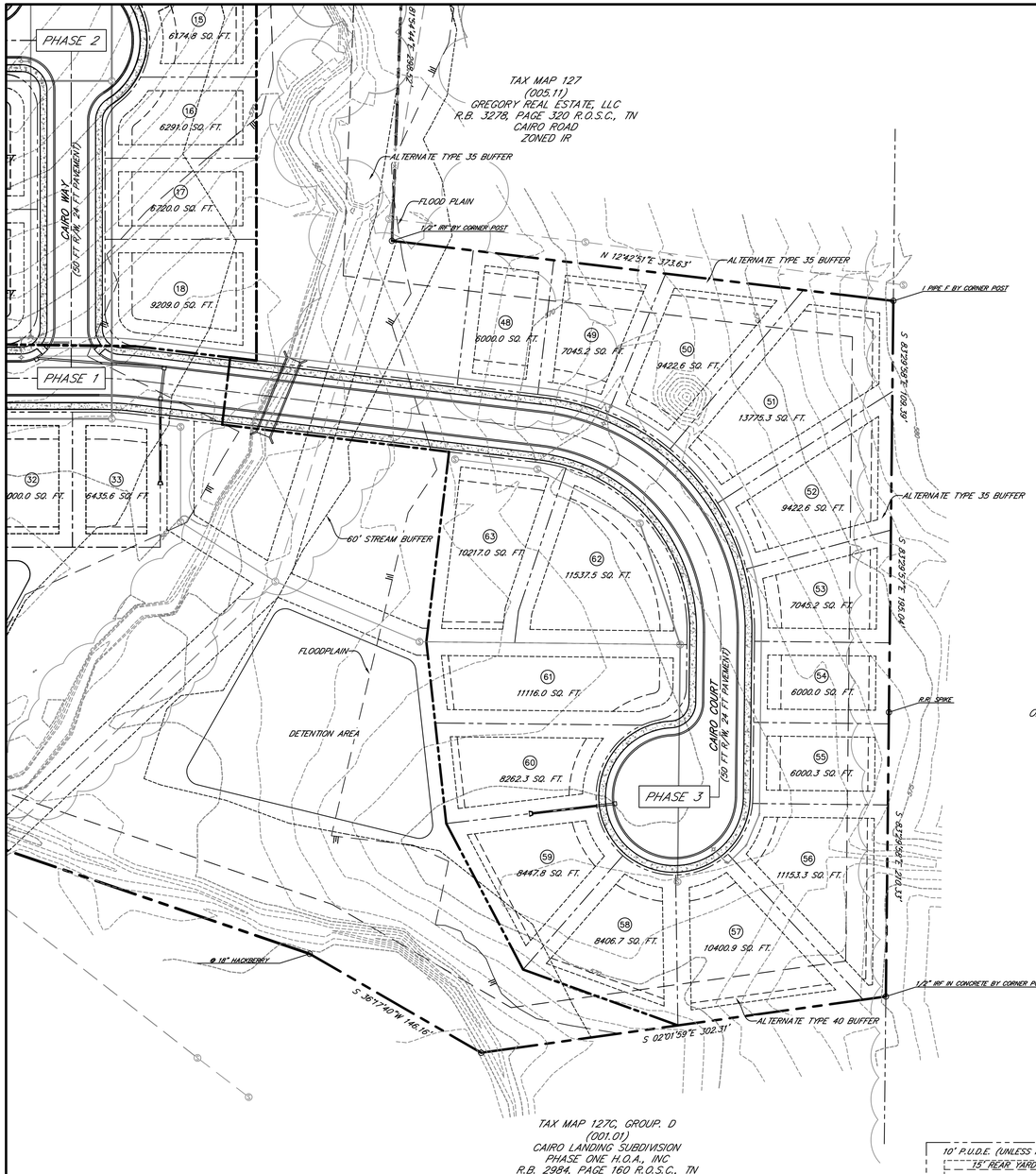
CAIRO ESTATES

PMDP
1579 CAIRO ROAD
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

DATE: 26 FEBRUARY 2014 JOB #14-005 SHEET 2 OF 3

CAIRO ESTATES
DATE: 26 FEB 2014
JOB #14-005
SHEET 2 OF 3



TAX MAP 127
(006.03)
GREGORY REAL ESTATE, LLC
ODRIC GREGORY INDUSTRIAL PARK PHASE THREE
R.B. 3203, PAGE 50 R.O.S.C., TN
471 HOPE COURT
ZONED IR

TAX MAP 127C, GROUP. D
(001.01)
CAIRO LANDING SUBDIVISION
PHASE ONE H.O.A., INC
R.B. 2984, PAGE 160 R.O.S.C., TN
MONTICELLO PLACE
ZONED R-20 (PRD)

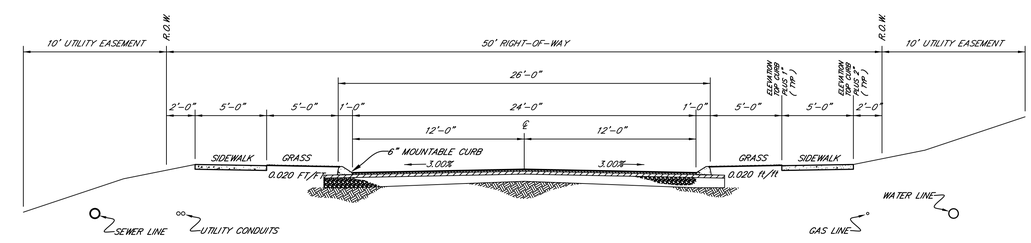
LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE
- STORM SEWER
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD

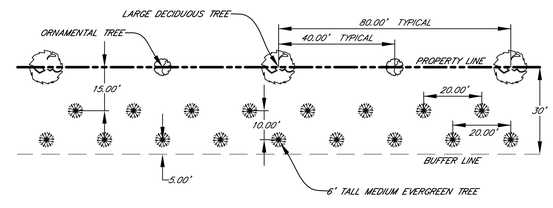
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



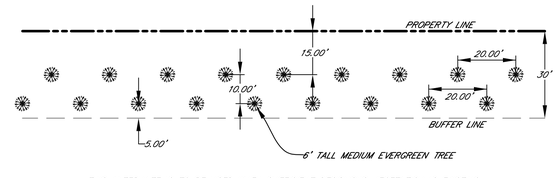
TYPICAL STREET CROSS SECTION
50' R/W ~ 24' PAVEMENT
NOT TO SCALE



THIS ALTERNATE IS TO BE USED WHEN SUFFICIENT DECIDUOUS VEGETATION IS NOT EXISTING

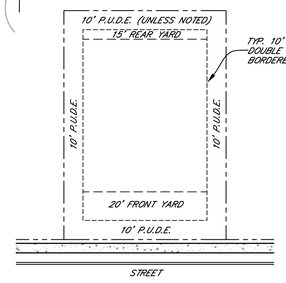
ALTERNATE TYPE 35, 40, & 50 BUFFER
NOT TO SCALE

BUFFER YARD NOTE:
IT IS BEING REQUESTED TO USE THE ALTERNATE BUFFER YARDS FOR THE NORTH, SOUTH, WEST, AND A PORTION OF THE EASTERN BOUNDARY. FOR THE MAJORITY OF THE EASTERN BOUNDARY IT IS BEING REQUESTED TO ALLOW THE STREAM BUFFER TO SUBSTITUTE AS THE REQUIRED BUFFER YARD.



THIS ALTERNATE IS TO BE USED WHEN SUFFICIENT DECIDUOUS VEGETATION IS EXISTING

ALTERNATE TYPE 35, 40, & 50 BUFFER
NOT TO SCALE



TYPICAL RESIDENTIAL LOT
SINGLE FAMILY DETACHED
NOT TO SCALE

OWNER/DEVELOPER

HENRY HOLLEMAN
P.O. BOX 574
GALLATIN, TN 37066

ZONING: R-40 (MRO PROPOSED)

21.06 ± AC TOTAL

JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111878
STATE OF TENNESSEE

CAIRO ESTATES

PMDP
1579 CAIRO ROAD
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

DATE: 26 FEBRUARY 2014 JOB #14-005 SHEET 3 OF 3

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SHEET 3 OF 3