



Gallatin Municipal-Regional Planning Commission Work Session Agenda

Monday, October 12, 2015

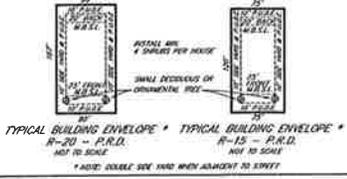
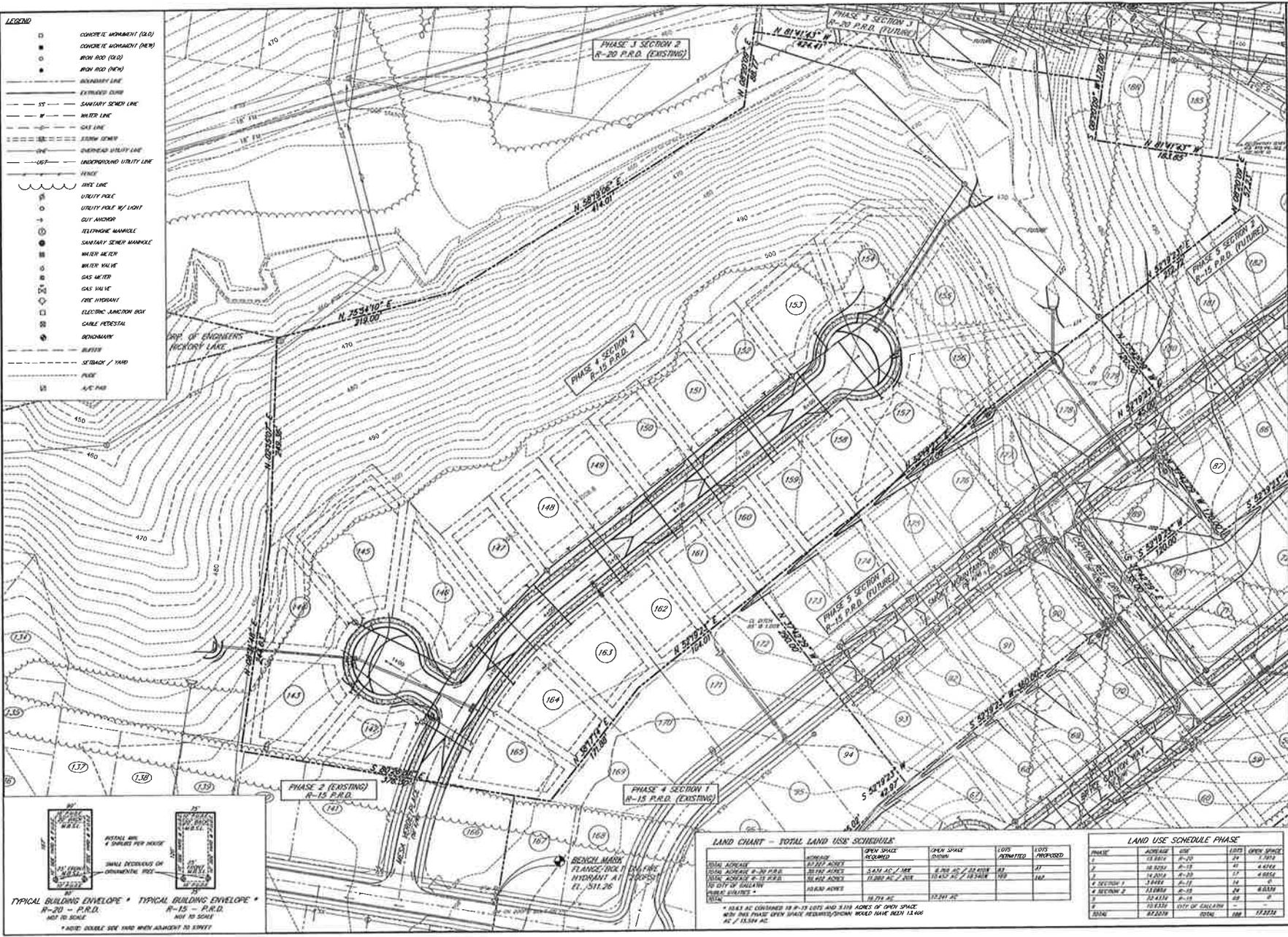
Dr. J. Deotha Malone Council Chambers; 5 p.m.

Gallatin City Hall, 132 West Main Street

1. Discuss proposed Amended Preliminary Master Development Plan and Revised Final Master Development Plan to remove the walking trail from Cumberland Place North, Phase 4, Section 2, a major subdivision containing 24 lots on 13.582 (+/-) acres located on Mesa Verde Place. (PC File #8-1176-15).
2. Discuss proposed Preliminary Plat in order to subdivide 13.582 (+/-) acres into 24 lots and open space for Cumberland Place North, Phase 4, Section 2, located at Mersa Verde Place, zoned R15-PRD (PC 1-1187-15B).
3. Discuss proposed alternative sign plan for the Moore Life Urgent Care Facility located at 253 West Main Street in the CC zone district (8-1185-15).
4. Discuss proposed site plan for Wendy's Food Service in order to revise the exterior facade and signage on the existing building located at 233 West Main Street on property containing 0.57 (+/-) acres (8-1197-15).
5. Discuss proposed Major Subdivision Preliminary Plat for the relocation and dedication of Airport Road and the abandonment of the right-of-way for Airport Road, Cairo Road, and Industrial Drive on property containing 31.05 (+/-) acres (2-1191-15).
6. Discuss surety administration and management.
7. Discuss changes to the Gallatin Zoning Ordinance.
8. Other Business

ITEM 1

- LEGEND**
- CONCRETE MONUMENT (OLD)
 - CONCRETE MONUMENT (NEW)
 - IRON ROD (OLD)
 - IRON ROD (NEW)
 - BOUNDARY LINE
 - EXTENDED CURB
 - ST --- SANITARY SEWER LINE
 - W --- WATER LINE
 - GAS LINE
 - EDGEM DENSITY
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - FENCE
 - TREE LINE
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - CUT ANCHOR
 - TELEPHONE MANHOLE
 - SANITARY SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - FIRE HYDRANT
 - ELECTRIC JUNCTION BOX
 - CABLE PEG/STAKE
 - BENCHMARK
 - BLUESHIFT
 - SETBACK / YARD
 - FENCE
 - A/C PAD



LAND CHART - TOTAL LAND USE SCHEDULE

ADDRESS	OPEN SPACE REQUIRED	OPEN SPACE OBTAIN	LOTS DEDICATED	LOTS PROPOSED
TOTAL ADDRESS R-20 P.D.	12,342 ACRES	8,344 AC / 15%	163	27
TOTAL ADDRESS R-15 P.D.	11,888 ACRES	7,888 AC / 20%	163	163
THE CITY OF GALLATIN	18,778 ACRES	12,241 AC		
TOTAL		20,585 AC		

* P.D.s AC CONTAINED IN R-15 LOTS AND 3.119 ACRES OF OPEN SPACE WITH THIS PHASE OPEN SPACE REQUIRED/SHOWN WOULD HAVE BEEN 13,446 AC / 15.6% AC

LAND USE SCHEDULE PHASE

PHASE	ADDRESS	ACRES	LOTS	OPEN SPACE
1	15,888 AC	163	27	1,512
2	11,888 AC	163	163	4,888
3	3,444 AC	163	163	0
4	11,888 AC	163	24	8,444
5	12,342 AC	163	0	0
TOTAL	55,444 AC	653	457	14,844

ROGERS ENGINEERING GROUP
 1149 WEST MAIN STREET
 MEMPHIS, TN 38103
 TEL: 901-526-7200 FAX: 901-526-7271
 rogers@rogersengr.com

ROGERS

IF YOU ARE IN MEMPHIS...
 CALL US FIRST!
 WE CAN SAVE YOU TIME AND MONEY!
 WE'LL BE THERE FOR YOU!
 IT'S THE WAY!

GRAPHIC SCALE
 1" = 40' FT
 1" = 80' FT

CUMBERLAND PLACE NORTH
PHASE 4 SECTION 2
 ALMORAD POND & TROP
 SITE PLAN
 MESSA VERDE PALACE DISTRICT
 CITY OF GALLATIN, TENNESSEE

SHEET NO. C 2.0

PROJECT # 15-033
 DATE 30 SEPTEMBER 2015

8-1176-15

ITEM 3

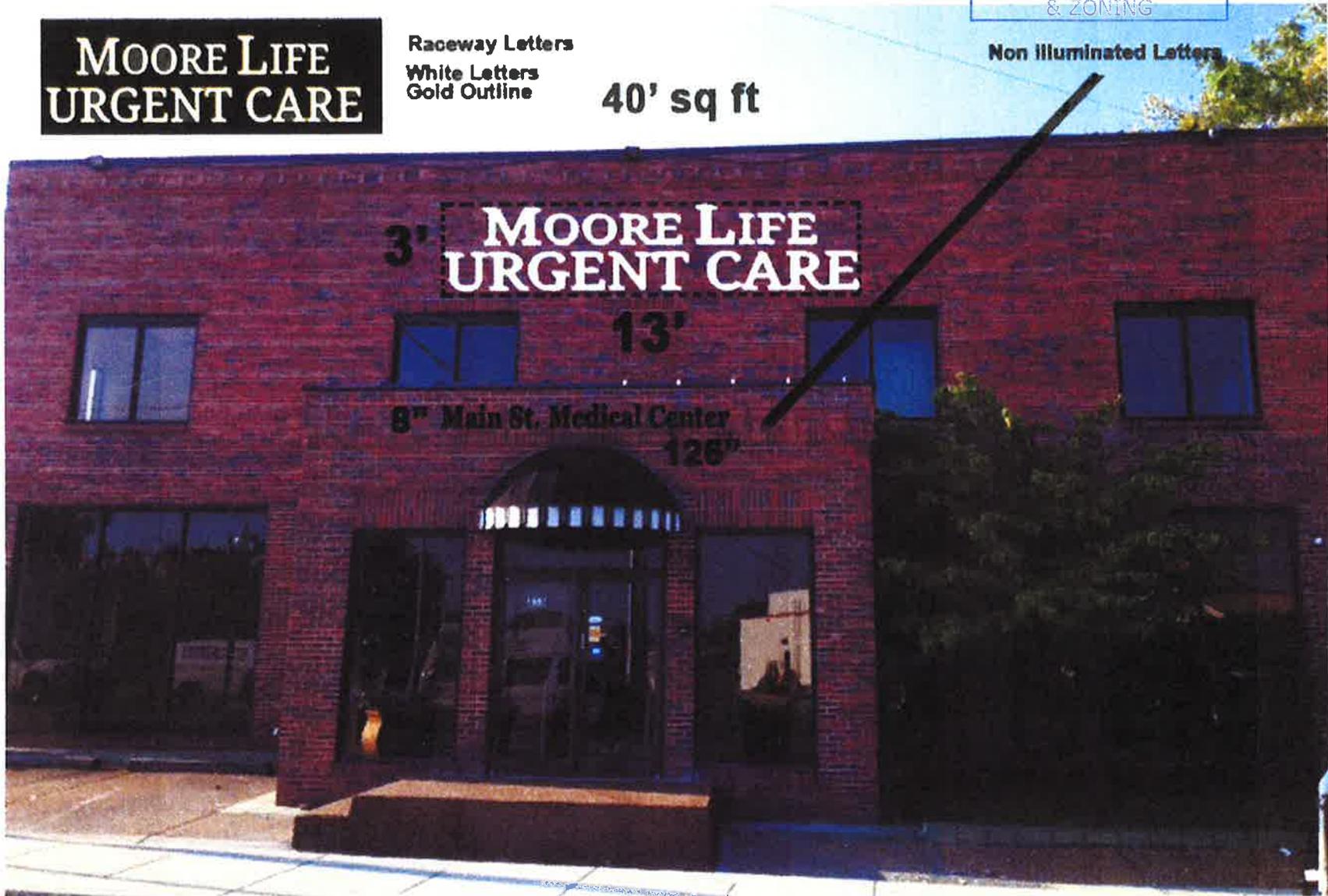
RECEIVED
SEP 30 2015
GALLATIN PLANNING
& ZONING

**MOORE LIFE
URGENT CARE**

Raceway Letters
White Letters
Gold Outline

40' sq ft

Non Illuminated Letters



8-1185-15

RECEIVED
OCT 05 2015
GALLATIN PLANNING
& ZONING

ITEM 4

Wendy's
ALL AMERICAN
HAMBURGERS
SODAS
PIZZA
ICE CREAM

Wendy's logo

ITEM 4

RECEIVED
OCT 05 2015
GALLATIN PLANNING
& ZONING

Wendy's
GREAT LAMBARETTO
HAMBURGERS
NEW JAZZ
FRESH SMOOTHIES
SOFT ICE CREAM

OPEN

EXIT

ITEM 4

RECEIVED
OCT 05 2015
GALLATIN PLANNING
& ZONING



ITEM 4

RECEIVED

OCT 05 2015

GALLATIN PLANNING & ZONING

ELECTRICAL GENERAL NOTES

1. EXTEND NEW CIRCUITRY TO EXISTING CIRCUITS (DINING ROOM LIGHTING AND EXTERIOR). FIELD VERIFY LOCATION OF EXISTING CIRCUIT PRIOR TO ROUGH-IN. 120V, 20 AMP LIGHTING CIRCUITS ARE NOT TO EXCEED 1900 WATTS. VERIFY CIRCUIT LOAD PRIOR TO CONNECTING NEW FIXTURES.
2. 4-BOX ABOVE CEILING FOR BUILDING SIGNAGE & EXTERIOR LIGHTING (TYPICAL). EXTEND NEW CIRCUITRY TO EXISTING SIGNAGE CIRCUIT AND MAKE FINAL CONNECTION. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. SIGNAGE VENDOR TO CONCEAL ALL WIRING IN WALL, LEAVING NO WIRING EXPOSED, AND MAKE FINAL CONNECTIONS IN PROVIDED JUNCTION BOX. SIGNAGE IS TO BE TESTED TO VERIFY EACH SIGN IS WORKING PROPERLY PRIOR TO LEAVING JOB SITE.
3. EXTEND NEW CIRCUITRY TO EXISTING EXTERIOR LIGHTING CIRCUIT IN AREA. MAKE ALL FINAL CONNECTIONS. COORDINATE LIGHTING HOURS OF OPERATION WITH ARCHITECT / OWNER (WHERE APPLICABLE).
4. EXTEND NEW CIRCUITRY TO EXISTING LIGHTING CIRCUITS IN AREA FOR NEW DECORATIVE AND RECESSED LIGHTING. PROVIDE NEW SWITCH AND SWITCH LOOP FOR FIXTURES AS SHOWN. COORDINATE LOCATION OF SWITCH BANK WITH ARCHITECT PRIOR TO ROUGH-IN. FIELD VERIFY LOCATION EXISTING CIRCUITS PRIOR TO ROUGH-IN AND CONFIRM LOADS ON CIRCUIT PRIOR TO FINAL CONNECTION. 120V, 20 AMP CIRCUIT SHALL NOT EXCEED 1900 WATTS.
5. PROVIDE NEW JUNCTION BOX FOR NEW EXTERIOR FIXTURES. VERIFY EXACT MOUNTING HEIGHTS AND LOCATION PRIOR TO ROUGH-IN. ALL EXISTING FIXTURES ARE TO BE CLEANED, REPAINTED AND RELAMPED AS SHOWN ON PLANS.

GENERAL NOTES

1. WHERE EVER POSSIBLE NEW MASONRY WORK SHALL BE CONSTRUCTED W/ SALVAGED MASONRY TO MATCH EXISTING MASONRY.
2. REPORT EXISTING VERTICAL AND HORIZONTAL MASONRY JOINTS WHERE VOIDS OR CRACKS EXIST
3. CLEAN, REPAIR & REPAINT (E) ELEMENTS WHERE INDICATED
4. FOR EXISTING BOLLARD COVERS, CONSTRUCTION MANAGER TO DETERMINE IF THEY NEED TO BE REPLACED.

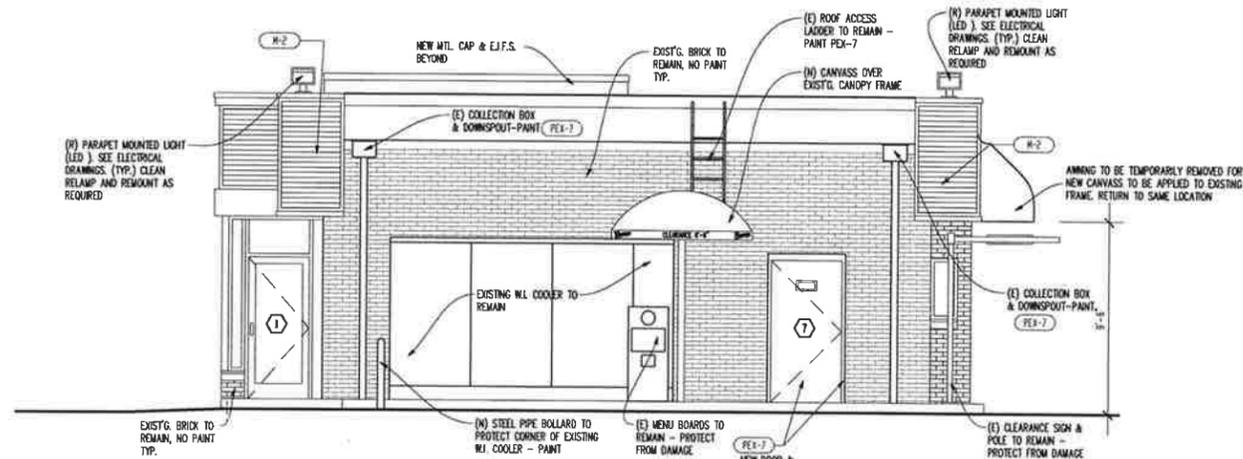
EXTERIOR FINISHES LEGEND

NOTE: REFER TO MATERIAL/FINISH/RESPONSIBILITY SCHEDULE ON SHEET A6.1 FOR SPECIFICATIONS OF ALL EXTERIOR MATERIALS AND FINISHES

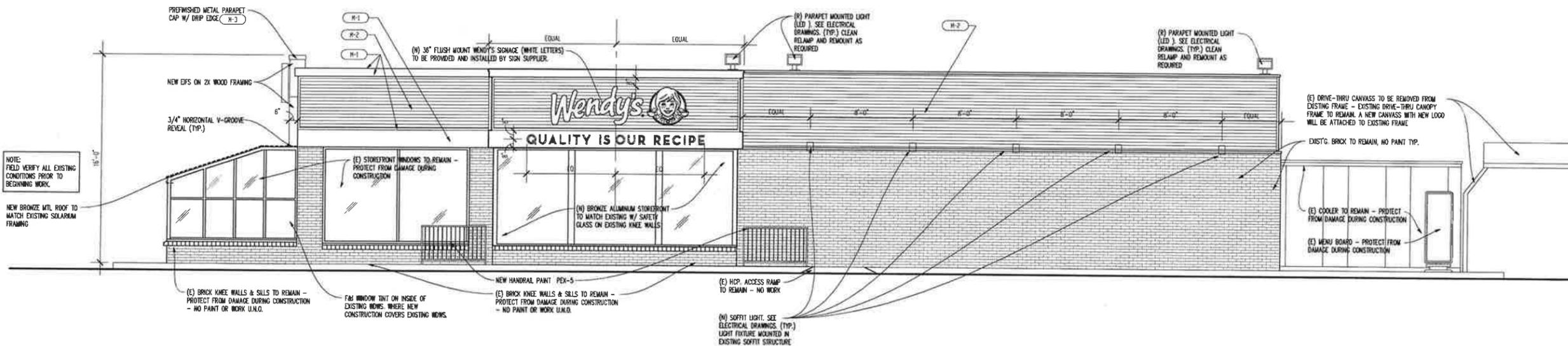
- (B-1) BRICK
- (E-1) EXISTING EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - DARK BRONZE
- (E-2) EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - "RED"
- (G-1) 1" LOW-E INSULATED GLASS
- (G-2) 1" INSULATED SPANDREL GLASS
- (G-3) 1/4" SPANDREL GLASS
- (M-1) METAL TRIM AND BRAKE METAL (DARK BRONZE)
- (M-2) CORRUGATED METAL PANEL (DARK BRONZE)
- (M-3) METAL COPING (RED)
- (PEX-1) PAINT (COLOR: WENDY'S DEEP BRONZE)
- (PEX-2) PAINT (COLOR: WENDY'S EXTERIOR RED)
- (PEX-3) PAINT (COLOR: WENDY'S DARK BRONZE (PYLON SIGNS ONLY))
- (PEX-4) PAINT (COLOR: WENDY'S GREY)
- (PEX-5) PAINT (COLOR: SAFETY RED)
- (PEX-6) PAINT (COLOR: SAFETY YELLOW) OR BOLLARD COVER
- (PEX-7) PAINT (COLOR: WENDY'S DARK BRONZE (COOLER BOX ONLY))
- (PW) PICKUP WINDOW
- (SF-1) ALUMINUM STOREFRONT SYSTEM
- (T-1) EXTERIOR TILE

ENVELOPE COMPLIANCE

ROOF	EXISTING R-38
WALLS	EXISTING / NEW R-21
WINDOWS	U=0.29, SHGC=0.60
GLASS DOORS	U=0.29, SHGC=0.60



02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SITE NUMBER	03260
BASE MODEL	3087
ASSET TYPE	FRANCHISEE
CLASSIFICATION	REFRESH
OWNER	BF NASHVILLE, INC
BASE VERSION	02-FEB-15
UPGRADE CLASSIFICATION	FRAN NEW BASE
PROJECT YEAR	2015
FURNITURE PACKAGE	2015
DESIGN BULLETINS	THRU DB 01

PROJECT TYPE: **3076**
REFRESH



B. F. Nashville, Inc.
architecture
interior design
consulting services

3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
jwilker@bfccompanies.com

Wendy's.
233 W. MAIN STREET
NASHVILLE, TN. 37066

REV.	DATE	DESCRIPTION

DATE FOR PERMIT
SUBMIT: 09/28/2015

DRAWN BY: **TIM MCINTYRE**
CHECKED BY: **JD WILKERSON**



DATE: 9/9/2015
SHEET NAME: **EXTERIOR ELEVATIONS**

SHEET NUMBER: **A2.2**

8-1197-15

ITEM 5

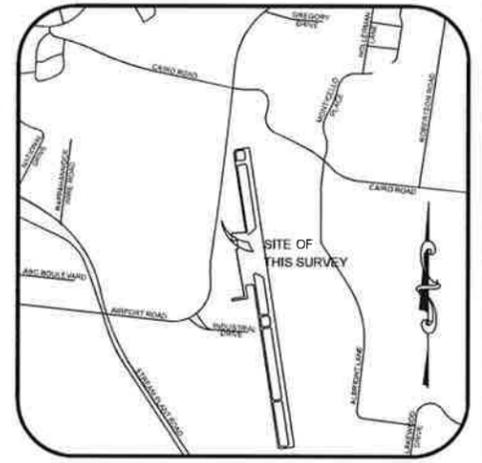
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	750.00'	1206.29'	1080.41'	N 47°47'45" E	92°09'15"	778.74'
C2	4400.00'	1535.75'	1527.97'	N 11°43'04" E	19°59'54"	775.77'
C3	4400.00'	614.90'	614.40'	N 26°22'41" E	8°00'25"	307.95'
C4	1350.00'	457.66'	455.47'	N 40°05'37" E	19°25'26"	231.05'
C5	2339.29'	556.92'	554.61'	S 34°59'33" W	13°36'58"	279.27'
C6	4300.00'	1514.48'	1506.67'	S 11°48'32" W	20°10'48"	765.17'
C7	850.00'	589.57'	577.82'	S 21°36'21" W	39°44'27"	307.20'
C8	738.94'	128.90'	128.74'	S 48°45'02" E	9°59'40"	64.61'
C9	261.48'	113.02'	112.15'	S 66°07'51" E	24°45'58"	57.41'
C10	311.48'	134.64'	133.59'	N 66°07'51" W	24°45'58"	68.39'
C11	788.94'	137.62'	137.45'	N 48°45'02" W	9°59'40"	68.99'
C12	850.00'	274.69'	273.49'	S 60°16'38" W	18°30'56"	138.55'
C13	743.15'	218.36'	217.58'	S 88°28'36" E	16°50'07"	109.97'
C14	285.44'	531.57'	458.02'	S 43°32'39" E	106°42'01"	383.65'
C15	235.44'	276.22'	260.64'	S 23°48'13" E	67°13'07"	156.48'
C16	285.44'	334.87'	316.00'	N 23°48'13" W	67°13'07"	189.71'
C17	235.44'	438.45'	377.79'	N 43°32'39" W	106°42'01"	316.44'
C18	793.15'	233.05'	232.21'	N 88°28'36" W	16°50'07"	117.37'
C19	2259.55'	26.84'	26.84'	S 06°54'29" W	0°40'50"	13.42'
C20	1325.00'	251.05'	250.67'	S 51°59'06" E	10°51'21"	125.90'
C21	1425.00'	270.00'	269.59'	N 51°59'06" W	10°51'21"	135.40'
C22	837.74'	804.56'	773.99'	S 33°03'26" W	55°01'34"	436.34'
C23	740.29'	734.13'	704.42'	N 34°01'36" E	56°49'09"	400.43'
C24	850.00'	361.06'	358.35'	N 81°42'14" E	24°20'16"	183.29'
C25	740.29'	384.91'	380.59'	N 81°24'25" E	29°47'27"	196.91'
C26	837.74'	474.87'	468.54'	S 80°22'09" W	32°28'41"	244.01'
C27	850.00'	141.82'	141.66'	N 46°14'22" E	9°33'36"	71.08'
C28	2839.79'	533.06'	532.28'	S 83°53'29" E	10°45'18"	267.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°07'38" E	84.41'
L2	N 30°22'54" E	9.55'
L3	S 46°16'47" E	14.26'
L4	S 42°22'38" W	81.10'
L5	N 64°04'34" W	75.07'
L6	N 76°02'45" W	113.38'
L7	S 76°02'47" E	100.95'
L8	S 01°07'30" E	67.68'
L9	S 53°44'52" E	3.55'
L10	S 78°30'50" W	85.50'
L11	S 89°16'08" E	84.52'
L12	S 38°19'15" E	120.48'
L13	N 05°37'07" E	12.84'
L14	N 78°30'50" W	39.83'
L15	N 53°44'52" W	3.55'
L16	N 86°23'12" W	67.67'
L17	S 80°03'33" E	174.32'
L18	S 09°48'21" W	225.58'
L19	S 32°35'14" W	50.00'
L20	N 09°48'21" E	225.58'
L21	N 80°03'33" W	171.08'
L22	N 06°14'15" E	50.10'
L23	S 06°14'15" W	47.87'
L24	S 06°14'15" W	79.94'
L25	S 57°24'46" E	46.46'
L26	N 57°24'46" W	41.71'
L27	N 06°14'15" E	62.78'
L28	N 43°45'12" W	103.39'
L29	N 83°49'24" W	30.00'
L30	N 35°30'24" W	148.00'
L31	S 83°58'23" E	187.56'
L32	N 43°45'12" W	105.42'
L33	S 84°06'59" E	55.70'

- SURVEYOR'S NOTES:**
- The purpose of this plat is dedicate/relocate and abandon right-of-way for Airport Road, Cario Road and Industrial Drive.
 - The total area shown hereon is 31.06± Acres or 1,353,021± Square feet.
 - This property currently identified as a portion of Parcels 1.02, 2.12, 3.00, 52.00, 52.01, 53.00 and 64.06 on Tax Map No. 127. For designation shown thus (XXX) indicates Parcel Numbers for said map.
 - Deed reference: Deed Book 421 Page 610, Record Book 61, Page 341, Record Book 502, Page 70, Record Book 3023, Page 15, Record Book 3533, Page 867, Record Book 3554, Page 843, and Record Book 3555, Page 839 as recorded in the Register's Office, Sumner County, Tennessee.
 - Bearings based on: Tennessee State Plane (NAD 83).

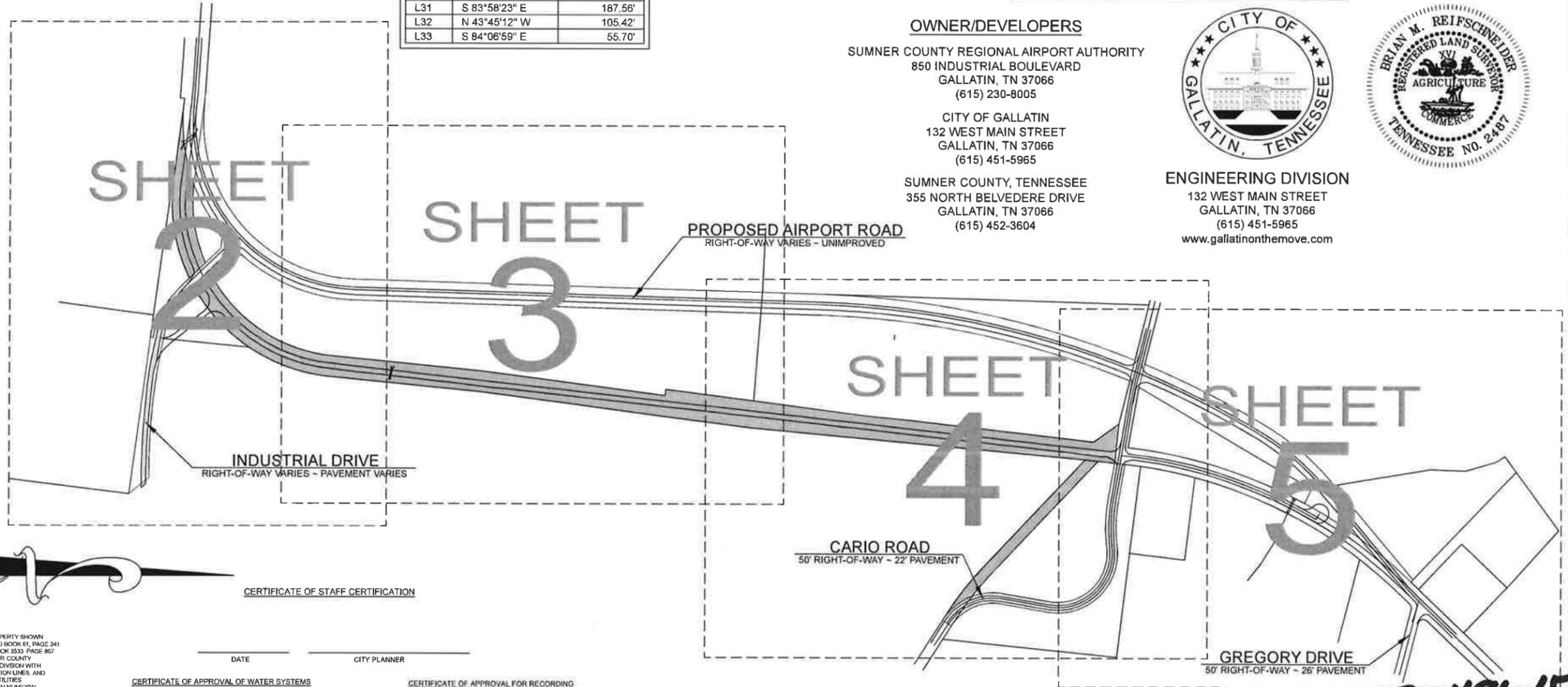
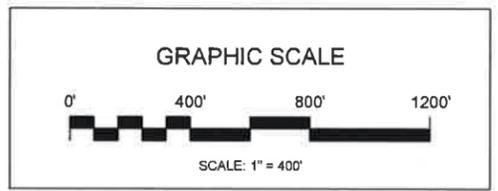
- By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0318G and 47165C0431G with an effective date of April 17, 2012. Only an elevation certificate can determine the exact designation. Based on the information a portion this property IS NOT in a special flood hazard area.
- This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-3. The error of closure for the unadjusted traverse is 1:10,000. This survey is classified as a:
 - Urban and Subdivision (Category I)
 - Suburban and Subdivision (Category II)
 - All Other Land Surveys (Category III)
- 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.

Current Zoning is "IR" Industrial Restrictive District and "IG" Industrial General District.
- Existing use is vacant. Proposed use is vacant.



LEGEND

- FOUND PIN OR PIPE IP(O) / IPPE(O)
- SET IRON PIN IP(N)
- FOUND MONUMENT MON(O)
- SET MONUMENT MON(N)
- PROPERTY LINE
- SETBACK LINE
- P.U.D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- GUY WIRE
- STREET ADDRESS
- LOT NUMBER



OWNER/DEVELOPERS

SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
850 INDUSTRIAL BOULEVARD
GALLATIN, TN 37066
(615) 230-8005

CITY OF GALLATIN
132 WEST MAIN STREET
GALLATIN, TN 37066
(615) 451-5965

SUMNER COUNTY, TENNESSEE
355 NORTH BELVEDERE DRIVE
GALLATIN, TN 37066
(615) 452-3604



ENGINEERING DIVISION
132 WEST MAIN STREET
GALLATIN, TN 37066
(615) 451-5965
www.gallatinonthemove.com

TENNESSEE STATE PLANE (NAD 83)

CERTIFICATE OF STAFF CERTIFICATION

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 DEED 421, PAGE 610, RECORD BOOK 61, PAGE 341, RECORD BOOK 502, PAGE 70, RECORD BOOK 3023, PAGE 15, RECORD BOOK 3533, PAGE 867, RECORD BOOK 3554, PAGE 843 AND RECORD BOOK 3555, PAGE 839 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 IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS.

DATE: _____ SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
HAROLD VAN LEEUWEN, MANAGER

DATE: _____ CITY OF GALLATIN
MAYOR PAIGE BRONAI

DATE: _____ SUMNER COUNTY, TENNESSEE
ANTHONY HOLT, COUNTY EXECUTIVE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAN ENTITLED AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL DRIVE RIGHT-OF-WAY RELOCATION, DEDICATION, VACATION AND ABANDONMENT 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 PLAN 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.

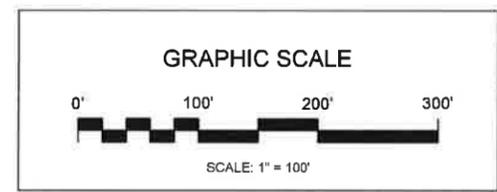
DATE: _____ SECRETARY OF PLANNING COMMISSION

DATE: _____ CHAIRMAN'S INITIALS

AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD RIGHT-OF-WAY RELOCATION / DEDICATION / VACATION FINAL PLAT

2-11-91-15

MATCHLINE (SEE SHEET 3 OF 5)



- LEGEND**
- FOUND PIN OR PIPE IP(D) / PIPE (D)
 - SET IRON PIN IP(N)
 - FOUND MONUMENT MON(O)
 - SET MONUMENT MON(N)
 - PROPERTY LINE
 - SETBACK LINE
 - P.U.D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
 - SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊛ LIGHT POLE
 - ⊕ POWER POLE
 - GUY WIRE
 - [XXX] STREET ADDRESS
 - ⊙ LOT NUMBER



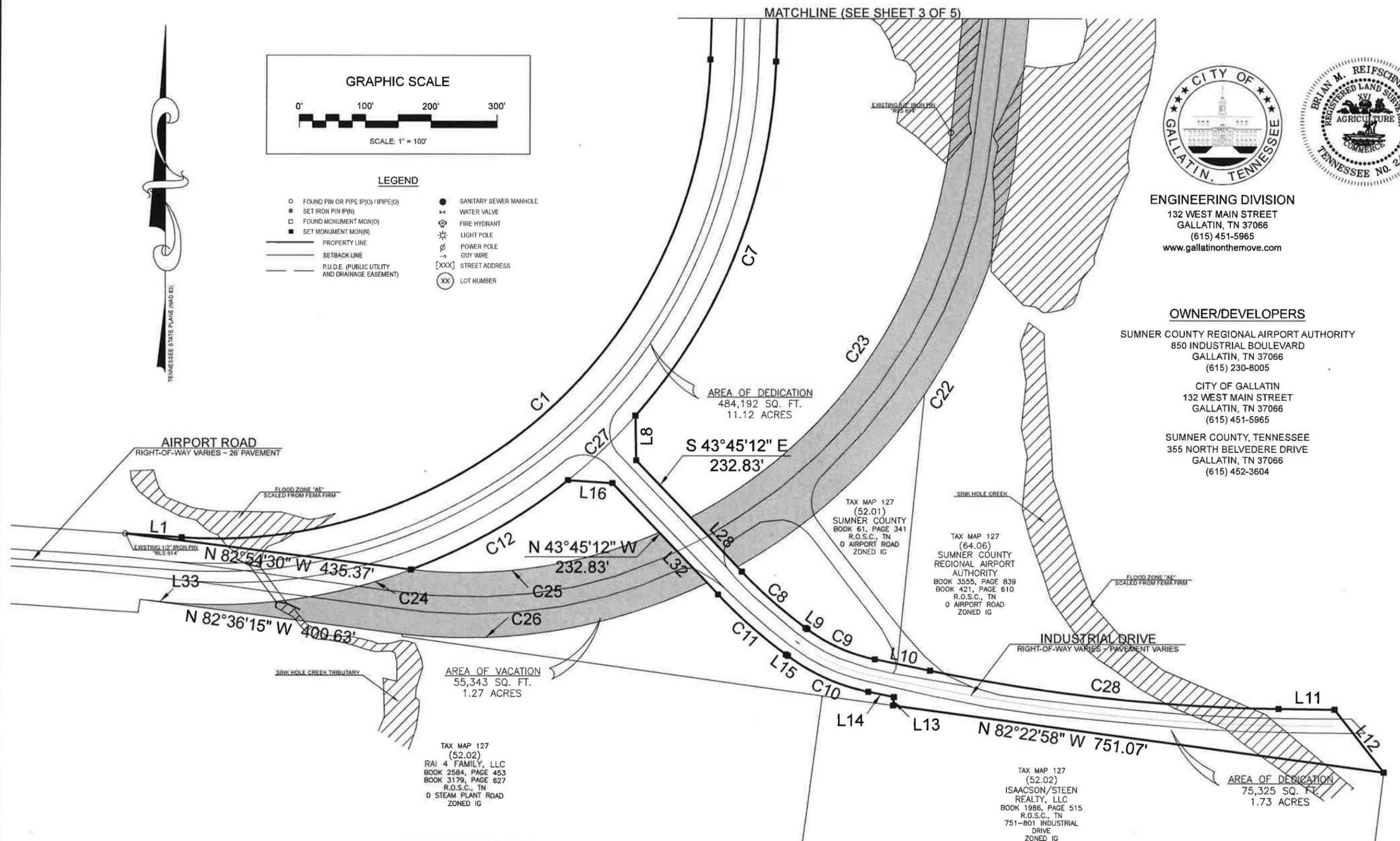
ENGINEERING DIVISION
 132 WEST MAIN STREET
 GALLATIN, TN 37066
 (615) 451-5965
 www.gallatinonthe move.com

OWNER/DEVELOPERS

SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
 850 INDUSTRIAL BOULEVARD
 GALLATIN, TN 37066
 (615) 230-8005

CITY OF GALLATIN
 132 WEST MAIN STREET
 GALLATIN, TN 37066
 (615) 451-5965

SUMNER COUNTY, TENNESSEE
 355 NORTH BELVEDERE DRIVE
 GALLATIN, TN 37066
 (615) 452-3604



CERTIFICATE OF STAFF CERTIFICATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS EVIDENCED IN DEED 421, PAGE 610, RECORD BOOK 61, PAGE 341, RECORD BOOK 502, PAGE 70, RECORD BOOK 3023, PAGE 15, RECORD BOOK 3533, PAGE 667, RECORD BOOK 3554, PAGE 843, AND RECORD BOOK 3555, PAGE 639, 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 IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

DATE _____ SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
 HAROLD VAN LESBVEN, MANAGER

DATE _____ CITY OF GALLATIN
 MAYOR PAGE BROWN

DATE _____ SUMNER COUNTY, TENNESSEE
 ANTHONY HOLT, COUNTY EXECUTIVE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL DRIVE RIGHT-OF-WAY DEDICATION/VACATION/RELOCATION FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT GUARTEEY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE _____ SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

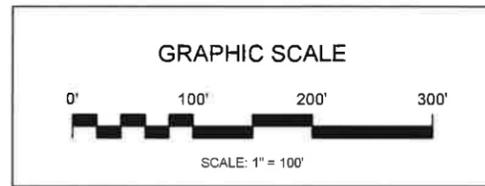
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE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

DATE _____ SECRETARY OF PLANNING COMMISSION

DATE _____ CHAIRMAN'S INITIALS

AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD RIGHT-OF-WAY RELOCATION / DEDICATION / VACATION FINAL PLAT

2-1191-15



- LEGEND**
- FOUND PIN OR PIPE (P) / (D) / (I) / (O)
 - SET IRON PIN (P) / (N)
 - FOUND MONUMENT (M) (D)
 - SET MONUMENT (M) (N)
 - PROPERTY LINE
 - SETBACK LINE
 - P.U.D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
 - SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ GUY WIRE
 - [XXX] STREET ADDRESS
 - (XX) LOT NUMBER

OWNER/DEVELOPERS

SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
 850 INDUSTRIAL BOULEVARD
 GALLATIN, TN 37066
 (615) 230-8005

CITY OF GALLATIN
 132 WEST MAIN STREET
 GALLATIN, TN 37066
 (615) 451-5965

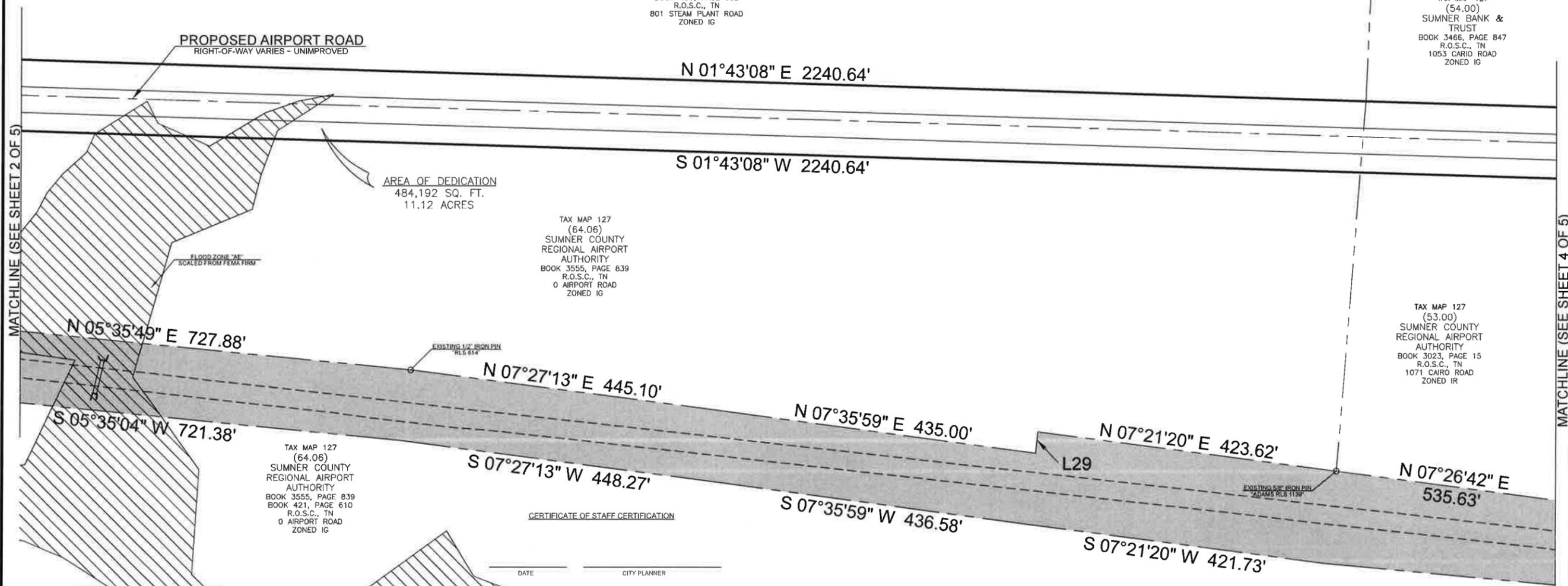
SUMNER COUNTY, TENNESSEE
 355 NORTH BELVEDERE DRIVE
 GALLATIN, TN 37066
 (615) 452-3604



ENGINEERING DIVISION
 132 WEST MAIN STREET
 GALLATIN, TN 37066
 (615) 451-5965
 www.gallatinonthemove.com

TAX MAP 127
 (64.00)
 R.R. DONNELLEY &
 SONS COMPANY
 BOOK 459, PAGE 662
 R.O.S.C., TN
 801 STEAM PLANT ROAD
 ZONED IG

TAX MAP 127
 (54.00)
 SUMNER BANK &
 TRUST
 BOOK 3466, PAGE 847
 R.O.S.C., TN
 1053 CARIO ROAD
 ZONED IG



MATCHLINE (SEE SHEET 2 OF 5)

MATCHLINE (SEE SHEET 4 OF 5)

TAX MAP 127
 (64.06)
 SUMNER COUNTY
 REGIONAL AIRPORT
 AUTHORITY
 BOOK 3555, PAGE 839
 BOOK 421, PAGE 610
 R.O.S.C., TN
 0 AIRPORT ROAD
 ZONED IG

TAX MAP 127
 (64.06)
 SUMNER COUNTY
 REGIONAL AIRPORT
 AUTHORITY
 BOOK 3555, PAGE 839
 R.O.S.C., TN
 0 AIRPORT ROAD
 ZONED IG

TAX MAP 127
 (53.00)
 SUMNER COUNTY
 REGIONAL AIRPORT
 AUTHORITY
 BOOK 3023, PAGE 15
 R.O.S.C., TN
 1071 CARIO ROAD
 ZONED IR

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 DEED 421, PAGE 610, RECORD BOOK 61, PAGE 341, RECORD BOOK 502, PAGE 70, RECORD BOOK 3003, PAGE 13, RECORD BOOK 3533, PAGE 897, RECORD BOOK 3554, PAGE 843 AND RECORD BOOK 3555, PAGE 839 SUMNER COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, AND THAT IF FEES OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAN ENTITLED AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD RIGHT-OF-WAY RELOCATION / DEDICATION / VACATION FINAL PLAT 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.

CERTIFICATE OF APPROVAL FOR RECORDING

HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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: SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
 HAROLD VAN LEEUWEN, MANAGER

DATE: CITY OF GALLATIN
 MAYOR FAISSE BROWN

DATE: SUMNER COUNTY, TENNESSEE

DATE: SUPERINTENDENT OF PUBLIC UTILITIES

DATE: SECRETARY OF PLANNING COMMISSION

DATE: CHAIRMAN'S OFFICE

AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD RIGHT-OF-WAY RELOCATION / DEDICATION / VACATION FINAL PLAT

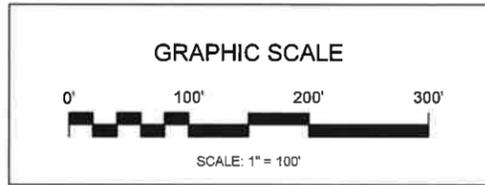
2-1191-15

MATCHLINE (SEE SHEET 3 OF 5)

MATCHLINE (SEE SHEET 4 OF 5)



ENGINEERING DIVISION
132 WEST MAIN STREET
GALLATIN, TN 37066
(615) 451-5965
www.gallatinonthemove.com



AREA OF DEDICATION
484,192 SQ. FT.
11.12 ACRES

AREA OF VACATION
483,253 SQ. FT.
11.09 ACRES

AREA OF VACATION
46,238 SQ. FT.
1.06 ACRES
(UTILITY EASEMENT TO REMAIN)



TAX MAP 127
(64.06)
SUMNER COUNTY
REGIONAL AIRPORT
AUTHORITY
BOOK 3555, PAGE 839
BOOK 421, PAGE 610
R.O.S.C., TN
0 AIRPORT ROAD
ZONED IG

TAX MAP 127
(3.00)
SUMNER COUNTY
REGIONAL AIRPORT
AUTHORITY
BOOK 502, PAGE 70
R.O.S.C., TN
0 CAIRO ROAD
ZONED R-40/1G

TAX MAP 127
(2.03)
JAMES AND BOBBIE
RAMSEY
BOOK 2150, PAGE 806
R.O.S.C., TN
751 AIRPORT ROAD
ZONED IR

RESUBDIVISION OF
RAMSEY INDUSTRIAL CENTER
LOT 1
PLAT BOOK 15, PAGE 291

OWNER/DEVELOPERS
SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
850 INDUSTRIAL BOULEVARD
GALLATIN, TN 37066
(615) 230-8005
CITY OF GALLATIN
132 WEST MAIN STREET
GALLATIN, TN 37066
(615) 451-5965

2-1191-15

AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD RIGHT-OF-WAY RELOCATION / DEDICATION / VACATION FINAL PLAT

- LEGEND**
- FOUND PIN OR PIPE IP(O) / PIPE(O)
 - SET IRON PIN IP(N)
 - FOUND MONUMENT MON(O)
 - SET MONUMENT MON(N)
 - PROPERTY LINE
 - SETBACK LINE
 - - - P.U.D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POLE
 - POWER POLE
 - GUY WIRE
 - [XXX] STREET ADDRESS
 - (XX) LOT NUMBER
- 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 DEED 431, PAGE 110, RECORD BOOK BY PAGE 141, RECORD BOOK 500, PAGE 70, RECORD BOOK 3023, PAGE 15, RECORD BOOK 3333, PAGE 897, RECORD BOOK 3554, PAGE 848 AND RECORD BOOK 3655, PAGE 839 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 IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS.
- DATE _____ SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
HAROLD VAN LEEUWEN, MANAGER
- DATE _____ CITY OF GALLATIN
MAYOR PAIGE BROWN
- DATE _____ SUMNER COUNTY TENNESSEE
ANTHONY HOLT, COUNTY EXECUTIVE
- 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
- DATE _____ SUPERINTENDENT OF PUBLIC UTILITIES
- CERTIFICATE OF APPROVAL OF WATER SYSTEMS**
- I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD RIGHT-OF-WAY RELOCATION / DEDICATION / VACATION FINAL PLAT 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 HEREOF 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 OF 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 HEREOF TO THE SPECIFICATIONS IN THESE REGULATIONS.
- DATE _____ REGISTERED LAND SURVEYOR

LEGEND

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 DEED 431, PAGE 110, RECORD BOOK BY PAGE 141, RECORD BOOK 500, PAGE 70, RECORD BOOK 3023, PAGE 15, RECORD BOOK 3333, PAGE 897, RECORD BOOK 3554, PAGE 848 AND RECORD BOOK 3655, PAGE 839 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 IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS.

DATE _____ SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
HAROLD VAN LEEUWEN, MANAGER

DATE _____ CITY OF GALLATIN
MAYOR PAIGE BROWN

DATE _____ SUMNER COUNTY TENNESSEE
ANTHONY HOLT, COUNTY EXECUTIVE

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

DATE _____ SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD RIGHT-OF-WAY RELOCATION / DEDICATION / VACATION FINAL PLAT 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 HEREOF 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 OF 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 HEREOF TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE _____ REGISTERED LAND SURVEYOR

N 05°39'58" E
223.24'

N 06°32'41" E 882.25'

S 05°16'19" W 1612.14'

N 46°33'25" W 713.43'
S 46°33'25" E 756.14'

C21

C16

C20

L20

L18

L26

C15

C17

C14

C13

C18

L24

L21

L17

L23

L22

L27

L30

L31

L7

L6

L7

L6

L7

L6

L7

L6

L7

C2

C6

CARIO ROAD
50' RIGHT-OF-WAY - 22' PAVEMENT

PROPOSED AIRPORT ROAD
100' RIGHT-OF-WAY - UNIMPROVED

TAX MAP 127
(53.00)
SUMNER COUNTY
REGIONAL AIRPORT
AUTHORITY
BOOK 3023, PAGE 15
R.O.S.C., TN
1071 CAIRO ROAD
ZONED IR

TAX MAP 127
(2.05)
BCR PROPERTIES,
LLC
BOOK 1850, PAGE 1
R.O.S.C., TN
760 AIRPORT ROAD
ZONED IR

TAX MAP 127
(2.03)
JAMES AND BOBBIE
RAMSEY
BOOK 2150, PAGE 806
R.O.S.C., TN
751 AIRPORT ROAD
ZONED IR

RESUBDIVISION OF
RAMSEY INDUSTRIAL CENTER
LOT 1
PLAT BOOK 15, PAGE 291

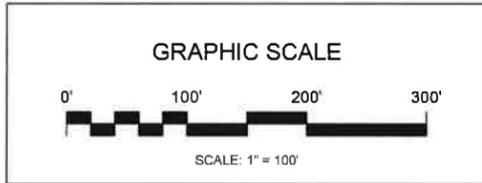
OWNER/DEVELOPERS

SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
850 INDUSTRIAL BOULEVARD
GALLATIN, TN 37066
(615) 230-8005
CITY OF GALLATIN
132 WEST MAIN STREET
GALLATIN, TN 37066
(615) 451-5965

LEGEND

- FOUND PIN OR PIPE (P) / (PIPE) (C)
- SET IRON PIN (P)
- FOUND MONUMENT MON(C)
- SET MONUMENT MON(N)
- PROPERTY LINE
- SETBACK LINE
- P.U.D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- GUY WIRE
- [XXX] STREET ADDRESS
- XX LOT NUMBER

TENNESSEE STATE PLANE (NAD 83)



ENGINEERING DIVISION
 132 WEST MAIN STREET
 GALLATIN, TN 37066
 (615) 451-5965
 www.gallatinonthemove.com

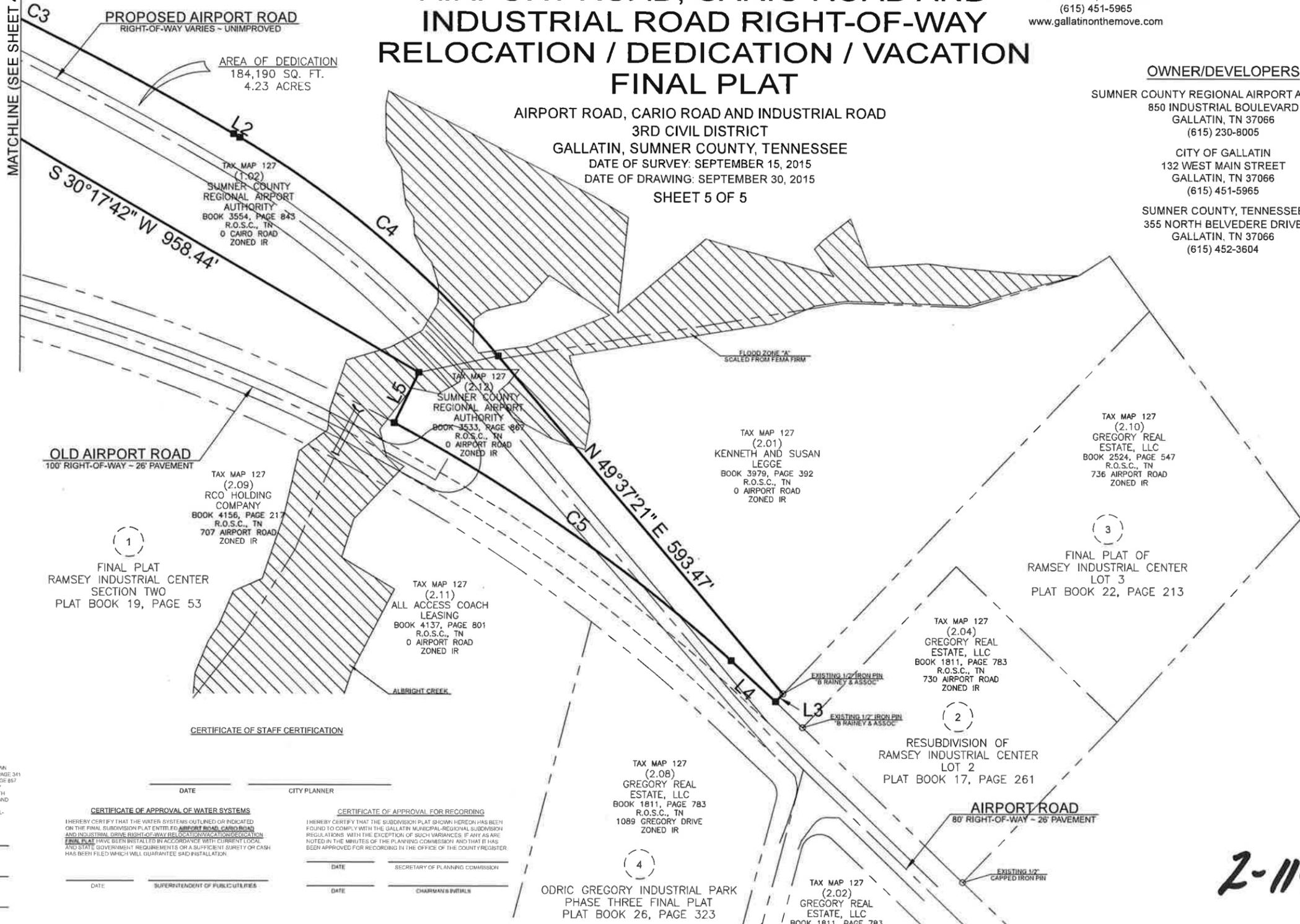
AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD RIGHT-OF-WAY RELOCATION / DEDICATION / VACATION FINAL PLAT

AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL ROAD
 3RD CIVIL DISTRICT
 GALLATIN, SUMNER COUNTY, TENNESSEE
 DATE OF SURVEY: SEPTEMBER 15, 2015
 DATE OF DRAWING: SEPTEMBER 30, 2015
 SHEET 5 OF 5

OWNER/DEVELOPERS

- SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
 850 INDUSTRIAL BOULEVARD
 GALLATIN, TN 37066
 (615) 230-8005
- CITY OF GALLATIN
 132 WEST MAIN STREET
 GALLATIN, TN 37066
 (615) 451-5965
- SUMNER COUNTY, TENNESSEE
 355 NORTH BELVEDERE DRIVE
 GALLATIN, TN 37066
 (615) 452-3604

MATCHLINE (SEE SHEET 4 OF 5)



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 ENDEAVORED BY DEED 431, PAGE 610 RECORD BOOK 61, PAGE 341 RECORD BOOK 50, PAGE 70 RECORD BOOK 3023, PAGE 15 RECORD BOOK 3533, PAGE 857 RECORD BOOK 3534, PAGE 843 AND RECORD BOOK 3555, PAGE 839 SUMNER COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF REVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL, REGIONAL SUBDIVISION REGULATIONS.

DATE _____ SUMNER COUNTY REGIONAL AIRPORT AUTHORITY
 HAROLD VAN LEEUWEN, MANAGER

DATE _____ CITY OF GALLATIN
 MAYOR PASKA BROWN

DATE _____ SUMNER COUNTY, TENNESSEE
 ANTHONY HOLT, COUNTY EXECUTIVE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "AIRPORT ROAD, CARIO ROAD AND INDUSTRIAL DRIVE RIGHT-OF-WAY RELOCATION AND DEDICATION" FINAL PLAT 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 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 OF PLANNING COMMISSION

DATE _____ CHAIRMAN'S INITIALS

ODRIC GREGORY INDUSTRIAL PARK
 PHASE THREE FINAL PLAT
 PLAT BOOK 26, PAGE 323

2-1191-15

SURETY REVIEW PROCESS

Sureties are required for all subdivisions with public improvements as described in Chapter 3, Section 3-101.1 of the Subdivision Regulations. Sureties shall cover 110% of the cost of all public improvements (Sec. 3-101.1) and are collected by the City as authorized by **Title 13, Section 13-3-403(b)** and **Section 13-4-310, Tenn. Code Annotated**.

Tenn. Code Annotated Section 13-4-303(a), Subdivision Regulations states:

Such regulations (subdivision regulations) may provide that, in lieu of the completion of such work previous to the final approval of a plat, the commission may accept a bond, in an amount with surety and condition as satisfactory to it, providing for and securing to the municipality the actual construction and installation of such improvements and utilities within a period specified by the commission and expressed in the bonds, and the municipality is hereby granted the power to enforce such bonds by all appropriate legal and equitable remedies.

The regulations may provide, in lieu of the completion of the work previous to the final plat, for an assessment or other method whereby the county, municipality or metropolitan government served by the regional planning commission at the location of the platted property is put in an assured position to do the work and make the installations at the cost of the owners of the property within the subdivision.

Section 13-3-403, pertaining to the regional planning commission contains similar language.

Each Resolution approving a Final Plat shall incorporate a time when the improvements must be completed **(Subdivision Regulations Section 3-101.3)**

Section 3-101.1 (paragraph 2), states:

"The period within which required improvements must be completed shall be specified by the Planning Commission in a resolution approving the Final Plat, shall be incorporated in the language of the Irrevocable Letters of Credit, shall not, in any event, exceed one (1) year from date of final approval unless a longer period is specifically authorized by the Planning Commission or its designee, as provided below."

In addition **Section 2-105.702** Completion of Improvements states:

Before the Final Plat is signed by the Planning Commission officers specified in Section 2-105.703 of these Regulations, all applicants shall complete, in accordance with the Planning Commission's decision and to the satisfaction of the Chief Enforcing Officer (City Engineer), all improvements within the right-of-way, utilities, and other improvements, including lot improvements on the individual lots of the subdivision, as required in these Regulations and shall dedicate such improvements to the City or County free and clear of all liens and encumbrances on the property and public improvements thus dedicated. A Performance Bond (surety), per Chapter 3, may be posted in lieu of completion prior to acceptance of these Regulations (improvements).

Allowing a developer to post a surety for public improvements is not a requirement of the subdivision regulations but is a privilege granted by the Planning Commission. Apparently this privilege is afforded liberally to developers of subdivisions.

The Planning Commission is not obligated to accept a surety in lieu of completion of construction. For some subdivisions, particularly those with developers that have abused the privilege to submit sureties to allow sufficient time to complete improvements, consideration should be given to not permitting this option and/or not to extend a surety.

If the Planning Commission does permit a surety in lieu of completion of improvements they may also grant extensions.

(Section 3-101.1 (paragraph 4)) states:

"The Planning Commission may, upon proof of difficulty, grant additional one (1) year extensions."

And **(Section 3-101.1 (paragraph 2))** states:

"The expiration date of the Performance Surety initially, and for any extension, shall be set as one (1) year from the date of Final Plat approval."

The developers should move quickly to completely develop the subdivision and not request continuous extensions, without providing "*proof of difficulty*". For most subdivisions it should take no more than one year from final approval of a Final Plat by the Planning Commission to prepare contracts with construction companies, have the construction company mobilize, obtain the Land Disturbance Permit and complete construction within one year. Some or all of this activity can occur before the Final Plat is approved provided they have obtained construction plan approval and acquired permits. The lack of initiative to pursue completion of a project should not be a basis of "*proof of difficulty*". "*Proof of difficulty*" should be reserved to legitimate purposes such as weather events, post construction permitting obstacles, and availability of materials and labor.

Sureties outstanding much longer than needed

As now managed, many subdivision construction projects are stretching out for years. This presents a great inconvenience for persons who have purchased lots and constructed homes within these subdivisions. Some have and had to endure living in active construction zones for many years. This should not be the standard practice of developing subdivisions and is not allowed for site sureties. A developing site would not be permitted to receive a certificate of completion or obtain a certificate of occupancy if the parking lot was only partly completed to just support emergency equipment or the sidewalks and landscaping weren't installed. Neither should a subdivision be allowed to Final Plat with half of the infrastructure installed.

Uncompleted subdivision improvements may cause hazards to the environment and create unsafe conditions for residents and persons driving on uncompleted roads. This is particularly a concern if public emergency response and service vehicles are expected to traverse roadways that often contain potholes, ruts, raised manholes, poor drainage, service line cuts, etc. Allowing these roadways and other infrastructure to linger uncompleted for extended periods allows for further deterioration of the roadway base and prevents stormwater from draining to treatment basins. Often because drainage grates are left at a higher elevation to

the road, water ponds in low areas and cannot properly drain to the drainage inlets. This poses a risk to the structure of the road and to vehicles traveling on the partially completed roads and presents a poor service impression to the public.

Perhaps the arguments for not completing the roadways is that construction vehicles accessing and delivering materials to construction sites will cause damage to newly constructed streets. This is now occurring and is causing additional damage to these uncompleted streets in addition to the damage that poor drainage is causing since the final friction (wearing) course has not been applied. The subdivision regulation design standards are sufficient to provide for a street design that is capable of accommodating such construction vehicles and other types of traffic when fully constructed (Subdivision specifications, Section B-4). These roadways will be able to accept loads from construction related traffic if constructed and built according to these design standards. In addition, the City requires a maintenance bond to cover the cost of damages for at least one year after acceptance by the City.

Inefficient use of city staff time

Allowing for subdivision construction to extend over many years is an inefficient use of city staff time. When construction projects extend for long periods of time it requires more manpower to continually monitor and inspect construction improvements when limited work or changes in conditions occur. Often this requires the city inspectors to inspect work that was completed previously but because of deteriorating conditions must be re-inspected. Each time a surety is renewed a re-inspection and administrative processes must occur. If an extension of the surety is permitted(Sec. 3-101.1 Paragraph 2) a new estimate to reflect an updated cost of completion shall be conducted by the Engineering Division and established as the estimate for such extension.

Each time a surety is renewed it requires time by the surety administrator to correspond with developers, contractors and sub-contractors, financial institutions, legal representatives, city staff and others to ensure that sureties are properly formatted and tabulated to correctly identify the revised cost/construction estimates. This is a service that takes considerable time for which no fee is charged to cover the costs for the activity. It also unnecessarily, takes away staff resources from performing more important tasks and addressing other priorities.

Section 3-105 Acceptance of Required Public Rights-of-way, Easements and infrastructure Improvements

Accepting public improvements is closely related to the surety process. This is authorized by Section 13-4-307 and 13-3-405, Tenn. Code Annotated.

The Subdivision Regulations, Section 3-105.1 – Timeline for Acceptance – states:

The acceptance of public parks, transportation, utility, and drainage infrastructure, rights-of-way and easements will not be considered until four (4) years after the Final Plat has been recorded, or until 80 percent (80%) of the lots are fully developed, whichever is the shorter period of time.

While this does not obligate the City to accept a street it does indicate that the city is limited as to when it may consider acceptance of a street. This language also implies that should the street have been opened for the use by the public, after the fourth year or when 80% of the lots are developed, that the City will accept it if properly constructed. It also implies that the streets should be fully completed by this time, if not sooner.

Together with surety requirements mentioned above, infrastructure in subdivisions should be completed and in a condition to be accepted one year after the Final Plat is approved or recorded unless “proof of difficulty” is provided that would warrant extending a surety. In such a case, the developer would still hold title to the fully completed street for three years before submitting an Acceptance of Dedication offer (**Section 3-105.5**). Simply because the developer is not ready to offer the street for acceptance should not entitle the developer to maintain a substandard street which according to the plat is to be dedicated to the public and included with an Irrevocable Offer of Dedication under Section 2-105.1.6.

However, the approval by the Planning Commission of a subdivision plat shall not be deemed to constitute or imply the acceptance by the City or County of any public parks, transportation, utility, and drainage infrastructure, rights-of-way and easements shown on the plat. – Section 3-105.5

A formal offer of Acceptance of Dedication is still required before any public infrastructure is accepted and becomes the city’s responsibility. Under this arrangement a maintenance surety is required to cover any malfunctions in the infrastructure for one year after acceptance (Section 3-102).

Based on this opinion, staff is asking the Planning Commission to more judiciously regulate the subdivision process and restrict the ability to essentially allow for subdivisions to remain incomplete for extended periods of time by allowing for continuous surety renewals. At best, the following sample schedule should be adhered to and included in any final plat resolution.

SAMPLE DEVELOPMENT SCHEDULE

January 2015 -Preliminary Plat approval by the Planning Commission
May 2015 - Construction Plan approval by the Engineering Department (with all permits)
June 2015 - Issuance of a Land Disturbance Permit by the Engineering Department
July 2015 - Construction Permit-Notice to Proceed by the Engineering Department
January 2016 - Submittal of a Final Plat application by the developer
February 2016 – Final Plat Approval by the Planning Commission (With Offer of Dedication & Posted Surety) *
July 2016 - Completion of Subdivision Construction
February 2020 – Acceptance of Dedication Offers and submittal of Maintenance Surety
February 2021 – Return of Maintenance Surety or balance of Maintenance Surety

* During this time (February 2016 to February 2020) the developer shall maintain the infrastructure in such a way that it does not impose a burden or create unsafe conditions to the public including public service vehicles.

In addition to subdivision sureties, the City also collects site sureties as authorized by Article 15, Section 15.03.080. This section reads as follows:

15.03.080 Surety Required.

Any application for a zoning permit or building permit which requires the submission of a site plan or Final Master Development Plan shall be accompanied by a surety in the

amount of the estimated cost of site improvements including, but not limited to, water and sewer installation, parking lot and driveway paving, construction of border barriers, site grading, erosion control, screening and landscaping.

Any private section of a development will also be required to submit a surety in the amount of the estimated cost of site improvements including, but not limited to, water and sewer installation, parking lot and driveway paving, construction of border barriers, site grading, erosion control, screening and landscaping. If an extension of the surety is permitted, as provided below, a new estimate to reflect an updated cost of completion shall be performed by the Codes/Planning Department and established as the estimate for such extension. The amount of the surety initially, and for any extension, shall be set in the amount of one hundred ten percent (110%) of the estimate by the Codes/Planning Department. The expiration date of the surety initially, and for any extension, shall be set as one (1) year from the initial date of submission of the surety.

The surety shall be in the form of cash, a certified check, or an Irrevocable Letter of Credit. All Irrevocable Letters of Credit submitted to the City must either be payable at a local bank within a 50-mile radius of the corporate limits of the City of Gallatin or specifically state that the letter of credit can be drawn upon by certified mail. The surety shall name the City of Gallatin as obligee, shall comply with all statutory requirements and shall be satisfactory to the City Attorney as to form, sufficiency of surety, and manner of execution. All Irrevocable Letters of Credit shall be issued for such time as the planning commission deems is necessary for the completion of the improvements enumerated in the first paragraph of this section, but shall in no event exceed one (1) year and must contain automatic renewal provisions, in language satisfactory to the City Attorney, that provide for automatic renewal of the Irrevocable Letter of Credit unless the City is provided at least sixty (60) days' notice of non-renewal by the issuer of said Irrevocable Letter of Credit.

Upon proof of difficulty, the developer may petition the City for an extension of time for completion of the improvements. The petition must be in writing on forms provided by the Codes/Planning Department. The Planning Commission may, upon proof of difficulty, grant additional one (1) year extensions. A surety may be reduced by the City upon actual completion and inspection of site improvements and then only to the ratio that the improvements completed bears to the total improvements for the plan. In no event shall a surety be reduced below fifteen percent (15%) of the principal amount prior to final acceptance of all items covered under the surety. A surety reduction shall be approved a maximum of twice a year and not more than once in any three (3) month period.

State statute (Tenn. Code Annotated. Section 13-3-413 and Section 13-4-310) also allows site plans to “*be subject to bonding or other methods of guaranteeing their installation. The planning commission may set and hold these guaranteeing instruments or may designate to another governmental body that duty and function.*”

Similar to subdivision sureties, site sureties should adhere to a strict schedule. This is not a large a problem for site plans since most sites require one or less years to develop.