Agenda
Gallatin Municipal-Regional Planning Commission

Monday, November 23, 2015 **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS CITY HALL

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes: October 12, 2015 Planning Commission Work Session Meeting**
- **Public comment on Consent Agenda items**

CONSENT AGENDA

1. GMRPC RESOLUTION NO. 2015-142 **7-171-15**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

ONE YEAR SURETY RENEWALS AND EXTENSIONS FOR NOVEMBER 2015.

2. GMRPC RESOLUTION NO. 2015-146 **1-1275-15B**
RETREAT AT FAIRVUE, PHASE 2; PRELIMINARY PLAT
DEWEY ENGINEERING

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE, PHASE 2, A MAJOR SUBDIVISION, TO CREATE 32 MULTI-FAMILY LOTS, FIVE (5) OPEN SPACE TRACTS, EXTEND TWO (2) PUBLIC RIGHTS-OF-WAY AND CREATE TWO (2) ALLEY PUBLIC RIGHTS-OF-WAY, ON 5.17 (+/-) ACRES, LOCATED BETWEEN GLENNISTER COURT AND BELLINGDON DRIVE OFF CHLOE DRIVE.

3. GMRPC RESOLUTION NO. 2015-147 **1-1288-15B**
BAYWOOD POINTE, PHASE 4; PRELIMINARY PLAT
BRUCE RAINEY & ASSOCIATES

DEFERRED

4. GMRPC RESOLUTION NO. 2015-144 **8-1290-15**
WHITTS BBQ (DUNLAP JUNCTION); FMDP
BRUCE RAINEY & ASSOCIATES

DEFERRED

5. GMRPC RESOLUTION NO. 2015-148 **8-1269-15**
FAIRWAY FARMS, PHASE 2, SECTION 5; REVISED FMDP
CIVIL SITE DESIGN GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 5, CONTAINING 30 ONE-FAMILY DETACHED DWELLING LOTS AND AN OPEN SPACE TRACT ON 11.27 (+/-) ACRES, LOCATED ON HACKNEY LANE, TURNBO DRIVE, AND GOODMAN DRIVE NORTH OF LONG HOLLOW PIKE.

6. GMRPC RESOLUTION NO. 2015-149 **1-1285-15B**
LONG HOLLOW PIKE SUBDIVISION OF GREEN & LITTLE PROPERTY;
PRELIMINARY PLAT
KIMLEY-HORN AND ASSOCIATES, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR LONG HOLLOW PIKE-SUBDIVISION OF GREEN & LITTLE, L.P. PROPERTY TO CREATE TWO (2) LOTS AND DEDICATE EASEMENTS ON 30.84 (+/-) ACRES, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LONG HOLLOW PIKE AND STATE ROUTE HIGHWAY 109.

7. GMRPC RESOLUTION NO. 2015-150
THE RESIDENCES OF GALLATIN; AMENDED PMDP/FMDP **8-1276-15**
KIMLEY-HORN AND ASSOCIATES, INC.

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR LONG HOLLOW PIKE MIXED USE DEVELOPMENT ON 30.84 (+/-) ACRES AND A FINAL MASTER DEVELOPMENT PLAN FOR THE RESIDENCE OF GALLATIN IN ORDER TO CONSTRUCT 188 MULTI-FAMILY UNITS ON 14.11 (+/-) ACRES, ZONED MIXED USE (MU), LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF LONG HOLLOW PIKE AND STATE ROUTE HIGHWAY 109.

8. GMRPC RESOLUTION NO. 2015-145 **8-1273-15**
STORMAXX SELF STORAGE; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 30,465 SQUARE FOOT AUTOMOTIVE STORAGE AND PARKING FACILITY WITHIN THREE (3) BUILDINGS, ON A 4.066 (+/-) ACRE LOT, LOCATED SOUTH OF AIRPORT ROAD AND EAST OF SOUTH WATER AVENUE (S.R. 109) AT 1771 AIRPORT ROAD.

REGULAR AGENDA

9. GMRPC RESOLUTION NO. 2015-151 **3-1283-15**
378-382-386 BIG STATION CAMP BLVD.; REZONING
BRUCE RAINEY & ASSOCIATES

PUBLIC COMMENT

OWNER AND APPLICANT REQUESTS APPROVAL RE-AFFIRMING THE MIXED USE (MU) DISTRICT ZONING ON THREE (3) PARCELS TOTALING 1.35 (+/-) ACRES AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR

378, 382 & 386 BIG STATION CAMP BOULEVARD, LOCATED SOUTH OF THE INTERSECTION OF BIG STATION CAMP BOULEVARD AND LONG HOLLOW PIKE.

10. GMRPC RESOLUTION NO. 2015-154 **3-1291-15**
ZONING TEXT AMENDMENT; SIGN REGULATIONS
CITY OF GALLATIN

PUBLIC COMMENT

CITY OF GALLATIN REQUEST TO AMEND THE GALLATIN ZONING ORDINANCE, ARTICLE 2.0 DEFINITIONS AND ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.07 SIGN REGULATIONS.

11. GMRPC RESOLUTION NO. 2015-152 **1-66-04C/1-9-04C**
FAR AWAY HILLS; SUBDIVISION SURETY RENEWAL AND EXTENSION
CITY OF GALLATIN ENGINEERING DIVISION

SURETY RENEWAL AND EXTENSION DISCUSSION

12. GMRPC RESOLUTION NO. 2015-153 **1-53-05C/1-65-05C**
ALBION DOWNS, PHASE 3; SUBDIVISION SURETY RENEWAL AND EXTENSION
CITY OF GALLATIN ENGINEERING DIVISION

SURETY RENEWAL AND EXTENSION DISCUSSION

13. GMRPC RESOLUTION NO. 2015-155 **1-91-05C/157-05C**
WRENWOOD, PHASE 3; SUBDIVISION SURETY RENEWAL AND EXTENSION
CITY OF GALLATIN ENGINEERING DIVISION

SURETY RENEWAL AND EXTENSION DISCUSSION

14. OTHER BUSINESS

A. GALLATIN ZONING ORDINANCE CHANGE DISCUSSION

15. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

October 12, 2015

MEMBERS PRESENT

Mr. Johnny Wilson, Secretary
Mayor Paige Brown
Councilperson Julie Brackenbury
Dr. Rick Orgain
Mr. Puryear

STAFF PRESENT

Bill McCord, Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Brown, Planner I
Brad Simpson, Engineering Project Manager
Marianne Mudrak, Planning Assistant

MEMBERS ABSENT

Mr. Dick Dempsey, Chair
Mr. James Robert Ramsey, Vice Chair

OTHERS

Applicants
Josh Cross, *Gallatin News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, October 12, 2015, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. In the absence of Mr. Dick Dempsey, Chair, and Mr. James Robert Ramsey, Vice Chair, Mayor Paige Brown called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

At staff's request, Mayor Brown moved Item 4 to the first item on the agenda.

Item 4: Discuss proposed site plan for Wendy's Food Service in order to revise the exterior façade and signage on the existing building located at 233 West Main Street on property containing 0.57 (+/-) acres (8-1197-15).

Mr. Robert Kalisz, Planner II, said the original Wendy's was built in 1977 and in 1985 a front glass section and side entrance was added. The applicant is proposing to revise the façade and change the top E.F.I.S. and metal and remove old signs and replace with new signs. A corrugated bronze metal will replace the E.F.I.S. and replace the bronze roofing with the same corrugated metal. A sign is proposed for the street side and one is proposed for the drive-in entrance. Wendy's would like to illuminate their new sign, which is prohibited in the Core Commercial zone. There are other businesses in this area that have been approved for an illuminated sign, such as Krystal and Firestone, located across the street from Wendy's. Wendy's is located in the Core Commercial zone district and the sign ordinance is stringent for that zone. A maximum of 100 square feet is allowed, enough for two wall mounted signs. The applicant would like to illuminate the sign; however, this is prohibited in the Core Commercial zone. In the past, Planning Commission has made exceptions to this prohibition. The original panel is proposed to be replaced and the original sign permit in 1985 allowed this type of sign.

In the 1969 this zone was called Central Business zone and then Commercial General and in 1979 the zoning changed to Core Commercial zone district. The applicant is asking for an alternative sign for the additional side wall sign and approval to illuminate the signs. Total signage is 50 square feet, 10 square feet over the allowable amount of 40 square feet in the Core Commercial zone district.

Mayor Brown asked if the applicant might add some landscape around the signs.

Mr. Jack Hannity, with A1 Signs, representing the applicant, said landscape in the sign area has not been considered. Mayor Brown suggested landscaping in the triangle at the edge of the driveway on both sides.

Mr. Wilson suggested a monument sign.

Mr. Hannity said the visibility from the road is an issue. He will let the applicant know the Planning Commission's request for landscaping.

Mr. Kalisz said visibility issues are a problem on this road. Dr. Orgain suggested lowering the sign.

Mr. Hannity said the site triangle would be effected if a monument sign is installed.

Councilperson Brackenbury agreed with the Mayor on the landscaping at the end of each side of the parking lot at the corners. Mayor Brown suggested adding landscaping along the Cemetery Avenue side as well.

Mr. McCord said staff could work with the applicant to create a conceptual landscape plan adjacent to the rights-of-way, as a condition of approval.

Councilperson Brackenbury asked if the mechanicals would be hidden. Dr. Orgain suggested a parapet. Mr. Hannity said the structure is old and may not hold the additional weight of a parapet.

Mr. Hannity said he would pass the suggestions on to the applicant.

Staff distributed a schematic identifying parts of a building. Mayor Brown asked that this schematic be placed in the Planning Commission members' notebooks.

Item 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).

Mr. Kevin Chastine, Planner II, suggested Item 1 and Item 2 be discussed together, since Item 2 is the Preliminary Plat that matches Item 1, the Amended Preliminary Master Development Plan and Revised Final Master Development Plan. He explained that all portions of the phases shall remain the same except the removal of the walking trail. Letters from the Homeowners' Association state that the residents want the walking trail removed. This walking trail is internal to the development and for homeowners use only. A 25 foot greenway easement on the outer edge of the development will be provided.

Dr. Orgain asked the reason the walking trail is being removed.

Mr. Richard Jones, Rogers Engineering Group, representing the applicant, said the area is very steep and a trail would be difficult to build and be maintain. The development does not have any other amenities. The Homeowners' Association does not have the desire or the funds to maintain a walking trail. There will be a continuation of the greenway along the sewer treatment plant.

Dr. Orgain asked if sidewalks are located in the development. Mr. Jones said there are sidewalks in the development.

Mr. Chastine said there are requirements for open space in the Gallatin Zoning Ordinance, but not walking trails. The development exceeds the open space requirement.

Mayor Brown said she does not feel comfortable requiring this walking trail. Mr. McCord said the Homeowners' Association could install a walking trail at a later date.

Mr. Jones said he does not believe that the walking trail would be a benefit to the development. Councilperson Brackenbury said she does not believe that the walking trail would be a benefit to the home owners.

Item 2: Discuss proposed Preliminary Plat to subdivide 13.582 (+/-) acres into 24 lots and open space for Cumberland Place North, Phase 4, Section 2, located at Mesa Verde Place, zoned R15-PRD (PC1-1187-15B).

Mr. Chastine said the request is for approval of a Preliminary Plat which matches the Amended Preliminary Master Development Plan and Revised Final Master Development Plan. This item was discussed with Item 1.

Item 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).

Ms. Denise Knight, Planner I, said the applicant is requesting an alternative sign plan for the Moore Life Urgent Care Facility located next to Wendy's. This building was purchased by the Moore's for an Urgent Care Facility.

The sign request meets all the requirements in the Core Commercial zone except for internal illumination on the top sign and the signage on the top of the building, which is required to be between the top of the first floor and the second floor. The lettering of the sign also requires an alternative plan because it exceeds the letter height by six (6) inches. Citizen's Bank, which is located in the Core Commercial zone, was approved for a sign near the top of the building. This building (Moore Life Urgent Car) has been vacant for many years and the applicant will be making several improvements to the building. The sign may be trimmed in red to bring attention to the urgent care facility. The applicant is leasing the parking lot behind Wendy's owned by the hotel. There is a wheelchair ramp in the back of the building.

Dr. Organ asked about a safety railing in the front of the building. Mr. McCord said the facility would have to meet any building code requirements.

Ms. Dora Moore, applicant, said there have been several vehicular accidents that have destroyed portions of this property. She asked if the City could build a barrier in front of the building to prevent a vehicles from crashing into the building. Mayor Brown suggested the applicant look at installing some ballards in front of the building for protection. Ms. Moore said City property has also been destroyed by accidents in this location. Ms. Moore said one (1) accident occurred before they purchased the building and two (2) occurred after they purchased the building.

Mr. Wilson agreed that a railing should be installed at the front stairs and a street number on the building should be visible.

Ms. Moore said a new railing was installed to replace the damaged one by the last accident.

Item 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).

Mr. McCord said this request by the City is for a final plat for a section of the roadway to relocate Airport Road to the west approximately 300 feet, realign the curb, and create a new street known as Industrial Drive. It also formalizes the dedication of Cairo Road. Staff is still reviewing the plat, which may require moving utilities. A public roadway access to the Servpro property will be created and the Airport's driveway will be extended to the new road. This would have to be coordinated with the City. The proposed road will be a three-lane road. This item is required to go through the platting process.

Item 6: Discuss surety administration and management.

Mr. McCord said he wanted to focus on the process for subdivision and site sureties. The state statue allows the City to create Subdivision Regulations and for the Planning Commission to approve sureties in lieu of full construction of a subdivision at the time of the final plat. The City holds many sureties throughout the town that have been extended over and over again, allowing developers to forego completing their subdivisions. In many cases the streets are deteriorating because they were not constructed to handle the loads. There is ponding of water on the roads, which cause safety issues, and manhole covers stick up far into the street with the potential to damage vehicles. Language in the Gallatin Zoning Ordinance states that sureties are a privilege for the developer and are written to be good for one (1) year. Staff will provide a list of all sureties to the Planning Commission. He added that it is very labor intensive for the City to administer these sureties. Extending these sureties is unfair to the homeowner's in the developments.

Mr. McCord asked the Planning Commission to review the information. Staff may bring this up for discussion at the regular Planning Commission meeting.

Dr. Orgain asked why these sureties are extended. Mr. McCord said it historically has been done this way.

Mayor Brown asked staff to survey how other cities administer their sureties.

Councilperson Brackenbury asked if this protects homeowner's such as those in Fairway Farms. Mr. McCord said it does protect the homeowner's. Mr. Mc Cord said proof of difficulty must be shown by the developer before a surety is extended.

Dr. Orgain said when the City continues to extend sureties the homeowner's suffer. We have some sureties that are really old.

Mr. McCord said the Gallatin Zoning Ordinance says that the City Engineer has the authority to grant or deny extensions of subdivision sureties.

Item 7: Discuss changes to the Gallatin Zoning Ordinance.

Mr. McCord said he received a call from a City Council member stating there is a desire to move forward with the electronic sign ordinance. The original plan was to review the electronic sign section of the ordinance with the rest of the changes; however, this may have to be bumped up.

Mayor Brown said staff is asking for feedback on moving the electronic sign ordinance forward. Mr. McCord said he would try to have a lot of information on electronic signs at the next Planning Commission meeting.

Dr. Orgain said he doesn't like the brightness and illumination; however, that can be controlled.

Councilperson Brackenbury said she likes the look of the electronic sign of Culver's Restaurant on Indian Lake Road in Hendersonville.

Mr. McCord suggested that this be deferred until the full Planning Commission is in attendance.

The Planning Commission members asked staff to move forward. Mr. McCord said he would strive to have this as an item on the November Planning Commission meeting agenda.

Item 8: Other Business

There was no other business to discuss.

Item 9: Adjourn

There being no further business, Mayor Brown adjourned the meeting at 6:05 p.m.

Respectfully submitted:

_____

Marianne Mudrak, Board Secretary

Approve:

_____ _____

Dick Dempsey, Chair Johnny Wilson, Secretary

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

EXHIBIT A

ITEM 1

GMRPC Resolution No. 2015-142

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: – BAKERS CROSSING LOT 7 (SITE) PC FILE #8-34-13/PC0115-13 – HUNT CLUB PH 2, SEC 4, LOTS 2A & 2B (SITE); PC FILE #8-827-14/PC0310-14 – FOXLAND PH 9, SEC. 2-5 (SUBDIVISION); PC FILE #8-24-12 - FOXLAND PH 7, SEC 1-4 (SITE); PC FILE #8-35-13/PC0152-13, AND – LENOX PLACE PH 6, (LDP); PC FILE #1-12-13C/PC0197-13 AND SIX (6) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETY FOR FOXLAND, PH. 9, SEC. 1 (SUBDIVISION); PC FILE #1-55-11C/PC0855-11 - KENNESAW FARMS PH 5, SEC 1 (SUBDIVISION); PC FILE #1-53-11/PC9912-11 - FOXLAND PH 7, SEC 1 (SUBDIVISION); PC #1-51-12C/PC0029-12 - ELK ACRES SEC 2 (TUP); 1-21-07C/1-22-07C – AND BERETTA (SITE); PC FILE #8-550-15.

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance sureties for:– Bakers Crossing Lot 7 (Site); PC File #8-34-13/PC0115-13 – Hunt Club Ph 2, Sec 4 Lots 2A & 2B (Site); PC File #8-827-14/PC0310-14 – Foxland 9, Sec 2 – 5 (Subdivision); PC File #8-24-12 - Foxland Ph 7, Sec 1-4 (Site); PC File #8-35-13/PC0152-13, and for – Lenox Place Ph 6 (LDP); PC File #1-12-13/PC0197-13, and a six (6) month surety renewal and extension of the performance surety for Foxland Ph 9, Sec. 1 (Subdivision); PC File #1-55-11C/PC9855-11 – Kennesaw Farms Ph 5, Sec 1 (Subdivision); PC File #1-53-11/PC9912-11 – Foxland Ph 7, Sec 1 (Subdivision); PC File #1-51-12C/PC0029-12 – Elk Acres Sec 2 (TUP); PC File #1-21-07C/1-22-07C and for Beretta (Site); PC File # 8-550-15, submitted by the applicant, City of Gallatin, at its regular meeting on November 23, 2015 and;

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Gallatin Zoning Ordinance, §15.03.080 and Gallatin Subdivision Regulations, Chapter 3:

1. The renewal and extension of the performance surety will cover the cost of all public improvements and infrastructure not yet completed in the subdivision or completed for the development site of an approved site plan as determined by the City Engineering Division and Planign Department.

2. The subdivision surety and/or site surety is necessary to protect the public interest as described in Chapter 3, Gallatin Subdivision Regulations and Article 15, Section 15.03.080 of ther Gallatin Zoning Ordinance.

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a six (6) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

- Foxland Ph 9, Sec 1 (Subdivision; PC File #1-55-11C/PC9855-11 one (1) year renewal and extension for $24,000.

- Kennesaw Farms Ph 5, Sec 1 (Subdivision); PC File #1-53-11/PC9912-11 one (1) year renewal and extension for $56,000.

- Foxland Ph 7, Sec 1 (Subdivision); PC File #1-51-12C/PC0029-12 one (1) year renewal and extension for $73,000.

- Elk Acres Sec 2 (TUP); PC File #1-21-07C/1-22-07C one (1) year renewal and extension for $6,000.

- Beretta (Site); PC File #8/550/15 six (6) month renewal and extension for $1,029,000.

1. A new Letter of credit in the amount described above shall be provided to the City of Gallatin by no later less than one week prior to the expireation date of the current letter of credit.

2. No extension will be permitted for the performance surety. All improvements must be completed by May 26, 2016.

3. Upon completion of all required improvements the development shall submit a request for Acceptance of Dedication for any pubic infrastructure within a subdivision to the City Engineering Division and provide a maintenance bond in form and substance acceptable to the City Attorney and City Engineer.

Section 3. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension of the performance sureties as follows:

- Bakers Crossing Lot 7 (Site); PC File #8-34-13/PC0115-13 one (1) year renewal and extension for $78,000.

- Hunt Club Ph 2, Sec. 4 Lots 2A & 2B (Site); PC File #8-827-14/PC0310-14 one (1) year renewal and extension for $263,770.

- Foxland Ph 9, Sec 2-5 (Subdivision): PC File #8-24-12 one (1) year renewal and extension for $8,500.

- Foxland Ph 7, Sec 1-4 (Site); PC File #8-35-13/PC0152-13 one (1) year renewal and extension for $4,500.

- Lenox Place Ph 6 (LDP); PC File #1-12-13C/PC0197-13 one (1) year renewal and extension for $41,000.

1. A new Letter of credit in the amount described above shall be provided to the City of Gallatin by no later less than one week prior to the expiration date of the current letter of credit.

2. No extension will be permitted for the performance surety. All improvements must be completed by November 23, 2016.

3. Upon completion of all required improvements the development shall submit a request for Acceptance of Dedication for any pubic infrastructure within a subdivision to the City Engineering Division and provide a maintenance bond in form and substance acceptable to the City Attorney and City Engineer.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

DEVELOPER
FOXLAND DEVELOPMENT PROPERTIES, LLC
1445 FOXLAND BLVD
GALLATIN, TN 37066
CONTACT: JOE GODFREY
PHONE: (615) 451-0909

(7.02)
OAKBROOK REALTY & INVESTMENTS II, LLC
RECORD BOOK 3385, PAGE 103, R.O.S.C.

S89°34'26"E 340.13'

C12

N89°56'39"E 19.69'

N74°27'05"E 82.10'

S00°25'46"W 79.40'

S89°34'14"E 163.79'

S00°51'35"E 44.02'

S45°08'29"E 39.27'

S02°34'18"W 49.08'

C13 DUE SOUTH 94.00'

Rutherford County, Tennessee
Sumner County, Tennessee
Rec # 1130118 Instrument # 097129
Rec # 13.00 Recorded
State: 0.00 12/1/2011 at 9:51 AM
Clerk: 0.00 in Plat Book
EDP: 2.00 27
Total: 17.00 Pgs 114-114

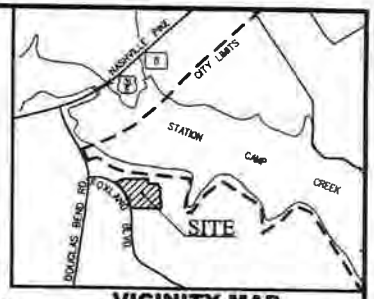
(7.01)
CEMETERY

EXISTING BLDG. TO REMAIN

(7.00)

ENTERED
John C. Isbell
Property Assessor
DEC 01 2011
Map__Grp__CS__Prc__

LOT	SQ. FT.	ACRES
1	180,209	4.13
1055	6,077	0.14
1056	6,197	0.14
1057	6,316	0.14
1058	6,401	0.15
1059	6,429	0.15
1060	6,400	0.15
1061	6,324	0.15
1062	6,239	0.14
1063	6,155	0.14
1064	6,070	0.14
OPEN SPACE	7,137	0.16



VICINITY MAP
N.T.S.

LEGEND:
- Property ownership boundary
- Yard Line
- P.U.D.E.
- Lot line
- New monuments
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number (1163)
- Property map parcel number (7.00)
- Pertains to property map 147
- Street Address

TN GRID NORTH (NAD83)

SCALE: 1" = 50'

EXISTING FIREHYDRANT

15' P.U.D.E. PB 23, PGS 184-187 R.O.S.C.

C11

14.43'

FOXLAND BOULEVARD DEDICATED IN FOXLAND, PHASE 1, SECTION 2 PLAT BOOK 23, PAGES 184-187, R.O.S.C.

18' PVMT

80' R/W

FOXLAND BOULEVARD

EXISTING 6"WATERLINE

EXISTING FIREHYDRANT

EXISTING BLDG. TO REMAIN

EXISTING BLDG. TO REMAIN

EXISTING BLDG. TO REMAIN

10' P.U.D.E.

5' SIDEWALK (TYP.)

N85°35'07"W 5.53'

S88°35'58"W 192.56'

C7

N85°34'53"W 88.36'

S02°34'24"W 50.03'

43.5' P.U.D.E.

CLUB VIEW DRIVE

50' R/W

22' PVMT

N16°20'20"W 50.00'

C6

S85°34'55"E 88.21'

S85°34'55"E 18.83'

20' FRONT YARD & P.U.D.E.

1001 1003 1005 1007 1009 1011 1013 1015 1017 1019

1064 1063 1062 1061 1060 1059 1058 1057 1056 1055

SANITARY SEWER EASEMENT

EXISTING SANITARY SEWER LINE

FUTURE DEVELOPMENT

OPEN SPACE & P.U.D.E. 7,137 SQ. FT. OR 0.16 ACRE+/-

S00°59'47"W 133.94'

S00°59'47"W 133.68'

15' P.U.D.E. PB 23, PGS 184-187 R.O.S.C.

(7.04)
RAVEN AT FOXLAND, LLC
RECORD BOOK 3397, PAGE 426 R.O.S.C.
ZONED MRO

N15°40'37"W 7.94'

N89°00'13"W 470.15'

5' SIDE YARD & P.U.D.E.

15' REAR YARD & P.U.D.E.

20' P.U.D.E.

FUTURE DEVELOPMENT

(7.02)
OAKBROOK REALTY & INVESTMENTS II, LLC
RECORD BOOK 3385, PAGE 103, R.O.S.C.

JUDY L. JUDSON
REGISTERED LAND SURVEYOR
NO. 1925
STATE OF TENNESSEE

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 10 ATTACHED DWELLINGS LOTS AND 1 CLUBHOUSE LOT AND TO DEDICATE RIGHT-OF-WAY.

2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

3. BEARING SHOWN BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.

4. PROPERTY IS ZONED MRO.

5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470185 PANEL NO. 407 E DATED SEPTEMBER 20, 2006, ZONE "X".

6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES AND PERTINENT UTILITY MAPS AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

7. ADDRESS NUMBERS FOR BUILDINGS ON CORNER LOTS SHALL BE ADDRESSED ACCORDING TO THE GALLATIN MUNICIPAL CODE SECTION 15-65.

8. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS.

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C-1	85°45'46"	15.00'	13.93'	22.45'	N59°00'27"W	20.41'
C-2	07°29'54"	690.00'	45.21'	90.30'	N19°52'30"W	90.23'
C-3	93°18'56"	15.00'	15.89'	24.43'	N23°02'02"E	21.82'
C-4	03°58'14"	165.00'	5.72'	11.43'	N71°46'28"E	11.43'
C-5	14°56'18"	165.00'	21.63'	43.02'	N81°07'52"E	42.90'
C-6	05°49'54"	1590.00'	80.99'	161.83'	S88°26'06"E	161.76'
C-7	05°49'06"	1640.00'	83.34'	166.64'	N88°29'32"W	166.47'
C-8	14°58'18"	215.00'	28.19'	56.06	S81°07'81"W	55.90'
C-9	04°10'46"	215.00'	7.85'	15.69	N71°34'15"E	15.68'
C-10	79°40'24"	25.00'	20.86'	34.76'	N70°41'01"W	32.03'
C-11	28°44'32"	689.96'	176.75'	346.12'	N45°13'34"W	342.50'
C-12	49°28'05"	190.50'	87.75'	164.47'	N75°07'15"E	159.41'
C-13	03°54'04"	245.00'	8.34'	16.68'	S01°57'06"E	16.68'

CERTIFICATE OF COMMON AREAS DEDICATION

OAKBROOK REALTY & INVESTMENTS II, LLC IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FOXLAND FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FOXLAND, AS MORE FULLY PROVIDED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOXLAND, DATED MAY 11, 2006 OF RECORD IN RECORD BOOK 2861, PAGE 303, R.O.S.C. AS AMENDED BY RECORD BOOK 2868, PAGE 378, R.O.S.C. DATED JULY 24, 2006.

10/17/11
DATE

OWNER - OAKBROOK REALTY & INVESTMENTS II, LLC

OWNERS
RAVEN AT FOXLAND, LLC
1625 RICHARD ARRINGTON JR.
BIRMINGHAM, AL 35205

OAKBROOK REALTY & INVESTMENT II, LLC
%ROYCE REALTY
1000 ROYCE BLVD.
OAKBROOK TERRACE, IL 60181

TOTAL LOT AREA=242,818 SQ. FT. OR 5.57 ACRES+/-
R.O.W. DEDICATION=24,696 SQ.FT. OR 0.57 ACRE+/-
OPEN SPACE=7,137 SQ. FT. OR 0.16 ACRE+/-
TOTAL AREA=274,651 SQ.FT. OR 6.30 ACRES+/-

15' REAR YARD & P.U.D.E.
5' SIDE YARD & P.U.D.E.
LOT LOT
5' SIDE YARD & P.U.D.E.
ZERO LOT LINE (COMMON WALL)
20' FRONT YARD & P.U.D.E.
FRONTAGE ROAD

TYPICAL LOT YARD LINES

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 RECORD BOOK ___, PAGE ___, 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 MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

10/17/11
DATE

OWNER - RAVEN AT FOXLAND LLC
*RB. 3397, PG. 426 (Parcel 7.00)

PRESIDENT
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

10/17/11
DATE

OWNER/ OAKBROOK REALTY & INVESTMENTS II, LLC % ROYCE REALTY & MANAGEMENT COMPANY
*RB. 3385, PG. 103 (Parcel 7.02)

KEN REICHER, MANAGING MEMBER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 9, SECTION 1 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.

11/17/11
DATE

SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 9, SECTION 1, 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.

11/17/11
DATE

SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF 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.

11/30/11
DATE

CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

11-30-11
DATE

SECRETARY, PLANNING COMMISSION

11-30-11
DATE

CHAIRMAN'S SIGNATURE, PLANNING COMMISSION

BWSC
BARGE WASSONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 800 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-8572

JOB NO.: 32003-22 | FILE: PHASE1PLAT.DGN | DR.: RWF

CERTIFICATE OF ACCURACY

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

BARGE WASSONER SUMNER & CANNON, INC.

10/17/2011
DATE

REGISTERED LAND SURVEYOR NUMBER 1925

FOXLAND
PHASE 9, SECTION 1
FINAL PLAT
FOURTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
(MAP 147 PARCELS 7.00, AND 7.02)
CLUB VIEW DRIVE @
FOXLAND BOULEVARD
ZONED MRO

DATE: JULY 26, 2011
REVISED: SEPTEMBER 29, 2011

SHEET 1 OF 1

LOCATION MAP
NTS

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE RIGHT-OF-WAY.

2. BEARINGS AS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0407E, WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2006, SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT - 25'; ARTERIAL = 30'; FRONT - 15'; LOCAL = 30'; SIDE - 10'; REAR - 20'

5. BEING A PORTION OF PARCEL NUMBER 22.01 AND 24.04 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 136.

6. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THOROUGHBRED INVESTMENT PARTNERS BY WARRANTY DEED OF RECORD IN RECORD BOOK 2120, PAGE 324, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. A RECEIVER WAS APPOINTED WITH RESPECT TO THE PROPERTY PURSUANT TO AUTHORITY GRANTED IN AGREED ORDER APPOINTING RECEIVER, ENTERED MARCH 14, 2012, IN THE UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF TENNESSEE, IN CASE STYLED BANK OF AMERICA, N.A. V. SOUTHEASTERN BUILDING CORPORATION, ET AL, CASE NO. 3:12-00167, AS RECORDED IN RECORD BOOK 3553, PAGE 653, AFORESAID RECORDS, AS AMENDED BY AGREED ORDER AMENDING AGREED ORDER APPOINTING RECEIVER, ENTERED JUNE 18, 2012.

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION, MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

8. EXISTING USE OF THIS PROPERTY IS VACANT. PROPOSED USE OF THIS PROPERTY IS MEDICAL OFFICE SERVICE AND NURSING HOME ASSISTED LIVING.

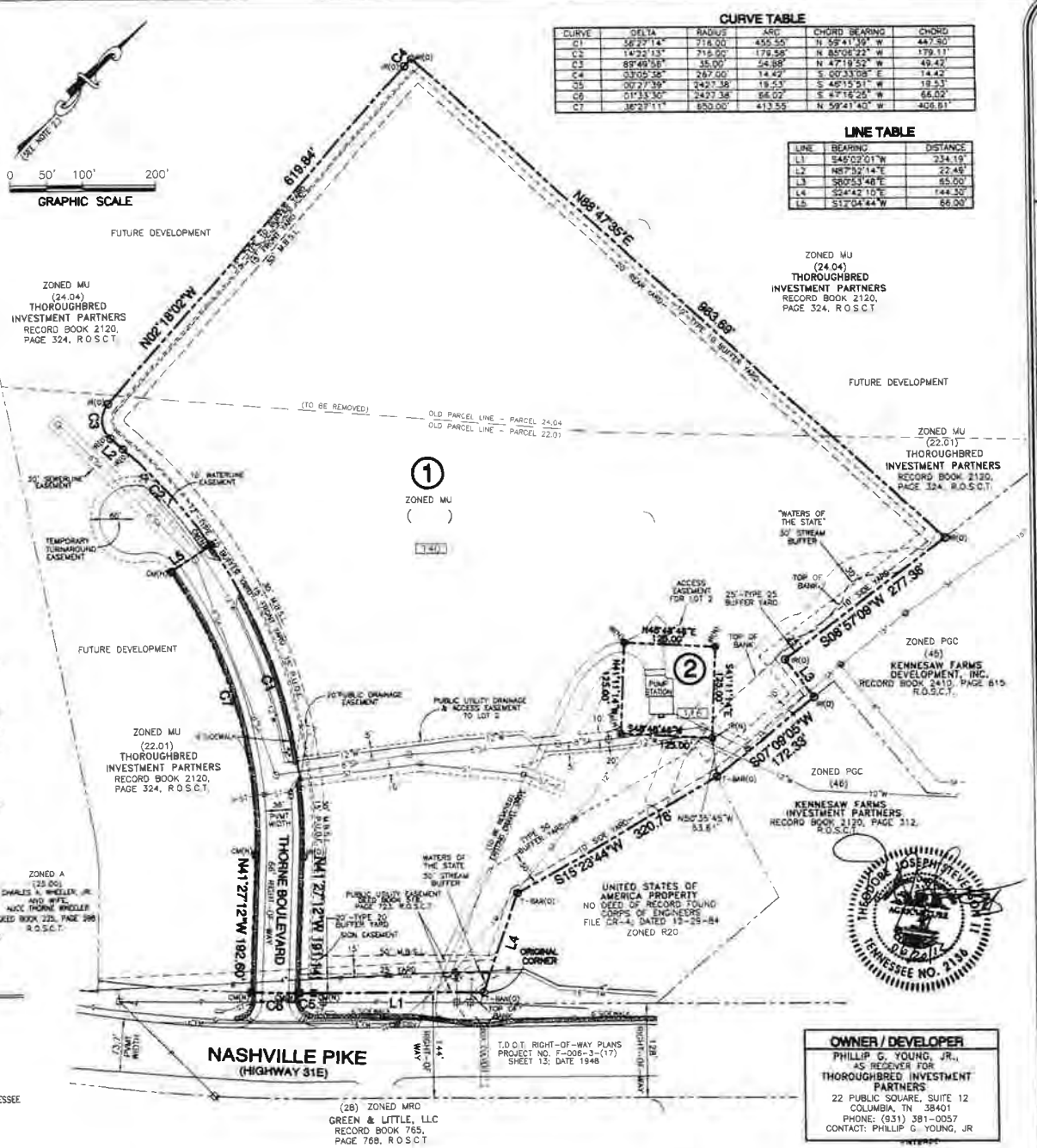
9. PROPOSED SIDEWALKS SHOWN HEREON ARE 5 FEET IN WIDTH.

10. ALL IR(O)-IRON ROD OLD, WERE SET BY CHERRY LAND SURVEYING INC., NOVEMBER 2011.

11. LOT 2 IS RESTRICTED TO THE GALLATIN DEPARTMENT OF PUBLIC UTILITIES' PUMP STATION FACILITY AND DEDICATED TO THE CITY OF GALLATIN.

LEGEND

CM(N)	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	—ST—	STORMWATER LINE
		—SA—	SANITARY SEWER LINE
		—W—	WATER LINE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
IR(O)	IRON ROD (OLD) BY CHERRY LAND SURVEYING INC	R.O.S.C.T.	REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
	SANITARY SEWER MANHOLE	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
	PROPOSED SANITARY SEWER MANHOLE	(22.01)	PARCEL NUMBER
	PROPOSED FIRE HYDRANT	1	LOT NUMBER
	PROPOSED CATCH BASIN	—G—	GAS LINE
SV	SEWER VALVE		UTILITY POLE
133	STREET ADDRESS		UTILITY POLE W/ ANCHOR



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	36°22'14"	716.00'	455.55'	N 59°41'39" W	447.80'
C2	14°22'13"	715.00'	179.58'	N 85°06'22" W	179.11'
C3	89°49'58"	35.00'	54.88'	N 47°19'52" W	49.43'
C4	03°05'38"	267.00'	14.42'	S 00°33'08" E	14.42'
C5	00°27'39"	2427.38'	19.53'	S 46°15'51" W	19.53'
C6	01°33'30"	2427.38'	66.02'	S 47°16'25" W	66.02'
C7	36°27'11"	650.00'	413.55'	N 59°41'40" W	406.81'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46°02'01"W	234.19'
L2	N87°52'14"E	22.46'
L3	S80°53'48"E	85.00'
L4	S24°42'10"E	144.30'
L5	S12°04'44"W	66.00'

AREA

LOT 1 = 754,865 SQUARE FEET OR 17.33 ACRES ±
LOT 2 = 15,625 SQUARE FEET OR 0.36 ACRES ±
ROW DEDICATION = 41,354 SQUARE FEET OR 0.95 ACRES ±
TOTAL AREA = 811,844 SQUARE FEET OR 18.84 ACRES ±

Pamela L. Whitaker Register
Sumner County Tennessee
Rec # 789143 Instrument #: 1021965
Rec $ 13.00 Recorded
State 0.00 8/17/2012 at 12:00 PM
Clerk. 2.00 in Plat Book
Other 2.00 27
Total 17.00 Pgs 206-206

OWNER / DEVELOPER

PHILLIP G. YOUNG, JR., AS RECEIVER FOR THOROUGHBRED INVESTMENT PARTNERS
22 PUBLIC SQUARE, SUITE 12
COLUMBIA, TN 38401
PHONE: (931) 381-0057
CONTACT: PHILLIP G. YOUNG, JR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2120, PAGE 324, & BOOK 3553, PAGE 653 COUNTY REGISTRAR'S OFFICE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY 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.

PHILLIP G. YOUNG, JR., as Receiver for THOROUGHBRED INVESTMENT PARTNERS

DATE 06/20/12 OWNER

Receiver
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON TO THE SPECIFICATIONS IN THESE REGULATIONS AND THIS PLAT CONFORMS TO THE ACCURACY OF A CATAGORY I SURVEY WITH A RATIO OF PRECISION THAT IS 1: 208,164

06/20/12
TED J. STEVENSON II TN RLS # 2136 DATE

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE 5, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM DATE 8-15-12
AUTHORIZED SIGNATURE SUPERINTENDENT OF PUBLIC UTILITIES
SEWER SYSTEM DATE 8-15-12
AUTHORIZED SIGNATURE SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

CITY ENGINEER DATE 08/13/12

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 REGISTRAR.

8-13-12 SECRETARY, PLANNING COMMISSION
DATE

8-13-12 DO
DATE CHAIRMAN'S INITIALS

FINAL PLAT

KENNESAW FARMS

PHASE 5, SECTION 1

NASHVILLE PIKE @ THORNE BOULEVARD
FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

SCALE: 1"=100' DATE: JUNE 20, 2012

JOB NUMBER: 2002-113 W.O. 7124

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 80070 NASHVILLE, TN 37208
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED J. STEVENSON, II
EMAIL: tstevenson@ragansmith.com

SHEET 1 OF 1

D:\02-113\7124\PLAT\PHASE 5\SECTION 1\7124 PH 5 PLAT.DWG

Kennesaw Farms
Ph 5, Sec 1
NHC

Performance Bond Estimate

Date: 1/23/12
By: JZW

PC/BZA #: PC9912-11

Subdivision Name: Kennesaw Farms Phase 5 Section 1

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL - DE - SAC RADIUS (ft)	BASE STONE (in)	A MIX (in)	BMOD (in)	TOPPING (in)	R.O.W (ft)
Thorne Boulevard	775	36	47.5	8	3	2	1.5	66
Road Name	0	20	0	8	0	0	2	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	1788	$53,643	100%	$0.00
A-Mix (TON)	$65.00	671	$43,585	100%	$0.00
Prime Coat (TON)	$550.00	5	$2,940	100%	$0.00
Binder-B-Mod (TON)	$75.00	447	$33,527	100%	$0.00
Tack Coat (TON)	$400.00	2	$648	0%	$647.86
Asphalt Surface Coarse Grade D (TON)	$100.00	335	$33,527	0%	$33,526.93
Clearing and Grubbing (AC)	$15,000.00	0.89	$13,350.00	100%	$0.00
Strip Topsoil (CY)	$8.75	1078.42	$9,436.17	100%	$0.00
Roadway Excavation (CY)	$4.05	1821.30	$7,376.27	100%	$0.00
Staking (AC)	$2,000.00	0.89	$1,780.00	75%	$445.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	100%	$0.00
6' Sidewalk (LF)	$25.00	1870	$46,750.00	90%	$4,675.00
5' Sidewalk (LF)	$20.00	0	$0.00	0%	$0.00
5' Stamped Sidewalk (LF)	$41.00	0	$0.00	0%	$0.00
Detectable Warning Surface (EA)	$175.00	2	$350.00	100%	$0.00
Extruded Curb (LF)	$15.00	1000	$15,000.00	100%	$0.00
Curb and Gutter (LF)	$16.00	340	$5,440.00	100%	$0.00
Post Curb (LF)	$20.00	0	$0.00	0%	$0.00
Concrete Monuments (EA)	$75.00	4	$300.00	0%	$300.00

Total Cost: $273,651.95 **Cost To Complete:** $39,594.80

Repair Areas

Description	Unit Price	Quantitiy	Cost	% Complete	Cost to Complete
Extruded Curb Replacement (LF)	$17.00	0	$0	0%	$0.00
Curb and Gutter Replacementi (LF)	$5.00	0	$0	0%	$0.00
Sidewalk Replacement (SF)	$23.00	0	$0	0%	$0.00
Full Depth Pavement Repair (Ton)	$100.00	0	$0	0%	$0.00
Binder Repair (Ton)	$100.00	0	$0	0%	$0.00

Total Repair Cost: $0 **Cost To Complete:** $0

Comments:

Total Project Cost(110%)= $375,100 **Cost To Complete(110%)=** $51,000

15% of Principal Amount= $56,000

Maintenance Bond Amount = $37,500
(10% Total Project Cost)

Updates:

NAME	DATE	UPDATE	OLD AMOUNT	UPDATED AMOUNT
JZW	8/16/2012	Received signage check		
			$375,000	$375,000
Buck	6/28/2013	Surety Update	$375,000	$227,000
Buck	7/16/2013	Surety Update	$227,000	$205,000
		Surety Update Developer requested reduction 15% Minimum		
Buck	10/24/2013		$205,000	$56,000
Buck	12/1/2014	Surety Update 15% Minimum	$56,000	$56,000

ITEM 2

GMRPC Resolution No. 2015-146

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE PHASE 2 CONTAINING 32 MULTI-FAMILY LOTS, FOUR (4) OPEN SPACE TRACTS, EXTENDING A PUBLIC RIGHT-OF-WAY AND CREATING TWO (2) PUBLIC ALLEY RIGHTS-OF-WAY, ON 5.17 (+/-) ACRES, LOCATED BETWEEN GLENNISTER COURT AND BELLINGDON DRIVE OFF CHLOE DRIVE. – (1-1275-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Dewey-Estes Engineering at its regular meeting on November 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Commercial Corridor Character Area Community Character Area.

2. The proposed Preliminary Plat is consistent with the purpose and intent of the Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) Zoning Districts, the Greensboro Village P.U.D. Master Development Plan, and the Amended Preliminary Master Development Plan and Final Master Development Plan for The Retreat at Fairvue.

3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

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

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

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

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission approves the Preliminary Plat for The Retreat at Fairvue, Phase 2, consisting of a two (2) sheet plat, prepared by Dewey-Estes Engineering of Nashville TN, dated October 28, 2015 with a revision date of November 2015, with the following conditions:

1. Revise and combine Open Space area labels. Combine Open Space 'E' with 'A' including acreage, combine Open Space 'F' and 'G' with 'B' including acreage, relabel Open Space 'H' as 'E'. There will be a total of five (5) Open Space areas. Revise Open Space information in Project Summary Table to reflect changes on Sheet 2.
2. Revise all Flood Notes on both sheets to state: No portion of this property is located in a special Flood Hazard Area as indicated on FEMA Map Numbers 47165C0407G and 471650426G.
3. In Project Notes revise Note 4 to state 'Sidewalks within rights-of-way shall be…', Note 10 to state 'A site surety for Landscaping in Phase 2 shall be submitted prior to the recording of the final plat for Phase 2', and Note 12 to state 'The Plat Voids, Vacates, and Supercedes a portion of the Final Plat…'
4. Add PB 22 to the surrounding development Fairvue Plantation, Ph. 11, and correct/remove PB and Page Number reference on all other surrounding properties if the plat for the future phase has not been recorded.
5. In Project Summary revise Total Site Area label to include 'for The Retreat at Fairvue' and Total Lots – 130 to include 'for The Retreat at Fairvue'.
6. Include an access easement across sidewalks that cross lot lines (e.g. lots, 80-87, 72-79, 64-71, 56-63).
7. Detailed plans and specifications for water & sanitary sewer installations shall be submitted to Gallatin Public Utilities for approval.
8. Submit three (3) corrected, folded copies of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan showing the correct Phase and Section labels and lines.
9. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY

CITY ATTORNEY

ITEM 2
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for The Retreat at Fairvue, Phase 2
(1-1275-15B)
Located between Glennister Court and Bellingdon Drive off Chloe Drive
Date: November 23, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE, PHASE 2, A MAJOR SUBDIVISION, TO CREATE 32 MULTI-FAMILY LOTS, FIVE (5) OPEN SPACE TRACTS, EXTEND TWO (2) PUBLIC RIGHTS-OF-WAY AND CREATE TWO (2) ALLEY PUBLIC RIGHTS-OF-WAY, ON 5.17 (+/-) ACRES, LOCATED BETWEEN GLENNISTER COURT AND BELLINGDON DRIVE OFF CHLOE DRIVE.

OWNER:	**GOODALL INC., BUILDERS**
APPLICANT:	**DEWEY-ESTES ENGINEERING**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-146**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**NOVEMBER 23, 2015**

PROPERTY OVERVIEW: The owner and applicant request approval of a preliminary plat for The Retreat at Fairvue, Phase 2 a major subdivision, to create 32 Multi-Family lots, five (5) open space tracts, extend two (2) public rights-of-way and create two (2) alley public rights-of-way, on 5.17 (±) acres, located between Glennister Court and Bellingdon Drive off Chloe Drive. The property is currently zoned Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD). Multi-Family Dwelling is a permitted use in the R15 PUD and MRO PUD zone districts. (Attachment 2-1 and 2-2)

CASE BACKGROUND:

Previous Approvals

The Greensboro Village Planned Unit Development (PUD) Amended Preliminary Master Development Plan and The Retreat at Fairvue Final Master Development Plan (PC0043-12) was first discussed at the October 8, 2012 Planning Commission Work Session. At that meeting, the Planning Commission reviewed the layout and proposed architecture for the development. The Planning Commission also discussed the proposed sidewalk design and asked the applicant to provide an alternative pedestrian plan that would allow for better connectivity throughout the development. The Planning Commission also suggested the installation of a roundabout at Chloe Drive, south of this proposed plat, as a traffic calming device. The revised plan was discussed at the November 12, 2012 Special-Called Joint City Council and Planning Commission meeting. The applicant presented the changes to the plan that were made as a result of input from the Commission at the October Work Session.

On November 26, 2012, the Planning Commission voted to consider the proposed changes to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan as a major amendment. Public Comment was held on the item and several residents of Fairvue Plantation spoke against the proposed plan for The Retreat at Fairvue citing concerns about density, property values, and safety based on increased traffic. The Planning Commission voted to defer action on the item to the December 10, 2012 meeting where they again voted to defer action on the item until a Special-Called meeting of the Planning Commission on January 7, 2013.

At the January 7, 2013 special-called meeting, the Planning Commission determined that the Preliminary Master Development Plan and Final Master Development Plan amendment was a major amendment requiring consideration by the Gallatin City Council. The project was approved by City Council on February 19, 2013.

Greensboro Village, Phase 8, a minor subdivision plat (PC0102-13), which includes this property, was approved administratively and recorded in May 2013. (P.B. 27, Pg. 308-309). (Attachment 2-3)

An Amended Preliminary and Revised Final Master Development Plan (PC0134-13) was approved, as a minor amendment, at the May 20, 2013 Planning Commission meeting. The purpose of the amendment was to create two (2) sections within Phase 1. The Preliminary Plat (PC0135-13) for Phase 1, Section 1 of The Retreat at Fairvue was approved at the May 20, 2013 Planning Commission meeting and the Final Plat (PC0196-13) for Phase 1, Section 1 of The Retreat at Fairvue was approved at the November 25, 2013 Planning Commission meeting. (PB 28, Pg. 151-152) This re-platted the northerly portion of Greensboro Village, Phase 8.

At the September 22, 2014 Planning Commission meeting, the Preliminary Plat for The Retreat at Fairvue, Phase 1, Section 2 was approved. The Final Plat was approved at the March 23, 2015 meeting. (PC File #1-376-15C)

At the April 27, 2015 Planning Commission meeting, the Preliminary Plat for The Retreat at Fairvue, Phase 2 was approved. On October 21, 2015, an Amended Preliminary Master Development Plan/Revised Final Master Development Plan was approved administratively to revise the phase numbering throughout the development and the landscaping located in Phase 3. The previously approved Preliminary Plat for The Retreat at Fairvue, Phase 2 was renamed to Phase 4 through this amendment. (Attachment 2-4)

DISCUSSION:

Proposed Development

At build-out, the Retreat at Fairvue will include a total of 130 lots (units) contained within 34 buildings, with each building containing either three (3) or four (4) attached units. The development is divided into four (4) phases. Phase 1 was divided into two (2) sections as described above.

This Preliminary Plat, for Phase 2, will contain 32 lots and five (5) open space tracts and the extension of two (2) existing public rights-of-way (Glennister Court and Bellingdon Drive) and addition of two (2) public alleys (Westminster Drive and Chancery Drive). There

will be eight (8) buildings containing four (4) units each for a total of 32 units. Based on FEMA FIRM Map 471650407G and 471650426G, no portion of this phase is within a special flood hazard area.

This phase, like other phases, is a re-plat of a portion of Lot 2 Greensboro Village, Phase 8. (Attachment 2-3).

Natural Features
The natural topography for the existing vacant property begins at the highest point of elevation (502'), which is located along the southwest boundary, with a steady decent, towards the lowest point of elevation (488') located along the northeast boundary.

Adjacent or Area Uses
The project site is surrounded by Multiple Residential and Office Planned Unit Development (MRO PUD) to the north, Residential-15 Planned Unit Development (R15 PUD and Multiple Residential and Office Planned Unit Development (MRO PUD) zoned property to the east, and Multiple Residential and Office Planned Unit Development (MRO PUD) zoned property to the south all which is being developed with Multi-Family Dwellings. The property located to the west is part of Fairvue Plantation, Phase 11 which contains One-Family Detached Dwellings.

Lot Sizes and Layout
The lot sizes and layout shown on the Preliminary Plat are consistent with lot sizes and layouts approved with the Revised Final Master Development Plan (8-695-15S) and generally consist of lots between 28 feet and 38 feet wide by 122 feet deep (3,416 to 4,026 square feet).

Rights-of-Way/Streets/Roads
The Preliminary Plat will extend Glennister Court and Bellingdon Drive (22 foot wide rights-of-way), and create two (2) alley rights-of-ways for Westminster Drive and Chancery Drive (20 foot wide rights-of-way). The extension of Glennister Court will include a portion located in Phase 4 to create a turnaround for emergency vehicles and trash pickup. These streets/alleys will become public rights-of-way once accepted by the City of Gallatin.

Buildings and Architectural Elevations
No change is requested to the architectural elevations approved as part of the Final Master Development Plan.

Parking
In addition to the 64 parking spaces provided in the garages (2-car garages), the Preliminary Plat shows 13 additional parking spaces located along Bellingdon Drive and eight (8) located along Glennister Court. These parking spaces will be maintained by the H.O.A.

Signing
This Preliminary Plat shows no signage proposed for Phase 2 of the Retreat at Fairvue.

Open Space and Bufferyard

The Preliminary Plat shows five (5) proposed open space tracts. Open Space 'A' (0.62± acres), located in the northern portion of Phase 2 and includes seven (7) of the additional parking spaces, Open Space 'B' (0.37± acres) located between the two (2) middle buildings and includes six (6) additional parking spaces along Bellingdon Drive and eight (8) along Glennister Court, Open Space 'C' (0.23± acres), located along the southern boundary of Phase 2, and Open Space D (0.59± acres) located along the western boundary of Phase 2. Open Space 'E' containing 0.01± acres is located at the southeast end of Chancery Drive. A Type 20' Bufferyard along the western side of Bellingdon Drive. The owner and applicant added a note to the plat stating, all areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks. Sidewalks not shown in the Public rights-of-way shall be maintained by the HOA.

Sureties

The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department. A site surety for the landscaping in Phase 2 is required prior to the recording of the Final Plat. A site surety will also be required for any landscaping, bufferyards and street trees shown in Phase 3 and 4 prior to the recording of the Final Plat for those phases.

The applicant shall submit a subdivision surety, in an amount to be determined by the Engineering Division, to the Planning Department prior to recording of the Final Plat.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Plat. The owner and applicant satisfactorily addressed all Engineering Division comments.

Other Departmental Comments

Other City Departments reviewed and commented on the Preliminary Plat. Most of the Other Departmental Comments have been satisfied; however the applicant shall amend the Preliminary Plat and provide documents as indicated below:

1. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Commercial Corridor Character Area Community Character Area.

2. The proposed Preliminary Plat is consistent with the purpose and intent of the Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) Zoning Districts, the Greensboro Village P.U.D. Master Development Plan, and the Amended Preliminary Master Development Plan and Final Master Development Plan for The Retreat at Fairvue.

3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

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

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

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

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-146, a Preliminary Plat for The Retreat at Fairvue Phase 2, consisting of a two (2) sheet plat, prepared by Dewey-Estes of Nashville, TN, dated October 28, 2015 2015 with a revision date of November 2015, with the following conditions:

1. Revise and combine Open Space area labels. Combine Open Space 'E' with 'A' including acreage, combine Open Space 'F' and 'G' with 'B' including acreage, relabel Open Space 'H' as 'E'. There will be a total of five (5) Open Space areas. Revise Open Space information in Project Summary Table to reflect changes on Sheet 2.
2. Revise all Flood Notes on both sheets to state: No portion of this property is located in a special Flood Hazard Area as indicated on FEMA Map Numbers 47165C0407G and 471650426G.
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7. Detailed plans and specifications for water & sanitary sewer installations shall be submitted to Gallatin Public Utilities for approval.

8. Submit three (3) corrected, folded copies of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan showing the correct Phase and Section labels and lines.
9. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

ATTACHMENTS
Attachment 2-1 Location Map for The Retreat at Fairvue, Ph. 2
Attachment 2-2 Preliminary Plat for The Retreat at Fairuve, Ph. 2 (PC File 1-1275-15B)
Attachment 2-3 Final Plat for Greensboro Village, Ph. 8 (PC0102-13)
Attachment 2-4 Amend. PMDP/Revised FMDP for The Retreat at Fairvue (PC File 8-695-15S)

THE RETREAT AT FAIRVUE, PHASE 2

TAX MAP 136//018.03
MRO PUD/R15-PUD
PC FILE# 1-1275-15B

ATTACHMENT 2-1

ATTACHMENT 2-3

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

Pamela L Whitaker Register
Sumner County Tennessee
Instrument #: 1040916
Recorded
5/2/2013 at 8:22 AM
in Plat Book
27
Pgs 308-309

Rec # 806903	
Rec d	30 00
Stare	0 00
Clerk	0 00
Other	2 00
Total	32 00

MAP 136, PARCEL 019.00
GREENSBORO I, L.P
R.B. 2166, PG. 671, R.O.S.C., TN
P.B. 26, PG. 144, R.O.S.C., TN.
ZONING – MRO(PUD), R15(PUD), R6(PUD)

GREENSBORO VILLAGE, PHASE SEVEN
P.B. 25, PG. 345, R.O.S.C., TN.
ZONING – MRO(PUD)

GREENSBORO VILLAGE, PHASE SIX, SECTION ONE
P.B. 24, PG. 12, R.O.S.C., TN.
ZONING – MRO-PUD

GREENSBORO VILLAGE, PHASE SIX, SECTION ONE
P.B 24, PG 12, R.O.S.C., TN.
ZONING – MRO(PUD)

MAP 136, PARCEL 019.02
GALLATIN GOLF, LLC
R.B. 3397, PG. 625, R.O.S.C., TN.
ZONING – MRO

FAIRVUE PLANTATION, PHASE 14
P.B. 22, PG. 76, R.O.S.C., TN.
ZONING – MRO

FAIRVUE PLANTATION, PHASE 11
P.B. 22, PG. 341, R.O.S.C., TN
ZONING – MRO

MAP 136, PARCEL 019.02
GALLATIN GOLF, LLC
R.B. 3397, PG. 625, R.O.S.C., TN.
ZONING – MRO

GREENLEA BOULEVARD (R/W VARIES)
STONEBRIDGE DRIVE
CHLOE DRIVE (R/W VARIES)
NOAH LANE (R/W VARIES)
CENTER OF RANKIN BRANCH
FLOOD ZONE X (SHADED)
STREAM BUFFER
FLOODWAY & FLOOD LINE
20' PERMANENT UTILITY EASEMENT R.B. 1367, PG. 245, R.O.S.C., TN
PROPOSED SANITARY SEWER EASEMENT (SEE NOTE 15.)
PROPOSED STORM WATER DRAINAGE ESMT (SEE NOTE 16.)
20' DRAINAGE EASEMENT & S.Y.
20' LANDSCAPE BUFFER & S.Y.
10' P.U.D.E. & S.Y.
20' LANDSCAPE BUFFER
TEMPORARY TURN AROUND EASEMENT DEDICATED THIS PLAT
OPEN SPACE
1041.60'
S69°33'52"W
N24°02'50"W 1023.43'
N04°29'54"E 212.09'
N14°42'21"E 184.34'
S47°40'12"E 112.42'
S41°01'15"E 218.72'
S47°10'32"E 209.81'
S22°36'46"E 131.69'
S31°44'53"E 130.36'
S08°34'17"W 167.54'
69,697± S.F.
1.600± ACRES
1,169,128± S.F.
26.840± ACRES
R15(PUD) MRO(PUD)

LOCATION MAP
NOT TO SCALE

OWNER:
BAKERSOUTH, LLC
P.O. BOX 8037
GALLATIN, TN. 37066

CERTIFICATE OF STAFF CERTIFICATION
4/29/13 DATE
CITY PLANNER
INTERIM ZONING ADMIN.

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "GREENSBORO VILLAGE, PHASE EIGHT" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.
WATER SYSTEM 4-23 ,2013
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE
SEWER SYSTEM 4-23 20 13
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 3589, PG. 556, AND R.B. 3589, PG. 566, R.O.S.C., TENNESSEE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.
4/15/13 DATE
L. A. GREEB, III
BAKERSOUTH, LLC

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.
4-2-13 DATE
REGISTERED LAND SURVEYOR

CERTIFICATE OF 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 SPECIFICATIONS OF THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSITED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
04/29/13 DATE
CITY ENGINEER

John Darnall Surveying
1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph 615-206-6942 darnallsurveying@comcast net

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
5-1-13 DATE
5-1-13 DATE
SECRETARY, PLANNING COMMISSION
CHAIRMAN'S INITIALS

GREENSBORO VILLAGE, PHASE EIGHT
FINAL PLAT
GREENLEA BLVD. NOAH LN. & CHLOE DR., CITY OF GALLATIN, 3RD CIVIL DISTRICT, SUMNER CO., TN.

TOTAL ACRES = 26.840±	TOTAL LOTS = 2
ACRES OF NEW ROAD = 0	FEET OF NEW ROAD = 0
OWNER: BAKERSOUTH, LLC	FILE: 12059FP.DWG
SCALE: 1"=100'	SHEET NO. 1 OF 2
SURVEYOR: DARNALL SURVEYING	REVISION: 11/5/12 – PER ATTORNEY
JOB #12059	11/8 – ADD ESMTS. NOTES 15 & 16
DATE: OCTOBER 26, 2012	4/04 – PER PLANNING COMMENTS

PC0102-13

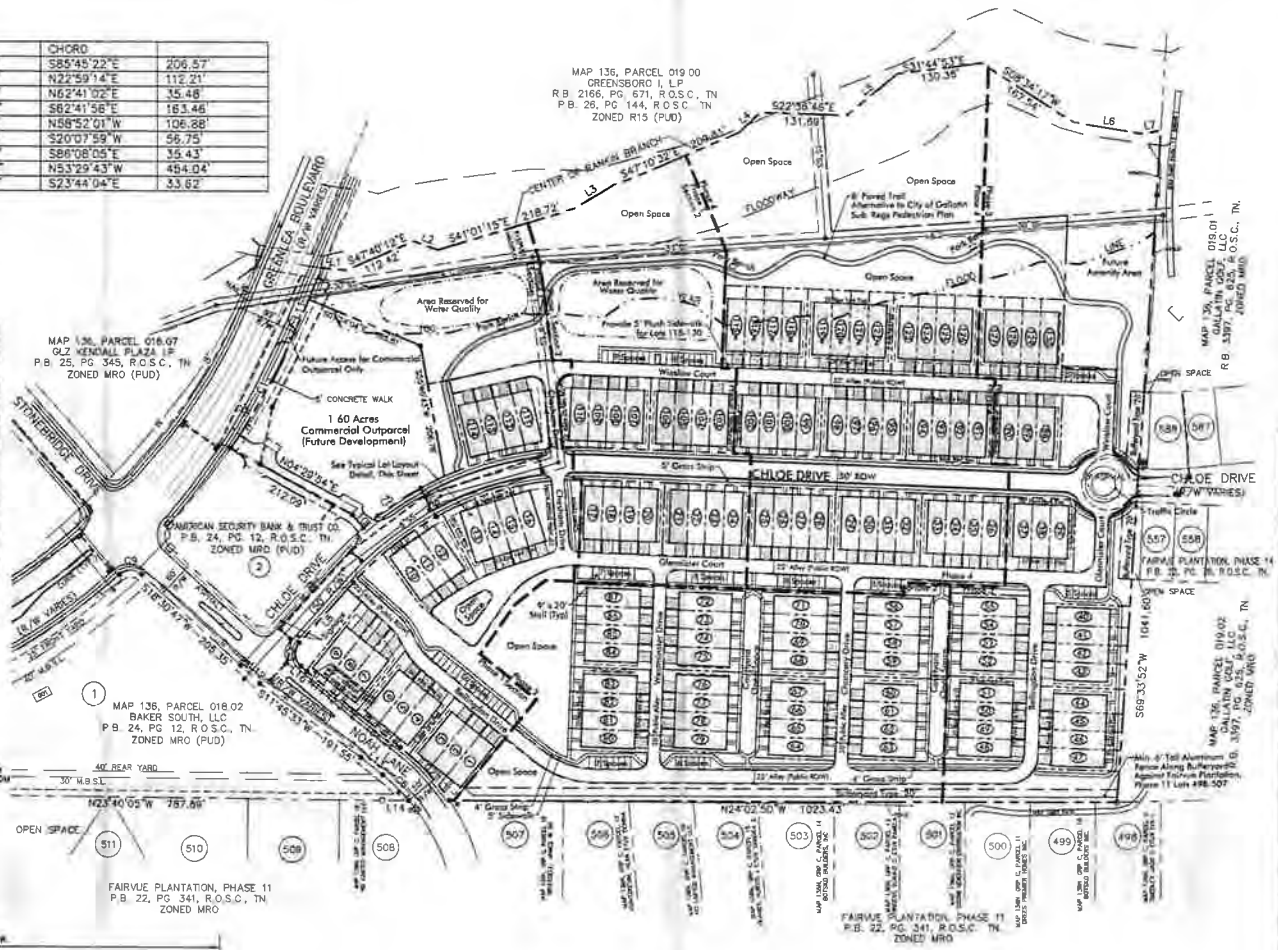
ATTACHMENT 2-4

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD	
C1	206.90'	1050.00'	11°17'24"	S85°46'22"E	206.57'
C2	112.89'	350.01'	18°26'51"	N22°59'14"E	112.21'
C3	39.45'	25.00'	90°25'11"	N62°41'02"E	35.48'
C4	184.20'	500.00'	18°48'56"	S62°41'56"E	183.46'
C5	107.05'	550.00'	11°09'07"	N58°52'01"W	106.88'
C6	56.83'	300.01'	10°51'15"	S20°07'59"W	56.75'
C7	39.38'	25.00'	90°15'05"	S86°08'05"E	35.43'
C8	457.65'	1050.00'	24°58'22"	N53°29'43"W	454.04'
C9	38.87'	25.00'	84°29'41"	S23°44'04"E	33.62'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°09'43"E	37.63'
L2	S04°33'31"E	39.60'
L3	S55°25'58"E	70.86'
L4	S67°20'38"E	44.67'
L5	S63°23'08"E	101.19'
L6	S14°38'15"E	105.29'
L7	S33°29'54"E	29.91'
L8	S72°06'22"E	124.32'
L9	N36°42'33"E	50.00'
L10	N25°33'31"E	26.50'
L11	N88°35'56"E	107.58'
L12	S19°21'52"W	39.99'
L13	S14°42'20"W	43.32'
L14	N24°02'50"W	41.34'
L15	N48°44'23"E	89.55'
L16	N17°28'27"E	12.93'



Scale 1" = 100'

Total Site Area = 28.44 Acres

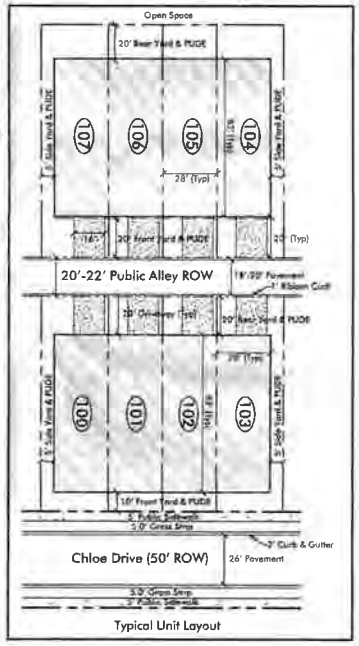
Residential Site Area = 26.85 Acres

Commercial Site Area = 1.59 Acres

APPLICANT
Goodall Inc. Builders
Contact: Mike Stanton
393 Maple Street #100
Gallatin, TN 37066
Ph: (615) 451-5029
Fax: (615) 451-4029

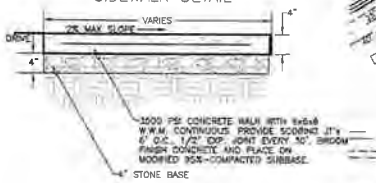
ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 979-9071

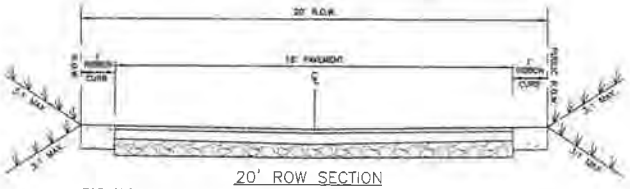
FLOOD NOTE
A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G and 47165C0426G. 100 Yr Elevation Varies from 474.5-479.5 Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation.



Typical Unit Layout

SIDEWALK DETAIL



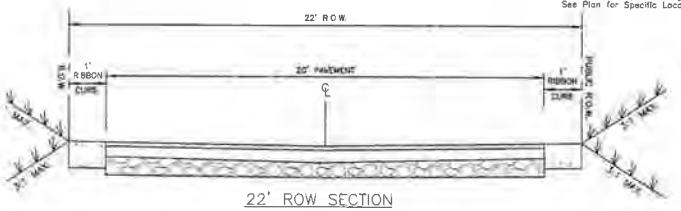


20' ROW SECTION

FOR CHESHAM DR, CARNABY CT, CHANCERY DR & WESTMINSTER DR ONLY

NOT TO SCALE

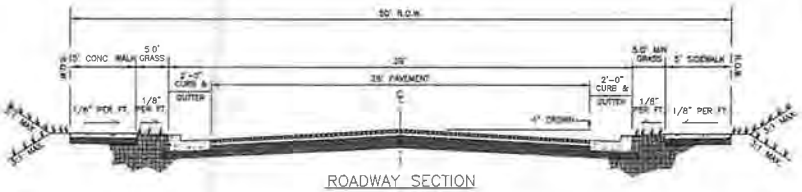
Note: Sidewalk Shall Be Installed As Shown, Not Required Along All Alleys See Plan for Specific Locations.



22' ROW SECTION

FOR BELLINGDON CT, GLENNISTER CT, & WINSLOW CT ONLY

NOT TO SCALE



ROADWAY SECTION

NOT TO SCALE

NOTE: NO RETAINING WALLS SHALL BE CONSTRUCTED WITHIN ROW

Project Schedule

Construction Start Dated July 2013

1)	Phase 1, Section 1 (20 Units)	July 2013-Mar 2014
2)	Phase 1, Section 2 (16 Units)	Apr 2015-Mar 2016
3)	Phase 2 (32 Units)	Apr 2016-Mar 2017
4)	Phase 3 (26 Units)	Apr 2017-Mar 2018
5)	Phase 4 (36 Units)	Apr 2018-Mar 2019

Revisions
11/30/12-R Resulting in
12/11/12 for 3 Main
4/17/13-Re
8/27/14 Re
3/12/15 Re
6/11/15-Re
8/24/15-Re
12/9/15-Re
11/14/15-

Drawing

Date: Oc

The Retreat at Fairvue

Lay

Job

8-695-15S

Preliminary Plat
for
The Retreat at Fairvue
Phase 2

Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Southeast Corner of the Intersection of Noah Lane & Chloe Drive.
Address (GIS): 31E Highway
Gallatin, TN 37066

Property Owner: Goodall Inc. Builders
Address: 393 Maple Street Ste #100
Gallatin, TN 37066
Phone: (615) 451-5029

Developer: Goodall Inc. Builders
Contact: Mike Stanton
Address: 393 Maple Street Ste #100
Gallatin, TN 37066
Phone: (615) 451-5029

Engineer: Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071

Site Information

Tax Map 136, Parcel 18.03

Zoning - MRO (PUD) & R-15 (PUD)
MRO (PUD) Area - 8.24 Acres
R-15 (PUD) Area - 20.20 Acres

Total Site Area - 28.44 Acres
Residential Site Area - 26.84 Acres (4.9 Units/Acre)
Commercial Site Area - 1.60 Acres (By Others)

Current Use: Commercial/Vacant
Proposed Use: Residential (Multi-Family Dwelling)

Plan Preparation Date: November 12, 2015

Unit Breakdown:
Total Lots - 130
Phase 1, Section 1 - 20 Lots (Under Construction)
Phase 1, Section 2 - 16 Lots (Under Construction)
Phase 2 - 32 Lots (Proposed)
Phase 3 - 26 Lots
Phase 4 - 36 Lots

Phase 2 Total Area - 5.36 Acres
Phase 2 Open Space Area - 1.82 Acres
- Open Space 'A' - 0.59 Acres
- Open Space 'B' - 0.32 Acres
- Open Space 'C' - 0.23 Acres
- Open Space 'D' - 0.59 Acres
- Open Space 'E' - 0.03 Acres
- Open Space 'F' - 0.02 Acres
- Open Space 'G' - 0.03 Acres
- Open Space H - 0.01 Acres

Phase 2 ROW Area - 0.71 Acres
Phase 2 Lot Area - 2.83 Acres
Phase 2 Building Area - 1.69 Acres
Phase 2 Driveway & Parking Area - 0.33 Acres

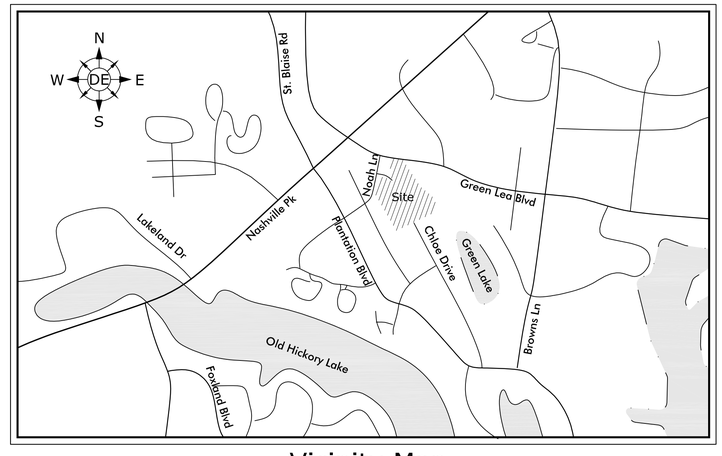
Phase 2 Parking:
64 Garage Stalls (2-Car Garage/Unit)
21 Guest Parking Stalls
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Setbacks Shall Comply with The Retreat at Fairvue Master Plan

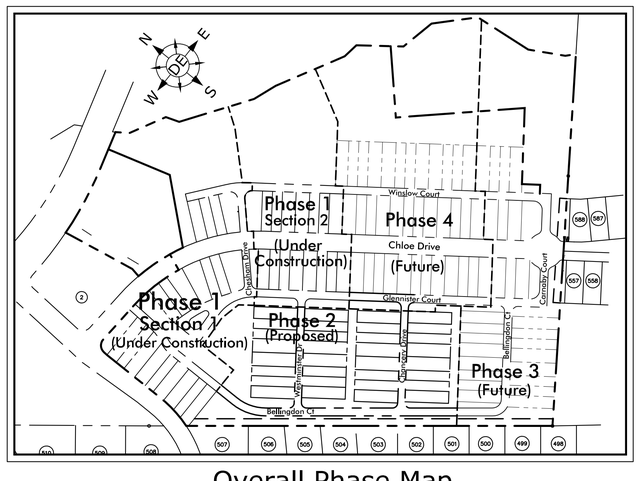
Maximum Height: 2 Stories

Sheet Schedule

C0.0	Cover Sheet
C1.0	Preliminary Plat



Vicinity Map
NTS



Overall Phase Map
Scale: 1"=200'

Project Notes

1. The purpose of this submittal is to obtain approval of a Preliminary Plat for Phase 2 of this development, consisting of 32 Multi-Family Dwellings.

2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.

3. A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Number 47165C0407G and 47165C0426G. Dated April 17, 2012. 100 Yr Elevation Varies from 474.5-479.5. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.

4. Sidewalks shall be Decorative and Maintained per the License for Decorative Sidewalk Agreement between the City of Gallatin and the Retreat at Fairvue Homeowners Association, Inc.

5. Individual water and/or sanitary sewer service lines are required for each lot.

6. The final Construction Documents shall indicate the proposed method to deal with stormwater runoff for this project.

7. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks along the alleys. Sidewalks not shown in Public ROW shall be maintained by the HOA.

8. 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.

9. The owner/developer of this property is responsible for all financial matters.

10. A Site Surety for Landscaping shall be submitted prior to the issuance of any building permits for Phase 2.

11. Trash Removal for this property shall be handled by individual roll-away city toters.

12. The Plat Voids, Vacates, and Supercedes the Final Plat for Greensboro Village, Phase 8 Recorded in Plat Book 27 Pages 308-309 R.O.S.C. (PC 162-13).

13. All Proposed Public ROW Corners Shall be Marked with Concrete Monuments.

Certificate of Planning Commission Preliminary Approval Note:
Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____.

This preliminary plat approval does not constitute approval of this subdivision in the final form and does not constitute approval for recording of the plat.

BENCHMARK
Chiseled Square in Corner of Ramp
Located at NE Corner of Intersection
of Chloe Drive and Noah Lane.
NAVD 88 Elevation = 494.40

FLOOD NOTE
A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G and 47165C0426G.
100 Yr Elevation Varies from 474.5-479.5
Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation.

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

MICHAEL RANDOLPH DEWEY REGISTERED ENGINEER AGRICULTURE COMMERCE No. 100135 STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: November 12, 2015

The Retreat at Fairvue
Phase 2
Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

DEWEY ENGINEERING

Cover Sheet

C0.0

PROPOSED CURVE TABLE

CURVE #	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	038°45'11"	130.00	45.72	87.93	S04° 40' 14"E	86.26
C2	087°53'58"	15.00	14.46	23.01	S67° 59' 49"E	20.82
C3	092°06'02"	15.00	15.56	24.11	N22° 00' 11"E	21.60
C4	087°53'58"	15.00	14.46	23.01	N67° 59' 49"W	20.82
C5	092°06'02"	15.00	15.56	24.11	N22° 00' 11"E	21.60
C6	038°45'11"	152.00	53.46	102.81	N04° 40' 14"W	100.86

PROPOSED LINE TABLE

LINE #	BEARING	LENGTH
L1	S67°59'49"W	22.00'
L2	S68°04'44"W	24.00'
L3	S68°03'12"W	19.00'
L4	S21°56'48"E	71.49'

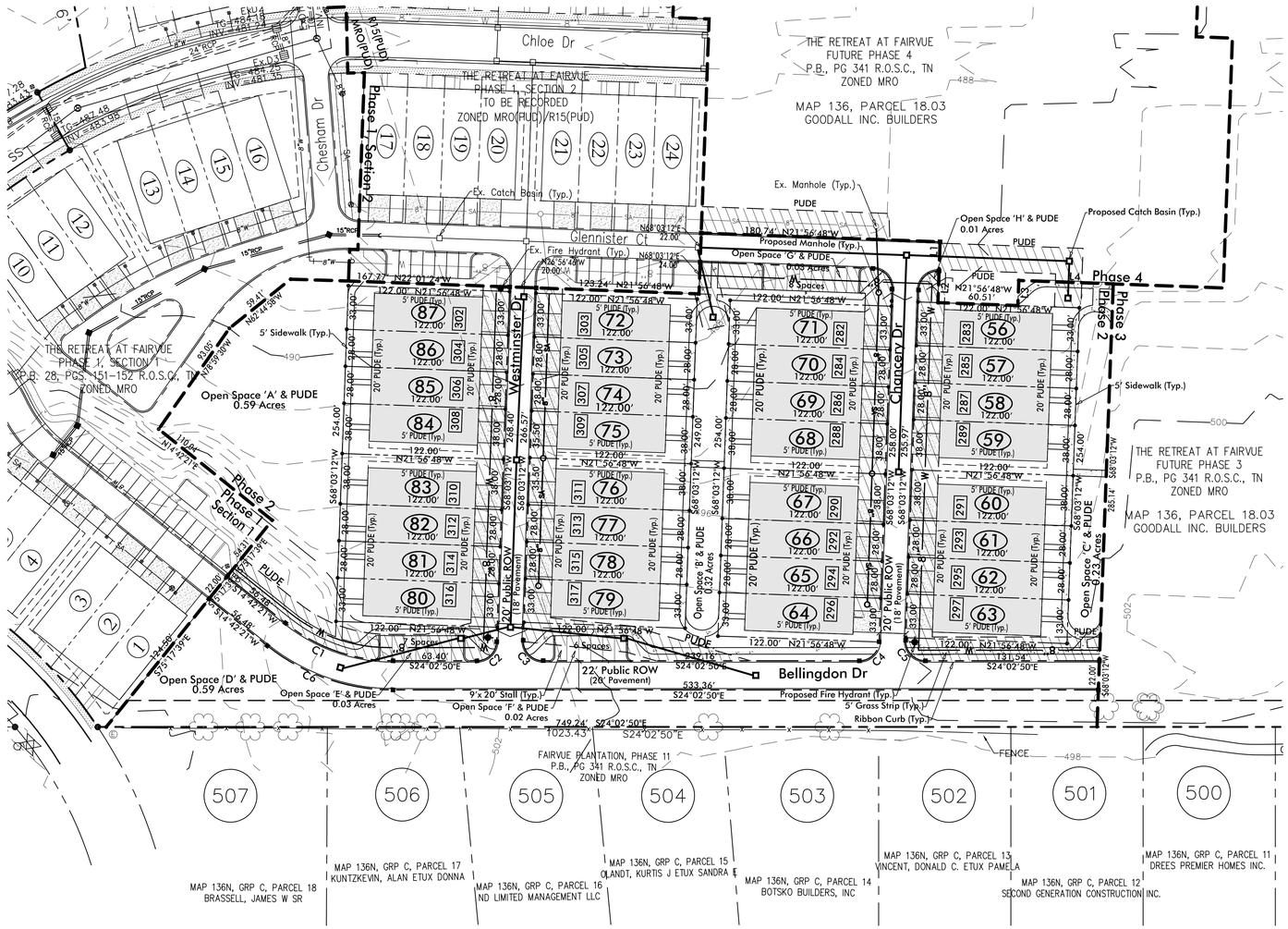
LOT TABLE

NAME	SQUARE FEET	ACRES
56	4026.0000	0.0924
57	3416.0000	0.0784
58	3416.0000	0.0784
59	4636.0000	0.1064
60	4636.0000	0.1064
61	3416.0000	0.0784
62	3416.0000	0.0784
63	4026.0000	0.0924
64	4025.9999	0.0924
65	3416.0000	0.0784
66	3416.0000	0.0784
67	4636.0000	0.1064
68	4636.0000	0.1064
69	3416.0000	0.0784
70	3416.0000	0.0784
71	4026.0000	0.0924
72	4026.0000	0.0924
73	3416.0000	0.0784
74	3416.0000	0.0784
75	4331.0000	0.0994
76	4331.0000	0.0994
77	3416.0000	0.0784
78	3416.0000	0.0784
79	4026.0000	0.0924
80	4026.0000	0.0924
81	3416.0000	0.0784
82	3416.0000	0.0784
83	4636.0000	0.1064
84	4636.0000	0.1064
85	3416.0000	0.0784
86	3416.0000	0.0784
87	4026.0000	0.0924

OPEN SPACE SCHEDULE

OPEN SPACE	AREA (S.F.)	AREA (ACRES)
A	25533	0.59
B	14069	0.32
C	9836	0.23
D	25841	0.59
E	1249	0.03
F	1071	0.02
G	1413	0.03
H	312	0.01

- Headwall
- Storm Catch Basin
- Storm Pipe
- Fire Hydrant
- 8"—W— Water Main
- Sewer Manhole
- 8"—S— Sewer Main
- Concrete Monument
- Iron Rod



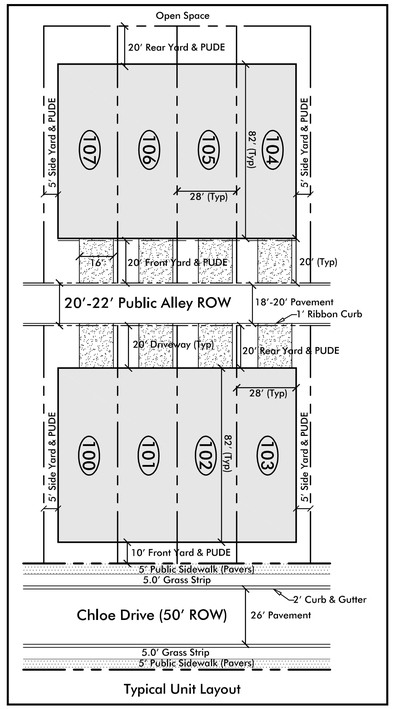
Scale 1" = 50'

Total Site Area = 28.44 Acres

Phase 2 Area = 5.36 Acres

APPLICANT
Goodall Inc. Builders
Contact: Mike Stanton
393 Maple Street #100
Gallatin, TN 37066
Ph: (615) 451-5029
Fax: (615) 451-4029

ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 401-9956



Typical Unit Layout

Project Schedule

1). Phase 1, Section 1 (20 Units)	Under Construction
2). Phase 1, Section 2 (16 Units)	Apr 2014-Nov 2015
3). Phase 2 (32 Units)	Nov 2015-Mar 2016
4). Phase 3 (26 Units)	Apr 2016-Mar 2017
5). Phase 4 (36 Units)	Apr 2017-Mar 2018

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Revisions:

Drawing Notes:

Date: November 12, 2015

The Retreat at Fairvue
Phase 2
Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

DEWEY ENGINEERING

Preliminary Plat

C1.0

ITEM 3

PC #1-1288-15B

BAYWOOD POINTE, PH. 4

DEFERRED

ITEM 4

PC #8-1290-15

WHITTS BBQ (DUNLAP JUNCTION)- FMDP

DEFERRED

ITEM 5

GMRPC Resolution No. 2015-148

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 5, CONTAINING 30 ONE-FAMILY DETACHED DWELLING LOTS AND AN OPEN SPACE TRACT ON 11.27 (+/-) ACRES, LOCATED ON HACKNEY LANE, TURNBO DRIVE, AND GOODMAN DRIVE, NORTH OF LONG HOLLOW PIKE (PC 8-1269-15)

WHEREAS, the applicant submitted a Revised Final Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Revised Final Master Development Plan submitted by the applicant, Civil Site Design Group, PLLC, at its regular meeting on November 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-310, § 13-4-310, §13-7-201, and §13-7-202 and §13.02 of the City of Gallatin Zoning Ordinance:

1. The Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area Category.
2. The Revised Final Master Development Plan is consistent with the purpose and intent of the R15 Medium Density Residential-Planned Residential Development (R15 PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the approved Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Fairway Farms, Phases 2 & 3 (PC 3-294-15).
3. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the proposed modifications to the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 5 will not change the essential character of Fairway Farms Subdivision and the proposed

ITEM 5

architecture will complement the existing residential structures in Fairway Farms Subdivision.

4. The legal purposes for which zoning regulations exist have not been contravened.
5. The Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 5 consisting of a fifteen (15) sheet plan, prepared by Civil Site Design Group, PLLC of Nashville, Tennessee, with job number 14-136-01, dated October 28, 2015, with a final revision date of November 12, 2015, with the following conditions:

1. Correct the number of lots to be developed from "29" to "30" on Cover Sheet.
2. Add "Typical Village Lot Configuration" Detail on Sheet C1.00.
3. Correct "Hackney Drive" to "Hackney Lane" in the Traffic Calming Intersection Detail on Sheet C1.00.
4. Correct the Type 25 Bufferyard Detail note to read "To be maintained by the Homeowners Association" on Sheet C1.00.
5. Show and label "Phase 1, Section 1", "Phase 1, Section 4", and "Phase 2, Section 2", plat book and page number, and zoning to these portions of the development.
6. Correct title blocks for Sheets C2.00 thru C2.02 to "Phase 2, Section 5".
7. Submit three (3) corrected and folded copies of the Revised FMDP for Fairway Farms Phase 2, Section 5 to the Planning Department for review and approval.
8. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/2015

ITEM 5

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 5
PLANNING DEPARTMENT STAFF REPORT

Revised FMDP for Fairway Farms, Phase 2, Section 5
(PC 8-1269-15)
Located on Hackney Lane, Turnbo Drive, and Goodman Drive north of Long Hollow Pike
Date: November 18, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 5, CONTAINING 30 ONE-FAMILY DETACHED DWELLING LOTS AND AN OPEN SPACE TRACT ON 11.27 (+/-) ACRES, LOCATED ON HACKNEY LANE, TURNBO DRIVE, AND GOODMAN DRIVE NORTH OF LONG HOLLOW PIKE.

OWNER:	**FAIRWAY FARMS DEVELOPMENT G.P.**
APPLICANT:	**CIVIL SITE DESIGN GROUP, PLLC**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-148**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**NOVEMBER 23, 2015**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Revised FMDP for Fairway Farms, Phase 2, Section 5 containing 30 One-Family Detached Dwelling lots and an open space tract on 11.27 (+/-) acres (Tax Map 114, Parcel 040.01), located on Hackney Lane, Turnbo Drive, and Goodman Drive north of Long Hollow Pike. The property is currently zoned R15 Medium Density Residential-Planned Residential Development (R15-PRD). One-Family Detached Dwellings is a permitted use in the R15 PRD zoning district. (Attachment 5-1 and 5-2)

CASE BACKGROUND:

Previous Approvals

On March 25, 2013, the Planning Commission recommended approval of a major amendment to the Preliminary Master Development Plan for Fairway Farms, Phase 2 and 3 (PC0044-12) to change the phase lines, lot layout, open space, and design standards and to increase the overall density and number of units in the development. City Council approved the major amendment on May 21, 2013.

On June 24, 2013, the Planning Commission approved the Final Master Development Plan for Fairway Farms, Phases 2 and 3 (PC0146-13).

On February 23, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phases 2 & 3 (PC 3-294-15) to develop the "Reserved Area" into two (2) lots and open spaces and to update the lot count for the overall development.

On July 27, 2015, the Planning Commission approved a Revised Final Master Development Plan (PC 8-797-15) and Preliminary Plat (PC 1-704-15B) for Fairway Farms, Phase 2, Section 4 (immediate north of this phase), to create 23 lots, an open space tract, and a stormwater detention pond on an adjacent open space tract on 9.0 (+/-) acres.

DISCUSSION:

Proposed Development

The Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phases 2 and 3 includes 156 lots for single family detached dwelling units (Attachment 5-3). With this Revised Final Master Development Plan (Fairway Farms, Phase 2, Section 5) the owner and applicant is identifying the section and proposing 30 lots, an open space tract, and extension of Hackney Lane, Turnbo Drive, and Goodman Drive along with Rotondi Court on 11.27 (+/-) acres.The Revised Final Master Development Plan is consistent with the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Phases 2 & 3 (PC 3-294-15).

Natural Features

The property is currently unimproved and vacant. The natural topography for the site, slopes from the highest point of elevation (544' and 542') located from Lot 43 and Lots 92 thru 94, respectively, which in turn slopes northeastwardly towards an open space tract (516') located adjacent to the rear of Lots 108 thru 111. No portion of Fairway Farms, Phase 2, Section 5 is located within a special flood hazard area according to FIRM Panel No. #47165C0313G.

Adjacent or Area Uses

Additional phases and sections of Fairway Farms are located along the boundaries of this phase and section with the exception of Cambridge Farms located to the west. This includes Phase 1, Section 1 (P.B. 23, Pg. 45) and Phase2, Section 2 (P.B. 28, Pg. 369) to the east, future phases of the subdivision to the north and south and Cambridge Farms Phase 1, Section 2 (P.B. 14, Pg. 186) to the west.

Gallatin on the Move 2020 General Development and Transportation Plan/Zoning

The property is located in the Suburban Neighborhood Established Community Character Area as shown on the Community Character Map of the *Gallatin on the Move 2020 General Development and Transportation Plan* (Attachment 5-4).

The main goals of the Suburban Neighborhood Established Community Character Area are to maintain residential uses, accommodate compatible in-fill development, and provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way. The Revised FMDP for Fairway Farms Phase 2, Section 5 meets the overall intent of the Suburban Neighborhood Established Community Character Area and was designed in keeping with the high quality design standards recommended for property within the Suburban Neighborhood Established Community Character Area. The proposed subdivision is consistent with the Suburban Neighborhood Established Character Area and the R15-PRD zoning.

Architectural Design/Lot Size and Layout
Fairway Farms, Phase 2 is indicated as "The Villages of Fairway Farms" on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phase 2 and 3 (PC 3-294-15). The architectural designs proposed for the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 5 will be consistent with previous phases of Fairway Farms Subdivision which features one and two story brick homes with architectural shingles. The general design guidelines for "The Villages of Fairway Farms" prohibits facade materials that include vinyl siding, painted, natural or split faced concrete masonry units (CMU), and aluminum siding to be used on the exterior of the houses.

"The Village" units require a minimum lot size of 9,000 square feet and a minimum house size of 1,800 square feet for ranch style houses and 2,000 square feet for a two story houses. The Manor Homes shall have a minimum ground floor footprint of 2,000 square feet and if a second floor is constructed it shall be a minimum of 500 square feet. The lots shall be 4-sided and contain houses with 75 percent brick or stone exteriors and the walls with foundations same materials to grade. The lot sizes shown on the Revised FMDP are consistent with lot sizes and layouts on the Amended Preliminary Master Development Plan/Final Master Development Plan for Fairway Farms, Phases 2 and 3 (PC 3-294-15).

The lots are designed to accommodate and align with the natural topography of the land to convey stormwater from off-site through the property and to reduce the impact of stormwater runoff from each lot within this section and lots adjacent to this section.

Rights-of-Way/Streets/Roads
1,540 linear feet of 50 feet wide public right-of-way extension with 25 feet wide pavement width is shown on the plan for the extension of Hackney Lane, Turnbo Drive, and Goodman Drive along with Rotondi Court. Hackney Lane, Turnbo Drive, Goodman Drive, and Rotondi Court will become public streets once accepted by the Gallatin City Council. Five (5) foot wide sidewalks and five (5) foot wide grass strip will be constructed on both sides of Hackney Drive in accordance with the Gallatin Subdivision Regulations and Zoning Ordinance and the *Gallatin on the Move 2020 Plan.*

Public Utility and Drainage Easements (P.U.D.E's)
All lots will include Public Utility Drainage Easements (P.U.D.E.), including 20-foot wide P.U.D.E. located along all front yards and 10-foot wide P.U.D.E.'s located along all side and rear yards. Lots adjacent to the open space tract and Phase 2 Future Development will include 15-foot wide P.U.D.E.'s No vertical construction is allowed in any easements.

Open Space and Bufferyard
The Revised FMDP shows an open space tract to be located behind Lots 95 thru 110. The adjacent open space tract located in Phase 2, Section 4, and the existing tract platted as part of Phase One, Section Four, will serve as a stormwater detention area for the Revised FMDP. The open space tract on this plat is adjacent to the other open space tracts.

A Type 25 Bufferyard is required adjacent to Cambridge Farms located along the western boundary, per Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance and

additional large deciduous trees to be located in the open space tract along the eastern boundary.

The Type 25 Bufferyard and additional trees in the open space tract are shown on the plan and is consistent with the approved Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phase 2 and 3 (PC 3-294-15). The Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 and 3 noted existing mature trees along the western boundary consisting of 159 white pines and 142 miscellaneous hardwoods which exceeds the required planting. No additional plantings are required along the west property line.

Where sufficient existing mature deciduous trees are located in the Type 25 Bufferyard, evergreen trees or equal type buffer trees shall be utilized at the discretion of Planning Staff. In areas where existing mature deciduous trees are not located in the bufferyards or are thinly spaced, one (1) large deciduous tree (minimum 2 1/2 inch caliper) shall be planted every 60 feet and two (2) small deciduous or ornamental trees (minimum 2 1/2 inch caliper) shall be planted an equal distance (30 feet) between the large deciduous trees. In addition to the bufferyard, the 25 foot wide buffer zone shall consist of well-maintained grass. (see detail on Sheet C1.00)

The bufferyards shall be maintained by the owner/developer per G.Z.O. Section 13.04.120 or until governed by a homeowner's association. The owner/developer and homeowner's association has access to the bufferyards through a 25 foot wide landscape easement located along the rear of lots 36 thru 43, adjacent to adjoining Cambridge Farms properties. The landscape buffer is accessible from the P.U.D.E.'s.

The owner and applicant shall coordinate with staff in regards with the removal of any existing mature trees or existing undergrowth vegetation prior to the construction of any homes on lots in this phase. Staff shall determine the correct type and amount of landscaping to be installed.

The owner and applicant may install the required landscaping in the bufferyards prior to the construction of any homes on lots in this phase. The Homeowners Association (HOA) documents should describe where access to the landscape easement will be obtained including the need to remove fences to gain access.

Stormwater

The Revised FMDP (sheet C3.00) indicates the site grading will generally follow the natural topography of the site allowing for a natural stormwater runoff. There will be grading starting along the south and west sides of the site sloping towards the open space tract to control stormwater runoff to the adjacent detention pond. This will create a sloping embankment adjacent to the rear of lots 95 thru 103 with the open space tract. Stormwater runoff will be directed into pipe conveyance and the remaining will flow into a swale along the rear of lots 108 thru 110 then to the adjacent detention pond. There are several catch basins located along the street to capture stormwater runoff from the street which will be directed into the detention area located in the adjacent open space. The owner and applicant submitted construction plans and drainage calculations to Engineering Division for review and approval.

Site Surety
The owner and applicant shall submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. A site surety, in the form of cash, certified check, or Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to the recording of the final plat.

Planning Department Comments
The Planning Department reviewed and commented on the Revised Final Master Development Plan. The applicant satisfactorily addressed most of the Planning Department comments; however, the owner and applicant shall comply with the following:

1. Correct the number of lots to be developed from "29" to "30" on Cover Sheet.
2. Add "Typical Village Lot Configuration" Detail on Sheet C1.00.
3. Correct "Hackney Drive" to "Hackney Lane" in the Traffic Calming Intersection Detail on Sheet C1.00.
4. Correct the Type 25 Bufferyard Detail note to read "To be maintained by the Homeowners Association" on Sheet C1.00.
5. Show and label "Phase 1, Section 1", "Phase 1, Section 4", and "Phase 2, Section 2", plat book and page number, and zoning to these portions of the development.
6. Correct title blocks for Sheets C2.00 thru C2.02 to "Phase 2, Section 5".
7. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

Engineering Division Comments
The Engineering Division reviewed and commented on the Revised Final Master Development Plan. The owner and applicant satisfactorily addressed most of the Engineering Division comments; however the owner and applicant shall comply with the following:

1. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the final plat.
2. Submit a subdivision surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to the recording of the final plat.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Revised Final Master Development Plan and made the following comment indicated below:

1. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.

Other Departmental Comments

Other City Departments reviewed and commented on the Revised Final Master Development Plan. The applicant satisfactorily addressed most of the Other Departmental Comments; however, the owner and applicant, as part of the construction plan review, the following will be required:

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All fire hydrants shall be installed prior to issuance of any building permits.
3. All applicable fire codes shall be followed.

Findings

1. The Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area Category.
2. The Revised Final Master Development Plan is consistent with the purpose and intent of the R15 Medium Density Residential-Planned Residential Development (R15 PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the approved Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Fairway Farms, Phases 2 & 3 (PC 3-294-15).
3. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the proposed modifications to the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 5 will not change the essential character of Fairway Farms Subdivision and the proposed architecture will complement the existing residential structures in Fairway Farms Subdivision.
4. The legal purposes for which zoning regulations exist have not been contravened.
5. The Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution 2015-148, a Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 5 consisting of a fifteen (15) sheet plan, prepared by Civil Site Design Group, PLLC of Nashville, Tennessee, with job number 14-136-01, dated October 28, 2015, with a final revision date of November 12, 2015 with the following conditions:

1. Correct the number of lots to be developed from "29" to "30" on Cover Sheet.

2. Add "Typical Village Lot Configuration" Detail on Sheet C1.00.
3. Correct "Hackney Drive" to "Hackney Lane" in the Traffic Calming Intersection Detail on Sheet C1.00.
4. Correct the Type 25 Bufferyard Detail note to read "To be maintained by the Homeowners Association" on Sheet C1.00.
5. Show and label "Phase 1, Section 1", "Phase 1, Section 4", and "Phase 2, Section 2", plat book and page number, and zoning to these portions of the development.
6. Correct title blocks for Sheets C2.00 thru C2.02 to "Phase 2, Section 5".
7. Submit three (3) corrected and folded copies of the Revised FMDP for Fairway Farms Phase 2, Section 5 to the Planning Department for review and approval.
8. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

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

ATTACHMENTS:

Attachment 5-1 Location Map
Attachment 5-2 Revised FMDP, Fairway Farms, Phase 2, Section 5 (PC8-1269-15)
Attachment 5-3 Amended PMDP/Revised FMDP, Fairway Farms, Phases 2 & 3 (PC3-294-15)
Attachment 5-4 Community Character Map- Suburban Neighborhood Established

FAIRWAY FARMS DEVELOPMENT

LOCATION MAP

HACKNEY LANE, TURNBO DRIVE, AND
GOODMAN DRIVE
TAX MAP #114//040.01
ZONED R15 PRD
PC #1-1269-15B

ATTACHMENT 5-1

ATTACHMENT 5-3

TOTAL AREA 58.96 ACRES±

LOCATION MAP

TRAFFIC CALMING INTERSECTION

PHASE 2 SECTION 1 5.75 ACRES±

PHASE 2 SECTION 2 2.2 ACRES±

PHASE 2

PHASE 3

THE VILLAGES AT FAIRWAY FARMS

GOODMAN DRIVE

WENTWORTH DR

HUNTINGTON DR

ROAD A

BAGGINS COURT

FANNING COURT

TURNBO DRIVE

NELUS DRIVE

WIMBLEDON COURT

VASSER DRIVE

CHELSEA COURT

BOULEVARD

WALPOLE DRIVE

WENDLING

PH. 3 - SEC. 1C 13.26 AC.±

TYPICAL LOT CONFIGURATION 15,000 - 18,000 S.F.

TYPICAL VILLAGE LOT CONFIGURATION

TYPE 20 BUFFERYARD N.T.S.

TYPE 25 BUFFERYARD N.T.S.

BUFFERYARD NOTE:
EXISTING BUFFER SHOWN ALONG WEST SIDE OF PROPERTY CONSISTS OF 133 WHITE PINES AND 143 MISCELLANEOUS HARDWOODS WHICH EXCEEDS THE REQUIRED PLANTING. REQUEST NO ADDITIONAL PLANTINGS BE REQUIRED ALONG WEST PROPERTY LINE.

ALTERNATIVE TYPE 35 BUFFERYARD

LINE DATA		
L1	N [illegible] E	34.53'
L2	S 38°44'00" E	14.95'
L3	S 56°58'36" E	50.01'
L4	S 68°24'21" E	48.86'
L5	N [illegible] E	59.72'
L6	S 67°27'59" W	50.00'
L7	S 22°32'01" E	46.78'
L8	N 23°27'24" W	72.57'
L9	S 11°34'15" W	86.16'
L10	S 71°35'02" E	54.01'
L11	S 65°22'55" E	80.44'
L12	N 35°59'01" E	25.00'
L13	N 55°47'52" E	63.29'
L14	N 31°52'32" E	6.81'
L15	S 31°52'32" W	10.93'
L16	S 12°27'58" W	28.72'
L17	N 82°25'53" W	44.77'
L18	S 07°34'07" W	50.00'
L19	S 82°25'53" E	31.54'
L20	N 82°25'53" W	32.80'
L21	S 07°34'07" W	50.00'
L22	S 82°25'53" E	33.94'

NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND THE APPROVED PRELIMINARY MASTER PLAN FOR PHASE 2 & PHASE 3 OF FAIRWAY FARMS BY SUBDIVIDING THE "RESERVED" AREA INTO TWO (2) LOTS AND OPEN SPACE AND TO REVISE TOTAL OPEN SPACE.

OWNER NAME	TAX MAP	PARCEL	SITE ADDRESS	EXISTING ZONING & USE	PROPOSED ZONING & USES
FAIRWAY FARMS DEVELOPMENT GROUP	114	040.01	LONG HOLLOW PIKE	R15 PRD VACANT	R15 PRD One-family detached Residential units

RESIDENTIAL MEDIUM DENSITY STREET (50' R.O.W.)

SITE DATA

	ORIGINAL APPROVAL 3-14-2005	1st AMENDED PMDP 11-28-2005	2nd AMENDED PMDP PC 2014-12			AMENDED PMDP PC 3-2014-13	
	FAIRWAYS FARMS ("A" & "B")	FAIRWAYS FARMS ("A" & "B")	FAIRWAYS FARMS AS-BUILTS PHASE 1 SEC. 1-4 PHASE 3 SEC. 1-B	PROP. FAIRWAYS FARMS PHASE 2 & PHASE 3	REVISED FAIRWAY FARMS PMDP "A" & "B" TOTALS PER THIS REQUEST	PROP. FAIRWAYS FARMS PHASE 2 & PHASE 3	REVISED FAIRWAY FARMS PMDP "A" & "B" TOTALS PER THIS REQUEST
APPROVED BASE ZONE	R15 PRD	R15 PRD	R15 PRD	R15 PRD	R15 PRD	R15 PRD	R15 PRD
PROPOSED LAND USE	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
PROPOSED SINGLE FAMILY UNITS:							
15,000 SQ. FT. (MIN.)	82	93	99	9	99	1 (lot 102)	70
13,000 SQ. FT. (MIN.)	130	131	75	33 (lots 32 to 64)	108	34 (lots 33 to 64 & 136)	109
12,000 SQ. FT. (MIN.)	5	6	13	21(lots 41 to 51 & 65 to 84)	34	21(lots 41 to 51 & 65 to 84)	34
9,000 SQ. FT. (MIN.)	262 (94+168)	274 (94+180)	87	180	300	180	300
TOTAL	442	510	194	138	511	136	513
SITE ACREAGE	101.17 ACRES	101.17 ACRES	111.58 ACRES	62.83 ACRES	101.17 ACRES	34.66 ACRES	101.17 ACRES
PERMITTED MAXIMUM LOT COVERAGE	4.36	4.36	4.36	4.36	4.36	4.36	4.36
MAXIMUM PERMITTED DENSITY	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE
PROPOSED DENSITY	1.65 UNITS/ACRE	1.65 UNITS/ACRE	1.74 UNITS/ACRE	1.93 UNITS/ACRE	1.69 UNITS/ACRE	3.89 UNITS/ACRE	3.39 UNITS/ACRE
REQUIRED OPEN SPACE	27% (32.23 ACRES)	27% (34.33 ACRES)	27% (30.12 ACRES)	20% (11.79 ACRES)	20% (34.23 ACRES)	20% (11.36 ACRES)	20% (32.33 ACRES)
PROPOSED OPEN SPACE	37.70% (12.16 ACRES)	31.4% (42.12 ACRES)	15.5% (17.28 ACRES)	28.8% (33.68 ACRES)	37.8% (37.12 ACRES)	17.12% (10.43 ACRES)	34.8% (35.34 ACRES)
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET

SCALE IN FEET

SINGLE-FAMILY LOT DATA

	18,000 SQ. FT.	15,000 SQ. FT.	12,000 SQ. FT.	9,000 SQ. FT.
MINIMUM YARDS				
FRONT	50'	35'	30'	30'
SIDE	10'	10'	10'	10'
REAR	15'	15'	15'	15'
MINIMUM LOT WIDTH	90'	75'	60'	60'

NOTE: 25' SIDE YARD - LOT 139 (ADJACENT TO 20' WIDE OPEN SPACE)

GENERAL DESIGN NOTES:

FAIRWAY FARMS ("A")

1. THE 18,000 S.F., 15,000 S.F. & 12,000 S.F. LOTS SHALL BE A MINIMUM 80% BRICK, STONE OR STUCCO. THE 9,000 S.F. LOTS SHALL BE 70 SIDING, 25% BRICK OR STONE EXTERIOR. WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO GRADE.
2. ALL 18,000 S.F. LOTS AND 15,000 S.F. LOTS ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 2,000 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 500 S.F.
3. ALL 15,000, 12,000 & 9,000 S.F. LOTS THAT ARE NOT ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM SIZE OF 1,800 S.F. FOR A RANCH STYLE AND 2,000 S.F. FOR A 2 STORY.
4. A MINIMUM OF ONE OF THE 18,000 S.F. AND 15,000 S.F. LOTS SHALL HAVE SIDE OR REAR ENTRY 2-BAY GARAGE (PENDING EXTERNAL GRADE ISSUES).
5. VILLAGE UNITS (9,000 S.F. LOTS) SHALL BE A MINIMUM 75% BRICK OR STONE EXTERIOR. WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO GRADE WITH A MINIMUM OF 1,900 S.F. FOR 2,000 S.F. 2 + 1 2 STORY

FAIRWAYS FARMS ("B")

1. ALL LOTS SHALL BE 75% BRICK OR STONE EXTERIOR WALLS AND FOUNDATION SHALL BE OF THESE SAME MATERIALS TO GRADE.
2. ALL LOTS SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 1400 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 500 S.F.

NOTES:

1. NORTH BASED ON A PREVIOUS SURVEY BY BRUCE RANEY & ASSOCIATES
2. PROPERTY IS SHOWN AS PART OF PARCEL 040.01 ON SUMNER COUNTY TAX MAP 114
3. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP, LLC BY DEED OF RECORD IN R.B. 1018, PG. 756, R.O.S.C., TN

Approved
[illegible]
5/14/15

"AMENDED" PRELIMINARY MASTER DEVELOPMENT PLAN/
REVISED FINAL MASTER DEVELOPMENT PLAN

OF

FAIRWAY FARMS
PHASE 2 & PHASE 3

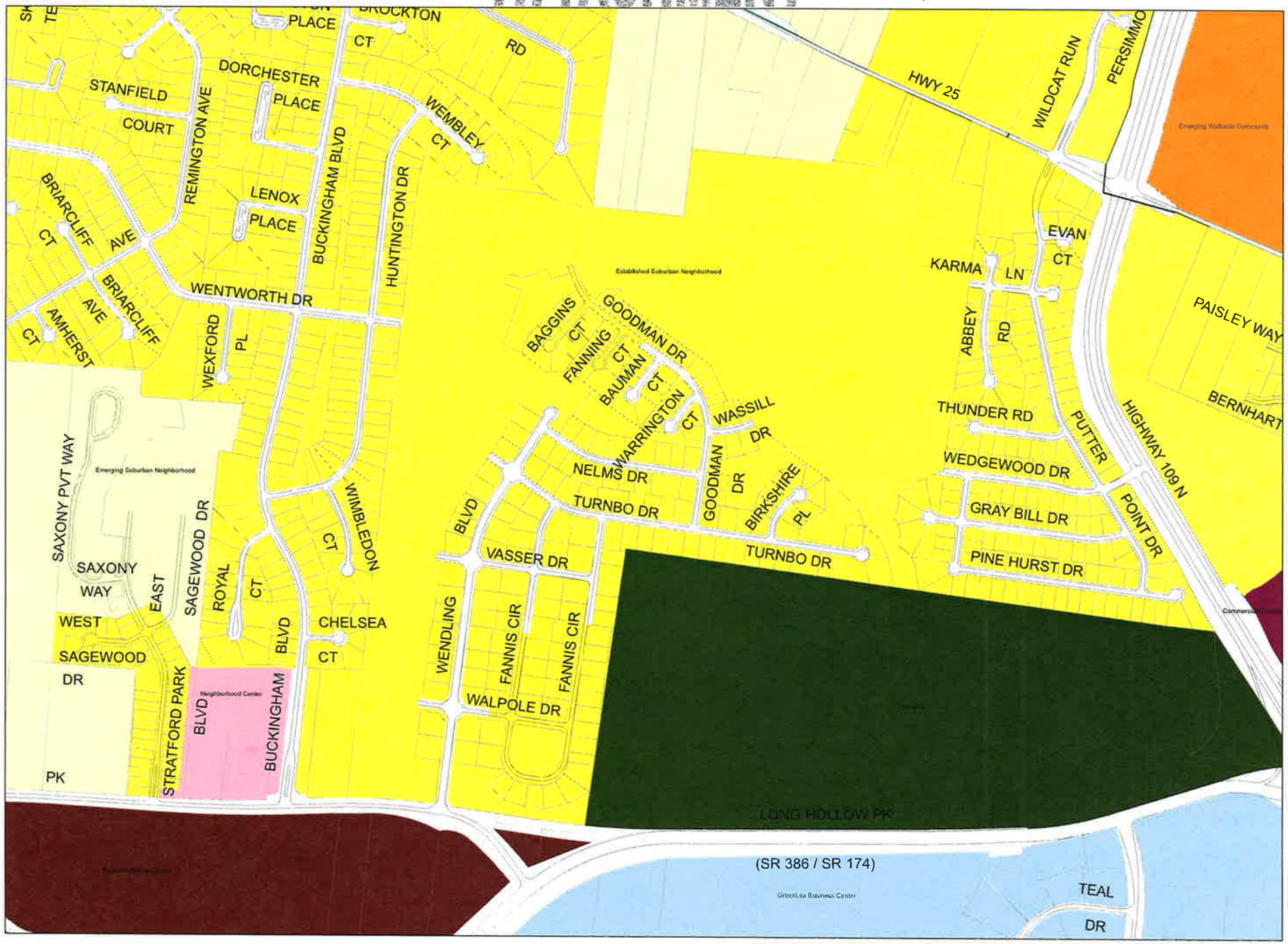
PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDLING BOULEVARD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE: [illegible] 28, 2008
SCALE: 1" = 100'
OWNER/DEVELOPER: FAIRWAY FARMS DEVELOPMENT GROUP, LLC
WALL FOR BOULEVARD

REV. 08/13/12
REV. 08/23/12
REV. 10/03/12
REV. 12/13/12
REV. 12/31/12
REV. 01/29/13
REV. 02/11/13
REV. 03/08/13
REV. 04/24/13

8-1269-15

ATTACHMENT 5-4



8-1269-15

CONSTRUCTION PLAN APPROVAL:

OWNER DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ME AND ARE APPROVED WITH THE EXCEPTION OF SUCH MODIFICATIONS INDICATED BY ME ON THESE PLANS.

ENGINEERING DEPARTMENT DATE

CITY ENGINEER DATE

REVISED FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLANS

FAIRWAY FARMS

PHASE 2, SECTION 5

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & GOODMAN DRIVE

CITY OF GALLATIN, 9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

SHEET INDEX

C0.00	COVER
C1.00	SITE LAYOUT PLAN
C2.00	ROAD PLAN AND PROFILE
C2.01	ROAD PLAN AND PROFILE
C2.02	ROAD PLAN AND PROFILE
C3.00	SITE GRADING AND DRAINAGE PLAN
C3.01	STORM WATER POLLUTION PREVENTION PLAN - STAGE 1
C3.02	STORM WATER POLLUTION PREVENTION PLAN - STAGE 2
C3.03	STORM WATER POLLUTION PREVENTION PLAN - STAGE 3
C3.04	S.W.P.P.P. NOTES AND DETAILS
C4.00	SITE UTILITY PLAN
C4.01	SEWER PLAN AND PROFILE
C4.02	SEWER PLAN AND PROFILE
C5.00	CIVIL NOTES AND DETAILS
C5.01	CIVIL NOTES AND DETAILS

GENERAL PROJECT NOTES:

SAFETY:
The contractor is responsible for safety on the Project site and compliance with all local, state and federal safety rules and regulations.

TESTING of Work Materials:
All testing required by the Specifications or as may be required for proper performance of the Work; shall be ordered and paid for by the contractor at no additional compensation.

Technical Specifications - Road Grading and Storm Drainage:
All work shall be done in accordance with the City of Gallatin Municipal-Regional Planning Commission standards and the Tennessee Department of Transportation " Standard Specifications for Road and Bridge Construction", latest supplements and amendments.

Existing Ground:
Actual field ground elevations may vary from existing ground line shown on plans.

Existing Utilities:
Before beginning work in an area the Contractor shall have all existing utilities locate by the respective utility owners. The plans may not show all existing and those shown may not be in the correct location. This Contractor shall notify Tennessee One Call System (615) 366-1987 prior to beginning work to locate existing utilities.

Sign and Pavement Markings:
This contractor shall furnish, install and maintain all warning signs, temporary pavement markings, barricades and all other items necessary to protect the safety of the Public.

Final Roadway Signs and Pavement Markings:
Signing and marking as shown on the completed roadway will be by this Contractor and shall meet the requirements of the City of Gallatin Engineer and the U.S. Dept. of transportation "Manual on Uniform Traffic Control Devises". All Pavement markings to be thermoplastic.

Water and Sewer Specifications:
Technical Specifications - Water and Sewer Mains
All water and sewer main work shall be done in accordance with the City of Gallatin Public Works Dept. Requirements, including testing, cleaning and acceptance.

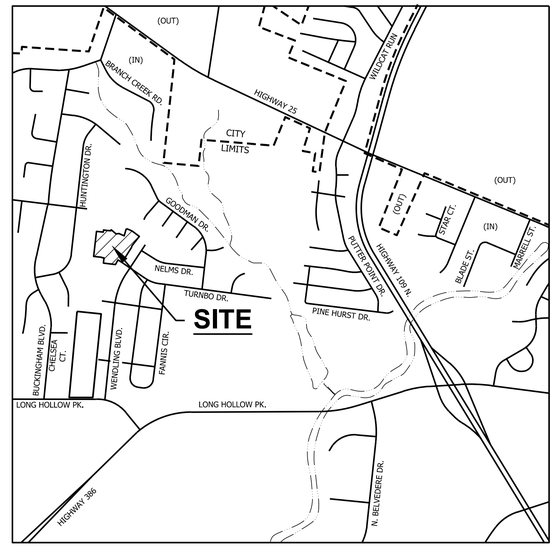
Flood Note:
The property lies within flood zone "X" as designated on current Federal Emergency Management Agency Map Number 47165C0313G, dated April 17, 2012. Said map defines zone "X" as being "areas determined to be outside the 0.2% annual chance floodplain.

Surety Note:
The Owner/Developer shall post a surety in an amount to be determined by the Engineering Department.

Statement of Financial Responsibility:
The Owner/Developer of this property is responsible for all financial matters.

Performance Standards Note:
All construction and use of the proposed development shall meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02.

Open Space Note:
All open space to be owned and maintained by the Homeowners Association.



PROJECT DESCRIPTION:

This project is to provide sewer, water services and fire protection to 29 residential lots.The project is located in Gallatin, Sumner County, Tennessee. All work is to be done in accordance with the Standard Subdivision Regulations for Gallatin, Tennessee and Subdivision Ordinance for Fairway Farms. As owner/developer, Fairway Farms Development, G.P. is responsible for installation of water and sewer mains for this Project.

Water Mains:
This project is to provide water service and fire protection for 29 single family, residential lots in Fairway Farms. Phase 2, Section 5 Subdivision. Approximately 1,489 L.F. of 8" PVC Water Main will be constructed for this project including required appurtenances. Expected line pressure at peak residential flow varies from _____ psi. Expected pressure at average residential flow plus ___ gpm fire flow is approximately _____ psi.

Sewer Mains:
Approximately 2,618 L.F. 8" gravity sewer is contained in this project. Average sewerage flow from 29 single family, residences is estimated at _____ CFS (_____ GPD)

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

OWNER / DEVELOPER

FAIRWAY FARMS DEVELOPMENT, G.P.
147 MAPLE ROW BLVD., STE. 100
HENDERSONVILLE, TN. 37075
CONTACT: ROB HORTON, PRESIDENT
PHONE: (615) 504-2743
EMAIL: rhorton@tenntrading.com

ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITE A
NASHVILLE, TN 37203
CONTACT: JAMES T. HARRISON
PHONE: (615)248-9999
EMAIL: jimh@civil-site.com

JAMES T. HARRISON III
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 027998
STATE OF TENNESSEE
11-12-15

TOTAL AREA - 11.27 ACRES±
NUMBER OF LOTS - 29

Tennessee 811
Know what's below. Call before you dig.

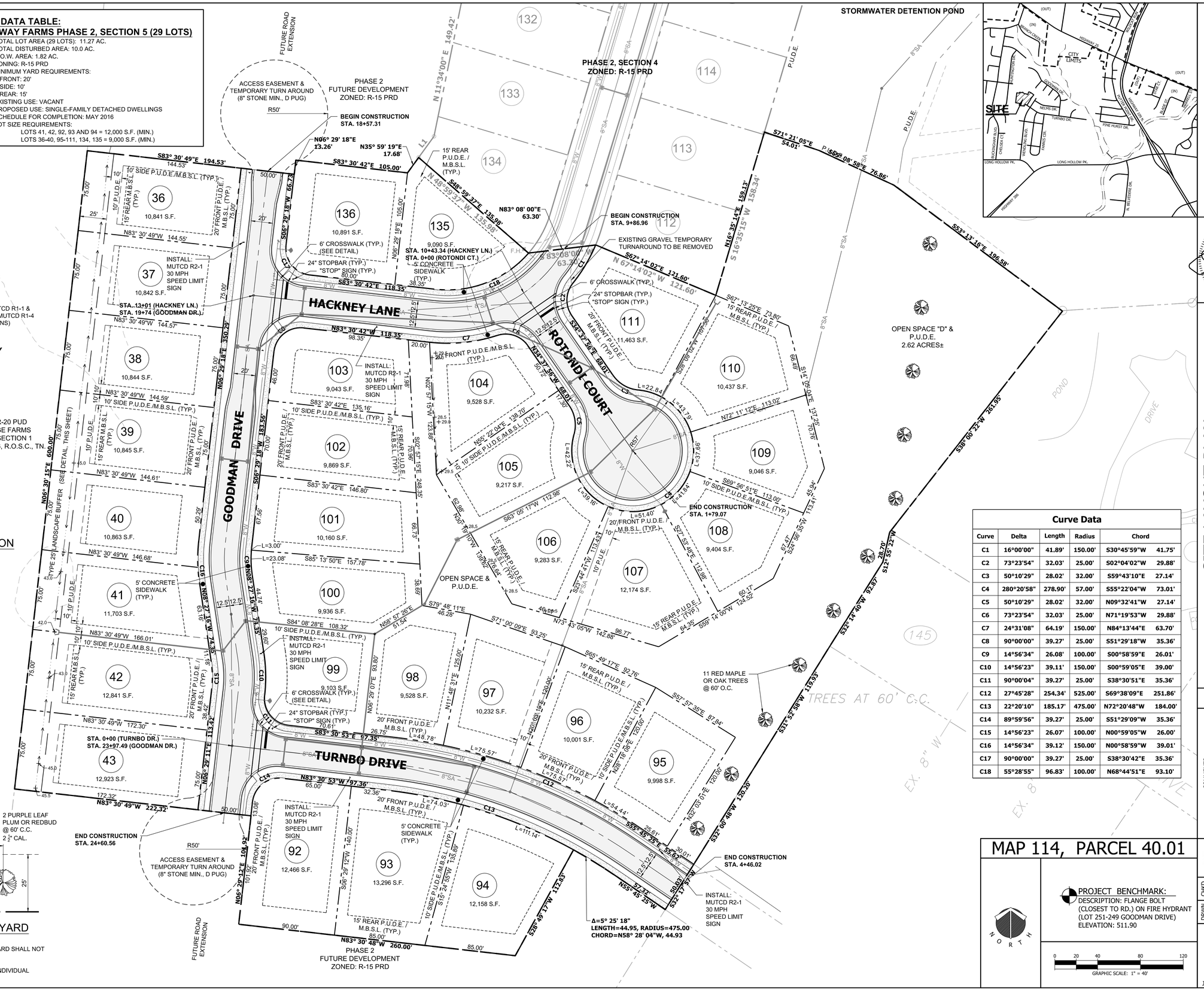
REV.: NOV. 12, 2015
DATE: OCT. 28, 2015
JOB NO.: 14-136-01

LEGEND

- BOUNDARY
- LOT LINE
- EASEMENT
- CATCH BASIN
- 15" STORM DRAIN PIPE
- SANITARY SEWER MANHOLE
- SS SANITARY SEWER LINE
- F.H. FIRE HYDRANT
- 6"W WATER LINE
- 2"G GAS LINE
- GAS VALVE
- CONC. MONUMENT
- IRON PIN (OLD)
- IRON PIN (NEW)
- 422 CONTOUR LINE (EXISTING)

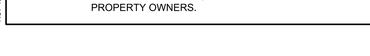
SITE DATA TABLE:
FAIRWAY FARMS PHASE 2, SECTION 5 (29 LOTS)

- TOTAL LOT AREA (29 LOTS): 11.27 AC.
- TOTAL DISTURBED AREA: 10.0 AC.
- R.O.W. AREA: 1.82 AC.
- ZONING: R-15 PRD
- MINIMUM YARD REQUIREMENTS:
  - FRONT: 20'
  - SIDE: 10'
  - REAR: 15'
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS
- SCHEDULE FOR COMPLETION: MAY 2016
- LOT SIZE REQUIREMENTS:
  - LOTS 41, 42, 92, 93 AND 94 = 12,000 S.F. (MIN.)
  - LOTS 36-40, 95-111, 134, 135 = 9,000 S.F. (MIN.)



TRAFFIC CALMING INTERSECTION
N.T.S.

GOODMAN DR. AT HACKNEY DR.



TYPE 25 BUFFERYARD
N.T.S.

REQUIRED REAR LANDSCAPE BUFFER YARD SHALL NOT IMPEDE DRAINAGE DITCHES, SWALES.

PER APPROVED PMDP, MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.

Curve Data

Curve	Delta	Length	Radius	Chord	
C1	16°00'00"	41.89'	150.00'	S30°45'59"W	41.75'
C2	73°23'54"	32.03'	25.00'	S02°04'02"W	29.88'
C3	50°10'29"	28.02'	32.00'	S59°43'10"E	27.14'
C4	280°20'58"	278.90'	57.00'	S55°22'04"W	73.01'
C5	50°10'29"	28.02'	32.00'	N09°32'41"W	27.14'
C6	73°23'54"	32.03'	25.00'	N71°19'53"W	29.88'
C7	24°31'08"	64.19'	150.00'	N84°13'44"E	63.70'
C8	90°00'00"	39.27'	25.00'	S51°29'18"W	35.36'
C9	14°56'34"	26.08'	100.00'	S00°58'59"E	26.01'
C10	14°56'23"	39.11'	150.00'	S00°59'05"E	39.00'
C11	90°00'04"	39.27'	25.00'	S38°30'51"E	35.36'
C12	27°45'28"	254.34'	525.00'	S69°38'09"E	251.86'
C13	22°20'10"	185.17'	475.00'	N72°20'48"W	184.00'
C14	89°59'56"	39.27'	25.00'	S51°29'09"W	35.36'
C15	14°56'23"	26.07'	100.00'	N00°59'05"W	26.00'
C16	14°56'34"	39.12'	150.00'	N00°58'59"W	39.01'
C17	90°00'00"	39.27'	25.00'	S38°30'42"E	35.36'
C18	55°28'55"	96.83'	100.00'	N68°44'51"E	93.10'

MAP 114, PARCEL 40.01

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

GRAPHIC SCALE: 1" = 40'

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JAMES T. HARRISON III, REGISTERED ENGINEER, AGRICULTURE & COMMERCE, No. 021998, STATE OF TENNESSEE, 12/15/15

SITE LAYOUT PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

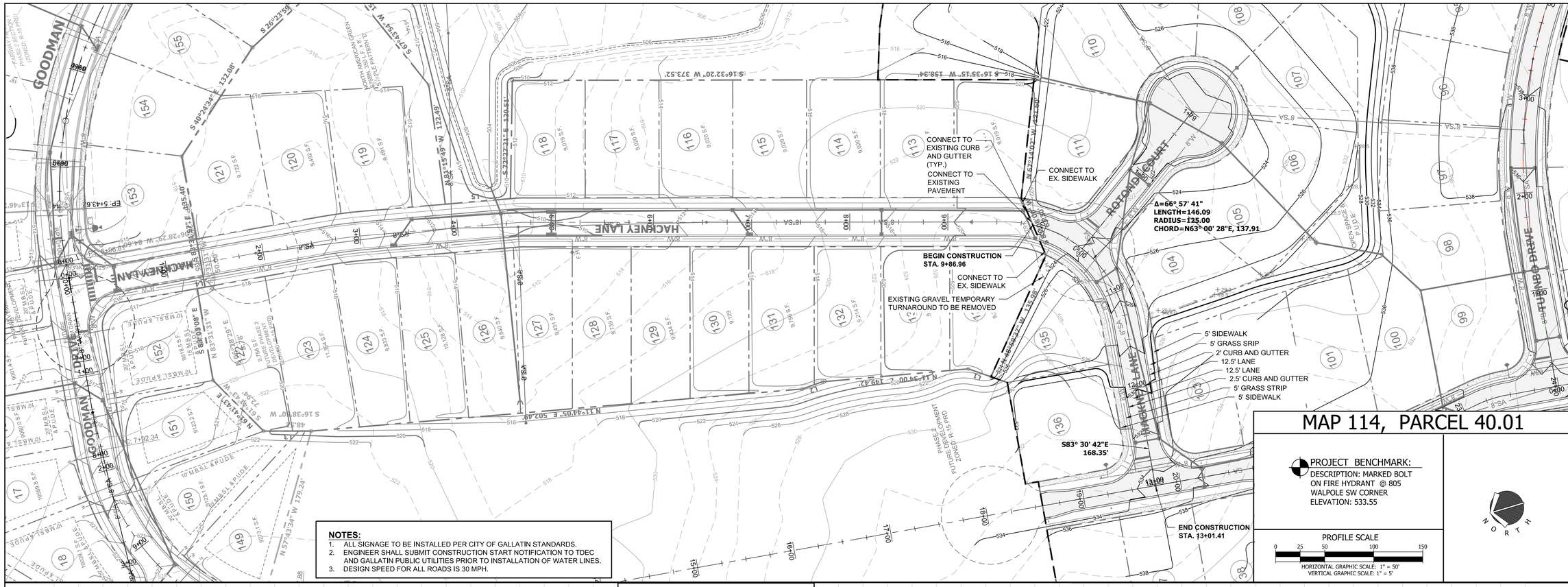
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C1.00

JOB NO.: 14-136-01

Nov 12, 2015 - 11:41am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c100 Site Layout Plan.dwg

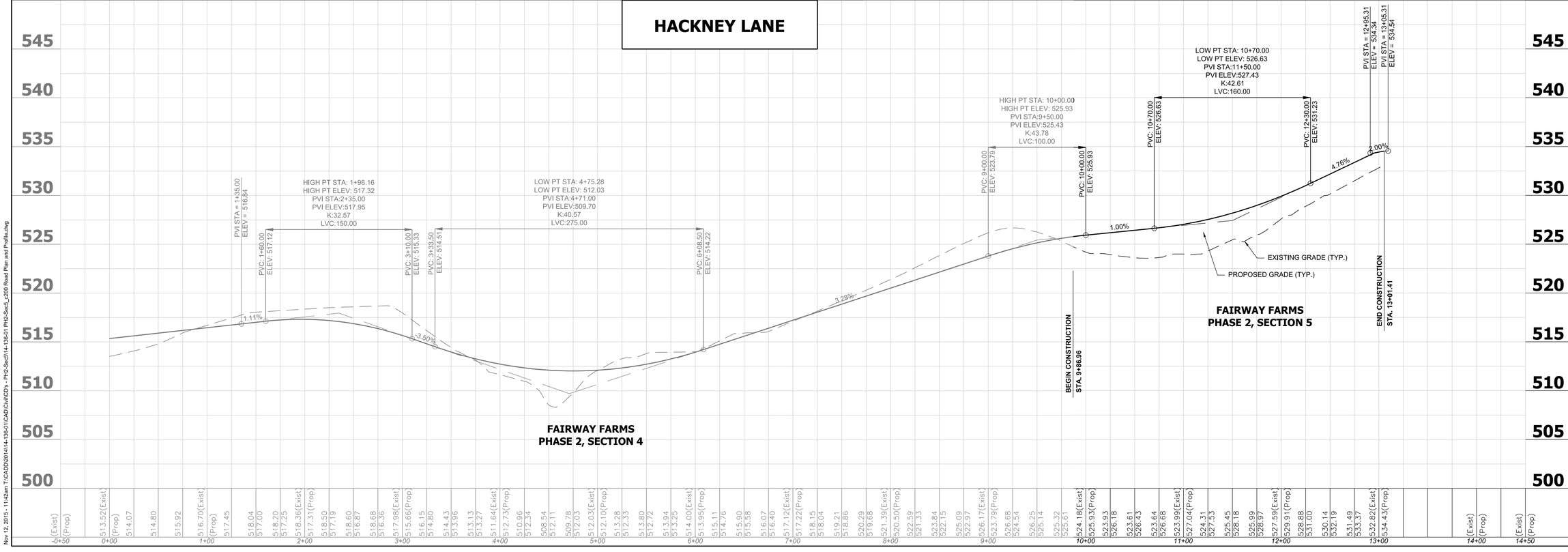


MAP 114, PARCEL 40.01

NOTES:

1. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.
2. ENGINEER SHALL SUBMIT CONSTRUCTION START NOTIFICATION TO TDEC AND GALLATIN PUBLIC UTILITIES PRIOR TO INSTALLATION OF WATER LINES.
3. DESIGN SPEED FOR ALL ROADS IS 30 MPH.

HACKNEY LANE



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JAMES T. HARRISON
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AGRICULTURE COMMERCE
No. 021998
STATE OF TENNESSEE
12/15/15

ROADWAY PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

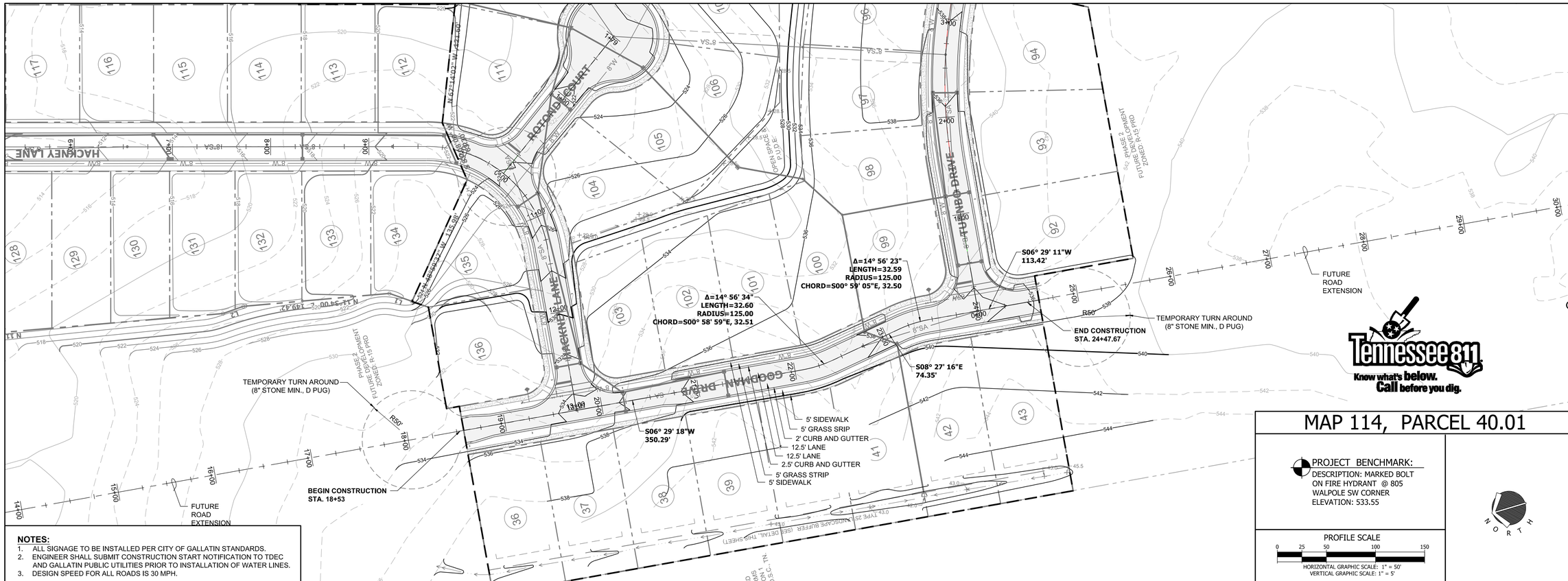
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-24-15	GWO	DG
	CITY COMMENTS	07-15-15	GWO	DG
	UTILITY REVISIONS	08-31-15	GWO	DG
	CITY COMMENTS	10-08-15	GWO	DG
	CITY COMMENTS	11-12-15	JTH	DG

C2.00

JOB NO.: 14-136-01

Nov 12, 2015 - 11:42am T:\CADD\2014\14-136-01\CAD\Civil\C0's - PH2-Sec5\14-136-01 PH2-Sec5_c200 Road Plan and Profile.dwg



NOTES:

1. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.
2. ENGINEER SHALL SUBMIT CONSTRUCTION START NOTIFICATION TO TDEC AND GALLATIN PUBLIC UTILITIES PRIOR TO INSTALLATION OF WATER LINES.
3. DESIGN SPEED FOR ALL ROADS IS 30 MPH.

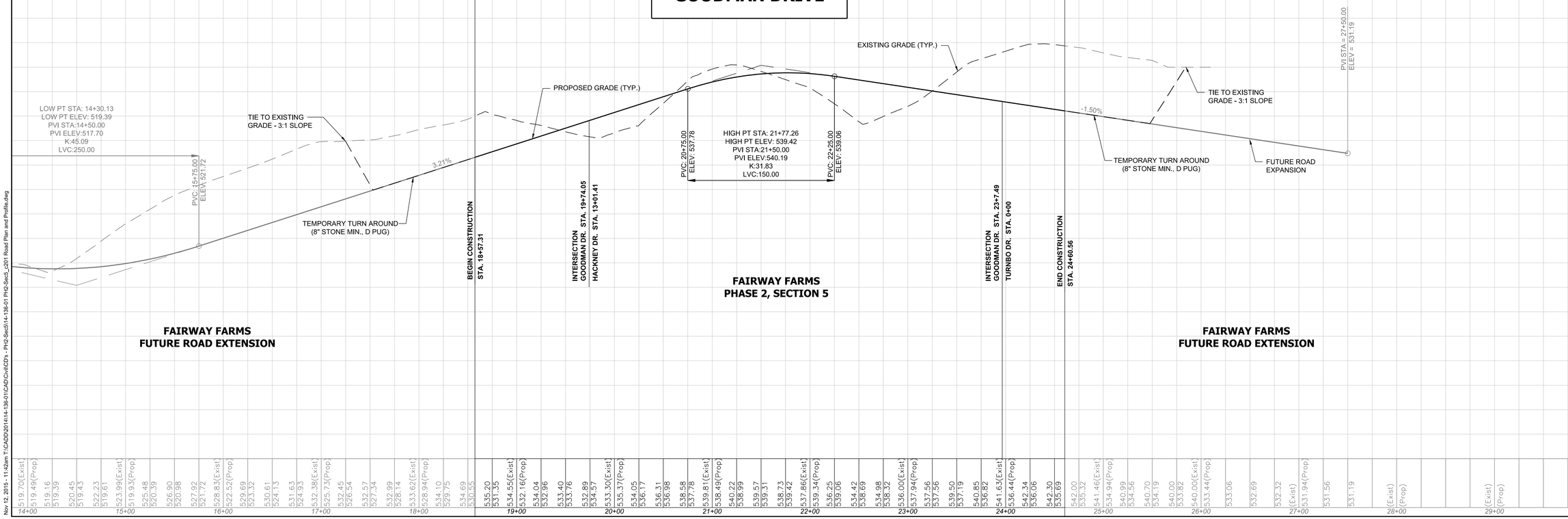
MAP 114, PARCEL 40.01

PROJECT BENCHMARK:
DESCRIPTION: MARKED BOLT ON FIRE HYDRANT @ 805 WALPOLE SW CORNER
ELEVATION: 533.55

PROFILE SCALE
0 25 50 100 150
HORIZONTAL GRAPHIC SCALE: 1" = 50'
VERTICAL GRAPHIC SCALE: 1" = 5'

NORTH

GOODMAN DRIVE



Nov 12, 2015 - 11:42am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c201 Road Plan and Profile.dwg

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JAMES T. HARRISON
REGISTERED ENGINEER
No. 021998
STATE OF TENNESSEE
11-12-15

Tennessee 811
Know what's below. Call before you dig.

ROADWAY PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

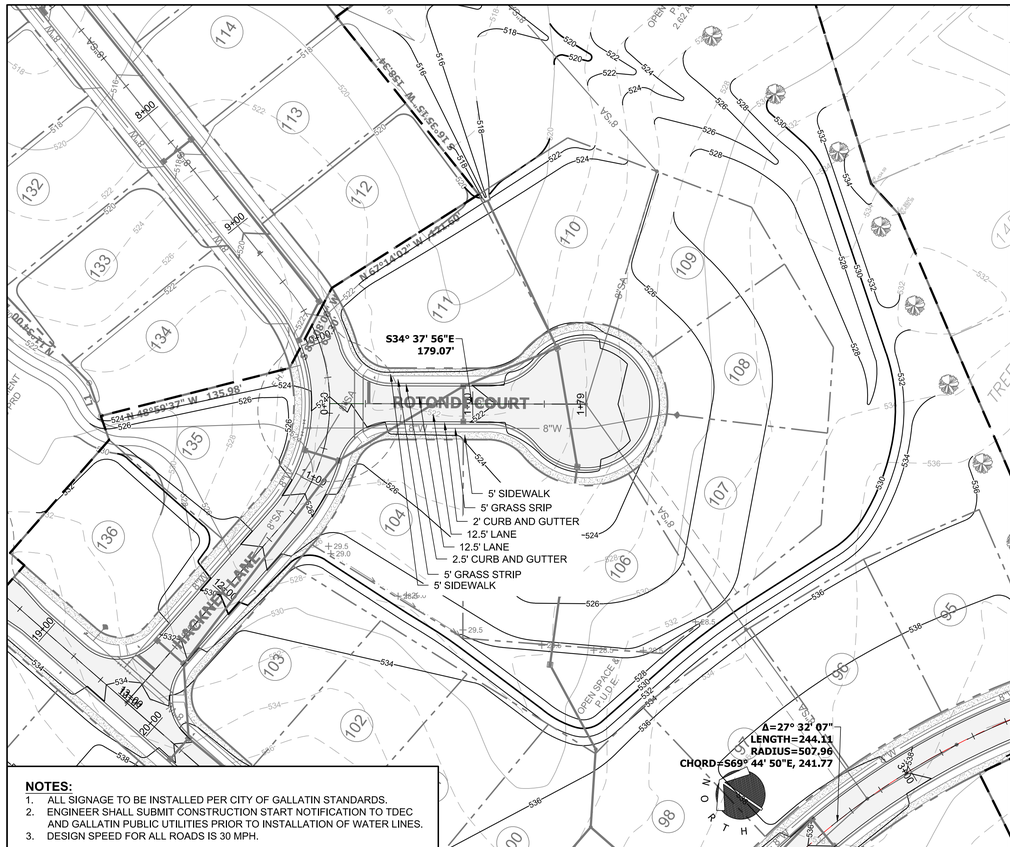
FAIRWAY FARMS

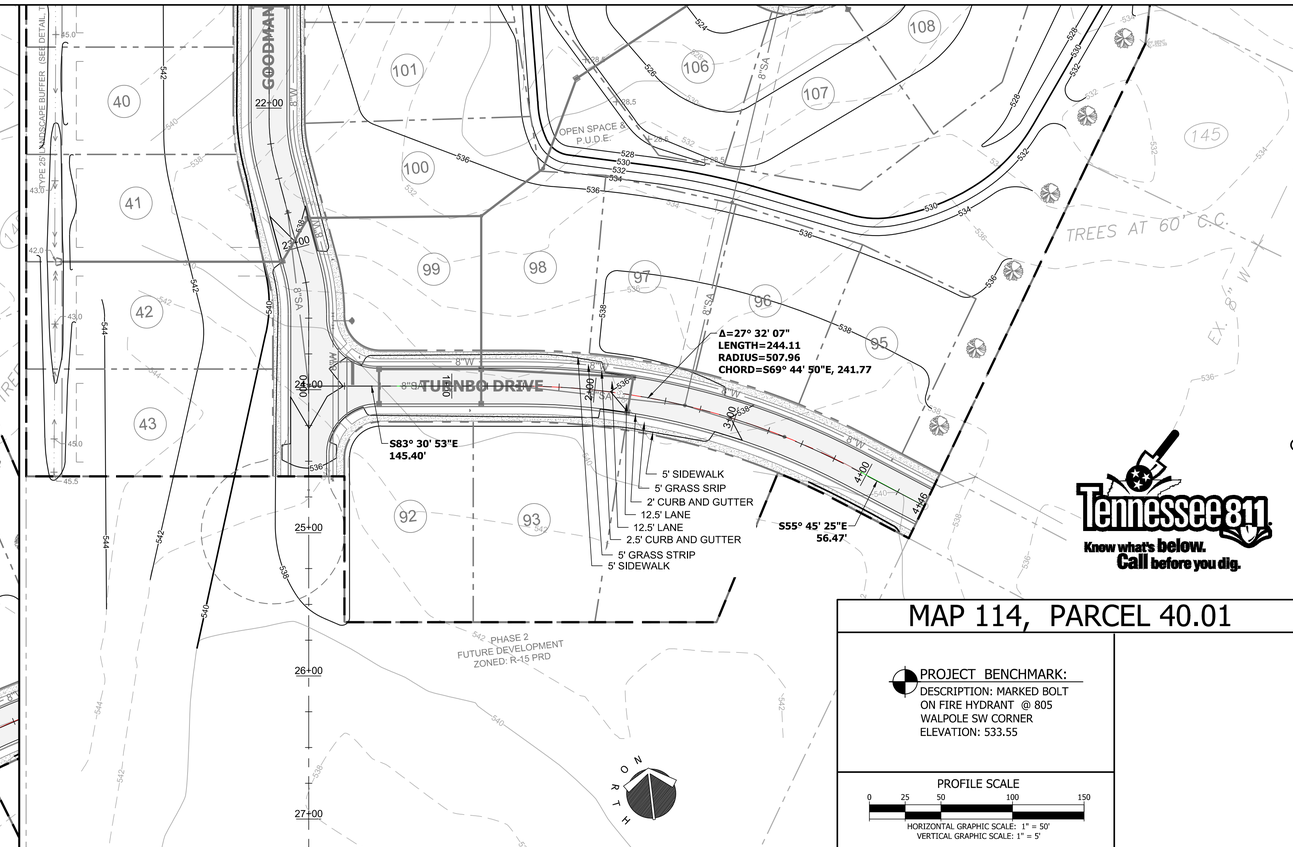
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-24-15	GWO	DG
	CITY COMMENTS	07-15-15	GWO	DG
	UTILITY REVISIONS	08-31-15	GWO	DG
	CITY COMMENTS	10-08-15	GWO	DG
	CITY COMMENTS	11-12-15	JTH	DG

C2.01

JOB NO.: 14-136-01





NOTES:

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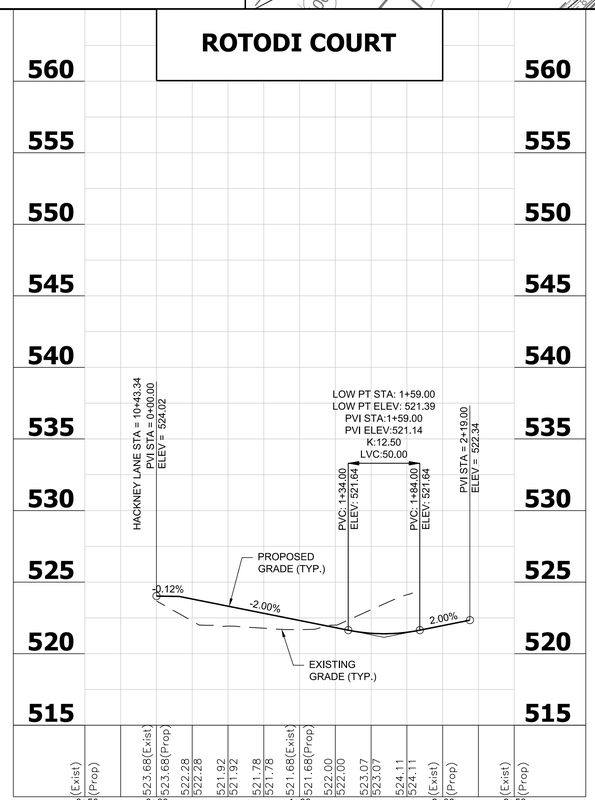
3. DESIGN SPEED FOR ALL ROADS IS 30 MPH.

MAP 114, PARCEL 40.01

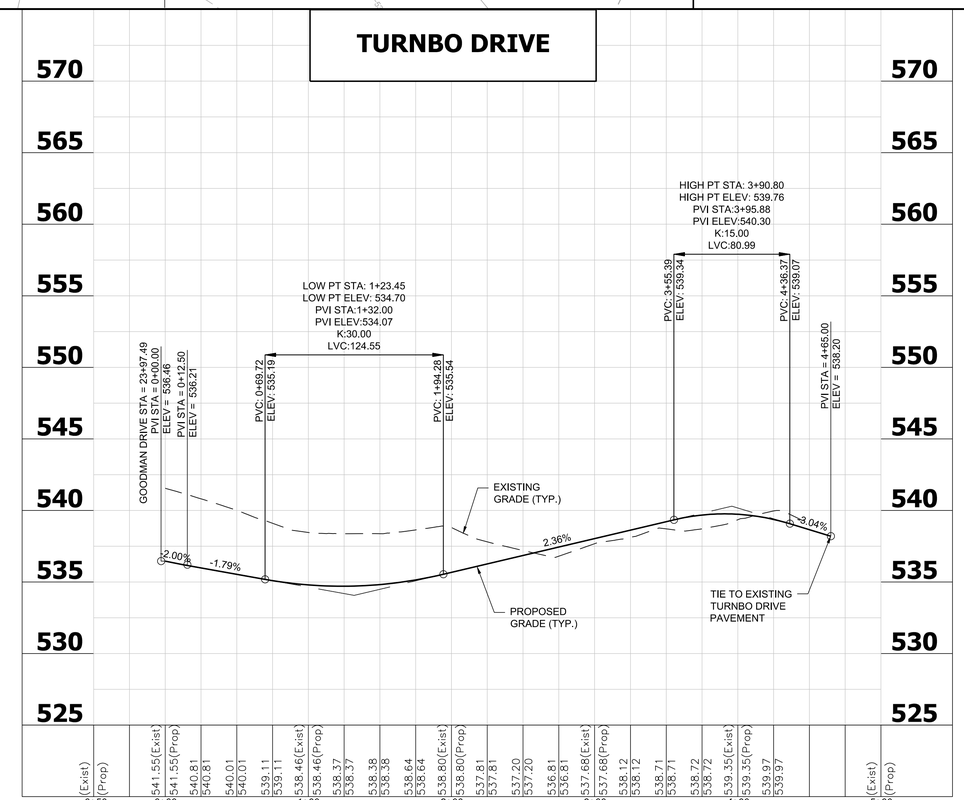
PROJECT BENCHMARK:
DESCRIPTION: MARKED BOLT
ON FIRE HYDRANT @ 805
WALPOLE SW CORNER
ELEVATION: 533.55

PROFILE SCALE
0 25 50 100 150
HORIZONTAL GRAPHIC SCALE: 1" = 50'
VERTICAL GRAPHIC SCALE: 1" = 5'

ROTODI COURT



TURNBO DRIVE



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JAMES T. HARRISON III
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STATE OF TENNESSEE
12/15/15

ROADWAY PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-24-15	GWO	DG
	CITY COMMENTS	07-15-15	GWO	DG
	UTILITY REVISIONS	08-31-15	GWO	DG
	CITY COMMENTS	10-08-15	GWO	DG
	CITY COMMENTS	11-12-15	JTH	DG

C2.02

JOB NO.: 14-136-01

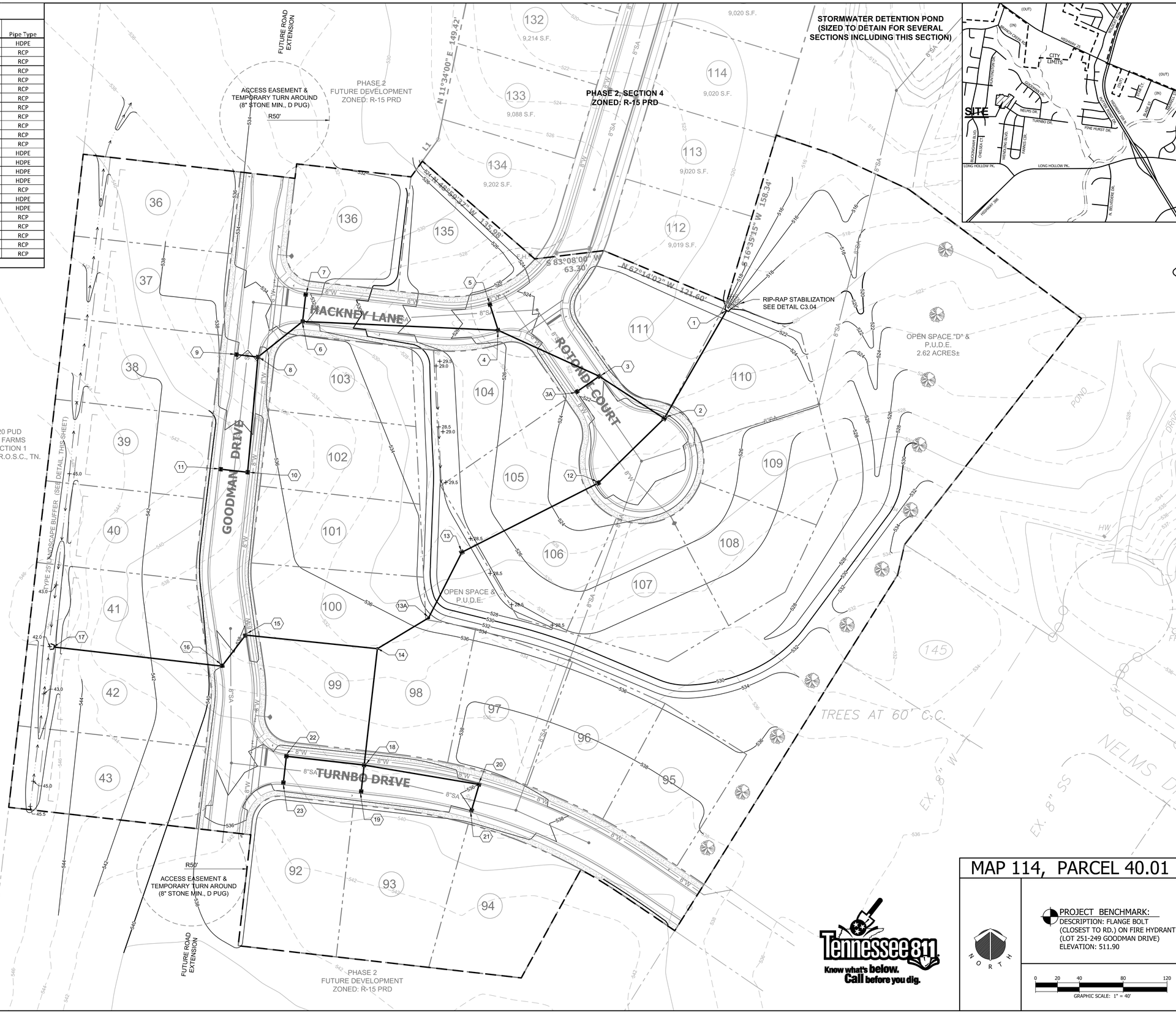
Nov 12, 2015 - 11:43am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c202 Road Plan and Profile.dwg

DRAINAGE PIPE TABLE

FROM CODE	FROM INV. EL.	TO CODE	TO INV. EL.	Pipe Length (FEET)	Pipe Slope (%)	Pipe Diam (Inches)	Pipe Type
1	516.00	2	516.70	114	0.61	24	HDPE
2	517.00	3	518.00	70	1.43	24	RCP
3	518.20	3a	518.95	25	3.00	15	RCP
3	518.20	4	520.00	101	1.78	18	RCP
4	520.20	5	520.60	25	1.60	15	RCP
4	520.20	6	527.00	179	3.80	18	RCP
6	527.20	7	527.60	25	1.60	15	RCP
6	527.20	8	531.50	52	8.27	18	RCP
8	531.70	9	532.00	20	1.50	15	RCP
8	531.70	10	534.00	106	2.17	15	RCP
10	534.20	11	534.50	25	1.20	15	RCP
2	516.90	12	517.40	84	0.60	24	RCP
12	517.40	13	521.00	140	2.57	24	HDPE
13	521.20	13a	526.80	67	8.36	24	HDPE
13a	527.00	14	530.00	55	5.45	18	HDPE
14	530.20	15	533.50	121	2.73	18	HDPE
15	533.70	16	534.00	35	0.86	18	RCP
16	534.30	17	542.00	154	5.00	18	HDPE
14	530.20	18	530.85	107	0.61	15	HDPE
18	530.85	19	531.15	25	1.20	15	RCP
18	531.10	20	532.40	106	1.23	15	RCP
20	532.40	21	532.70	25	1.20	15	RCP
18	530.85	22	532.25	71	1.97	15	RCP
22	532.35	23	532.55	25	0.80	15	RCP

DRAINAGE STRUCTURE TABLE

CODE	TYPE	CASTING ELEV.
1	HEADWALL	N/A
2	TRIPLE CURB INLET	521.00
3	SINGLE CURB INLET	522.20
3a	SINGLE CURB INLET	522.20
4	SINGLE CURB INLET	526.40
5	SINGLE CURB INLET	526.40
6	SINGLE CURB INLET	532.10
7	SINGLE CURB INLET	532.10
8	SINGLE CURB INLET	535.80
9	SINGLE CURB INLET	535.80
10	SINGLE CURB INLET	538.70
11	SINGLE CURB INLET	538.70
12	TRIPLE CURB INLET	521.00
13	AREA DRAIN	526.00
13a	JUNCTION BOX	534.50
14	JUNCTION BOX	537.50
15	SINGLE CURB INLET	537.90
16	SINGLE CURB INLET	537.50
17	HEADWALL	N/A
18	DOUBLE CURB INLET	534.40
19	TRIPLE CURB INLET	534.40
20	SINGLE CURB INLET	536.20
21	SINGLE CURB INLET	536.20
22	SINGLE CURB INLET	535.80
23	SINGLE CURB INLET	535.80



MAP 114, PARCEL 40.01

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

CIVIL SITE DESIGN GROUP
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615.248.9999 WWW.CIVILSITEGROUP.COM

JAMES T. HARRISON III, REGISTERED ENGINEER, CIVIL, STATE OF TENNESSEE, No. 021998, 12/15/15

SITE GRADING AND DRAINAGE PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

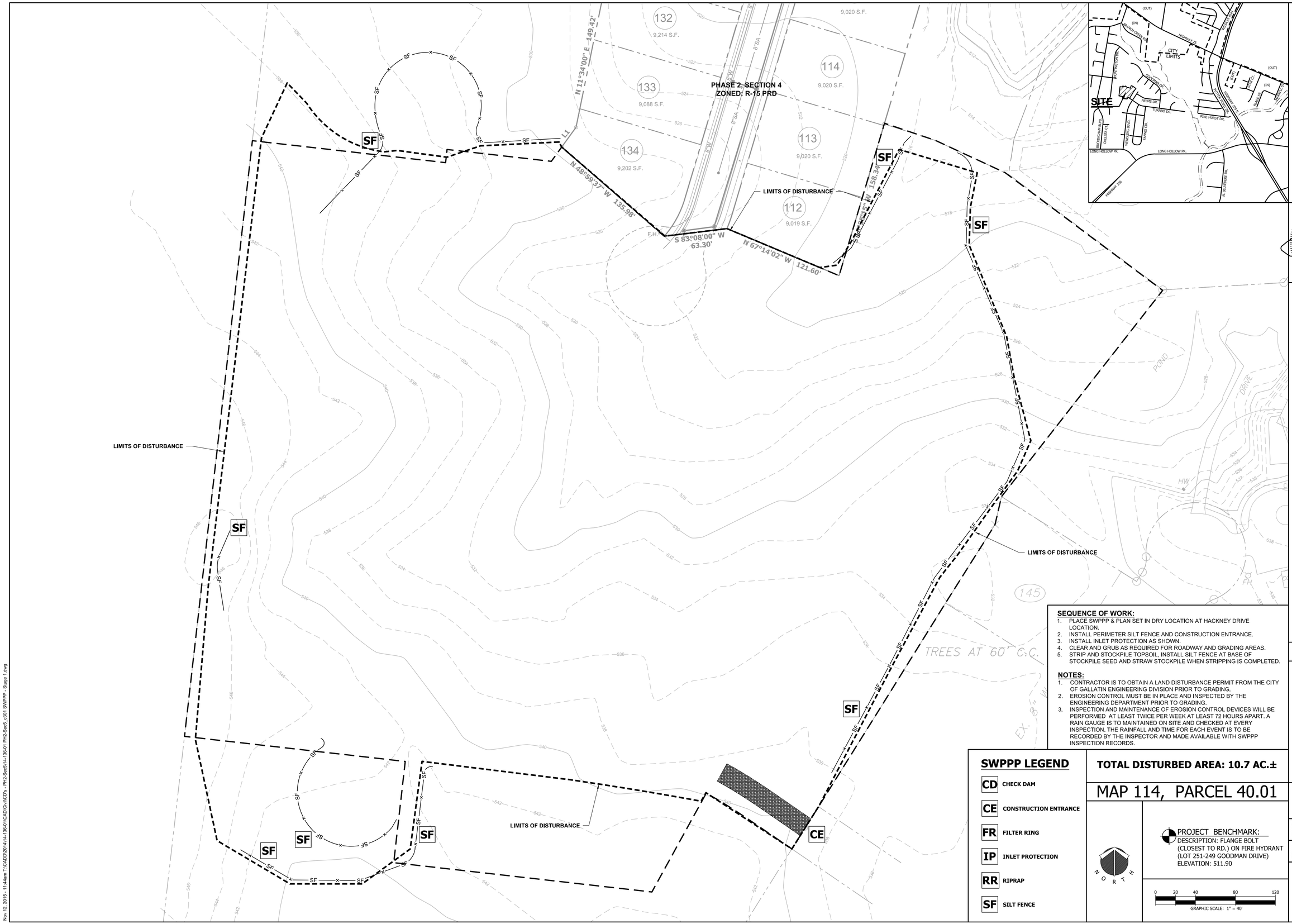
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C3.00

JOB NO.: 14-136-01

Nov 12, 2015 - 11:44am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c300 Grading and Drainage Plan.dwg



SEQUENCE OF WORK:

1. PLACE SWPPP & PLAN SET IN DRY LOCATION AT HACKNEY DRIVE LOCATION.
2. INSTALL PERIMETER SILT FENCE AND CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION AS SHOWN.
4. CLEAR AND GRUB AS REQUIRED FOR ROADWAY AND GRADING AREAS.
5. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AT BASE OF STOCKPILE SEED AND STRAW STOCKPILE WHEN STRIPPING IS COMPLETED.

NOTES:

1. CONTRACTOR IS TO OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
2. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DEPARTMENT PRIOR TO GRADING.
3. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES WILL BE PERFORMED AT LEAST TWICE PER WEEK AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.

SWPPP LEGEND

CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
FR	FILTER RING
IP	INLET PROTECTION
RR	RIPRAP
SF	SILT FENCE

TOTAL DISTURBED AREA: 10.7 AC.±

MAP 114, PARCEL 40.01

NORTH

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

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JAMES T. HARRISON
REGISTERED ENGINEER
No. 021998
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 1

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

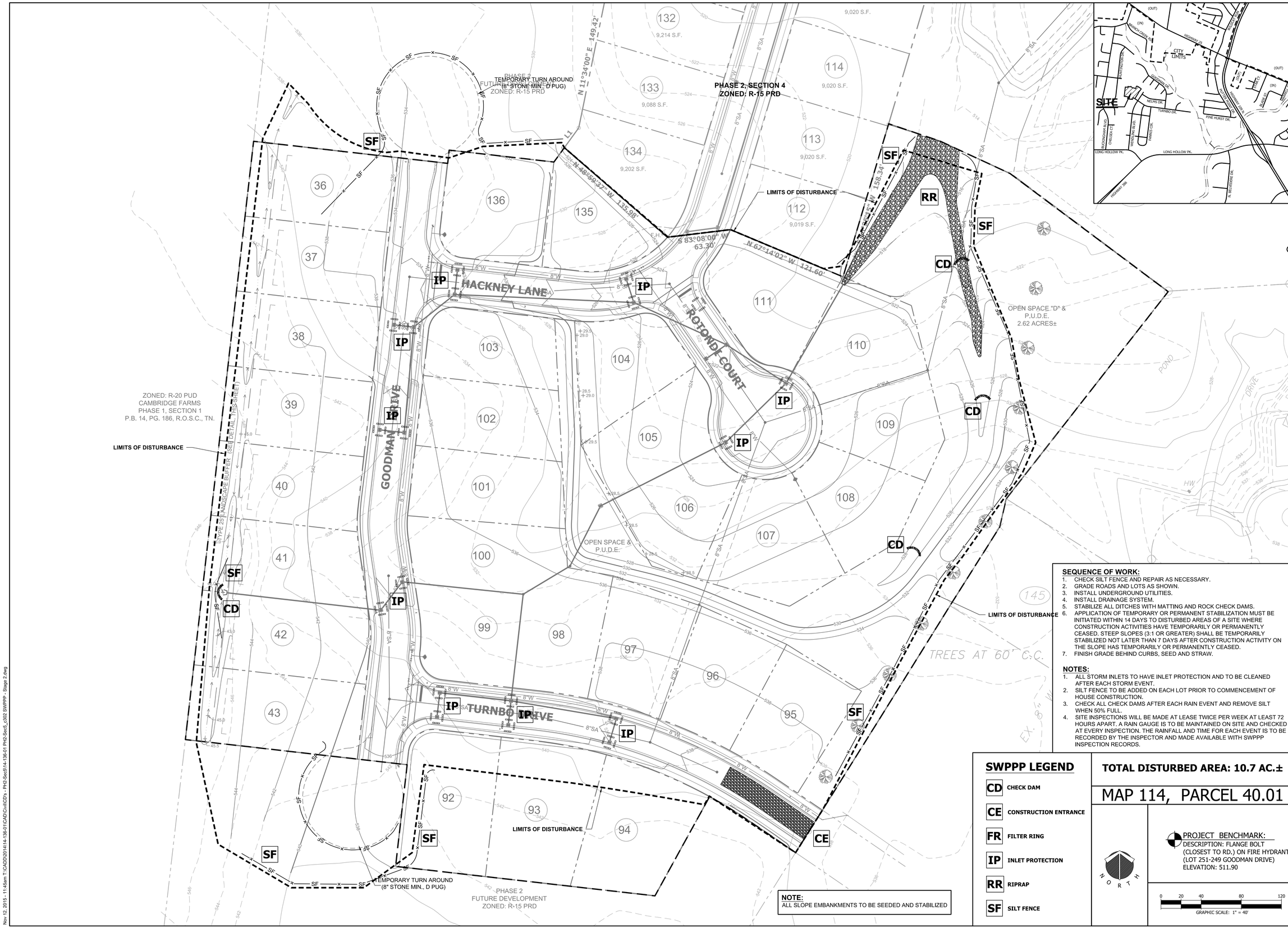
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C3.01

JOB NO.: 14-136-01

Nov 12, 2015 - 11:44am T:\CAD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c301 SWPPP - Stage 1.dwg



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REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 021998
STATE OF TENNESSEE
11/12/15

STORM WATER POLLUTION PREVENTION PLAN - STAGE 2

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

SEQUENCE OF WORK:

1. CHECK SILT FENCE AND REPAIR AS NECESSARY.
2. GRADE ROADS AND LOTS AS SHOWN.
3. INSTALL UNDERGROUND UTILITIES.
4. INSTALL DRAINAGE SYSTEM.
5. STABILIZE ALL DITCHES WITH MATTING AND ROCK CHECK DAMS.
6. APPLICATION OF TEMPORARY OR PERMANENT STABILIZATION MUST BE INITIATED WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES (3:1 OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
7. FINISH GRADE BEHIND CURBS, SEED AND STRAW.

NOTES:

1. ALL STORM INLETS TO HAVE INLET PROTECTION AND TO BE CLEANED AFTER EACH STORM EVENT.
2. SILT FENCE TO BE ADDED ON EACH LOT PRIOR TO COMMENCEMENT OF HOUSE CONSTRUCTION.
3. CHECK ALL CHECK DAMS AFTER EACH RAIN EVENT AND REMOVE SILT WHEN 50% FULL.
4. SITE INSPECTIONS WILL BE MADE AT LEASE TWICE PER WEEK AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.

SWPPP LEGEND

CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
FR	FILTER RING
IP	INLET PROTECTION
RR	RIPRAP
SF	SILT FENCE

TOTAL DISTURBED AREA: 10.7 AC.±

MAP 114, PARCEL 40.01

NORTH

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

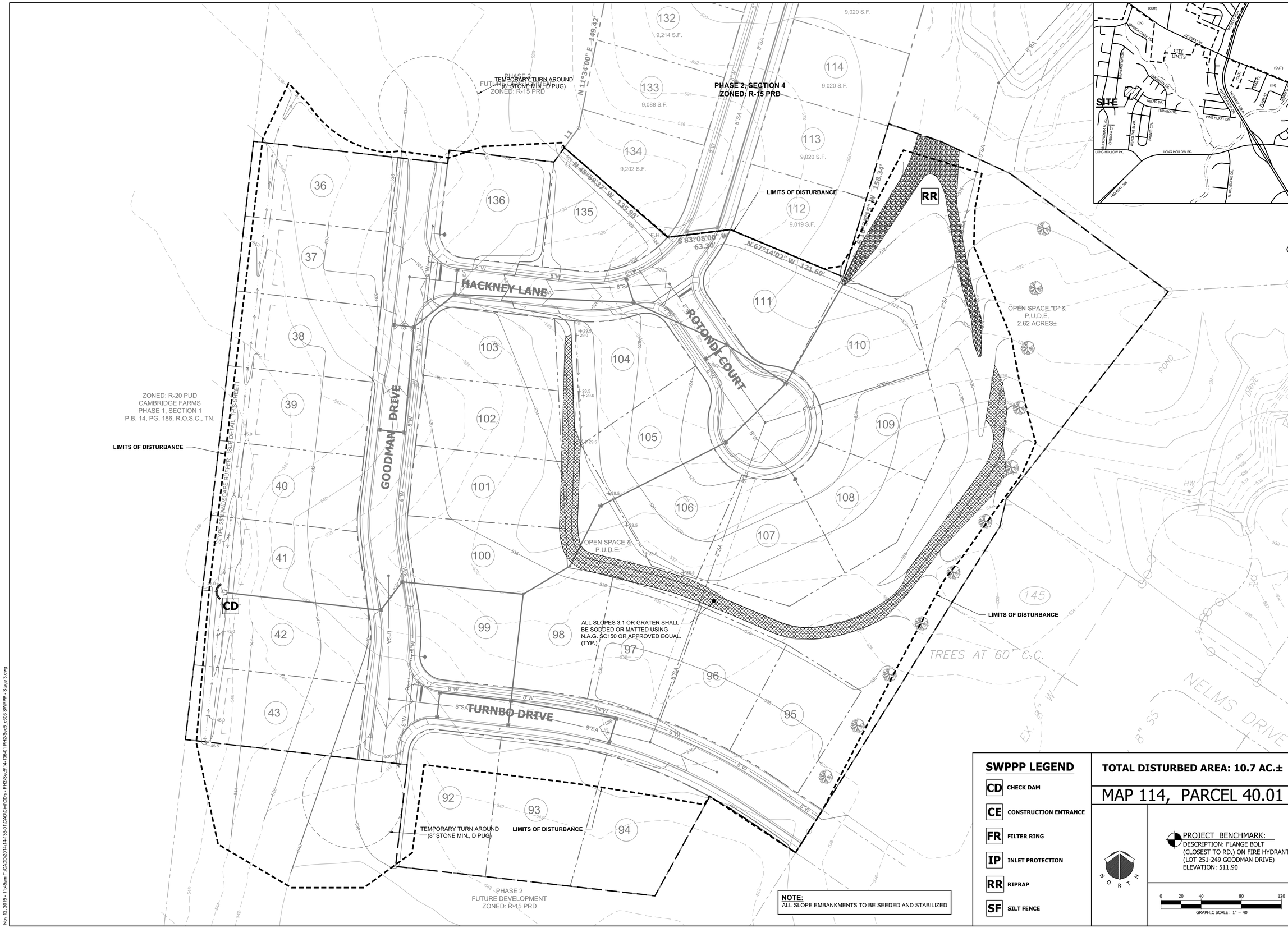
NOTE:
ALL SLOPE EMBANKMENTS TO BE SEEDED AND STABILIZED

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C3.02

JOB NO.: 14-136-01

Nov 12, 2015 - 11:45am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c302 SWPPP - Stage 2.dwg



NOTE:
ALL SLOPE EMBANKMENTS TO BE SEEDED AND STABILIZED

SWPPP LEGEND

CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
FR	FILTER RING
IP	INLET PROTECTION
RR	RIPRAP
SF	SILT FENCE

TOTAL DISTURBED AREA: 10.7 AC.±

MAP 114, PARCEL 40.01

NORTH

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT
(CLOSEST TO RD.) ON FIRE HYDRANT
(LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

CIVIL SITE
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JAMES T. HARRISON
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AGRICULTURE
COMMERCE
No. 021998
STATE OF TENNESSEE
11/12/15

STORM WATER POLLUTION PREVENTION PLAN - STAGE 3

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C3.03

JOB NO.: 14-136-01

Nov 12, 2015 - 11:45am T:\CAD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c303 SWPPP - Stage 3.dwg

Site Grading, Drainage & Erosion Control Notes:

1. The disturbed area for this project is approximately 10.7 acres.

2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.

3. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.

4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.

5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.

6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.

7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.

8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.

9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.

10. Minimum grade on asphalt or concrete paving shall be 1.0%.

11. Construct silt barriers before beginning any grading operations.

12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.

13. Do not disturb vegetation or remove trees except when necessary for grading purposes.

14. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).

15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.

16. Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.

17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.

18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.

19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.

20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.

21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.

22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.

23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.

24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.

25. All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer. The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.

26. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.

27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.

28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any grading work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.

29. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 6". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.

30. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.

31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.

32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.

33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this conformation in writing from the geotechnical engineer.

34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.

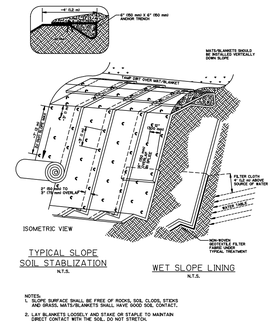
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.

36. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.

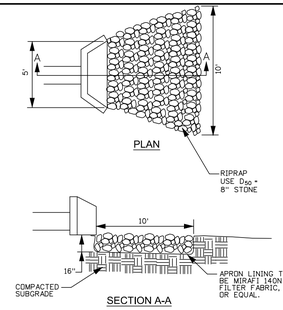
37. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

ALL CATCH BASINS & PIPE INLETS TO HAVE EROSION CONTROL MEASURES STAKED AROUND THEM.

NOTE:
ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY OTHER WORK BEING STARTED AND MUST BE KEPT IN GOOD WORKING CONDITION THROUGHOUT CONSTRUCTION. DEBRIS & SILT BUILD-UP IS TO BE REMOVED AS DIRECTED BY OWNER OR CITY ENGINEERS.

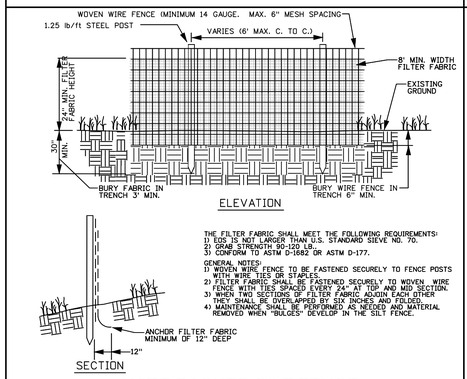


EROSION CONTROL MATTING ON SLOPE
N.T.S.



RIPRAP AT HEADWALL
N.T.S.

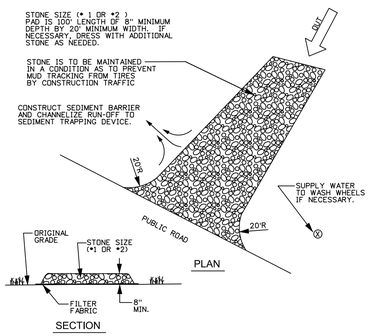
TCP-20(Volume 4 Nashville Storm Management Manual)



THE FILTER FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:
1) EOS IS NOT LARGER THAN U.S. STANDARD SIEVE NO. 70.
2) GRAB STRENGTH 90-120 LB..
3) CONFORM TO ASTM D-1682 OR ASTM D-177.

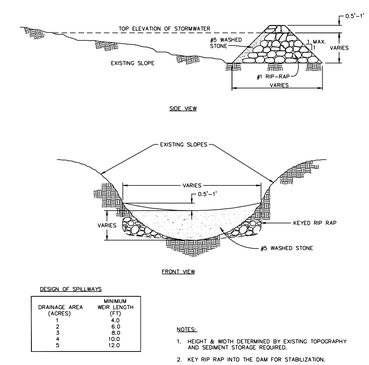
GENERAL NOTES
1) WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2) FILTER FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3) WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

WIRE BACKED SILT FENCE
N.T.S.



TEMPORARY CONSTRUCTION EXIT
N.T.S.

TCP-20(Volume 4 Nashville Storm Management Manual)

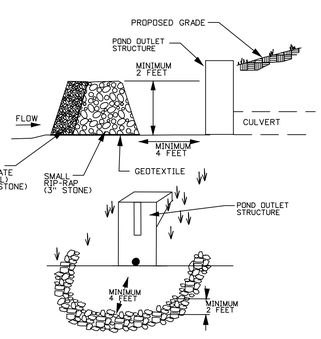


DESIGN OF SPILLWAYS

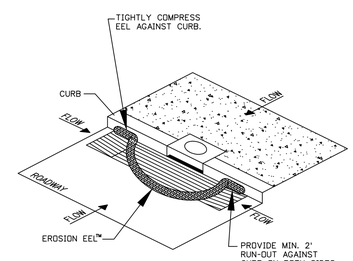
DRAINAGE AREA (ACRES)	MINIMUM WEIR LENGTH (FT)
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

NOTES:
1. HEIGHT & WIDTH DETERMINED BY EXISTING TOPOGRAPHY AND SEDIMENT STORAGE REQUIRED.
2. KEY RIP RAP INTO THE DAM FOR STABLIZATION.

CHECK DAM
N.T.S.



STONE FILTER RING
N.T.S.



NOTE:
PERIODIC MAINTINENCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

CURB INLET PROTECTION
N.T.S.

GENERAL NOTES:

1. EROSION EELS ™ USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
   a. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03.
   b. MIXTURE SPECIFICATION 1.2. A FILTER MIXTURE COMPRISED OF 1/3 SHREDDED RUBBER, 1/3 WOOD CHIPS, AND 1/3 RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03. THE SYNTHETIC FIBERS SHALL BE PRODUCED FROM RECYCLED, MANUFACTURED MATERIALS, SUCH AS, BUT NOT LIMITED TO, PRE-CONSUMER SCRAP CARPET, TIRE CHORD, AND TIRE FIBER MATERIALS.
2. EROSION EELS ™ SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% AASHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1).
3. LENGTHS OF EROSION EELS ™ SHALL BE EITHER A NOMINAL +/-10 FT, OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES.
4. EROSION EELS ™ CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS ™ SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS ™
7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS ™ CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS ™ IN PLACE.
10. FOR LOCATIONS WHERE EELS ™ WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS ™ IN A FLOMAT CRADLE PER THE DETAILED DRAWINGS.
11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
12. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, THE EELS ™ SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS ™ OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.
13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS ™ SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
14. FOR CHECK DAM APPLICATIONS, EROSION EELS ™ SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS ™ SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
15. EROSION EELS ™ SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS ™).
16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT, LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
17. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS ™ . T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

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JAMES T. HARRISON III
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 021998
STATE OF TENNESSEE
11/12/15

DETAILS, NOTES & EROSION CONTROL DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C3.04

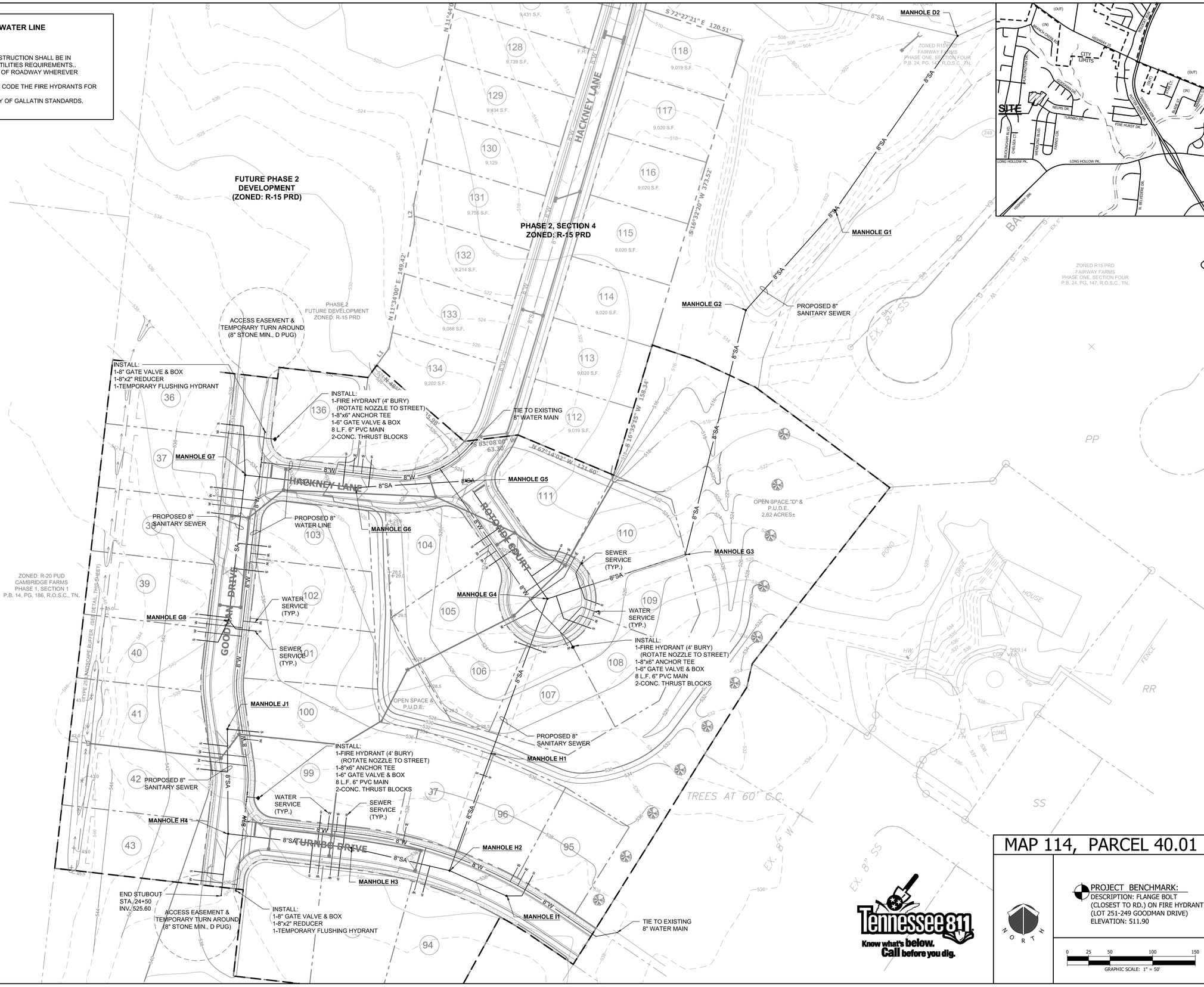
JOB NO.: 14-136-01

Nov 12, 2015 - 11:46am T:\CADD\2014\14-136-01\CAD\Civil\C03's - PH2-Sec5\14-136-01 PH2-Sec5_c304 SWPPP Notes & Details.dwg

INSTALL: 1,489 L.F.± 8" PVC CL. 200 WATER LINE

NOTES:

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH GALLATIN PUBLIC UTILITIES REQUIREMENTS..
2. INSTALL UTILITY VALVE BOXES OUTSIDE OF ROADWAY WHEREVER POSSIBLE.
3. GALLATIN PUBLIC UTILITIES WILL COLOR CODE THE FIRE HYDRANTS FOR THE GALLATIN FIRE DEPARTMENT USE.
4. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.



MAP 114, PARCEL 40.01

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

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REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 021998
STATE OF TENNESSEE
11/12/15

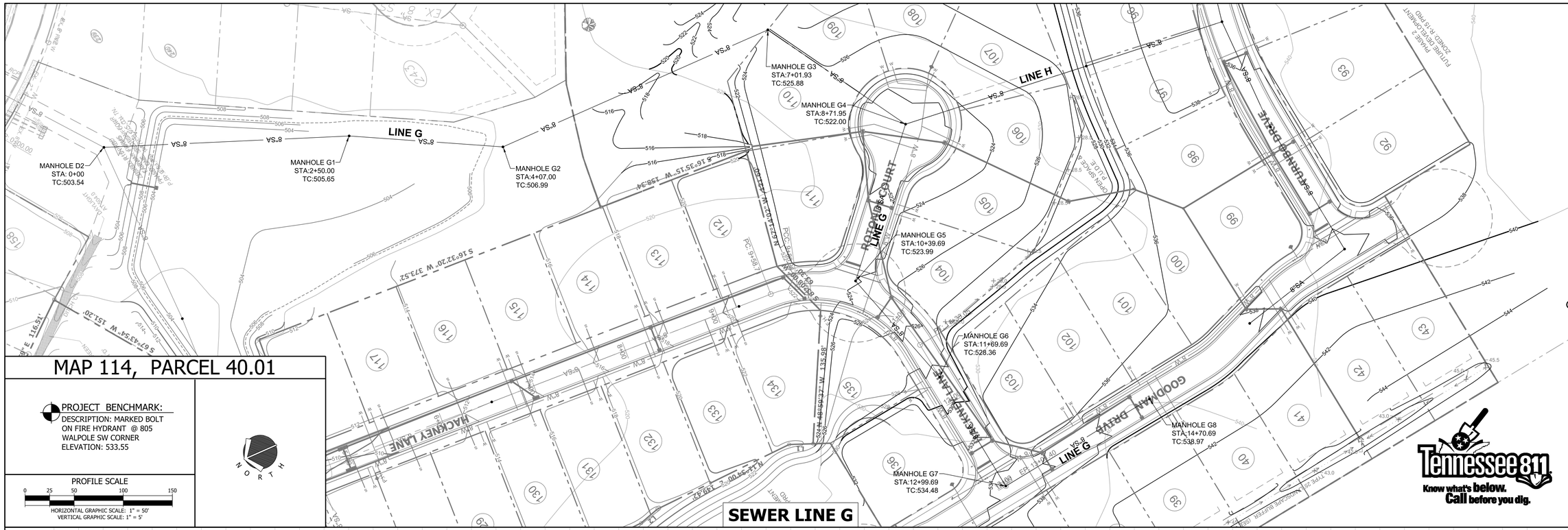
SITE UTILITY PLAN
FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5
FAIRWAY FARMS
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

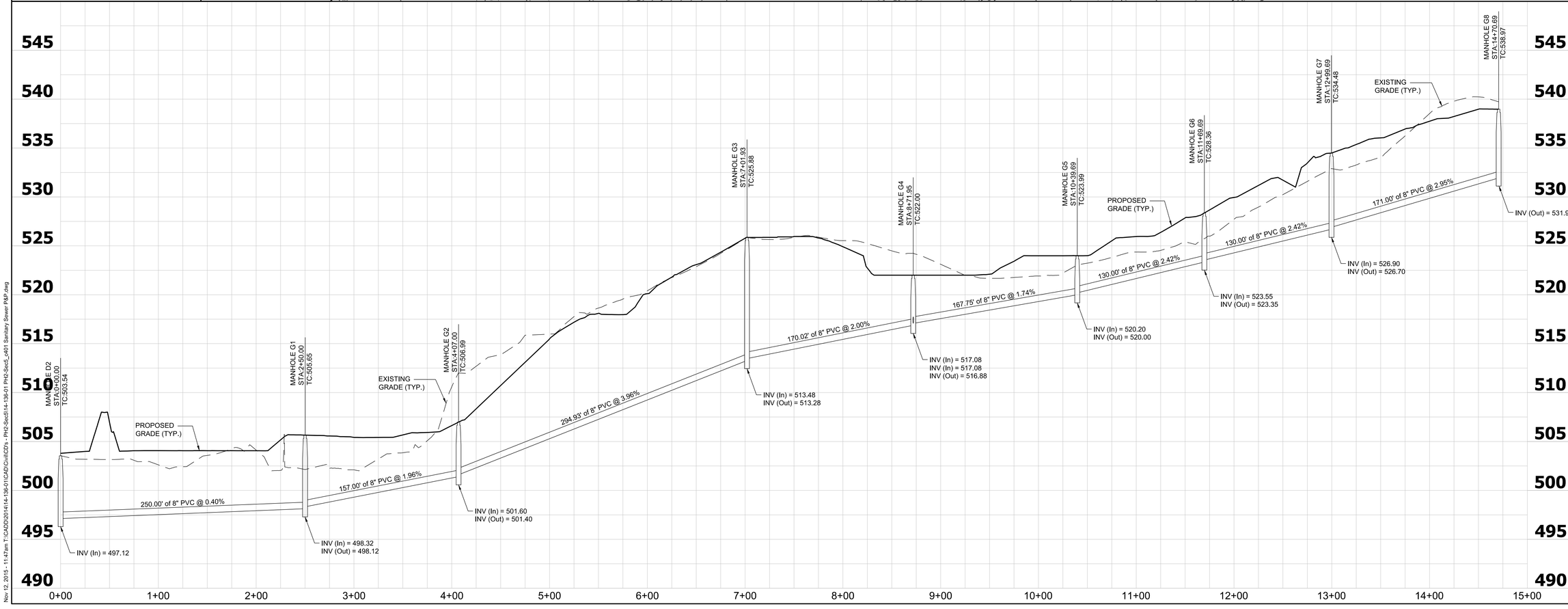
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C4.00

JOB NO.: 14-136-01

Nov 12, 2015 - 11:46am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c400 Site Utility Plan.dwg





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No. 021998
STATE OF TENNESSEE
11/12/15

SANITARY SEWER PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C4.01

JOB NO.: 14-136-01

Nov 12, 2015 - 11:47am T:\CADD\2014\14-136-01\CAD\Civil\C0's - PH2-Sec5\14-136-01 PH2-Sec5_c401 Sanitary Sewer P&P.dwg

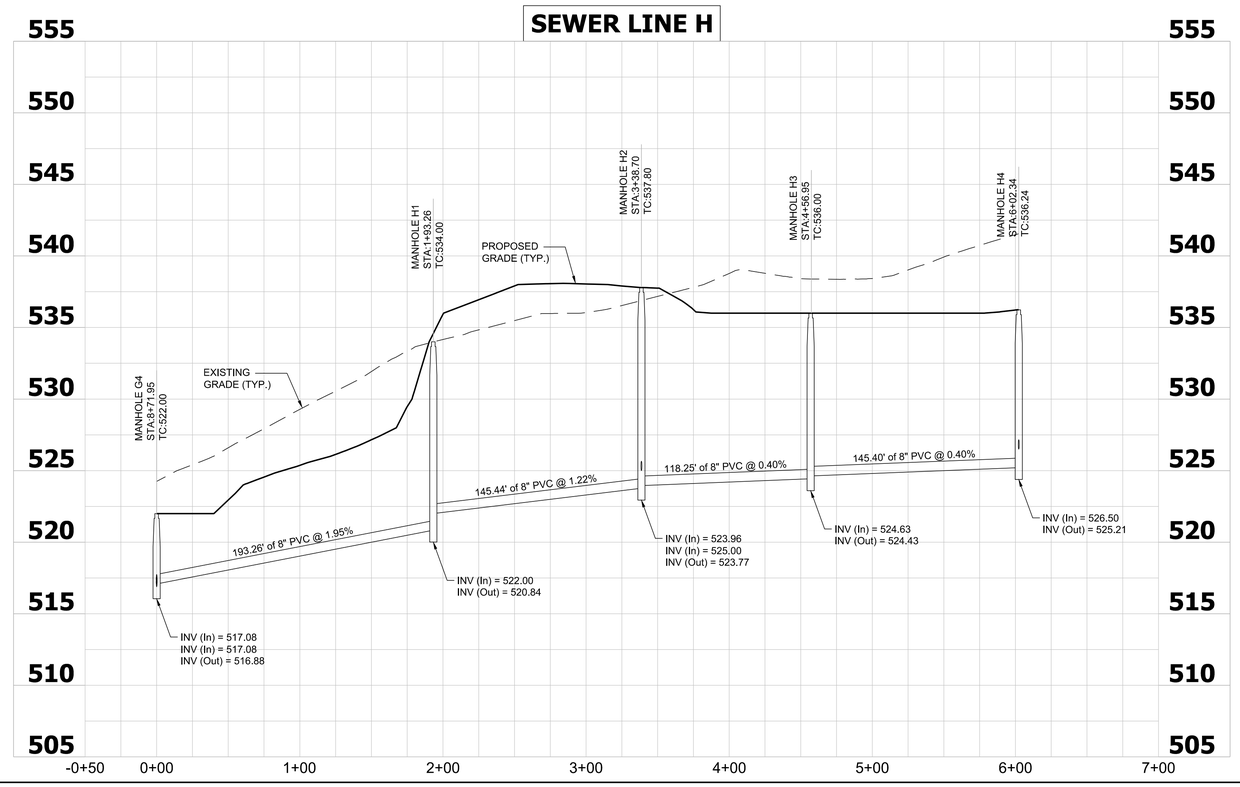
Tennessee 811
Know what's below.
Call before you dig.

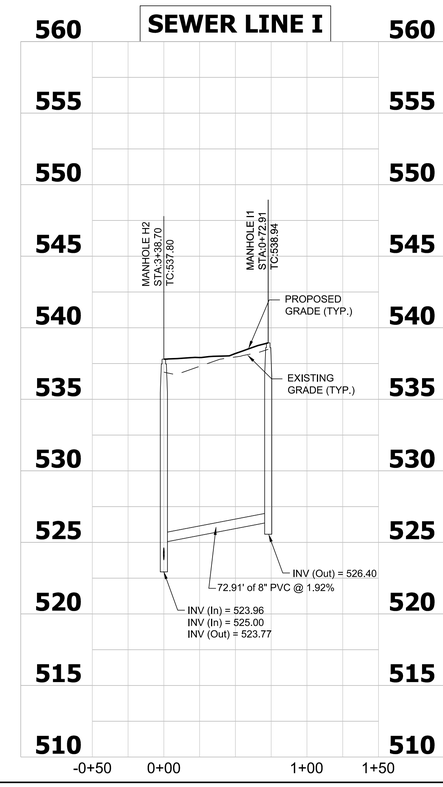
MAP 114, PARCEL 40.01

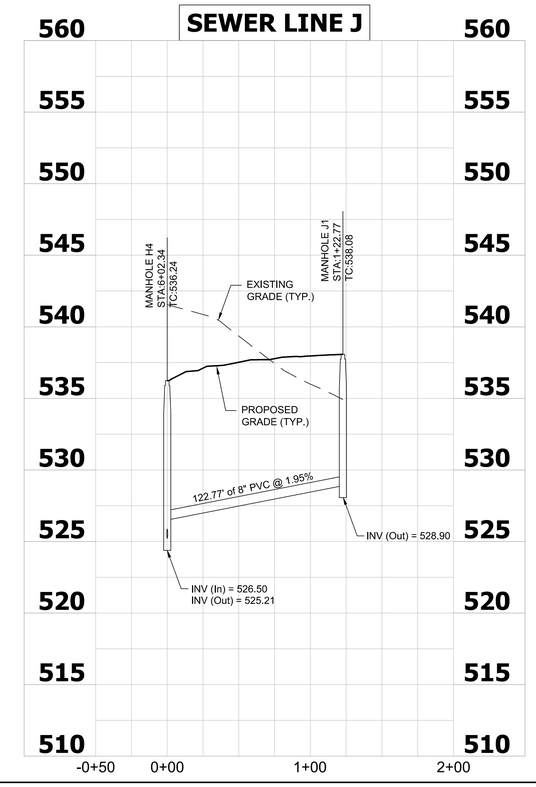
PROJECT BENCHMARK:
DESCRIPTION: MARKED BOLT
ON FIRE HYDRANT @ 805
WALPOLE SW CORNER
ELEVATION: 533.55

PROFILE SCALE
0 25 50 100 150
HORIZONTAL GRAPHIC SCALE: 1" = 50'
VERTICAL GRAPHIC SCALE: 1" = 5'

NORTH







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11/12/15

SANITARY SEWER PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

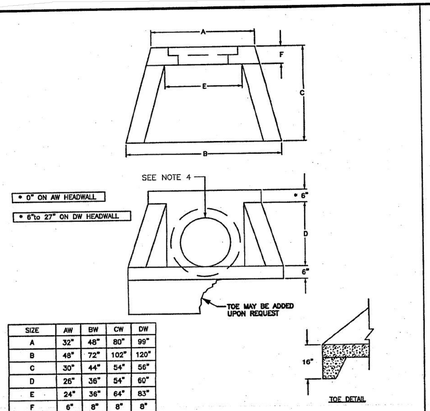
LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C4.01

JOB NO.: 14-136-01

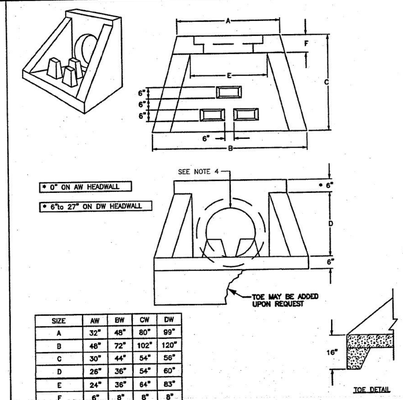
Nov 12, 2015 - 11:47am T:\CADD\2014\14-136-01\CAD\Civil\C0's - PH2-Sec5\14-136-01 PH2-Sec5_c402 Sanitary Sewer P&P.dwg



SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

GENERAL NOTES:
1.1 MAT OF #5 BARS @ 8" O.C. EACH WAY WITH EXCEPTION OF OVER OPENING WHICH WILL BE #5 BARS @ 4" O.C. EACH WAY
2.f'c – 4,500 Psi
3.fy – 60 Ksi
4.PIPE OPENING IN FACE OF WALL WILL EQUAL PIPE I.D. FOR 12"–36" DIA. PIPE

AVAILABLE MARKETS: TN–AL
SHERMAN DIXIE
PH# 1-800-737-0707 | DWG# ET-200
DATE:02/17/06 | SHEET# 1 OF 1
PRECAST HEADWALL DETAIL | SCALE: NTS



SIZE	AW	BW	CW	DW
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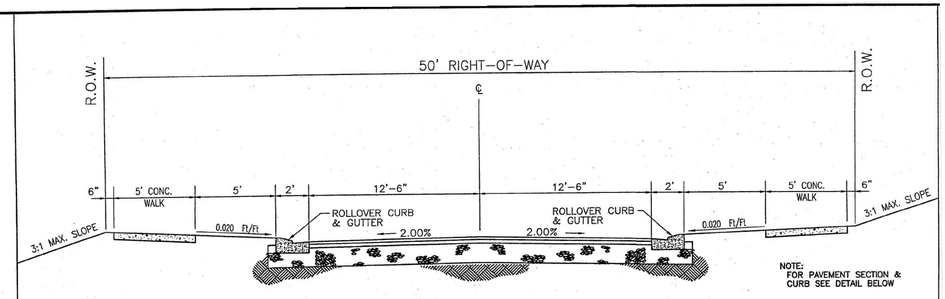
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

GENERAL NOTES:
1.1 MAT OF #5 BARS @ 8" O.C. EACH WAY WITH EXCEPTION OF OVER OPENING WHICH WILL BE #5 BARS @ 4" O.C. EACH WAY
2.f'c – 4,500 Psi
3.fy – 60 Ksi
4.PIPE OPENING IN FACE OF WALL WILL EQUAL PIPE I.D. FOR 12"–36" DIA. PIPE
5.ENERGY DISSIPATORS, AS NEEDED (12"x6"x12")

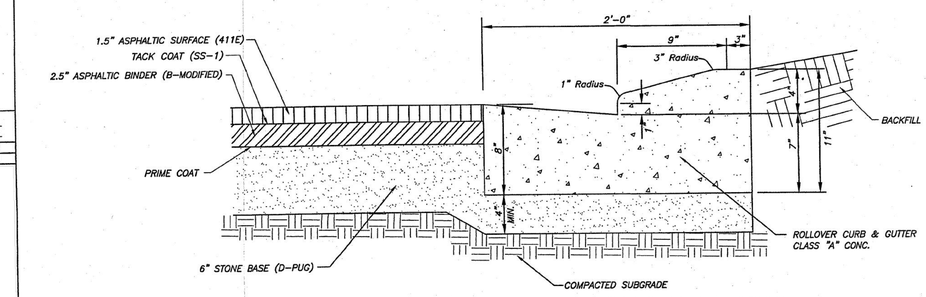
AVAILABLE MARKETS: TN–AL
SHERMAN DIXIE
PH# 1-800-737-0707 | DWG# ET-202
DATE:02/17/06 | SHEET# 1 OF 1
PRECAST HEADWALL DETAIL WITH DISSIPATORS | SCALE: NTS



NOTE:
FOR PAVEMENT SECTION & CURB SEE DETAIL BELOW

RESIDENTIAL MEDIUM DENSITY STREET (50' R.O.W.)

N.T.S.



PAVEMENT & ROLLOVER CURB w/ GUTTER DETAIL

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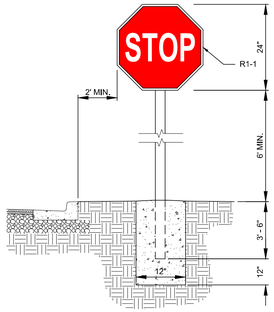
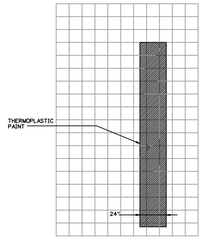


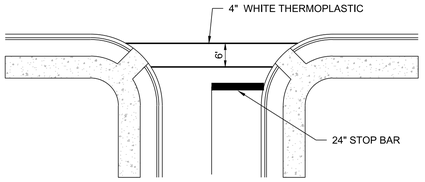
STOP SIGN

N.T.S.



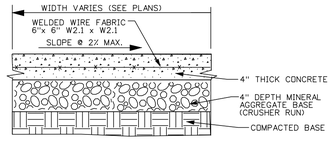
STOP BAR

N.T.S.



CROSSWALK DETAIL

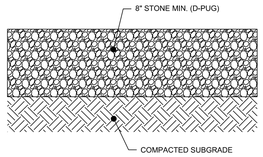
N.T.S.



NOTES:
CONCRETE: 3500 PSI
STEEL: GRADE 60
PROVIDE CONTROL JOINTS @ 5' CENTERS
PROVIDE EXPANSION JOINTS @ 25' CENTERS
SLOPE WALK IN DIRECTION OF POSITIVE DRAINAGE AT 2% MAX.

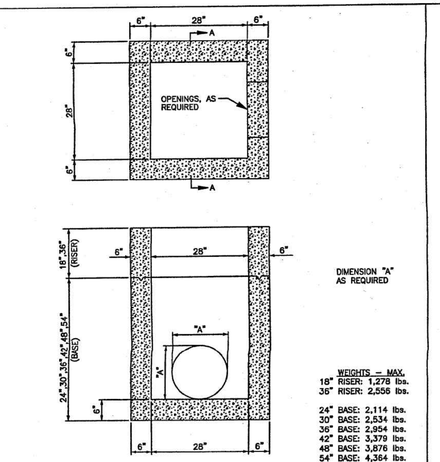
TYPICAL SIDEWALK

N.T.S.



TEMPORARY TURN-AROUND

N.T.S.



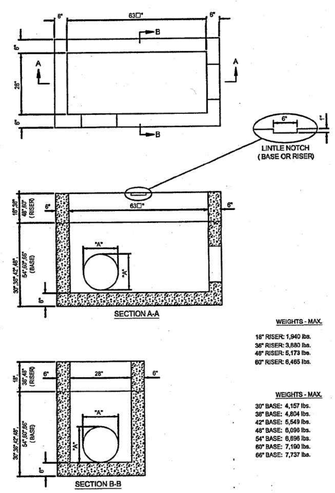
DIMENSION "A" AS REQUIRED

WEIGHTS – MAX.
18" RISER: 1,278 lbs.
36" RISER: 2,556 lbs.

24" BASE: 2,114 lbs.
30" BASE: 2,534 lbs.
36" BASE: 2,954 lbs.
42" BASE: 3,379 lbs.
48" BASE: 3,876 lbs.
54" BASE: 4,364 lbs.

GENERAL NOTES:
1.ALL MATERIAL, DESIGN, MANUFACTURE, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION, AND REPAIRS TO MEET "STANDARD SPECIFICATIONS FOR PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES", PER ASTM C-913 (LATEST REVISION).
2.CONCRETE: 4500 Psi (MIN.)
3.CUSTOM HEIGHTS AVAILABLE

AVAILABLE MARKETS: TN–AL
SHERMAN DIXIE
PH# 1-800-737-0707 | DWG# SRS-500
DATE:02/17/06 | SHEET# 1 OF 1
28"x 28" CATCH BASIN | SCALE: NTS



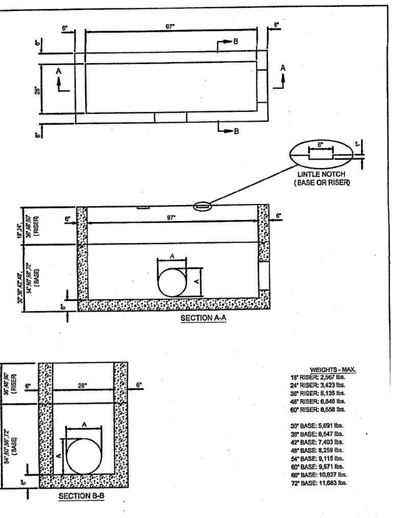
WEIGHTS - MAX.
18" RISER: 1,940 lbs.
36" RISER: 3,880 lbs.
48" RISER: 5,173 lbs.
60" RISER: 6,465 lbs.

WEIGHTS - MAX.
30" BASE: 4,157 lbs.
36" BASE: 4,804 lbs.
42" BASE: 5,549 lbs.
48" BASE: 6,090 lbs.
54" BASE: 6,898 lbs.
60" BASE: 7,190 lbs.
66" BASE: 7,737 lbs.

GENERAL NOTES:
1.CONCRETE: 4500 Psi (MIN)
2.CUSTOM BASE HEIGHTS AVAILABLE

DIMENSION "A" AS REQUIRED

AVAILABLE MARKETS: TN–AL
SHERMAN DIXIE
PH# 1-800-737-0707 | DWG# SRS-506
DATE:02/17/06 | SHEET# 1 OF 1
DOUBLE CATCH BASIN / CURB INLET 29"x 63.5" | SCALE: NTS

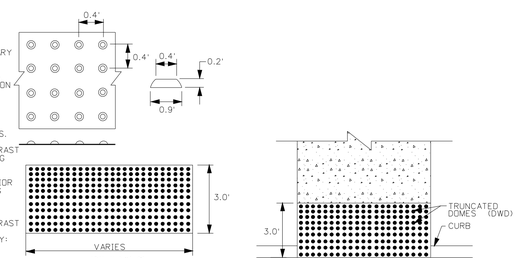


WEIGHTS - MAX.
18" RISER: 2,567 lbs.
24" RISER: 3,423 lbs.
30" RISER: 6,159 lbs.
48" RISER: 8,846 lbs.
60" RISER: 8,558 lbs.

33" BASE: 5,691 lbs.
39" BASE: 6,547 lbs.
42" BASE: 7,403 lbs.
48" BASE: 8,259 lbs.
54" BASE: 9,115 lbs.
57" BASE: 9,971 lbs.
60" BASE: 10,827 lbs.
72" BASE: 11,683 lbs.

GENERAL NOTES:
1.CONCRETE: 4500 Psi (MIN)
2.CUSTOM BASE HEIGHTS AVAILABLE

AVAILABLE MARKETS: TN–AL
SHERMAN DIXIE
PH# 1-800-737-0707 | DWG# SRS-508
DATE:02/17/06 | SHEET# 1 OF 1
TRIPLE CATCH BASIN / CURB INLET 28"x 97" | SCALE: NTS



1. DETECTABLE WARNINGS SHALL BE OF MANUFACTURE'S SPECIFICATIONS AND MEET ADA REQUIREMENTS.
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
5. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF WALKING SERVICE.
6. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
7. THE MATERIAL USED TO PROVIDE CONTRAST SHOULD CONTRAST BY AT LEAST 70%. CONTRAST IN PERCENT IS DETERMINED BY: CONTRAST= (B1-B2)x100 / WHERE: B1=LIGHT REFLECTIVE VALUE(LRV) OF THE LIGHTER AREA; B2=LIGHT REFLECTIVE VALUE(LRV) OF THE DARKER AREA
NOTE: IN ANY APPLICATION BOTH WHITE AND BLACK ARE NEVER ABSOLUTE THUS B1 NEVER EQUALS 100 AND B2 IS ALWAYS GREATER THAN 0.

DETECTABLE WARNING DEVICE

N.T.S. ST 303

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE SUITE A – NASHVILLE, TN 37203
615.249.9999 WWW.CIVILSITE.COM

JAMES T. HARRISON III
REGISTERED ENGINEER
ARCHITECTURE
COMMERCE
No. 021998
STATE OF TENNESSEE
12/15/06

CIVIL NOTES AND DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

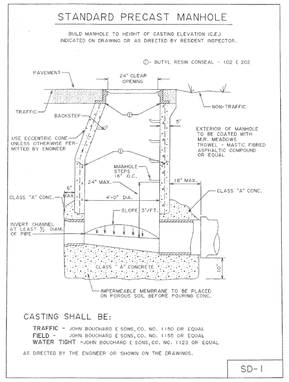
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

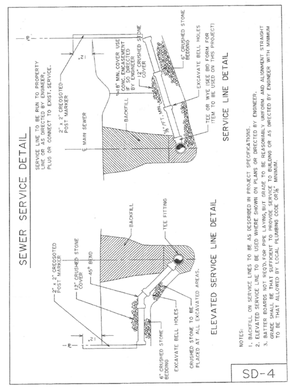
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

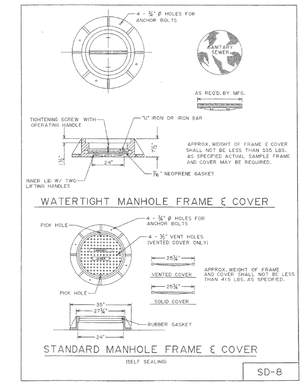
C5.00

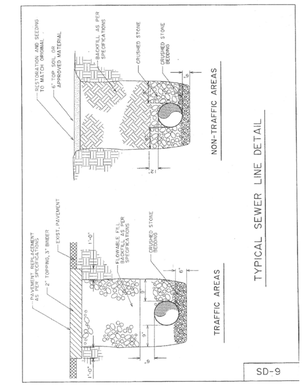
JOB NO.: 14-136-01

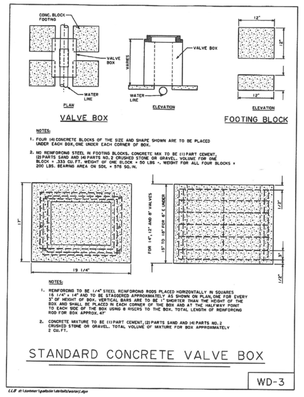
Nov 12, 2015 - 11:47am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c500 Civil Notes & Details.dwg

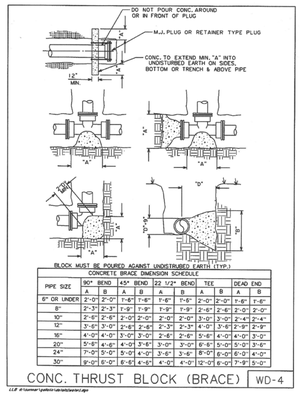


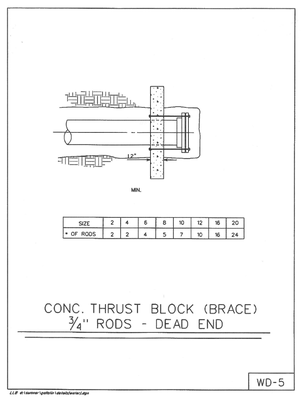


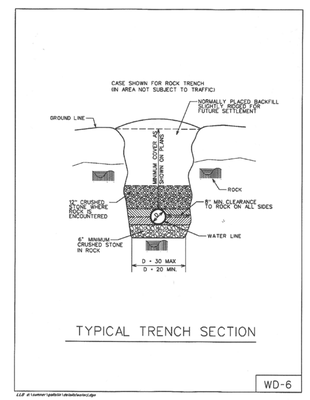


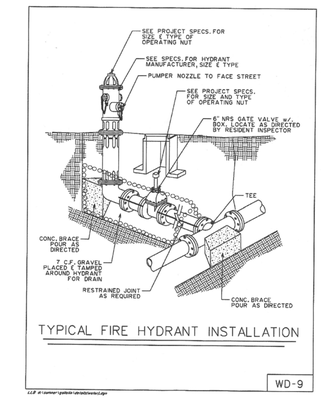


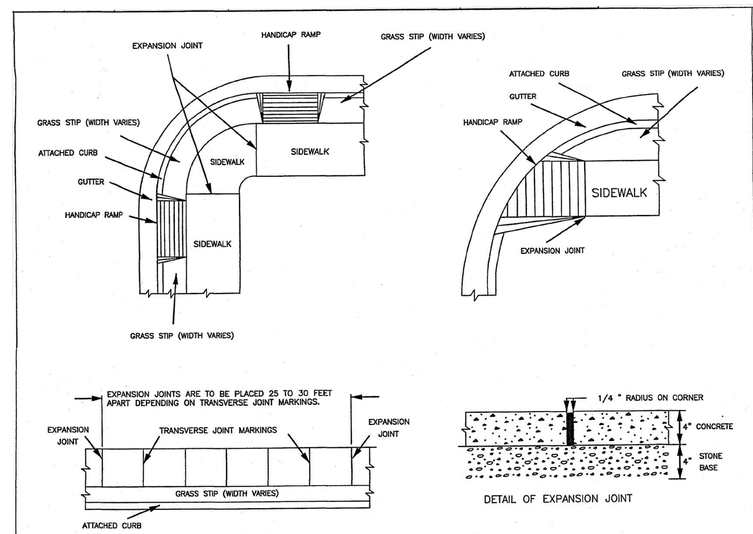












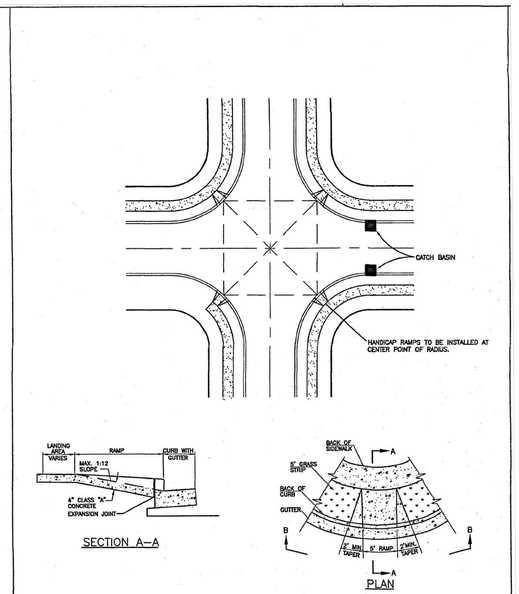
GENERAL NOTES

1. WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
2. CONCRETE JOINT MATERIAL TO BE HALF INCH AND/OR ONE INCH PREMOLDED FIBER.
3. EXPANSION JOINTS ARE TO BE PLACED AS SHOWN ON THIS DRAWING OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESSES MAY DEVELOP.
4. ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.
5. HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
6. ALL SIDEWALK WIDTHS ARE TO INCLUDE SIX INCH WIDTH OF PROPOSED TOP OF CURB, SIDEWALK SHALL CONSIST OF SIX INCH FOR TOP OF CURB WIDTH PLUS 5' OF ACTUAL SIDEWALK WIDTH.
7. TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORMS BLOCKS AS NEARLY TO SQUARE AS POSSIBLE.

SIDEWALK WITH GRASS STRIP

SCALE: NTS

CITY OF GALLATIN, TENNESSEE
ENGINEERING DIVISION
(615) 452-5400
DWG. # COG-PV-008



NOTE: TAPER IS NOT NEEDED WHERE 5' GRASS STRIP IS PROPOSED

NOTES:
1. ALL TAPERS TO MEET OR EXCEED 1:12 RATIO WHERE POSSIBLE. THE MAXIMUM SLOPE ALLOWED SHALL BE 1:10.
2. LANDING BEHIND RAMP CAN VARY FROM A MINIMUM OF 0' TO AN UNLIMITED MAXIMUM.
3. THIS DRAWING DOES NOT SHOW ANY GRASS STRIPS. ANY AREAS WHERE SIDEWALKS ARE BUILT WITH GRASS STRIPS THE SLOPES FOR HANDICAP RAMPS SHALL BE BUILT WITH 1:12 RATIO.
4. THE SIDEWALKS SHALL MAINTAIN A SLOPE OF 1/8" PER FOOT EXCEPT AT HANDICAP RAMPS. WHERE THERE IS A GRASS STRIP, THE GRASS STRIP SHALL MAINTAIN A SLOPE OF 1/4" PER FOOT.

HANDICAPPED RAMP LAYOUT

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.249.9919 www.civilsite.com

JAMES T. HARRISON III
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 021998
STATE OF TENNESSEE
11-12-15

CIVIL NOTES AND DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 5

FAIRWAY FARMS

GALLATIN, LONG HOLLOW PIKE
SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	10-28-15	GWO	DG
	CITY COMMENTS	11-12-15	GWO	DG

C5.01

JOB NO.: 14-136-01

Nov 12, 2015 - 11:48am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec5\14-136-01 PH2-Sec5_c5501 Civil Notes & Details.dwg

ITEM 6

GMRPC Resolution No. 2015-149

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR LONG HOLLOW PIKE-SUBDIVISION OF GREEN & LITTLE, L.P. PROPERTY TO CREATE TWO (2) LOTS AND DEDICATE EASEMENTS ON 30.84 (+/-) ACRES, LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF LONG HOLLOW PIKE AND STATE ROUTE HIGHWAY 109. (PC 1-1285-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on November 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403(b) and §13-4-303(b):

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Commercial Corridor Character Area.
2. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the Amended Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development and the Final Master Development Plan for The Residence of Gallatin.
3. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11 and;
5. The Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

ITEM 6

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Long Hollow Pike-Subdivision of Green & Little, L.P. property consisting of a two (2) sheet plan, prepared by Energy land & Infrastructure of Nashville, Tennessee, dated November 12, 2015 with the following conditions:

1. Correct the "Proposed Apartment Sign' to "Proposed Multi-Tenant Sign" on Lot 2.
2. Show and label "Proposed Monument Sign" on Lot 1. Refer to Amended PMDP and FMDP for The Residence of Gallatin (PC 8-1276-15) for location.
3. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 6
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Long Hollow Pike-Subdivision of Green & Little, L.P. Property
(1-1285-15B)
Long Hollow Pike and State Route Highway 109
Date: November 19, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR LONG HOLLOW PIKE-SUBDIVISION OF GREEN & LITTLE, L.P. PROPERTY TO CREATE TWO (2) LOTS AND DEDICATE EASEMENTS ON 30.84 (+/-) ACRES, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LONG HOLLOW PIKE AND STATE ROUTE HIGHWAY 109.

OWNER:	**GREEN AND LITTLE, L.P.**
APPLICANT:	**KIMLEY-HORN AND ASSOCIATES, INC.**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-149**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**NOVEMBER 23, 2015**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Preliminary Plat for Long Hollow Pike-Subdivision of Green & Little, L.P. Property to create two (2) lots and dedicate easements on 30.84 (+/-) acres (Tax Map 126, Parcel 001.00), located at the southeast corner of the intersection of Long Hollow Pike and State Route Highway 109. The property is currently zoned Mixed Use (MU) and Multi-Family Dwellings is a permitted use in the MU zoning district. (Attachment 6-1 and 6-2)

CASE BACKGROUND:

Previous Approvals

On May 20, 2002, the Planning Commission recommended approval of a rezoning request with the Preliminary Master Development Plan for the Green Mixed Use Development on 34.76 (+/-) acres to the Gallatin City Council with a condition that the applicant submits a revised boundary survey and legal description for the property. The rezoning from Industrial Restrictive (IR) to Mixed Use (MU) zone district, passed 2nd Reading at the July 02, 2002 Gallatin City Council meeting.

On March 23, 2009, a boundary survey plat for Green & Little, L.P. Property was recorded at the Sumner County Register of Deeds Office (Plat Book 26, Page 154) consisting of 30.84 (+/-) acres. This boundary survey includes Tax Map 126 Parcel 001.00 and portion of Tax Map 125 Parcel 014.01. Between 2002 and 2009, 3.92 (+/-) acres were conveyed for the Tennessee Department of Transportation (TDOT) right-of-way of State Route Highway 109.

On March 24, 2014, the Planning Commission recommended approval re-affirming the Mixed Use (MU) District Zoning on the 30.84 (+/-) acre parcel and approval of a Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development (PC0189-13) including commercial parcels and a multi-family residential dwelling parcel located at the southeastern corner of the intersection Long Hollow Pike and State Route Highway 109.

On May 20, 2014, City Council passed 2nd Reading Ordinance No. O1404-18 re-affirming the Mixed Use (MU) District Zoning on 30.84 (+/-) acre parcel and approval of the Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development (PC0189-13).

DISCUSSION:

Proposed Development
The Preliminary Plat for Long Hollow Pike-Subdivision of Green & Little, L.P. Property will create two (2) lots and dedicate easements for the proposed future commercial development and a lot for a multi-family project. Lot 1 to be developed for The Residence of Gallatin (PC 8-1276-15) containing 188 multi-family units on 14.11 (+/-) acres, and will include Public Utility and Drainage Easements (P.U.D.E.) and a Drainage Easement for a proposed Detention Pond. Lot 2, consisting of 16.73 (+/-) acres, will be developed in the future except for the proposed Access and Public Utility and Drainage Easements (P.U.D.E.) to serve Lot 1. The proposed subdivision is consistent with the Commercial Corridor Character Area and the MU zoning.

Natural Features of the Site
The natural topography for the existing vacant land slopes from the highest point of elevation (532') located along the south boundary (CSX Railroad), with a steady and even decline, sloping towards the lowest point of elevation (490') located along the north boundary (Long Hollow Pike). There are existing mature trees located along the majority of the perimeter of the property with the exception along Highway 109. There is existing vegetation located along the north boundary adjacent to the existing stormwater drainage ditch. Two (2) box culverts provide driveway access across the ditch to the property. No portion of The Residence of Gallatin development is located within a flood hazard area.

Adjacent Development and Zoning
The adjacent area to the north and east of the proposed development are established Creekview and Holland Heights subdivisions zoned Residential R-10 and R-15. Howard Elementary School is located in close proximity to the east of the proposed development. A portion of the property to the north, across from Long Hollow Pike, is vacant land zoned Commercial Service (CS) and is part of the Commercial Corridor as outlined in the *Gallatin on the Move 2020 Plan*. Located to the west is State Route Highway 109 is vacant property zoned IR and to the south is the CSX Railroad. Beyond State Route Highway 109 is the Long Hollow Golf Course and Village Green Industrial Park and beyond the CSX Railroad are Commercial Services (CS) zoned properties.

Comprehensive Plan Land Use and Policies
The *Gallatin on the Move 2020 Plan* shows this property as part of the Commercial Corridor Character Category. The intent of the commercial corridors is to discourage continuous ribbons of automobile-oriented commercial development, provide sidewalks and more pedestrian-friendly environment, encourage mixed use development, and reflect quality materials and design. The development strategies for the commercial corridors is to establish pedestrian-oriented building setbacks, guide building and site designs, including parking lot configuration and streetscape features, and to find an appropriate balance between residential and commercial uses within mixed use developments. The primary land uses for the commercial corridor are small and large-scale apartments, office, and commercial retail uses.

Rights-of-Way/Streets/Roads
An approximate 810 linear feet of a 60-foot wide private access easement (future private roadway) will extend from Long Hollow Pike to Lot 1. The private access easement will include 33 feet wide pavement width, allowing for turning lanes, and taper down to a 51-foot wide private access easement with 24 feet wide pavement width to Lot 1.

The easement from Long Hollow Pike to the apartment complex entrance (property line) will be private roadway, but in the future, the owner of Lot 2 will request the private roadway be accepted by the City of Gallatin as a local public street. At the time of the development of the private roadway the east sidewalk will be installed and the west sidewalk will be installed prior to the acceptance of public improvements. The private roadway and sidewalks shall be constructed and meet City of Gallatin Subdivision Design Standards and the *Gallatin on the Move 2020 Plan* and be inspected by Engineering Division during construction. The private roadway (including top wear coat and striping) and the east sidewalk shall be installed prior to issuance of the first Certificate of Occupancy for any building on Lot 1.

Public Utility and Drainage Easements (P.U.D.E's)
All lots will include 10-foot wide Public Utility Drainage Easements (P.U.D.E.) located along all sides of the lots and the access road. A 20-foot wide and 30-foot wide Public Utility Easement will be located in the interior of Lot 1 for the proposed water and sanitary sewer system for the residential units. No vertical construction is allowed in any easements.

Open Space and Bufferyard
The Preliminary Plat shows no open space tracts. The Preliminary Plat shows the required bufferyards for Lot 1 that is consistent with the approved and proposed Amended Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development (PC0189-13 and PC 8-1276-15). The Preliminary Plat shows no bufferyards for Lot 2 since it will remain vacant.

Stormwater
The Preliminary Plat indicates the stormwater retention will be provided on Lot 1 with conveyance of runoff following piping with outfall to the ditch along Long Hollow Pike. Upon development of Lot 2 separate stormwater system will be provided. In addition, the Amended PMDP and FMDP for The Residence of Gallatin (PC 8-1276-15) indicated there

will be additional grading on Lot 1 to control stormwater runoff within the site bio-retention areas. The owner and applicant submitted construction plans and drainage calculations to Engineering Division for review and approval.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed the Planning Department comments; however, the owner and applicant shall comply with the following:

1. Correct the "Proposed Apartment Sign' to "Proposed Multi-Tenant Sign" on Lot 2.
2. Show and label "Proposed Monument Sign" on Lot 1. Refer to Amended PMDP/FMDP for The Residence of Gallatin (PC 8-1276-15) for location.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. The owner and applicant satisfactorily addressed Engineering Division comments.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Preliminary Plat and made the following comment:

1. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed the Other Departmental Comments; however, the owner and applicant, as part of the construction plan review, the following will be required:

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All fire hydrants shall be installed prior to issuance of any building permits.
3. All applicable fire codes shall be followed.

Findings
1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Commercial Corridor Character Area.
2. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the Amended Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development and the Final Master Development Plan for The Residence of Gallatin.

3. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11 and;
5. The Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:
Staff recommends that the Planning Commission approve GMRPC Resolution 2015-149, a Preliminary Plat for Long Hollow Pike-Subdivision of Green & Little, L.P. property consisting of a two (2) sheet plan, prepared by Energy land & Infrastructure of Nashville, Tennessee, dated November 12, 2015 with the following conditions:

1. Correct the "Proposed Apartment Sign' to "Proposed Multi-Tenant Sign" on Lot 2.
2. Show and label "Proposed Monument Sign" on Lot 1. Refer to Amended PMDP and FMDP for The Residence of Gallatin (PC 8-1276-15) for location.
3. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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

ATTACHMENTS:
Attachment 6-1 Location Map
Attachment 6-2 Preliminary Plat, Long Hollow Pike-Subdivision of Green & Little, L.P. Property (1-1285-15B)

Long Hollow Pike-Subdivision of Green & Little, L.P. Property

LOCATION MAP

Long Hollow Pike and S.R. Highway 109
Tax Map #126//001.00
Zoned MU
PC 1-1285-15B

ATTACHMENT 6-1

N

TN STATE PLANE

GRAPHIC SCALE (IN FEET)

100 0 50 100 200

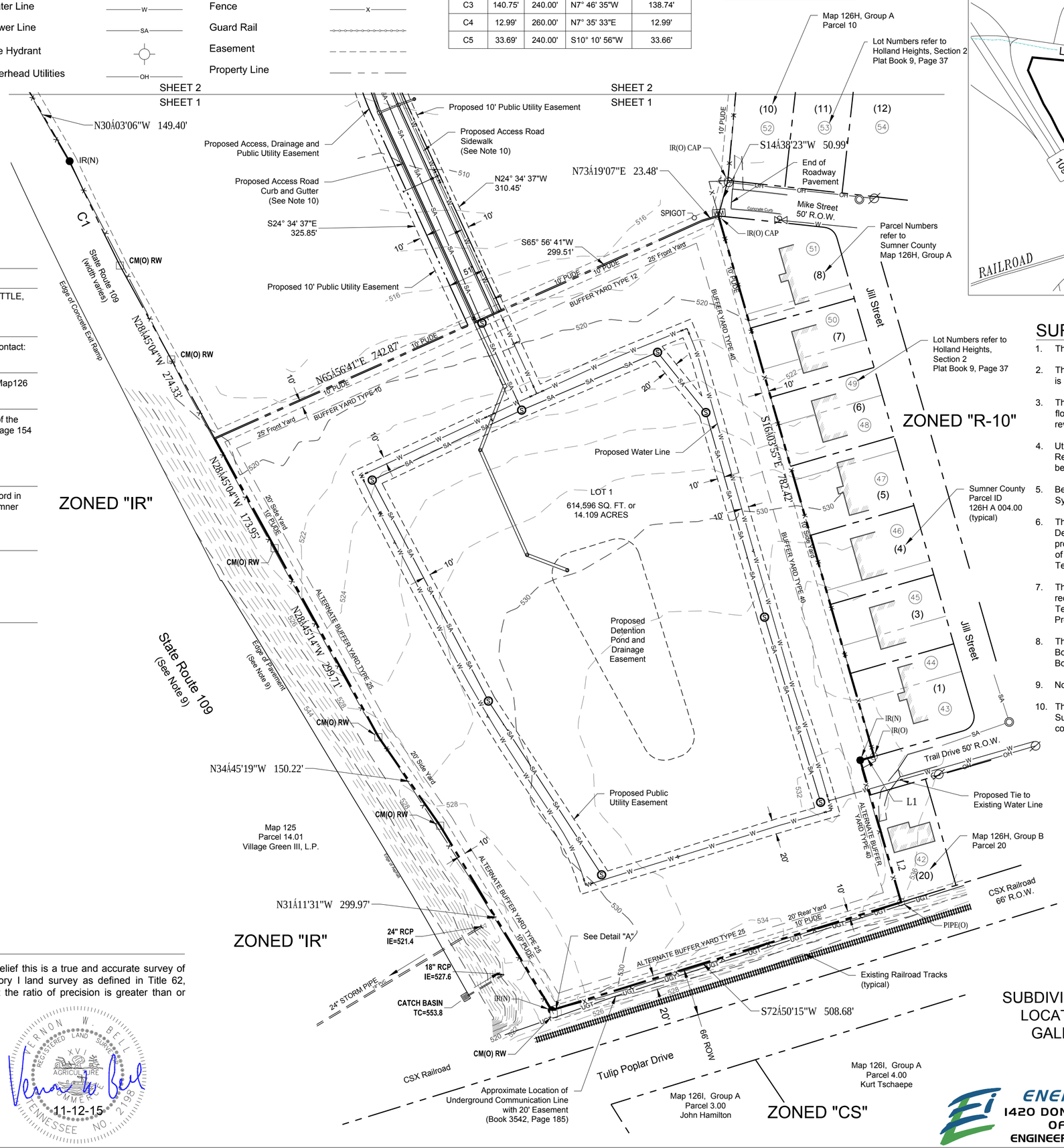
1 inch = 100 ft.

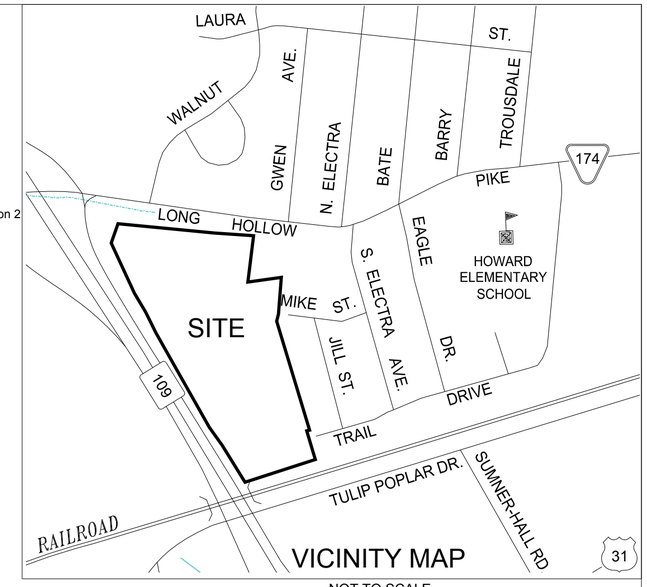
LEGEND

Utility Pole		Guy Anchor	
Water Meter	WM	Existing Iron Rod	IR(O)
Storm Inlet		Manhole	
Water Line	W	Fence	X
Sewer Line	SA	Guard Rail	
Fire Hydrant		Easement	
Overhead Utilities	OH	Property Line	

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	161.16'	5644.58'	N25° 41' 52"W	161.15'
C2	119.54'	285.50'	S12° 34' 55"E	118.67'
C3	140.75'	240.00'	N7° 46' 35"W	138.74'
C4	12.99'	260.00'	N7° 35' 33"E	12.99'
C5	33.69'	240.00'	S10° 10' 56"W	33.66'

Line Table		
Line #	Direction	Length
L1	S74° 49' 08"W	20.00'
L2	S16° 02' 13"E	205.63'





VICINITY MAP

NOT TO SCALE

SITE DATA

TITLE OF SUBDIVISION

LONG HOLLOW PIKE; SUBDIVISION OF GREEN AND LITTLE, L.P. PROPERTY

OWNER

Green and Little, LP; P.O.Box 8037; Gallatin TN 37066 - Contact: Lee Zoller

MAP REFERENCE

Being Parcel 1.00 as Shown on Sumner County Property Map126

PLAT REFERENCE

All of the property shown on the Boundary Survey of Part of the Green and Little, L.P. Property of record in Plat Book 26, Page 154 in the Register's Office for Sumner County, Tennessee.

DEED REFERENCE

Part of the Property conveyed to Green & Little, LLC of record in Record Book 765, Page 768 in the Register's Office for Sumner County, Tennessee.

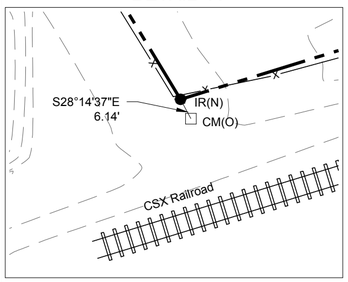
ZONING

City of Gallatin - Zoned "MU"
Existing Use: VACANT
Proposed Use: MULTI-FAMILY DWELLINGS

PREPARED BY

Energy Land and Infrastructure
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Contact: Bernie Bell 615 383-6300

DETAIL "A"



CERTIFICATE OF ACCURACY

I hereby certify to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; That this is a Category I land survey as defined in Title 62, Chapter 18, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.

Vernon W. Bell, TN RLS # 2198
Field Work Completed 8-28-15

VERNON W. BELL REGISTERED LAND SURVEYOR XVI AGRICULTURE WMEC TENNESSEE NO. 2198

11-12-15

SURVEYOR'S NOTES

1. The purpose of this plat is to create two (2) lots and dedicate easements.
2. The Property is located in the City of Gallatin, Sumner County Tennessee and is currently Zoned "MU".
3. The subject property is not affected by a flood hazard area as per the current flood insurance rate map or FEMA Flood Map, Map Number 47165C0313G, revised April 17, 2012, prepared by the National Flood Insurance Program.
4. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources.
5. Bearings shown hereon are based on the Tennessee State Plane Coordinate System, NAD 83.
6. The boundary line shown was determined from adjoining properties, Tennessee Department of Transportation Right-of-Way plans, Railroad Evaluation Maps provided by the State of Tennessee Comptroller's Office and a boundary survey of record in Plat Book 26, Page 154 at the Register's Office for Sumner County, Tennessee.
7. The current record description used for the overall boundary line computation is recorded in Plat Book 26, Page 154 at the Register's Office for Sumner County, Tennessee and is titled Boundary Survey of Part of the Green & Little, L.P. Property.
8. The recording of this plat voids, vacates and supercedes the recording of the Boundary Survey of Part of the Green & Little, L.P. Property of record in Plat Book 26, Page 154.
9. No access allowed to State Route 109.
10. The proposed roadway and and sidewalks shall meet City of Gallatin Subdivision Regulations and be inspected by the Engineering Division during construction.

CERTIFICATE OF PLANNING COMMISSION PRELIMINARY APPROVAL

I hereby certify that the preliminary plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations.

Date _____ Secretary, Planning Commission _____

SHEET 1 OF 2

PRELIMINARY PLAT
LONG HOLLOW PIKE
SUBDIVISION OF GREEN & LITTLE, L.P. PROPERTY
LOCATED AT LONG HOLLOW PIKE AND S.R. 109
GALLATIN, SUMNER COUNTY, TENNESSEE
THIRD CIVIL DISTRICT
DATED: NOVEMBER 12, 2015

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

N

TN STATE PLANE

GRAPHIC SCALE (IN FEET)

100 0 50 100 200

1 inch = 100 ft.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	161.16'	5644.58'	N25° 41' 52"W	161.15'
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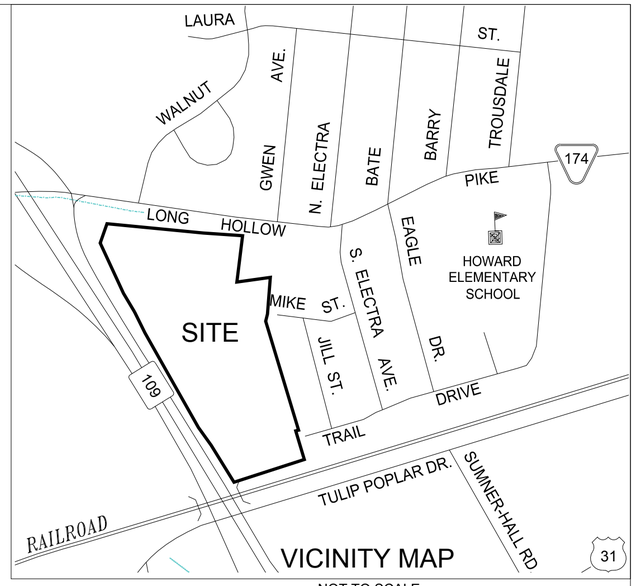
C4	12.99'	260.00'	N7° 35' 33"E	12.99'
C5	33.69'	240.00'	S10° 10' 56"W	33.66'

Line Table		
Line #	Direction	Length
L1	S74° 49' 08"W	20.00'
L2	S16° 02' 13"E	205.63'

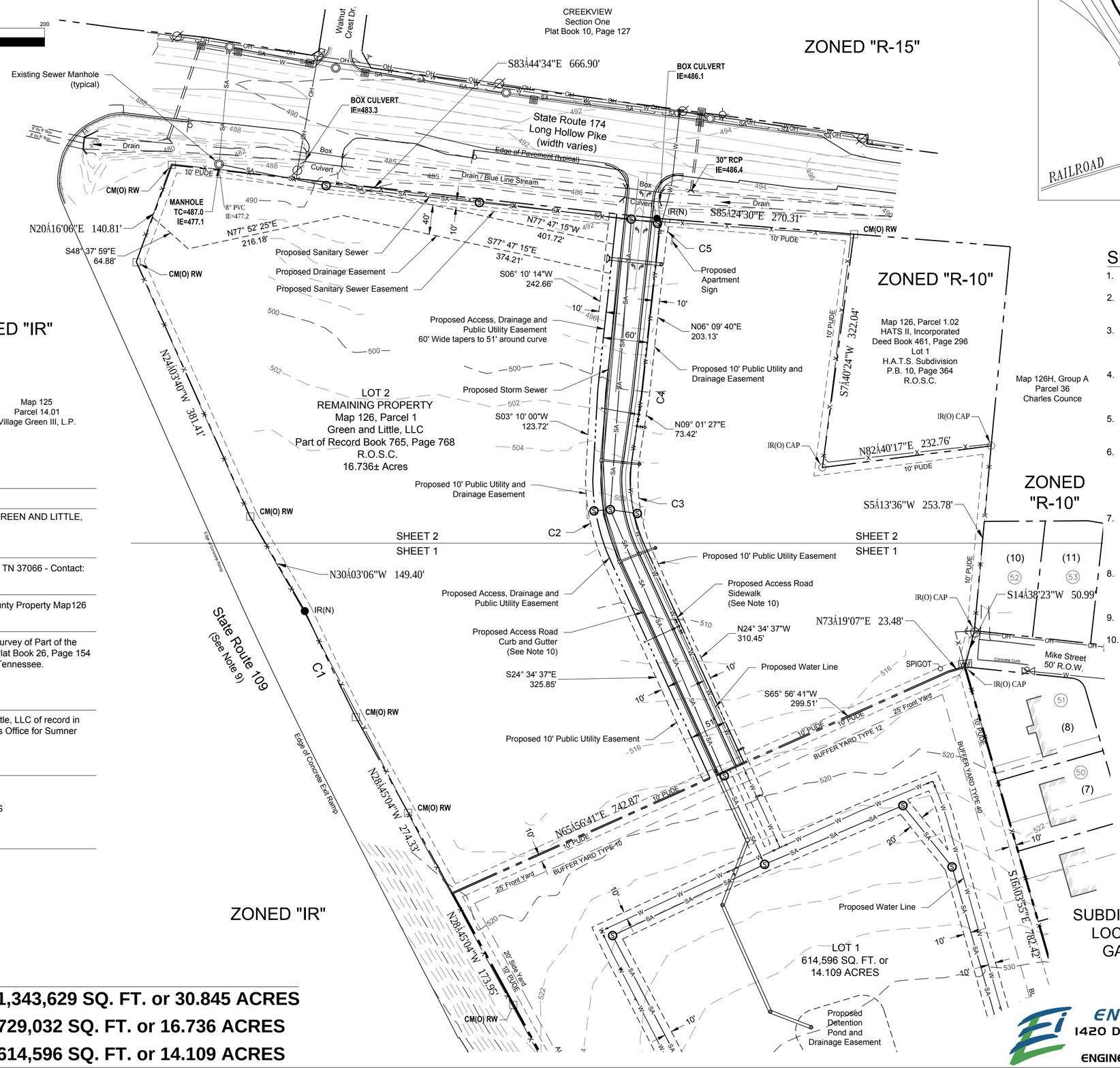
NOTE REGARDING UTILITIES

ENERGY, LAND AND INFRASTRUCTURE, LLC (ELI, LLC) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



VICINITY MAP

NOT TO SCALE



SURVEYOR'S NOTES

1. The purpose of this plat is to create two (2) lots and dedicate easements.
2. The Property is located in the City of Gallatin, Sumner County Tennessee and is currently Zoned "MU".
3. The subject property is not affected by a flood hazard area as per the current flood insurance rate map or FEMA Flood Map, Map Number 47165C0313G, revised April 17, 2012, prepared by the National Flood Insurance Program.
4. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources.
5. Bearings shown hereon are based on the Tennessee State Plane Coordinate System, NAD 83.
6. The boundary line shown was determined from adjoining properties, Tennessee Department of Transportation Right-of-Way plans, Railroad Evaluation Maps provided by the State of Tennessee Comptroller's Office and a boundary survey of record in Plat Book 26, Page 154 at the Register's Office for Sumner County, Tennessee.
7. The current record description used for the overall boundary line computation is recorded in Plat Book 26, Page 154 at the Register's Office for Sumner County, Tennessee and is titled Boundary Survey of Part of the Green & Little, L.P. Property.
8. The recording of this plat voids, vacates and supercedes the recording of the Boundary Survey of Part of the Green & Little, L.P. Property of record in Plat Book 26, Page 154.
9. No access allowed to State Route 109.
10. The proposed roadway and and sidewalks shall meet City of Gallatin Subdivision Regulations and be inspected by the Engineering Division during construction.

SITE DATA

TITLE OF SUBDIVISION

LONG HOLLOW PIKE; SUBDIVISION OF GREEN AND LITTLE, L.P. PROPERTY

OWNER

Green and Little, LP; P.O.Box 8037; Gallatin TN 37066 - Contact: Lee Zoller

MAP REFERENCE

Being Parcel 1.00 as Shown on Sumner County Property Map126

PLAT REFERENCE

All of the property shown on the Boundary Survey of Part of the Green and Little, L.P. Property of record in Plat Book 26, Page 154 in the Register's Office for Sumner County, Tennessee.

DEED REFERENCE

Part of the Property conveyed to Green & Little, LLC of record in Record Book 765, Page 768 in the Register's Office for Sumner County, Tennessee.

ZONING

City of Gallatin - Zoned "MU"
Existing Use: VACANT
Proposed Use: MULTI-FAMILY DWELLINGS

PREPARED BY

Energy Land and Infrastructure
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Contact: Bernie Bell 615 383-6300

AREA TABULATION

TOTAL: 1,343,629 SQ. FT. or 30.845 ACRES

PROPOSED LOT 2: 729,032 SQ. FT. or 16.736 ACRES

PROPOSED LOT 1: 614,596 SQ. FT. or 14.109 ACRES

SHEET 2 OF 2

PRELIMINARY PLAT
LONG HOLLOW PIKE
SUBDIVISION OF GREEN & LITTLE, L.P. PROPERTY
LOCATED AT LONG HOLLOW PIKE AND S.R. 109
GALLATIN, SUMNER COUNTY, TENNESSEE
THIRD CIVIL DISTRICT
DATED: NOVEMBER 12, 2015

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

ITEM 7

GMRPC Resolution No. 2015-150

RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR LONG HOLLOW PIKE MIXED USE DEVELOPMENT ON 30.84 (+/-) ACRES AND APPROVING THE FINAL MASTER DEVELOPMENT PLAN FOR THE RESIDENCE OF GALLATIN ON 14.11 (+/-) ACRES, ZONED MIXED USE (MU), LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION LONG HOLLOW PIKE AND STATE ROUTE HIGHWAY 109. (PC FILE 8-1276-15)

WHEREAS, the applicant submitted an Amended Preliminary Master Development Plan/Final Master Development Plan consistent with Section 12.02.030 and Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report and the evidence and testimony presented at its regular meeting on November 23, 2015.

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, § 13-4-310, §13-7-201, and §13-7-202, and §12.02 and §15.07 of the City of Gallatin Zoning Ordinance:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Commercial Corridor Character Area Category.
2. The Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The changes shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved Long Hollow Pike Mixed Use Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, The Residence of Gallatin will not change the essential character of the Long Hollow Pike Mixed Use

ITEM 7

Development and will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood.

5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Amended Preliminary Master Development Plan/Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan/Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves, a Minor Amendment to the Amended Preliminary Master Development Plan for the Long Hollow Pike Mixed Use Development and a Final Master Development Plan for The Residence of Gallatin, consisting of a forty-eight (48) sheet plan, prepared by Kimley Horn and Associates, Inc. of Nashville TN, with project No. 017046001, dated November 12, 2015, and Architectural Elevations, consisting of eight (8) sheet plan, prepared by Fifth Dimension Architecture and Interiors, LLC, with project No. 15092, dated November 11, 2015, and Photometric Plan, consisting of two (2) sheet plan, prepared by Professional Lighting Services, dated October 27, 2015 with the following conditions:

1. Correct the Parking Analysis and Site Analysis on Sheet A001 to match Site Data Table on Sheet C0-00.
2. Label multi-tenant sign on Sheet C0-01and provide multi-tenant sign details.
3. Add the following note: "The private roadway and sidewalks shall meet City of Gallatin Subdivision Regulations and be inspected by Engineering Division during construction."
4. The private roadway (including top wear coat and striping) and the east sidewalk shall be installed prior to issuance of the first Certificate of Occupancy.
5. Show and label R3-7 and R3-8 signage as per RPM Traffic Study on Sheet C2-00.
6. Combine all drainage calculations and maps into one (1) complete Drainage Report including engineer's seal, cover sheet, narrative, etc.
7. Submit detailed on-site water and sanitary sewer plans and specifications to the Gallatin Public Utilities Department for review and approval.
8. Submit detailed off-site water and sanitary sewer plans and specifications to the Gallatin Public Utilities Department for review and approval.
9. Submit a site surety for site improvements, including the private roadway, in the amount to be determined by the owner and applicant, to the Planning Department for review and approval prior to the issuance of any building permits.
10. Submit three (3) corrected and folded copies of sheets C0-00 thru C2-13 and sheets L1-00 thru L2-11, the Architectural Plans and Photometric Plans, one (1)

ITEM 7

full size and two (2) half-size, of the Amended PMDP/FMDP for The Residence of Gallatin to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 7

PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development and a Final Master Development Plan for The Residence of Gallatin
(PC 8-1276-15)
Long Hollow Pike and State Route Highway 109
Date: November 18, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR LONG HOLLOW PIKE MIXED USE DEVELOPMENT ON 30.84 (+/-) ACRES AND A FINAL MASTER DEVELOPMENT PLAN FOR THE RESIDENCE OF GALLATIN IN ORDER TO CONSTRUCT 188 MULTI-FAMILY UNITS ON 14.11 (+/-) ACRES, ZONED MIXED USE (MU), LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF LONG HOLLOW PIKE AND STATE ROUTE HIGHWAY 109.

OWNER:	**GREEN AND LITTLE, L.P.**
APPLICANT:	**KIMLEY-HORN AND ASSOCIATES, INC.**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-150**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**NOVEMBER 23, 2015**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development on 30.84 (+/-) acres and a Final Master Development Plan for The Residence of Gallatin to construct 188 multi-family units on 14.11 (+/-) acres, located at the southeastern intersection of Long Hollow Pike and State Route Highway 109. The property is currently zoned Mixed Use (MU) and Multi-Family Dwelling units is a permitted use in the MU zoning district. (Attachment 7-1 and Attachment 7-2)

The remaining portion (16.73 (+/-) acres) of the Long Hollow Pike Mixed Use Development shall remain as a commercial parcel as initially approved with the Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development (PC0189-13).

CASE BACKGROUND:

Previous Approvals

On May 20, 2002, the Planning Commission recommended approval of a rezoning with the Preliminary Master Development Plan for the Green Mixed Use Development on 34.76 (+/-) acres to the Gallatin City Council with a condition that the applicant submits a revised boundary survey and legal description for the property. The rezoning from Industrial Restrictive (IR) to Mixed Use (MU) zone district, passed 2nd Reading at the July 02, 2002 Gallatin City Council meeting.

The previously approved Preliminary Master Development Plan for Green Mixed Use Development consisted of 19.76 (+/-) acres of commercial use and 15.00 (+/-) acres of multi-family residential use. The 34.76 (+/-) acres of development consisted of six (6) parcels or areas including four (4) commercial outparcels, with no specific uses outlined, located along Long Hollow Pike, one (1) General Retail parcel consisting of a 124,450 square foot building located directly behind the four (4) commercial outparcels, and one (1) multi-family dwelling residential development future parcel consisting of 192 units located in the rear of the development.

On March 24, 2014, the Planning Commission recommended approval re-affirming the Mixed Use (MU) District Zoning on 30.84 (+/-) acre parcel and approval of a Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development (PC0189-13) including commercial parcels and a multi-family residential dwelling parcel located at the southeastern corner of the intersection of Long Hollow Pike and State Route Highway 109. Between 2002 and 2014, 3.92 (+/-) acres were acquired for the right-of-way of State Route Highway 109.

On May 20, 2014, City Council passed 2nd Reading Ordinance No. O1404-18 re-affirming the Mixed Use (MU) District Zoning on 30.84 (+/-) acre parcel and approval of a Preliminary Master Development Plan for Long Hollow Pike Mixed Use Development (PC0189-13). (Attachment 7-3)

DISCUSSION:

Proposed Development

The owner and applicant propose to amend the PMDP for Long Hollow Pike Mixed Use Development and approval of an FMDP for The Residence of Gallatin consisting of 188 multi-family units on 14.11 (+/-) acres and a private roadway on the remaining 16.73 (+/-) acres, of the total 30.84 (+/-) acre parcel of the Long Hollow Pike Mixed Use Development. The Long Hollow Pike Mixed Use Development included commercial parcels to be located in the front portion of the parcel with the multi-family dwelling units to be located in the rear. This project will also incorporate a clubhouse, pool and amenity area, and a playground area to be located near the front of the apartment complex. The Amended PMDP only amends that portion of the original PMDP for The Residence of Gallatin project.

Natural Features of the Site

The natural topography for the existing vacant land slopes from the highest point of elevation (532') located along the south boundary (CSX Railroad), with a steady and even decline, sloping towards the lowest point of elevation (490') located along the north boundary (Long Hollow Pike). There are existing mature trees located along the majority of the perimeter of the property with the exception along Highway 109. There is existing vegetation located along the north boundary adjacent to the existing stormwater drainage ditch. Two (2) box culverts provide driveway access across the ditch to the property. No portion of The Residence of Gallatin development is located within a flood hazard area.

Adjacent Development and Zoning
The adjacent area to the north and east of the proposed development are established Creekview and Holland Heights subdivisions zoned Residential R-10 and R-15. Howard Elementary School is located in close proximity to the east of the proposed development. A portion of the property to the north, across from Long Hollow Pike, is vacant land zoned Commercial Service (CS) and is part of the Commercial Corridor as outlined in the *Gallatin on the Move 2020 Plan.* Located to the west is State Route Highway 109 is vacant property zoned IR and to the south is the CSX Railroad. Beyond State Route Highway 109 is the Long Hollow Golf Course and Village Green Industrial Park and beyond the CSX Railroad are Commercial Services (CS) zoned properties.

Comprehensive Plan Land Use and Policies
The *Gallatin on the Move 2020 Plan* shows this property as part of the Commercial Corridor Character Category. The intent of the commercial corridors is to discourage continuous ribbons of automobile-oriented commercial development, provide sidewalks and more pedestrian-friendly environment, encourage mixed use development, and reflect quality materials and design. The development strategies for the commercial corridors is to establish pedestrian-oriented building setbacks, guide building and site designs, including parking lot configuration and streetscape features, and to find an appropriate balance between residential and commercial uses within mixed use developments. The primary land uses for the commercial corridor are small and large-scale apartments, office, and commercial retail uses.

The Amended Preliminary Master Development Plan/Final Master Development Plan for The Residence of Gallatin is consistent with the intent, strategies, and land uses as outlined in the *Gallatin on the Move 2020 Plan.*

Access and Traffic Generation
There are two (2) existing driveways to this development located off of Long Hollow Pike over two (2) existing box culverts. The eastern access point located approximately 780 feet from the off-ramp of the interchange of Highway 109 and Long Hollow Pike will provide the main access to the apartment complex which in turn, in the future, will become a local public street servicing additional future lots in the development. The western main access point is located approximately 350 feet from the off-ramp of the interchange of Highway 109 and Long Hollow Pike and will provide access to other future lots of the development. With this amendment the commercial portion of the plan will remain as a single parcel and The Residence of Gallatin parcel will be a separate parcel. The owner and applicant intends to plat the two (2) portions as separate lots. A preliminary plat is being considered as a separate agenda item.

A proposed emergency vehicle access (crash gate) will be located at the southeast corner of apartment complex, adjacent to the parking lot, connecting to Trail Drive located in the Holland Heights Subdivision.

A Traffic Impact Study was submitted to the Engineering Division for review. The Traffic Impact Study identifies project traffic generation and assignment and outlines the schedule for transportation improvements based upon project trip generation.

A private roadway extending from Long Hollow Pike to the apartment complex entrance (property line) will in the future, be platted as a public street to be accepted by the City of Gallatin as a local public street. The owner and applicant needs to add notes to the plan that the private roadway and sidewalks shall meet City of Gallatin Subdivision Design Standards and be inspected by Engineering Division during construction. The east sidewalk will be installed upon development of the apartment complex and the west sidewalk will be installed prior to the acceptance of public improvements. The private roadway (including top wear coat and striping) and the east sidewalk will be installed prior to issuance of the first Certificate of Occupancy.

Architectural Elevations and Building Types

The apartment buildings have symmetrical elevations and are two (2) stories in height with an approximate ridgeline height of 26 feet and the second floor soffit height of 17 feet (Attachment 7-4; sheets A201-A204). A system of gable roofs and hipped roofs are used to emphasize projecting units and bays within the building elevation. The building materials are brick veneer, cement-fiberboard horizontal siding and trim, and architectural asphalt shingles with earth tone colors. The front and rear elevations for the buildings overall consist of approximately 75 percent brick veneer masonry and the end elevations consist of approximately 90 percent brick veneer masonry, with cement-fiberboard siding filling in the remaining areas. This is consistent with the conceptual architecture approved with the original PMDP in 2014.

The garage building will have symmetrical elevations and building materials and colors similar to the apartment buildings, and includes pre-fabricated metal panel garage doors to access the four (4) enclosed garage spaces. The garage building will be one (1) story in height consisting of approximately 85% brick veneer. All garages face interior to the site and the garage doors will not be visible to the adjacent subdivision.

The clubhouse building will have symmetrical elevations and building materials and colors similar to the apartment buildings (Attachment 7-4; sheet AC201). The clubhouse building will be one (1) story in height with approximately 90 percent brick/stone veneer masonry on the front and rear elevations and approximately 65 percent brick/stone veneer masonry on the end elevations with the remaining areas to be cement fiberboard siding. A pool and amenity area will be located behind the clubhouse with a playground area adjacent to the pool area.

The owner and applicant have submitted a sample board of material and color which shows the proposed colors to be earth tones complimenting each other into the design of the proposed buildings.

Staff recommends the Planning Commission approve the architectural elevations as submitted.

Landscaping and Bufferyards

Bufferyards are required to be shown as part of the Preliminary and Final Master Development Plans and are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the Gallatin Zoning Ordinance and the *2020 Plan*. The Amended PMDP and FMDP for The Residence of Gallatin indicate the

bufferyards and alternative bufferyards along the boundaries of the project site are consistent with the approved PMDP. The landscaping plans shows extensive detailed landscaping throughout The Residence of Gallatin apartment complex (Attachment 7-2; sheets L1-00 thru L2-11). The landscape plans indicate an Alternative Bufferyard to be located along the south and west property lines and a small portion of the southeast corner of the development. The owner and applicant are requesting the alternative bufferyards in lieu of the required bufferyard along these property lines consistent with the approved PMDP bufferyards. The remaining bufferyards meets the required bufferyards as set forth in Section 13.04.060, Table 13-05, Bufferyard Requirements of the Gallatin Zoning Ordinance.

The owner and applicant stated the amount of required landscaping will not be reduced but the width of the bufferyard is to be reduced to accommodate the proposed development. The landscaping plan does not indicate any of the existing mature trees to be used towards the required bufferyards.

The owner and applicant are requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

Parking

Parking calculations are based on the use of the property. The Multi-Family Residential use requires two (2) spaces per unit per Section 11.03 of the Gallatin Zoning Ordinance. The proposed apartment complex will have a total of 188 units. Based on the number of units, 376 parking spaces, including eight (8) handicapped parking spaces are required.

The proposed apartment complex will include a total of 379 parking spaces for its tenants including 335 regular parking spaces and 44 garage parking spaces. Thirteen (13) of the spaces will be van accessible handicapped parking spaces distributed throughout the apartment complex. There will be eleven (11) garages located inside the apartment complex and each one will provide four (4) enclosed parking spaces.

Adequate parking is provided and complies with the minimum number of required regular parking spaces, including handicapped parking requirements, for each building per G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking.*

Drainage and Retention

The owner and applicant have shown the stormwater infrastructure, detention pond, and bio-retention areas on the Amended PMDP/FMDP and submitted separate drainage calculations and submitted grading and drainage plans for The Residence of Gallatin (Attachment 7-2; sheets C4-00 thru C4-14). The new site layout channels stormwater runoff into the catch basins located throughout the parking area and into the several bio-retention areas and detention/wet pond located in the center of the apartment complex.

The Engineering Division indicated that the drainage calculations were reviewed and any additional comments shall be addressed by the owner and applicant and approved by Engineering Division prior to issuance of any permits for The Residence of Gallatin.

Photometric Plan and Lighting Fixtures
The owner and applicant submitted a detailed photometric plan indicating the location of the lighting fixtures on this site (Attachment 7-5). The lighting fixtures proposed for the parking area are a pole mounted, bronze finish, with low profile LED lamps. The lighting fixtures proposed for the apartment buildings are a compact contemporary wall mounted security light, with bronze finish with glass lens and LED lamps. The photometric plan complies with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Master Signage Plan
The owner and applicant included a design of one (1) freestanding ground sign located at the main entrance to the apartment complex and noted the freestanding ground sign to be of a brick veneer to match the proposed apartment complex buildings (Attachment 7-3; sheet AS111). The Amended PMDP/FMDP shows one (1) multi-tenant freestanding ground sign, located in the front corner of the Long Hollow Pike Mixed Use property adjacent to Long Hollow Pike and the private roadway. The applicant has not provided a design for the multi-tenant sign with this Amended PMDP/FMDP. The owner and applicant shall label the multi-tenant sign on Sheet C0-01 and provide multi-tenant sign details. A separate open space tract will be needed for the sign when the property is platted.

The owner and applicant shall submit a Master Signage Plan in accordance with G.Z.O. Section 13.07.065.E including details of permanent signs to be installed on site. The proposed signs shall meet the size and illumination requirements of the Gallatin Zoning Ordinance, Section 13.07. The owner and applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site. The freestanding sign must be placed on the apartment complex property.

Subdivision Plat
A preliminary subdivision plat has been submitted to the Planning Commission to create two (2) lots and dedicate easements which includes the proposed private road. The preliminary plat for Long Hollow Pike Subdivision of Green & Little, L.P. Property (PC 1-1285-15B) is a proceeding item on tonight's consent agenda.

Site Surety
The owner and applicant shall submit a site surety for site improvements, including the private roadway, per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. A site surety, in the form of cash, certified check, or Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to the issuance of any building permits.

Major/Minor Amendment
G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in

density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved Long Hollow Pike Mixed Use Development Preliminary Master Development Plan in detail and found no significant changes in the current plan that would constitute a major amendment. Planning Commission should determine if the proposed changes to the Long Hollow Pike Mixed Use Development PMDP should be considered as minor amendment to the approved Long Hollow Pike Mixed Use Development Preliminary Master Development Plan.

Planning Department Comments

The Planning Department reviewed and commented on the Amended PMDP/FMDP. The applicant satisfactorily addressed the Planning Department comments; however the applicant shall comply with the following:

1. Correct the Parking Analysis and Site Analysis on Sheet A001 to match Site Data Table on Sheet C0-00.
2. Label multi-tenant sign on Sheet C0-01and provide multi-tenant sign details.
3. Add the following note: "The private roadway and sidewalks shall meet City of Gallatin Subdivision Regulations and be inspected by Engineering Division during construction."
4. The private roadway (including top wear coat and striping) and the east sidewalk shall be installed prior to issuance of the first Certificate of Occupancy.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended PMDP/FMDP and the Traffic Impact Study. Most of the Engineering Division comments have been satisfied; however, the applicant shall comply with the following:

1. Show and label R3-7 and R3-8 signage as per RPM Traffic Study on Sheet C2-00.
2. Combine all drainage calculations and maps into one (1) complete Drainage Report including engineer's seal, cover sheet, narrative, etc.

Gallatin Public Utilities Department Comments

This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department standards. The Gallatin Public Utilities Department reviewed the Amended PMDP/FMDP and made the following comment indicated below:

1. Submit detailed on-site water and sanitary sewer plans and specifications to the Gallatin Public Utilities Department for review and approval.
2. Submit detailed off-site water and sanitary sewer plans and specifications to the Gallatin Public Utilities Department for review and approval.
3. Facilities shall comply with all applicable cross-connection control requirements.

Other Departmental Comments

Other City Departments reviewed and commented on the Amended PMDP/FMDP. The applicant satisfactorily addressed the Other Departmental Comments.

FINDINGS:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Commercial Corridor Character Area Category.
2. The Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The changes shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved Long Hollow Pike Mixed Use Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, The Residence of Gallatin will not change the essential character of the Long Hollow Pike Mixed Use Development and will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Amended Preliminary Master Development Plan/Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan/Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-150, an Amended Preliminary Master Development Plan for the Long Hollow Pike Mixed Use Development and a Final Master Development Plan for The Residence of Gallatin, consisting of a forty-eight (48) sheet plan, prepared by Kimley Horn and Associates, Inc. of Nashville TN, with project No. 017046001, dated November 12, 2015, and Architectural Elevations, consisting of eight (8) sheet plan, prepared by Fifth Dimension Architecture and Interiors, LLC, with project No. 15092, dated November 11, 2015, and Photometric Plan, consisting of two (2) sheet plan, prepared by Professional Lighting Services, dated October 27, 2015 with the following conditions:

1. Correct the Parking Analysis and Site Analysis on Sheet A001 to match Site Data Table on Sheet C0-00.
2. Label multi-tenant sign on Sheet C0-01and provide multi-tenant sign details.
3. Add the following note: "The private roadway and sidewalks shall meet City of Gallatin Subdivision Regulations and be inspected by Engineering Division during construction."

4. The private roadway (including top wear coat and striping) and the east sidewalk shall be installed prior to issuance of the first Certificate of Occupancy.
5. Show and label R3-7 and R3-8 signage as per RPM Traffic Study on Sheet C2-00.
6. Combine all drainage calculations and maps into one (1) complete Drainage Report including engineer's seal, cover sheet, narrative, etc.
7. Submit detailed on-site water and sanitary sewer plans and specifications to the Gallatin Public Utilities Department for review and approval.
8. Submit detailed off-site water and sanitary sewer plans and specifications to the Gallatin Public Utilities Department for review and approval.
9. Submit a site surety for site improvements, including the private roadway, in the amount to be determined by the owner and applicant, to the Planning Department for review and approval prior to the issuance of any building permits.
10. Submit three (3) corrected and folded copies of sheets C0-00 thru C2-13 and sheets L1-00 thru L2-11, the Architectural Plans and Photometric Plans, one (1) full size and two (2) half-size, of the Amended PMDP/FMDP for The Residence of Gallatin to the Planning Department.

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

ATTACHMENTS
Attachment 7-1 Location Map
Attachment 7-2 Amended PMDP/FMDP for The Residence of Gallatin (8-1276-15)
Attachment 7-3 PMDP for Long Hollow Pike Mixed Use Development (PC0189-13)
Attachment 7-4 Architectural Elevations for The Residence of Gallatin
Attachment 7-5 Photometric Plan and Light Fixture Details

The Residence of Gallatin

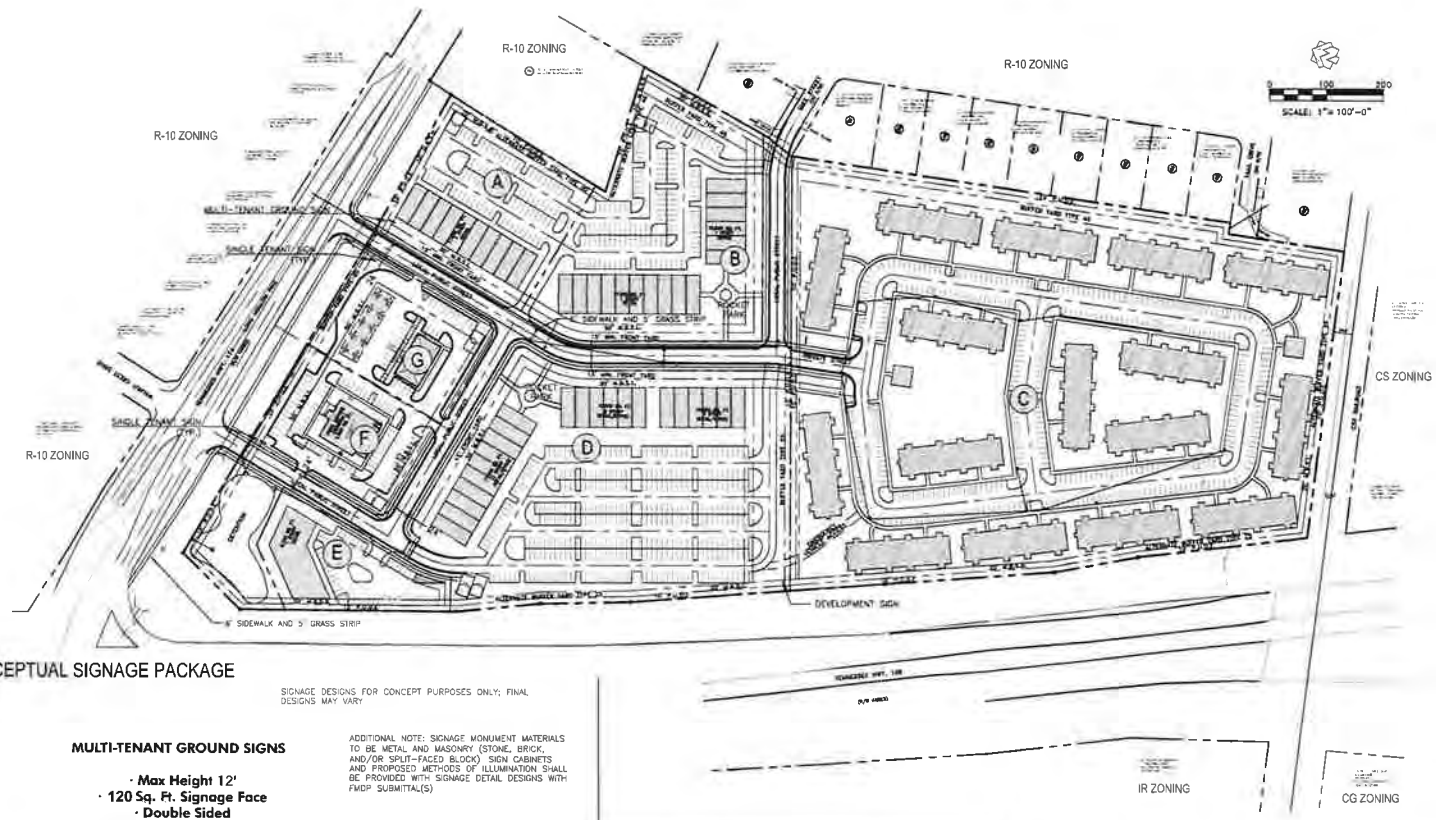
Location Map

Long Hollow Pike and S.R. Highway 109
Tax Map #126//001.00
Zoned MU
PC 8-1276-15

ATTACHMENT 7-1

ATTACHMENT 7-3

PMDP - NOT FOR CONSTRUCTION



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

RESIDENTIAL BULK REGULATIONS:
1. MINIMUM SITE SIZE 5 ACRES
2. MINIMUM LOT AREA 6,000 SQ FT
3. MINIMUM LOT WIDTH 60 FEET
4. MINIMUM BUILDING SETBACK YARDS
FRONT-25 FT
SIDE-10 FT
REAR-30 FT
SITE AREA PER UNIT: 3,000 SQ FT
MAXIMUM BUILDING HEIGHT: 35 FT

NON-RESIDENTIAL BULK REGULATIONS:
1. MINIMUM SITE SIZE 5 ACRES
2. MINIMUM LOT AREA 20,000 SQ FT
3 MINIMUM BUILDING SETBACK M B S L

STREET CLASSIFICATION
ARTERIAL 50 FEET
COLLECTOR 40 FEET
LOCAL 30 FEET

FRONT YARD-½ OF M B S L
SIDE YARD-10 FT
REAR YARD-20 FT

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 SERVICE (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%

CONCEPTUAL SIGNAGE PACKAGE

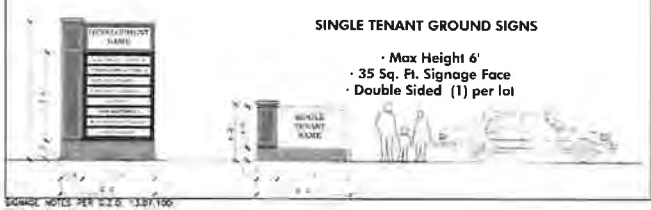
SIGNAGE DESIGNS FOR CONCEPT PURPOSES ONLY; FINAL DESIGNS MAY VARY

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)

MULTI-TENANT GROUND SIGNS

- **Max Height 12'**
- **120 Sq. Ft. Signage Face**
- **Double Sided**

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



SINGLE TENANT GROUND SIGNS

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

SIGNAGE NOTES PER O.Z.O. 13.07.100:

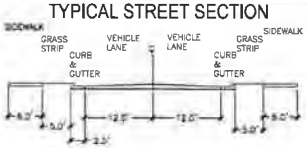
FREESTANDING SIGNS: ONE FREESTANDING SIGN SHALL BE PERMITTED ALONG A PUBLIC RIGHT-OF-WAY FOR MIXED USE AND/OR OFFICE DEVELOPMENTS WHETHER THE DEVELOPMENT HAS A SINGLE OR MULTIPLE OCCUPANT(S) IN NO CASE, HOWEVER, SHALL MORE THAN TWO FREESTANDING IDENTIFICATIONS SIGNS BE PERMITTED FOR ANY DEVELOPMENT REGARDLESS 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

TYPICAL STREET SECTION



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 FMDP IS CONDITIONED UPON APPROVALOF AN APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSES OF 13.06.010 OF THE GALLATIN ZONING ORDINANCE THE FMDP SHALL BE DEPENDENT UPON THE FINDINGS OF THAT TRAFFIC IMPACT STUDY WHEN APPROVED

*NOTE: WHEN FOOD SERVICE IS SUBMITTED IN FMDP STAGE THE PARKING REQUIREMENTS WILL BE ESTABLISHED

LOGAN LANDSCAPES, INC.

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

SHEET NUMBER
PMDP.3

8-1276-15

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lamp Lumens	Light Loss Factor	Wattage
	S2	28	AMBO LIGHTING	552-B12-4W-UN-2B	ARCOS, GEN 2, 18' LOW PROFILE LED AREA LIGHT, CAST BROWN ENAMEL ALUMINUM HEATSINK HOUSING, TYPE II DISTRIBUTION FORMED SPECULAR ALUMINUM REFLECTORS, CLEAR GLASS ENCLOSURE	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	552-B12-4W-UN-2B LAT (LTL2 E3AC3) ies	12468.85	0.9	152
	S3	7	AMBO LIGHTING	552-B12-4W-UN-3B	ARCOS, GEN 2, 18' LOW PROFILE LED AREA LIGHT, CAST BROWN ENAMEL (MOBE) ALUMINUM HEATSINK HOUSING, TYPE III DISTRIBUTION FORMED SPECULAR ALUMINUM REFLECTORS, CLEAR GLASS ENCLOSURE	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	552-B12-4W-UN-3B Lat (LTL3E3M3) ies	14079.83	0.9	152
	SFT	5	AMBO LIGHTING	552-B12-4W-UN-FT	ARCOS, GEN 2, 18' LOW PROFILE LED AREA LIGHT, CAST BROWN ENAMEL ALUMINUM HEATSINK HOUSING, TYPE FORWARD THROW DISTRIBUTION CLEAR GLASS ENCLOSURE	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	552-B12-4W-UN-FT Lat (LTL2 F3T3) ies	12919.52	0.9	152
	B	14	AMBO LIGHTING GROUP, LLC	EW1-A027-4K UN	ACCULITE EW SERIES WALL MOUNTED LED SECURITY LUMINAIRE, DIE CAST ALUMINUM HOUSING, GLASS LENS	LED	1	EW1-A027-4K-UN-LED-PT02 (E2A02 ies	2958.194	0.8	30.4

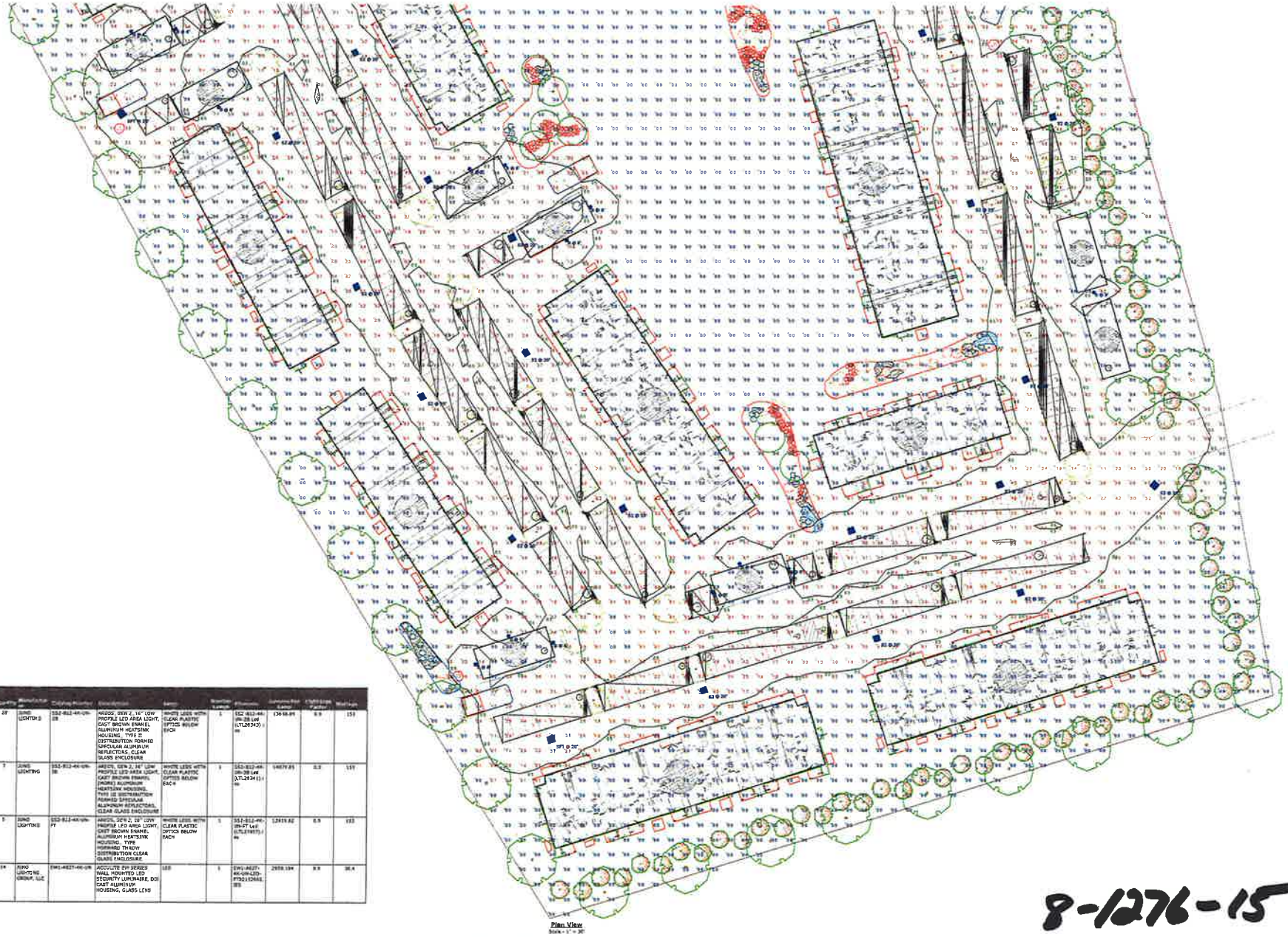
RECEIVED
OCT 28 2015
GALLATIN PLANNING & ZONING

8-126-15

RESIDENCES OF GALLATIN
SITE PHOTOMETRICS

Designer
Date 10/27/2015
Scale Not to Scale
Drawing No.
Summary

ATTACHMENT 7-5



Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	LLD Factor	Total Watts
	S2	22	KING LIGHTING	SS2-812-4K-UN-28	ARCOS, GEN 2, 16' LOW PROFILE LED AREA LIGHT, CAST BROWN ENAMEL ALUMINUM HEATSINK HOUSING, TYPE II DISTRIBUTION FORMED SPECULAR ALUMINUM REFLECTORS, CLEAR GLASS ENCLOSURE	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	SS2-812-4K-UN-28 Led (LTL2834J)	13658.89	0.9	153
	S3	7	KING LIGHTING	SS3-812-4K-UN-38	ARCOS, GEN 2, 24' LOW PROFILE LED AREA LIGHT, CAST BRONZE ENAMEL (MORE) ALUMINUM HEATSINK HOUSING, TYPE III DISTRIBUTION FORMED SPECULAR ALUMINUM REFLECTORS, CLEAR GLASS ENCLOSURE	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	SS3-812-4K-UN-38 Led (LTL2834J)	14879.85	0.9	157
	SFT	1	KING LIGHTING	SS3-812-4K-UN-FT	ARCOS, GEN 2, 28' LOW PROFILE LED AREA LIGHT, CAST BROWN ENAMEL ALUMINUM HEATSINK HOUSING, TYPE FORWARD THROW DISTRIBUTION CLEAR GLASS ENCLOSURE	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	SS3-812-4K-UN-FT Led (LTL2983J)	12919.82	0.9	153
	B	14	KING LIGHTING GROUP, LLC	EW1-4627-4K-UN	ACCULITE EW SERIES WALL MOUNTED LED SECURITY LUMINAIRE, DIE CAST ALUMINUM HOUSING, GLASS LENS	LED	1	EW1-4627-4K-UN-LED-FT92152468.IES	2958.194	0.9	38.4

8-1276-15

RESIDENCES OF GALLATIN
SITE PHOTOMETRICS

Designer
Date 10/27/2015
Scale Not to Scale
Drawing No.
Summary

ATTACHMENT 7-5

AccuLite

ATTACHMENT 7-5

AREOS™ LED LOW PROFILE LED AREA LIGHT

22" AND 16"

Project:

Fixture Type:

Location:

Contact/Phone:

DESIGNLIGHTS CONSORTIUM

Cat. No.:

PRODUCT DESCRIPTION

The Areos™ LED Area Light is a low profile luminaire for area lighting applications where energy efficiency, and low maintenance costs are required. An all LED light source delivers up to 28,000 lumens with only 295W total fixture input power. A full fixture IP65 rating protects the electronics and light engine from the weather.

16" luminaire

22" luminaire

PRODUCT SPECIFICATIONS

Optics Precision engineered TIR (Total Internal Reflection) optics are individually placed on each LED, to deliver consistent optical placement and performance • The optics are sealed in place with a proprietary coating that protects the assembly from moisture intrusion • Types II, III, V and Forward Throw distributions are available • A glass lens keeps the optics clean and protected from UV exposure, preserving the performance of the fixture over long periods of time.

Field Rotatable LED Module The complete LED module can be easily and safely rotated in the field to aim the fixture in 90° increments • A simple system of 4 bolts lowers the square LED module so that it is free to rotate to the desired orientation • The module stays always securely attached to the fixture arm • The luminaires can also be ordered already rotated from the factory using options "RR" (rotated to the right) and "RL" (rotated to the left).

Backlight Control All asymmetrical distributions feature a hybrid reflector/TIR optic back light control system that minimizes spill light behind the pole • Ideal for installations that are sensitive to light trespass.

Dark Sky Compliant All of Areos LED optical distributions are compliant with Dark Sky ordinances.

Construction LED module and fixture housing are made of heavy wall die cast aluminum with a 5 stage powder coat finish • The driver compartment is separated from the LED heat source, extending the life of the electronic components • Molded gaskets seal the fixture and protect internal components from the environment • Tempered glass bottom lens with frame and gaskets • Stainless steel exposed hardware.

Thermal Management The luminaire has a computer engineered and optimized heat sink to ensure the best thermal management possible • The LED circuit boards are in direct contact with the finely machined surface for the best heat transfer • The drivers are located in a thermally independent compartment, separated from LED generated heat, to assure reliability and maximum system life.

Electrical The Luminaire is equipped with Class 1 drivers • Depending on the voltage required fixture will have a universal voltage input of 120-277VAC or 347-480VAC • Drivers have an internal surge protection of 2.5KV • Maximum THD 20% • Minimum power factor 0.90 • Fixture includes an additional surge protector that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines with a surge current rating of 10,000 amps.

Mounting Can be pole mounted directly to square poles Wall mounting accessory available • Round pole mounting accessory available • Post top or tenon mounting accessory available (see Accessories on page 2.)

Dimming Fixtures can be ordered with an optional 0-10V dimming driver.

Photo Controls Areos LED can be ordered with an optional control sensor to turn the fixture OFF when there is ambient light • Option "PC" is a factory installed, button style photo sensor mounted on the side of the fixture • Option "PCR" is a factory installed receptacle for industry standard twist lock sensors • Twist lock sensors are not available for factory installation.

Motion Sensors Two motion sensor options deliver additional energy savings and longer fixture life • Option "MSONOFF" is an ON/OFF motion sensor that will turn the fixture ON only when it senses a passing pedestrian or vehicle • The infrared motion sensor is mounted by the installer on the pole at about 15 feet from the ground for optimal performance • Option "MSHILO" uses the same motion sensor but with additional electronics to switch the fixture from HI to LO light levels • The sensor is also mounted on the pole by the installer.

Finish All exposed surfaces are protected with a 5 stage powder coating • Standard color is bronze, other colors available.

Certifications Meets UL1598/CSA C22.2 250 standards • Suitable for wet locations • IP65 rated • Union made • Meets "Buy American Act" and ARRA • DesignLights™ Consortium Qualified • 5 year limited warranty.

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OCT 28 2015
GALLATIN PLANNING & ZONING

8-1276-15

Juno Lighting Group by Schneider Electric

AccuLite

ATTACHMENT 12-5

STENA™ LED SECURITY LIGHTS

WALL MOUNTED EW SERIES

LED 14W, 30W, 60W AND 80W

Project:

Fixture Type:

Location:

Contact/Phone:

Cat. No.:

Accessories:

PRODUCT DESCRIPTION

EW series luminaire are an energy efficient LED security light ideal for entryways, tunnels, loading docks and other applications where a reliable light source is required. The fixture delivers uniform light and extremely long life with a fraction of the energy used with conventional light sources.

PRODUCT SPECIFICATIONS

Optics The EW series comes standard with a specular reflector shaped to provide a uniform light distribution. • A clear glass lens protects the LED and reflector to keep them clean • Glass lenses last longer than plastic lenses as they do not yellow when exposed to UV from sunlight allowing the EW series to operate at peak performance even after years of the original installation • Full cut off, dark sky friendly.

Construction Die cast aluminum housing, bronze polyester powder coat finish, glass lens • Neoprene gaskets create a seal between the fixture and the wall • Stainless steel external hardware • Coated steel back plate to secure fixture to the wall • Back plate includes a bubble level to make installation easier.

Electrical The luminaire is equipped with one LED driver with universal 120-277V • Optional 347V input can be accommodated • Driver operating temperature range is -30°C (-22°F) through 50°C (122°F) • Total Harmonic Distortion (THD) 20% Max. Power factor > 0.90 at full load.

LED Light Source EW series luminaires are equipped with one or two LED arrays depending on the model number • All LEDs are 4000K CCT with a minimum CRI of 70.

Finish Bronze polyester powder coat finish

Mounting Direct to wall or to recessed junction box • Additional accessories available for trunion, slipfitter, and knuckle type installation as a flood light • Order mounting accessories separately.

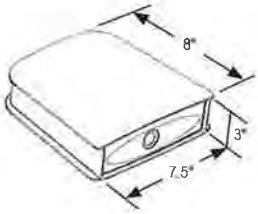
Certifications Meets UL1598/CSA C22.2 250 standards • Suitable for wet locations • Fixture carries a 5 year warranty when used according to manufacturer specifications • EW1 models are ADA Compliant when mounted to the wall with no additional accessories • DesignLights Consortium® qualified, visit the DLC website for a full list of qualified models.

Specifications subject to change without notice

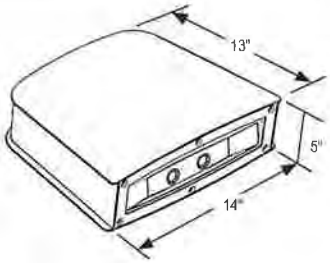
EW1

EW2

DIMENSIONS



EW1:
7 1/2" W x 8" H x 3" D
Weight: 3 5 LBS



EW2:
14" W x 13" H x 5" D
Weight: 11,5 LBS

PRODUCT CODES

Series	Light Engine Code	CCT	Voltage	Finish
EW1	A014	4K	UN	BZ
EW1	A014 14W LED A027 30W LED A052 60W LED	4K 4000K CCT, 70 CRI	UN 120-277V	BZ Bronze
EW2	A078 80W LED			

ACCESSORIES

Catalog #	Description
EW1SFBZ	EW1 Slipfitter
EW1TRNBZ	EW1 Trunion
EW1KNCLBZ	EW1 Knuckle
EW2SFBZ	EW2 Slipfitter
EW2TRNBZ	EW2 Trunion
EWSFCBXBZ	EW1 & EW2 Surface mount box

8-1276-15

1300 S Wolf Road • Des Plaines, IL 60018 Phone (847) 827-9880 • Fax (847) 827-2925
220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
Visit us at www.junolightinggroup.com Specifications are subject to change with out notice

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CIVIL PLANS PREPARED FOR:

THE RESIDENCES OF GALLATIN

GALLATIN, TENNESSEE

NOVEMBER 12, 2015

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN/FINAL MASTER DEVELOPMENT PLAN

OWNER/DEVELOPER:

PEDCOR INVESTMENTS, LLC
ONE PEDCOR SQUARE
770 3RD AVE SW
CARMEL, IN 46032
PHONE: (317) 218-2668
CONTACT: BRUCE HAGEN

UTILITY AND GOVERNING AGENCIES CONTACT LIST

WATER

GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TENNESSEE 37066
PHONE: 615-451-5922

GAS

GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TENNESSEE 37066
PHONE: 615-451-5922

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
209 TENTH AVENUE S, SUITE 501
NASHVILLE, TENNESSEE 37203
PHONE: (615) 564-2701
CONTACT: BRENDAN BOLES, P.E.

ELECTRIC

GALLATIN DEPT. OF ELECTRICITY
135 JONES STREET
GALLATIN, TENNESSEE 37066
PHONE: 615-452-5152

TELEPHONE

AT&T
6405 CENTENNIAL BOULEVARD
NASHVILLE, TENNESSEE 37209
PHONE: 615-350-9375

SURVEYOR

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12
NASHVILLE, TN 37217
PHONE: 615-383-6300

CABLE

COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TENNESSEE 37228
PHONE: 615-244-2122

SANITARY SEWER

GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TENNESSEE 37066
PHONE: 615-451-5922

ARCHITECT

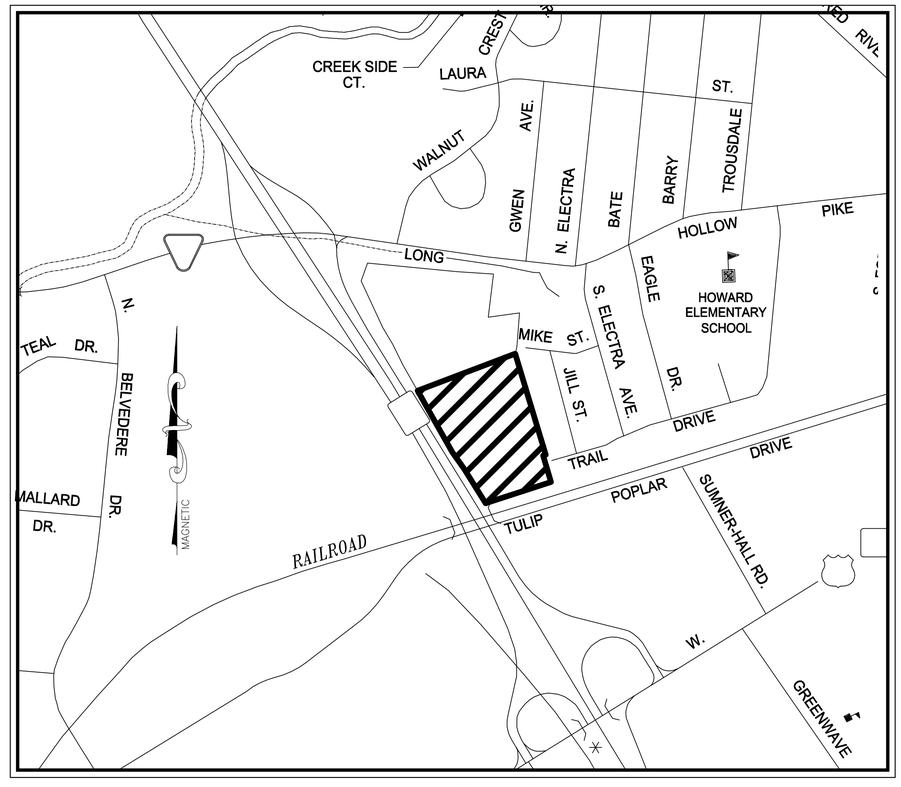
FIFTH DIMENSION ARCHITECTURE & INTERIORS
PHONE: 205-585-9509
CONTACT: MR. DAN FRITTS

SITE DATA TABLE

OWNER/DEVELOPER:	PEDCOR INVESTMENTS, LLC ONE PEDCOR SQUARE 770 3RD AVE SW CARMEL, IN 46032
PROPERTY ZONING:	MIXED USE (MU)
MINIMUM LOT SIZE:	5.00 AC
PROPOSED LOT SIZE:	14.11 AC
MAP:	126
PARCEL:	1.00 - PLAT 26 PAGE 154
SITE ADDRESS:	LONG HOLLOW PIKE AND HIGHWAY 109
BUFFER YARDS:	ALTERNATE TYPE 25 WEST AND SOUTH PROPERTY LINES ALTERNATE TYPE 40 ALONG EAST PROPERTY LINE TYPE 10 ALONG NORTH PROPERTY LINE WEST OF ENTRY ROAD TYPE 12 ALONG NORTH PROPERTY LINE EAST OF ENTRY ROAD
YARDS:	FRONT: 25 FEET SIDE (WEST): 20 FEET SIDE (EAST): 10 FEET REAR: 20 FEET
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
REQUIRED SITE AREA PER UNIT:	3,000 S.F.
PROVIDED SITE AREA PER UNIT:	3,264 S.F.
NUMBER OF BUILDINGS:	12
MAXIMUM BUILDING HEIGHT:	35'
PROPOSED BUILDING STORIES:	2 STORIES
DWELLING UNITS:	188 UNITS
REAR:	188
MAXIMUM UNITS:	192
MAXIMUM FAR:	NONE
PROPOSED FAR:	0.51
PROPOSED GROUND COVERAGE:	27%
DENSITY:	13.33 UNITS/ACRE
MAXIMUM DENSITY:	13.69 UNITS/ACRE
PARKING REQUIREMENTS (2/UNIT):	
REQUIRED PARKING SPACES (188 UNITS):	376
PROVIDED SURFACE PARKING SPACES:	335
PROVIDED GARAGE PARKING SPACES:	44
TOTAL PROVIDED PARKING SPACES:	379
REQUIRED ADA SPACES:	8
PROVIDED ADA SPACES:	13
REQUIRED VAN SPACES:	2
PROVIDED VAN SPACES:	13 (ALL PROVIDED ADA SPACES ARE VAN COMPLIANT)

DEVELOPMENT SUMMARY

ADDRESS/MAP AND PARCELS/OWNERS OF RECORD:	LONG HOLLOW PIKE PARCEL 126.001.00 000 - PLAT 26 PAGE 154 OWNED BY GREEN & LITTLE LP
U.S. FEMA FIRM PANEL:	THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD IN ACCORDANCE WITH FIRM PANEL 47165C0313G DATED APRIL 17,2012.
EXISTING SOILS:	MIMOSA SILT LOAM
EXISTING SLOPES:	2 TO 5 PERCENT
EST. CONSTRUCTION START:	MARCH 2016
EST. CONSTRUCTION COMPLETE:	MARCH 2017
OPERATIONS AND FINANCIAL:	MULTI-FAMILY PARCEL WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED BY THE DEVELOPER. ACCESS ROAD WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED BY THE CURRENT PROPERTY OWNER. A STATEMENT OF ADEQUATE SURETY, IN THE FORM OF A PERFORMANCE BOND AS SPECIFIED IN SECTION 15.03.080, WILL BE PROVIDED.



VICINITY MAP

N.T.S.

CITY OF GALLATIN
SUMNER COUNTY, TENNESSEE

PERFORMANCE & DESIGN NOTES

1. NO LAND OR BUILDING IN ANY DISTRICT SHALL BE USED OR OCCUPIED IN ANY MANNER SO AS TO CREATE ANY DANGEROUS, INJURIOUS, NOXIOUS, OR OTHERWISE OBJECTIONABLE FIRE, EXPLOSIVE, OR OTHER HAZARD; NOISE OR VIBRATION, SMOKE, DUST, ODOR, OR OTHER FORM OF AIR POLLUTION; HEAT, COLD, DAMPNESS, ELECTRICAL, OR OTHER DISTURBANCE; GLARE; LIQUID OR SOLID REFUSE OR WASTES; OR OTHER SUBSTANCE, CONDITION OR ELEMENT IN SUCH A MANNER OR IN SUCH AMOUNT AS TO ADVERSELY AFFECT THE SURROUNDING AREA OF ADJOINING PREMISES; PROVIDED, THAT ANY USE PERMITTED OR NOT EXPRESSLY PROHIBITED BY GZO SEC. 13 MAY BE UNDERTAKEN AND MAINTAINED IF IT CONFORMS TO THE REGULATION OF THIS ARTICLE LIMITING DANGEROUS AND OBJECTIONABLE ELEMENTS AT THE POINT OF THE DETERMINATION OF THEIR EXISTENCE.
2. 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

INDEX

Sheet Number	Sheet Title
C0-00	COVER SHEET
C0-01	OVERALL VICINITY MAP
C0-02	GENERAL NOTES
C0-03	GENERAL NOTES
-----	SURVEY - BY OTHERS
C2-00	SITE LAYOUT PLAN - OVERALL
C2-10	SITE LAYOUT - AREA A
C2-11	SITE LAYOUT - AREA B
C2-12	SITE LAYOUT - AREA C
C2-13	SITE LAYOUT - AREA D
C3-00	EROSION CONTROL PLAN - PHASE 1
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C3-02	EROSION CONTROL PLAN - PHASE 3
C4-00	OVERALL GRADING AND DRAINAGE PLAN
C4-01	STORM STRUCTURE TABLE
C4-10	GRADING AND DRAINAGE - AREA A
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C6-20	SANITARY SEWER PLAN AND PROFILE - LINE 2
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L1-14	LANDSCAPE NOTES
L1-15	LANDSCAPE DETAILS
L2-00	BIORETENTION LANDSCAPE PLAN
L2-10	BIORETENTION LANDSCAPE PLAN
L2-11	BIORETENTION LANDSCAPE PLAN

PREPARED BY:

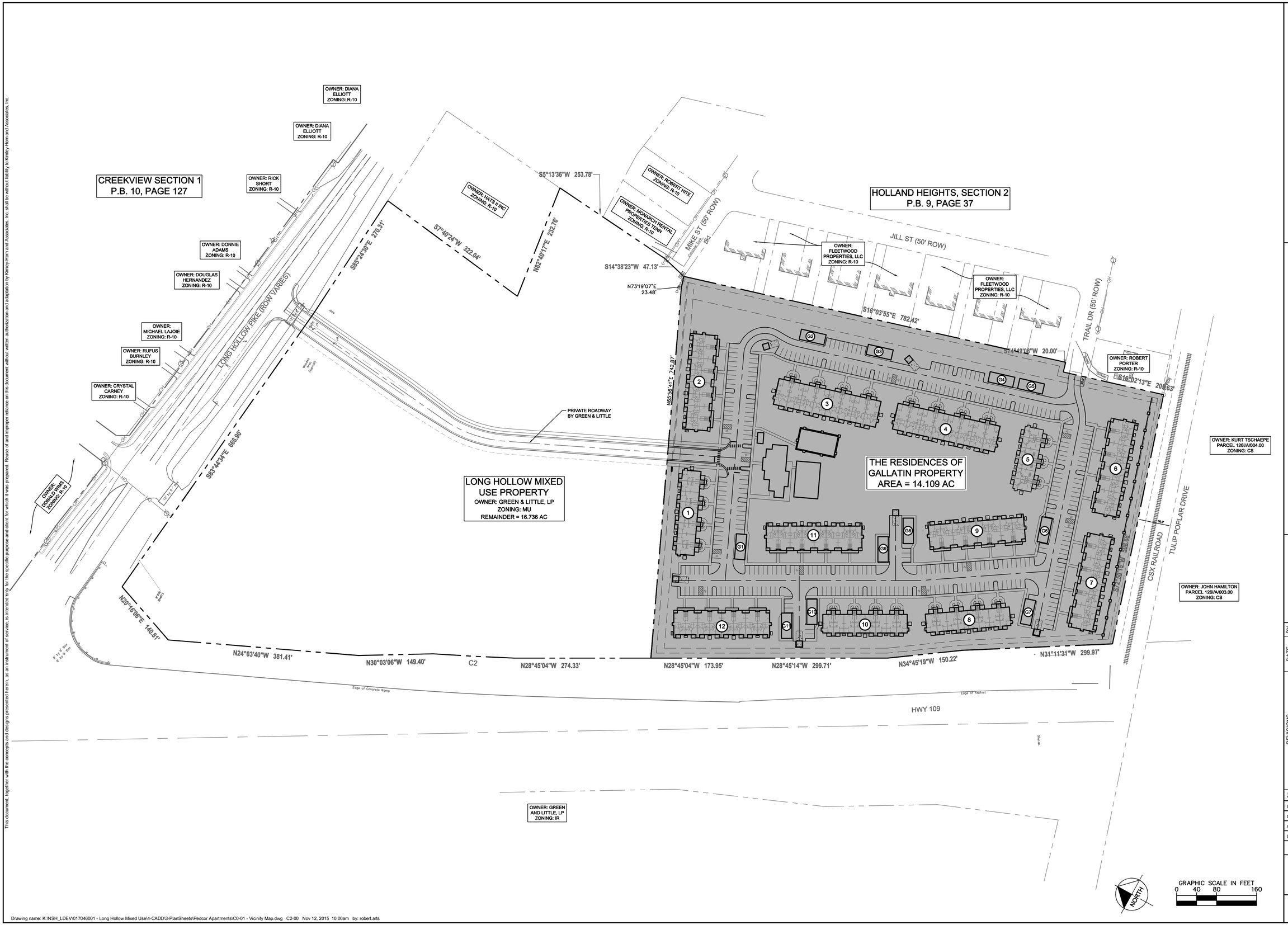
Kimley»Horn

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
017046001	C0-00	44

Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C0-00 - Cover.dwg C0-00 COVER Nov 12, 2015 10:00am by: robert.arts



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Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C0-01 - Vicinity Map.dwg C2-00 Nov 12, 2015 10:00am by: robert.arts

Kimley»Horn
209 Tenth Avenue South, Suite 501, Nashville, TN 37203
Main: 615.564.2701 | www.kimley-horn.com
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THE RESIDENCES OF GALLATIN

PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT

PRELIMINARY PLANS

FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15
KHA PROJECT NO. 0170460001	

OVERALL VICINITY MAP

SHEET NUMBER

C0-01

PROJECT INFORMATION:

1. PROJECT:
   THE RESIDENCES OF GALLATIN
   LONG HOLLOW PIKE
   GALLATIN, TN 37066

2. OWNER INFORMATION:
   PEDCOR INVESTMENTS, LLC
   ONE PEDCOR SQUARE
   770 3RD AVENUE SW
   CARMEL, IN 46032
   CONTACT: MR. BRUCE HAGEN
   PHONE: (317) 218-2668

3. CIVIL ENGINEER:
   KIMLEY-HORN AND ASSOCIATES, INC.
   209 TENTH AVENUE SOUTH
   SUITE 501
   NASHVILLE, TENNESSEE 37203
   PHONE: (615) 564-2701
   FAX: (615) 564-2702
   CONTACT: BRENDAN BOLES, P.E.

PROJECT SITE INFORMATION:

1. PROJECT LOCATION:
   LONG HOLLOW PIKE AT HIGHWAY 109
   GALLATIN, TN 37066
   PARCEL 126.001.00 000
   PLAT 26 PAGE 154
   OWNED BY GREEN & LITTLE LP

2. PROJECT SITE AREA:
   DISTURBED AREA: ± 14.10 ACRES
   TOTAL AREA: ± 14.10 ACRES

SURVEY INFORMATION:

1. SURVEYOR:
   ENERGY LAND & INFRASTRUCTURE
   1420 DONELSON PIKE, SUITE A12
   NASHVILLE, TENNESSEE 37217
   (615) 383-6300

2. SURVEY NOTES:
   THE EXISTING INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY ENERGY, LAND & INFRASTRUCTURE DATED 8/31/2015. KIMLEY-HORN AND ASSOCIATES, INC. DOES NOT WARRANT THE INFORMATION PROVIDED BY OTHERS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND.

3. BENCHMARK INFORMATION:
   BENCHMARK IS A CHISELED SQUARE ON CORNER BRIDGE ON THE NORTH SIDE OF THE SITE. BENCHMARK DETERMINED TO BE AT AN ELEVATION OF 491.38 PER THE NAVD 88 DATUM.

4. FLOOD MAP INFORMATION:
   BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NUMBER: 47165C0313G, DATED: 04-17-2012, IT HAS BEEN DETERMINED THAT NO PORTION OF THE LOT LIES WITHIN A FLOODPLAIN.

5. UTILITY INFORMATION:
   THE UNDERGROUND UTILITIES SHOWN ON THE SURVEY HAVE BEEN LOCATED FROM FIELD INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES.

ZONING INFORMATION:

1. PARCEL CURRENTLY ZONED MIXED USE PER THE CURRENT ZONING CODE FOR THE CITY OF GALLATIN, TENNESSEE.

CONTRACTOR RESPONSIBILITIES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

   C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (VERSION 2010).

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, METRO NASHVILLE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

   T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

   W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC

   X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   Y. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

   Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

5. GRADING:

   COMPACT AND ROUGH GRADE THE ENTIRE SITE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ANY EXCAVATIONS IN THESE AREAS SHALL BE BACKFILLED, BUT DO NOT RAISE OR LOWER EXISTING GRADES.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

   B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

   C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

   D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

   E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

SITE GRADING:

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.
3. FILL AREA SHALL BE PROOF-ROLLED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12".
5. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES. UNLESS OTHERWISE APPROVED BY QUALIFIED SOIL ENGINEER TO OBTAIN REQUIRED COMPACTION.
6. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
7. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
9. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 5 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
10. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.
11. CONTRACTOR SHALL REFER TO SITE SPECIFIC GEOTECHNICAL REPORT AND SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCING WITH EARTHWORK ACTIVITIES. GEOTECH REPORT PREPARED BY ENGINEERING CONSULTING SERVICES.
12. PERMANENT CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE CONSTRUCTED OF 3500 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL STRIPING TO BE THERMOPLASTIC UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY: RJA/MDS
DRAWN BY: RJA
CHECKED BY: MDS
DATE: 11/12/15
KHA PROJECT NO. 0170460001

GENERAL NOTES

SHEET NUMBER
C0-02

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EROSION AND SEDIMENT CONTROL INFORMATION: (continued)

H. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

I. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION.

J. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.

K. SILT FENCE SHALL BE TYPE C TEMPORARY SILT FENCE AND BE WIRE ENFORCED, UNLESS OTHERWISE NOTED.

L. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

2. DURING CONSTRUCTION:

A. ON-SITE DUST CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.

B. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT HAS ACCUMULATED TO $\frac{1}{2}$ THE ORIGINAL HEIGHT OF THE BARRIER.

C. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. STONE FOR RIP-RAP SHALL CONSIST OF ROUGH UN-HEWN QUARRY GRANITE AS NEARLY IN RECTANGULAR SECTION AS PRACTICAL. THE MINIMUM SIZE STONE SHALL WEIGH BETWEEN 75 AND 150 POUNDS AND SHALL BE HAND PLACED AS A LOOSE STONE EMBANKMENT.

D. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

E. AT ANY TIME DURING CONSTRUCTION IF IT BECOMES NECESSARY TO PUMP STORM WATER OR GROUNDWATER FROM AN EXCAVATION, THE PUMPED WATER MUST NOT HAVE AN OBJECTIONABLE COLOR CONTRAST WHEN COMPARED TO THE RECEIVING WATERS AND MUST NOT IMPAIR IN ANY WAY THE RECEIVING WATERS. WATER THAT DOES NOT MEET THESE REQUIREMENTS MUST BE FILTERED OR DISCHARGED INTO A TEMPORARY SEDIMENT BASIN, WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA FILTER, OR OTHER APPROVED DEVICE UNTIL IT MEETS THE EFFLUENT REQUIREMENTS. ONCE THE EFFLUENT REQUIREMENTS HAVE BEEN MET THE WATER MAY BE DISCHARGED INTO THE STORM SEWER SYSTEM.

THESE SAME REQUIREMENTS APPLY TO ALL AUTHORIZED NON-STORM WATER DISCHARGES UNDER THE STATE OF TENNESSEE GENERAL NPDES PERMIT NO. TNR 100000, AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

F. NO GRADED SLOPE SHALL EXCEED 3H:1V UNLESS OTHERWISE NOTED.

STORM DRAINAGE INFORMATION:

1. PIPES:

A. UNLESS OTHERWISE NOTED ON THE DRAWING RCP SHALL BE CLASS III WITH "O" RING JOINTS.

B. THE PIPE MANUFACTURER SHALL SUPPLY A CLASSIFICATION OF THE PIPE SPECIFICATIONS FOR EACH PIPE PRIOR TO INSTALLATION.

C. PIPE INSTALLATION SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

D. ALL ROOF DRAIN MANIFOLDS SHALL HAVE A MINIMUM SLOPE OF 1.00%.

2. STRUCTURES:

A. ALL STRUCTURES SHALL BE MADE OF PRECAST CONCRETE. ALL INVERTS SHALL BE NEATLY FORMED UP TO THE SPRING LINE WITH MORTAR OR BRICK TO INSURE PROPER FLOW.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INVERTS AND PIPE SLOPES PRIOR TO INSTALLATION TO ENSURE PROPER COVER AND LENGTHS OF PIPE.

SANITARY SEWER INFORMATION:

1. CONSTRUCTION CRITERIA:

ALL INSTALLATION, MATERIALS, AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE GALLATIN PUBLIC UTILITIES STANDARD SPECIFICATIONS.

C. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.

D. THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO 98% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. PIPES:

A. THE MINIMUM VERTICAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 18 INCHES. THE MINIMUM HORIZONTAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 10 FEET WHERE PRACTICAL.

B. LOW PRESSURE AIR TESTING IS REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN ASTM C-828-80 OR CURRENT REVISION.

3. STRUCTURES:

A. CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS PRIOR TO STARTING UTILITY WORK.

WATER SYSTEM INFORMATION:

1. NOTIFICATIONS:

A. NOTIFY OWNER PRIOR TO THE START OF CONSTRUCTION AND THE WATER AND SEWER INSPECTOR FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ANY METER WORK.

2. HYDRANTS:

A. HYDRANT(S) AND MAIN(S) SHALL BE RELOCATED AND UNDER PRESSURE PRIOR TO THE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION.

B. FOR FIRE HYDRANT INSTALLATION REFER TO DETAILS.

3. PIPES:

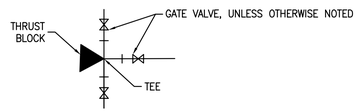
A. ALL EXISTING DOMESTIC WATER LINES ARE TO BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

B. D.I.P. SHALL BE USED THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE NOTED ON THE PLANS. ALL INSTALLATION, MATERIAL, DISINFECTION, AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE GALLATIN UTILITY DISTRICT STANDARD SPECIFICATIONS.

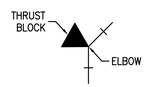
4. WATER MAIN INSTALLATION:

A. WATER MAINS SHALL BE INSTALLED A MINIMUM OF 24" APART.

B. TEE CONNECTIONS SHALL BE AS FOLLOWS: (REFER TO DETAILS)



C. ELBOW CONNECTIONS SHALL BE AS FOLLOWS: (REFER TO DETAILS)



D. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF GALLATIN PUBLIC UTILITIES.

E. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING GALLATIN PUBLIC UTILITIES THE COST OF INSPECTIONS.

F. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.

G. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY GALLATIN PUBLIC UTILITIES.

H. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

I. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

J. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREAS INCLUDING ALL BLOW-OFF ASSEMBLIES.

FIRE PROTECTION INFORMATION:

1. REFERENCES USED DURING THE DESIGN OF THIS PROJECT:

A. THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE 13, 1999 EDITION

B. THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE 24, 1995 EDITION

C. THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE 1141, 1998 EDITION

2. ACCESS:

PER THE STANDARD FOR FIRE PROTECTION IN PLANNED BUILDING GROUPS, NFPA 1141, SECTION 9-1.2, FIRE DEPARTMENT VEHICULAR ACCESS SHALL BE PROVIDED TO ALL STRUCTURES UNDER CONSTRUCTION AT ALL TIMES. IN AREAS WHERE GROUND SURFACES ARE SOFT OR LIKELY TO BECOME SOFT, HARD ALL-WEATHER SURFACE ACCESS ROADS SHALL BE PROVIDED.

3. INSTALLATION CRITERIA:

A. FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH HENDERSONVILLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS.

B. PER THE STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, NFPA 13, SECTION 9-2.1, A FIREFLOW TEST SHALL BE CONDUCTED FOR A 24-HOUR PERIOD. THE WATER SUPPLY TEST DATA MUST BE CURRENT AND IT MUST BE BASED ON THE PEAK DEMAND RATES.

C. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 9-2.4.1, EACH HYDRANT SHALL BE FULLY OPENED AND CLOSED UNDER SYSTEM WATER PRESSURE AND DRY BARREL HYDRANTS CHECKED FOR PROPER DRAINAGE.

D. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 9-2.4.2, ALL CONTROL VALVES SHALL BE FULLY AND OPENED UNDER SYSTEM WATER PRESSURE TO ENSURE PROPER OPERATION.

E. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 9-2.3.1, ALL NEW PRIVATE FIRE SERVICE MAINS SHALL BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200 PSI PRESSURE FOR TWO (2) HOURS, OR AT 50 PSI IN EXCESS OF THE MAXIMUM STATIC PRESSURE WHEN THE MAXIMUM STATIC PRESSURE IS IN EXCESS OF 150 PSI.

F. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 7-1.1, ALL PIPING SHALL BE LISTED FOR FIRE PROTECTION SERVICE AND COMPLY WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.

G. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 4-2.3, HYDRANTS SHALL NOT BE PLACED NEAR RETAINING WALLS WHERE THERE IS A DANGER OF FRONT BEING TRANSMITTED THROUGH THE WALLS.

H. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 4-3.3, THE CENTER OF THE LOWEST HYDRANT HOSE OUTLET SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE FINAL GRADE.

I. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 9-1.1, CURRENT EDITION, UNDERGROUND MAINS AND LEAD-IN CONNECTIONS TO SYSTEM RISERS SHALL BE FLUSHED THOROUGHLY BEFORE THE CONNECTION IS MADE TO SYSTEM PIPING IN ORDER TO REMOVE FOREIGN MATERIALS THAT MAY HAVE ENTERED THE UNDERGROUND MAINS DURING THE COURSE OF INSTALLATION OR THAT MAY HAVE BEEN PRESENT IN THE EXISTING PIPING.

J. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 2-6.9, FIRE DEPARTMENT SPRINKLER/STANDPIPE CONNECTIONS SHALL BE ON THE STREET SIDE OF BUILDINGS AND SHALL BE LOCATED AND ARRANGED SO THAT HOSE LINES CAN BE READILY AND CONVENIENTLY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM ANY NEARBY OBJECTS INCLUDING BUILDINGS, FENCES, POSTS, OR FIRE DEPARTMENT CONNECTIONS.

K. PER THE STANDARD FOR FIRE PROTECTION IN PLANNED BUILDING GROUPS, NFPA 1141, SECTION 7-2.1, THE FIRE DEPARTMENT WATER SUPPLY SYSTEM SHALL BE INSTALLED AND IN SERVICE PRIOR TO PLACING COMBUSTIBLE BUILDING MATERIALS FOR STRUCTURES OR COMBUSTIBLE PRETESTED FABRICATED BUILDING ASSEMBLIES ON THE PROJECT SITE OR UTILIZING THEM IN THE CONSTRUCTION OF A BUILDING.

L. PER THE STANDARD FOR FIRE PROTECTION IN PLANNED BUILDING GROUPS, NFPA 1141, SECTION 7-1.6, FIRE HYDRANTS SHALL BE LOCATED WITHIN THREE FEET (3') OF THE CURB LINE OF FIRE LANES, STREETS, OR PRIVATE STREETS WHEN INSTALLED ALONG SUCH ACCESS WAYS.

M. PER THE STANDARD FOR FIRE PROTECTION IN PLANNED BUILDING GROUPS, NFPA 1141, SECTION 7-1.5, FIRE HYDRANTS LOCATED IN PARKING LOTS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE FROM VEHICLES.

N. PER THE STANDARD FOR FIRE PROTECTION IN PLANNED BUILDING GROUPS, NFPA 1141, SECTION 6-1.3, HYDRANTS SHOULD NOT BE LOCATED CLOSER THAN FIFTY FEET (50') TO THE BUILDING BEING PROTECTED BY THE SPRINKLER SYSTEM. THIS CAN BE ACCOMPLISHED BY LOCATING THE FIRE DEPARTMENT CONNECTION AWAY FROM THE BUILDING.

O. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 7-6.3, NO PIPE SMALLER THAN A NOMINAL 8 INCHES IN DIAMETER SHALL BE USED TO SUPPLY MORE THAN ONE HYDRANT OR ONE HYDRANT ON DEAD END MAINS OVER 500 FEET.

P. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 7-6.4, NO PIPE SMALLER THAN A NOMINAL 8 INCHES IN DIAMETER SHALL BE USED TO SUPPLY MORE THAN ONE HYDRANT AND AUTOMATIC EXTINGUISHING SYSTEMS.

Q. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 7-6.5, NO PIPE SMALLER THAN A NOMINAL 8 INCHES IN DIAMETER SHALL BE USED TO SUPPLY MORE THAN ONE HYDRANT AND AUTOMATIC EXTINGUISHING SYSTEMS ON LOOPED MAINS OVER 1,000 FEET.

R. PER THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, NFPA 24, SECTION 1-5, WORK SHALL BE DONE BY FULLY EXPERIENCED AND RESPONSIBLE PERSONS.

S. ALL CONNECTIONS BETWEEN UNDERGROUND AND ABOVE GROUND PIPING SHALL COMPLY WITH NFPA 13.

Kimley»Horn
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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

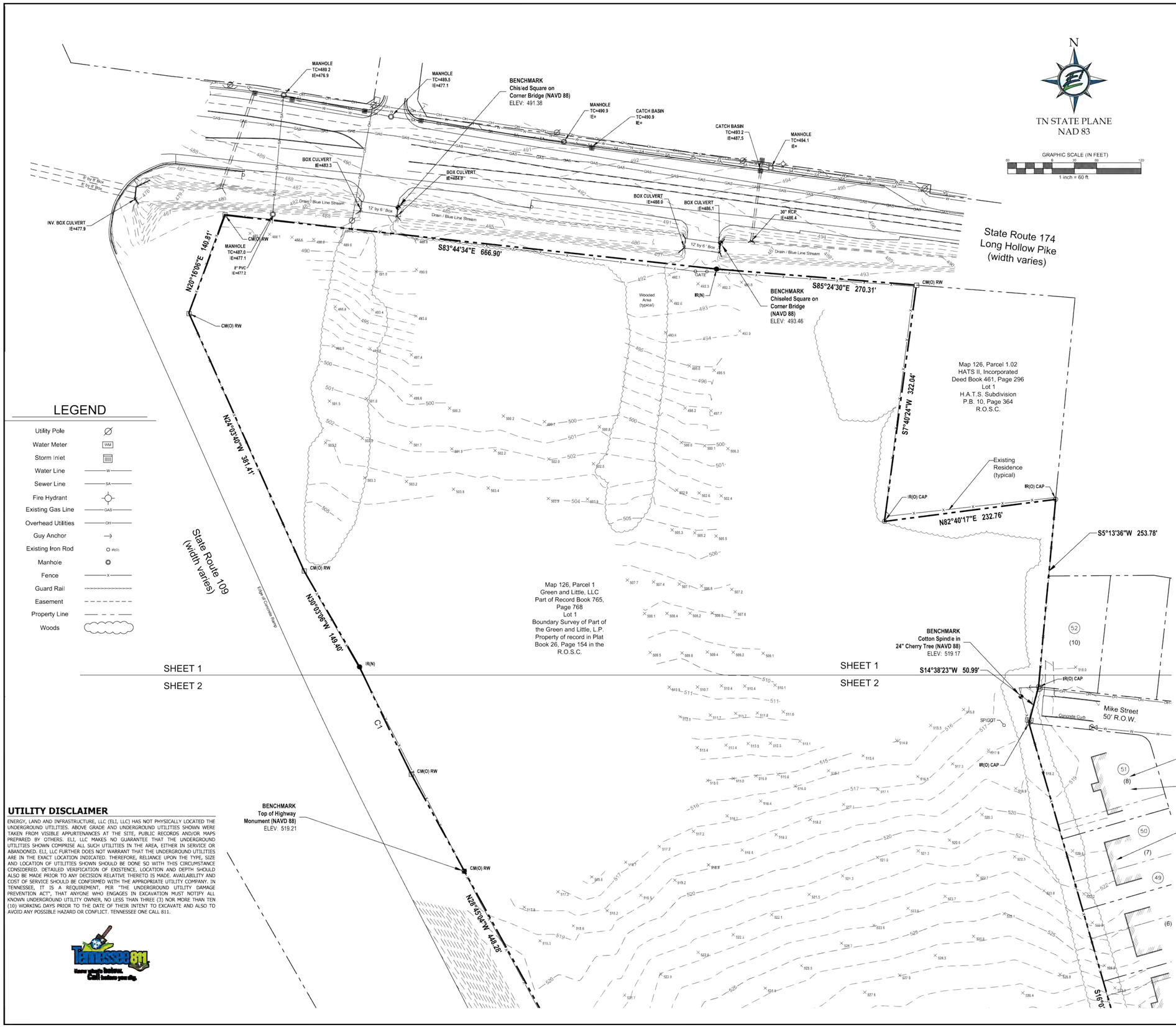
AMENDED PMDP/FMDP

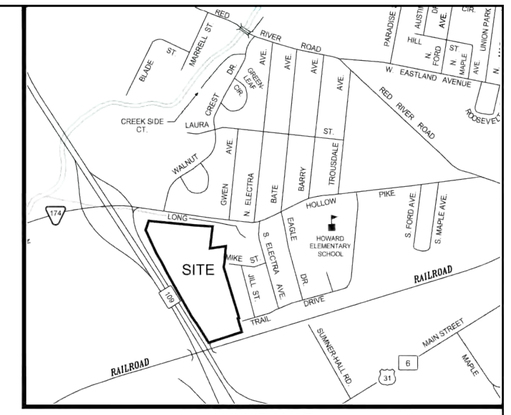
No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15
KHA PROJECT NO.	0170460001

GENERAL NOTES

SHEET NUMBER
C0-03





VICINITY MAP
NOT TO SCALE

LEGEND

- Utility Pole
- Water Meter
- Storm Inlet
- Water Line
- Sewer Line
- Fire Hydrant
- Existing Gas Line
- Overhead Utilities
- Guy Anchor
- Existing Iron Rod
- Manhole
- Fence
- Guard Rail
- Easement
- Property Line
- Woods

UTILITY DISCLAIMER

ENERGY, LAND AND INFRASTRUCTURE, LLC (ELI, LLC) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Tennessee 811
Know what's below. Call before you dig.

SITE AREA

1,343,629 SQ. FT. or 30.845 ACRES

MAP REFERENCE

Being Parcel 1.00 as Shown on Sumner County Property Map126

PLAT REFERENCE

All of the property shown on the Boundary Survey of Part of the Green and Little, L.P. Property of record in Plat Book 26, Page 154 in the Register's Office for Sumner County, Tennessee.

DEED REFERENCE

Part of the Property conveyed to Green & Little, LLC of record in Record Book 765, Page 768 in the Register's Office for Sumner County, Tennessee.

SURVEYOR'S NOTES

1. The Property is located in the City of Gallatin, Sumner County Tennessee..
2. The subject property is not affected by a flood hazard area as per the current flood insurance rate map or FEMA Flood Map, Map Number 47165C0313G, revised April 17, 2012, prepared by the National Flood Insurance Program.
3. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources.
4. Bearings shown hereon are based on the Tennessee State Plane Coordinate System, NAD 83.
5. The boundary line shown was determined from adjoining properties, Tennessee Department of Transportation Right-of-Way plans, Railroad Evaluation Maps provided by the State of Tennessee Comptroller's Office and a boundary survey of record in Plat Book 26, Page 154 at the Register's Office for Sumner County, Tennessee.

SURVEYOR'S CERTIFICATE

I Hereby Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the 2011 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors Effective March 17, 2011. The Field Work was Completed on August 28, 2015.

TERRON W. BELL
REGISTERED LAND SURVEYOR
AGRICOLA
TENNESSEE NO. 2196
8-31-15

Lot Numbers refer to
Holland Heights, Section 2
Plat Book 9, Page 37

Sumner County
Parcel ID
126H A 008.00
(typical)

Existing
Residence
(typical)

SHEET 1 OF 2

PARTIAL TOPOGRAPHIC SURVEY
OF
SUMNER COUNTY MAP 126
PARCEL 1

LONG HOLLOW PIKE

GALLATIN, SUMNER COUNTY, TENNESSEE

DATED: AUGUST 31, 2015

PREPARED FOR

Kimley-Horn and Associates, Inc.

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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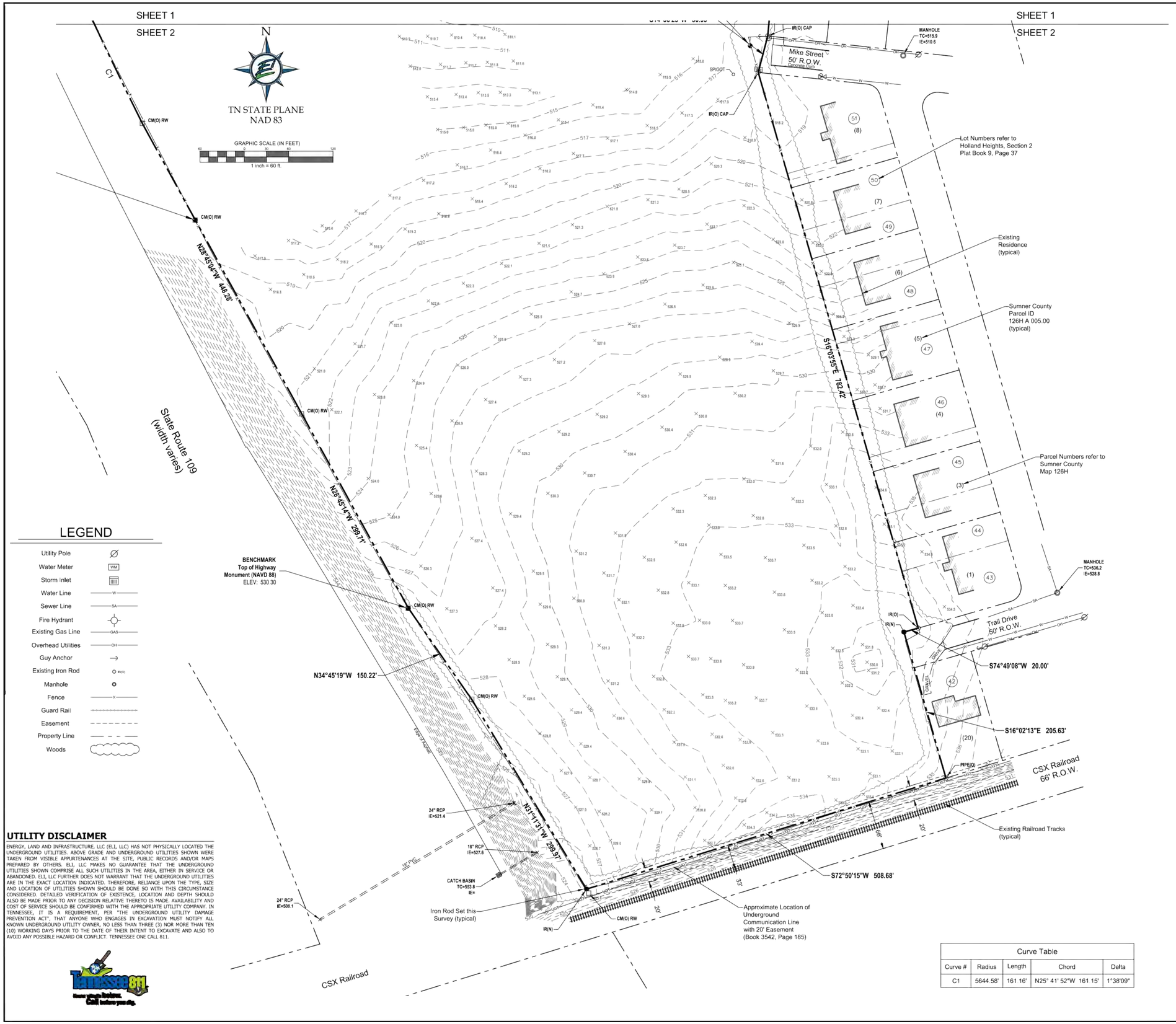

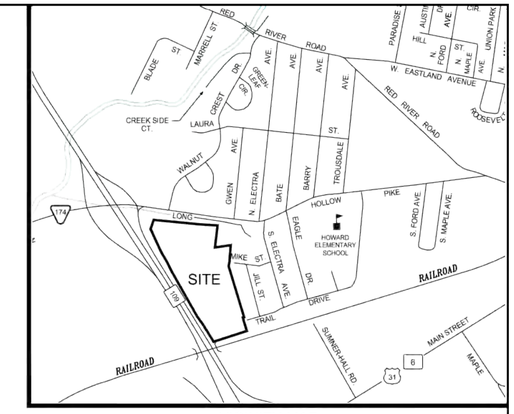

VICINITY MAP
NOT TO SCALE

LEGEND

- Utility Pole
- Water Meter
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Tennessee 811
Know what's below. Call before you dig.

Curve Table				
Curve #	Radius	Length	Chord	Delta
C1	5644.58'	161.16'	N25° 41' 52"W 161.15'	1°38'09"

SITE AREA

1,343,629 SQ. FT. or 30.845 ACRES

MAP REFERENCE

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8-31-15

SHEET 2 OF 2

PARTIAL TOPOGRAPHIC SURVEY
OF
SUMNER COUNTY MAP 126
PARCEL 1

LONG HOLLOW PIKE

GALLATIN, SUMNER COUNTY, TENNESSEE

DATED: AUGUST 31, 2015

PREPARED FOR

Kimley-Horn and Associates, Inc.

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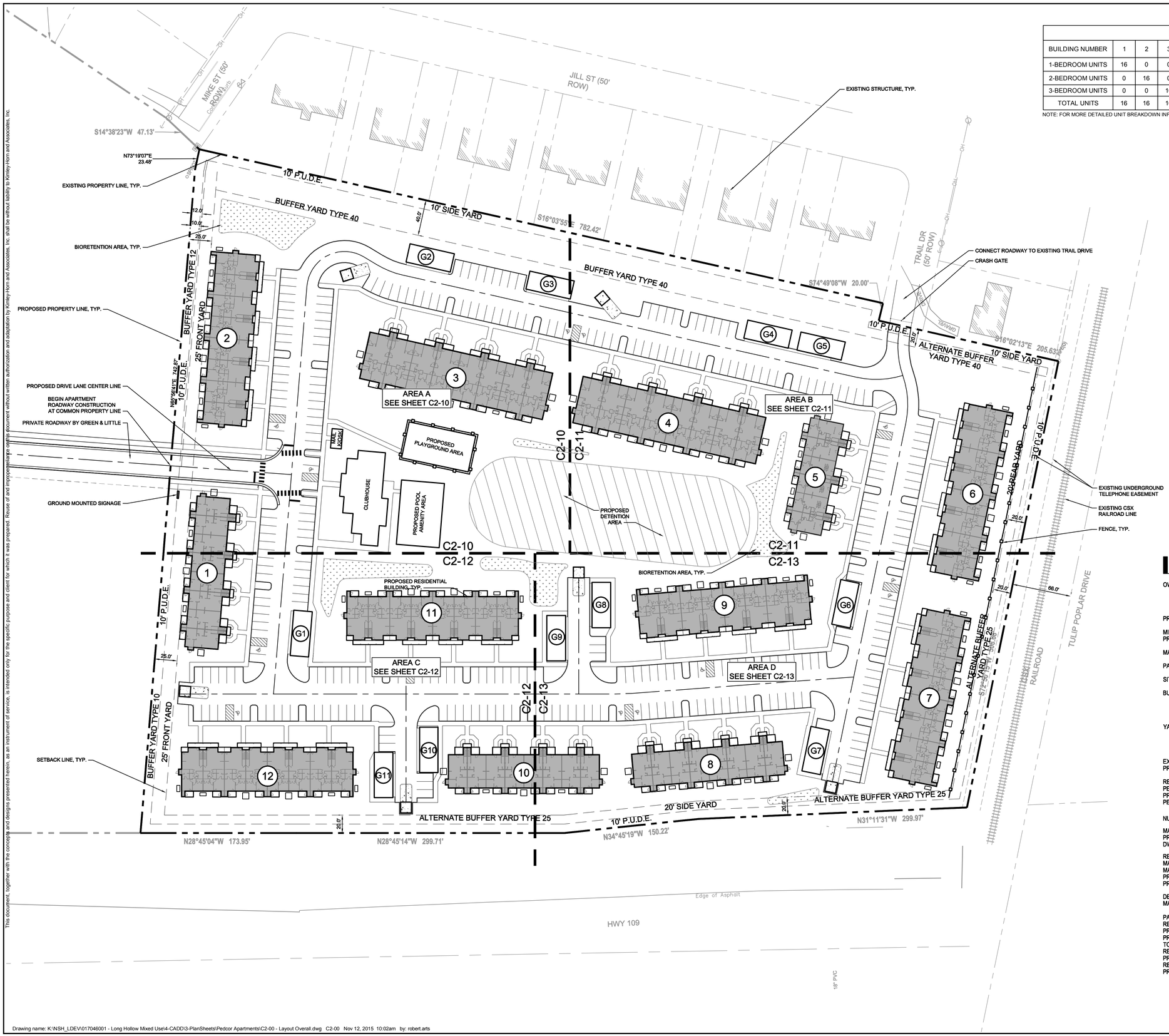

BUILDING DATA TABLE													
BUILDING NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
1-BEDROOM UNITS	16	0	0	0	16	0	0	16	0	16	0	0	64
2-BEDROOM UNITS	0	16	0	0	0	16	16	0	16	0	16	16	96
3-BEDROOM UNITS	0	0	16	16	0	0	0	0	0	0	0	0	32
TOTAL UNITS	16	16	16	16	16	16	16	16	16	16	16	16	192

NOTE: FOR MORE DETAILED UNIT BREAKDOWN INFORMATION, SEE ARCHITECTURAL SHEET A001.

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
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9. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
12. REFER TO GENERAL NOTE SHEETS C0-02 AND C0-03.

SITE DATA TABLE

OWNER/DEVELOPER:	PEDCOR INVESTMENTS, LLC ONE PEDCOR SQUARE 770 3RD AVE SW CARMEL, IN 46032
PROPERTY ZONING:	MIXED USE (MU)
MINIMUM LOT SIZE:	5.00 AC
PROPOSED LOT SIZE:	14.11 AC
MAP:	126
PARCEL:	1.00 - PLAT 26 PAGE 154
SITE ADDRESS:	LONG HOLLOW PIKE AND HIGHWAY 109
BUFFER YARDS:	ALTERNATE TYPE 25 WEST AND SOUTH PROPERTY LINES ALTERNATE TYPE 40 ALONG EAST PROPERTY LINE TYPE 10 ALONG NORTH PROPERTY LINE WEST OF ENTRY ROAD TYPE 12 ALONG NORTH PROPERTY LINE EAST OF ENTRY ROAD
YARDS:	FRONT: 25 FEET SIDE (WEST): 20 FEET SIDE (EAST): 10 FEET REAR: 20 FEET
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
REQUIRED SITE AREA PER UNIT:	3,000 S.F.
PROVIDED SITE AREA PER UNIT:	3,264 S.F.
NUMBER OF BUILDINGS:	12
MAXIMUM BUILDING HEIGHT:	35'
PROPOSED BUILDING STORIES:	2 STORIES
DWELLING UNITS:	188 UNITS
REAR:	188
MAXIMUM UNITS:	192
MAXIMUM FAR:	NONE
PROPOSED FAR:	0.51
PROPOSED GROUND COVERAGE:	27%
DENSITY:	13.33 UNITS/ACRE
MAXIMUM DENSITY:	13.69 UNITS/ACRE
PARKING REQUIREMENTS (2/UNIT):	
REQUIRED PARKING SPACES (188 UNITS):	376
PROVIDED SURFACE PARKING SPACES:	335
PROVIDED GARAGE PARKING SPACES:	44
TOTAL PROVIDED PARKING SPACES:	379
REQUIRED ADA SPACES:	8
PROVIDED ADA SPACES:	13
REQUIRED VAN SPACES:	2
PROVIDED VAN SPACES:	13 (ALL PROVIDED ADA SPACES ARE VAN COMPLIANT)

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PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY: RJA/MDS
DRAWN BY: RJA
CHECKED BY: MDS
DATE: 11/12/15
KHA PROJECT NO. 0170460001

OVERALL SITE LAYOUT PLAN

SHEET NUMBER
C2-00

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Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C2-00 - Layout Overall.dwg C2-00 Nov 12, 2015 10:02am by: robert.arts

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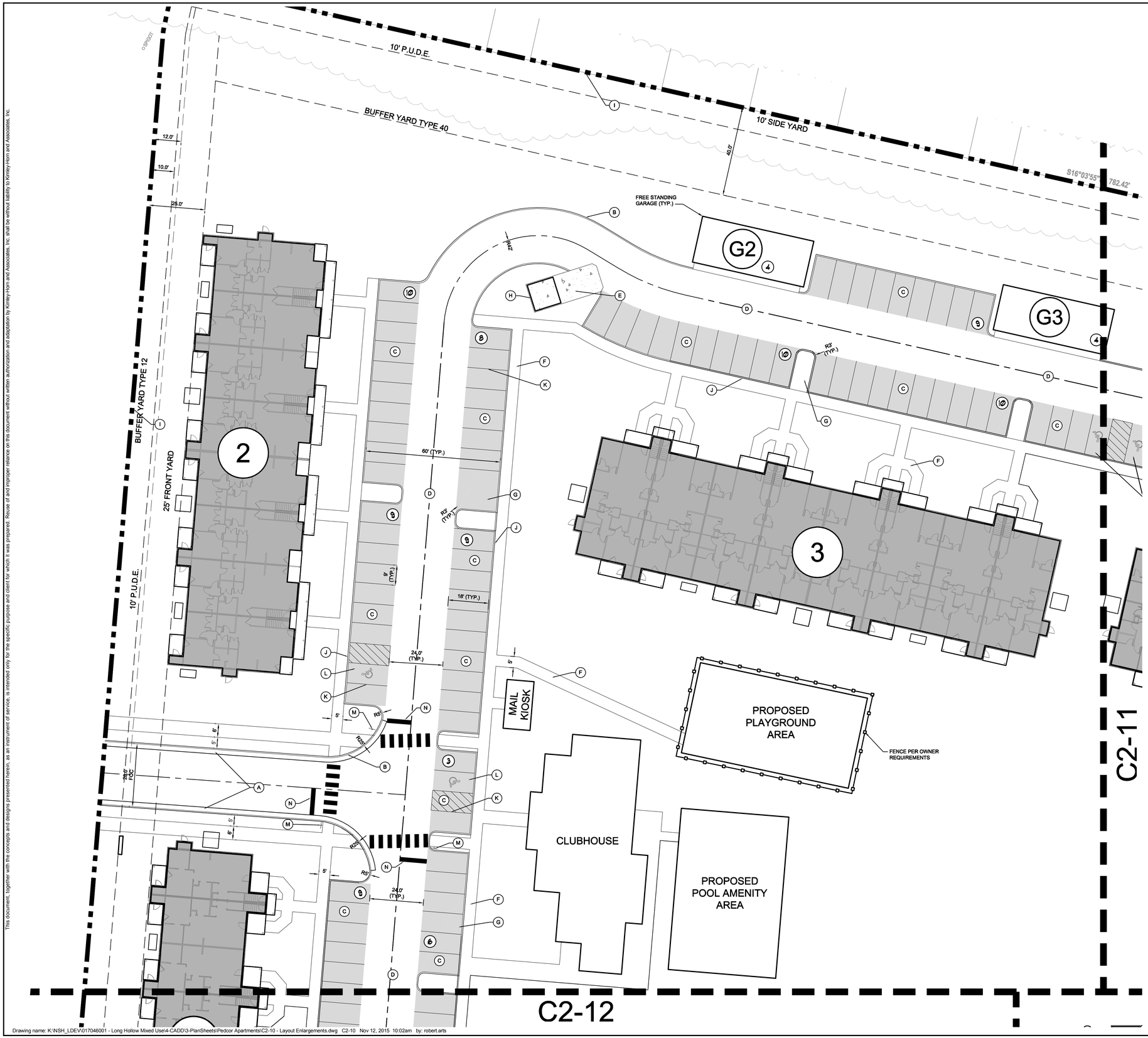

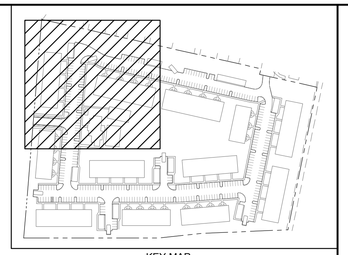

KEY MAP
NOT TO SCALE

KEYNOTE LEGEND

- (A) 2.5' CURB AND GUTTER (TYP.) - SEE DETAIL 3 SHEET C7-01
- (B) EXTRUDED CURB (TYP.) - SEE DETAIL 6 SHEET C7-01
- (C) LIGHT DUTY ASPHALT PAVEMENT (TYP.) - SEE DETAIL 1 SHEET C7-00
- (D) HEAVY DUTY ASPHALT PAVEMENT (TYP.) - SEE DETAIL 2 SHEET C7-00
- (E) HEAVY DUTY CONCRETE (TYP.)- SEE DETAIL 3 SHEET C7-00
- (F) CONCRETE SIDEWALK (TYP.) - SEE DETAILS 4 AND 7 SHEET C7-01 - 5' TYP. UNLESS OTHERWISE NOTED
- (G) LANDSCAPE ISLAND (TYP.)
- (H) DUMPSTER ENCLOSURE - SEE DETAIL 8 SHEET C7-00
- (I) EXISTING PROPERTY LINE (TYP.)
- (J) INTEGRAL CURB AND SIDEWALK (TYP.) - SEE DETAIL 6 SHEET C7-01
- (K) 4" SOLID WHITE PARKING STRIPE (TYP.)
- (L) ADA PARKING WITH SIGN - SEE DETAILS 5,7,9 SHEET C7-00
- (M) STOP SIGN PER MUTCD STANDARDS - SEE DETAIL 7 SHEET C7-00
- (N) STOP BAR AND CROSSWALK PER MUTCD STANDARDS - SEE DETAIL 1 SHEET C7-01

SITE LAYOUT NOTES

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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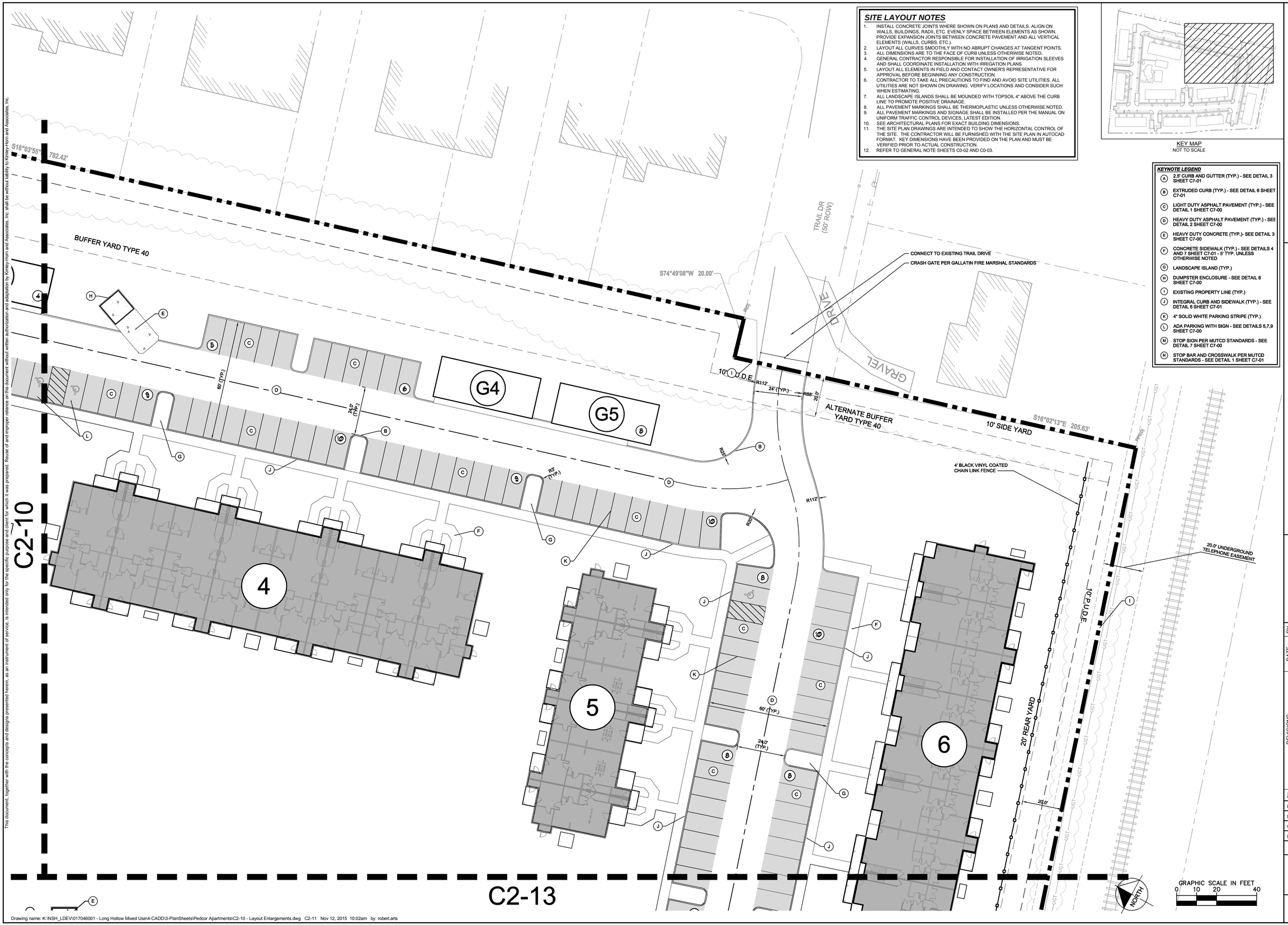
KHA PROJECT NO.
0170460001

SITE LAYOUT - AREA A

SHEET NUMBER
C2-10

Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C2-10 - Layout Enlargements.dwg C2-10 Nov 12, 2015 10:02am by: robert.arts



SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
9. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
12. REFER TO GENERAL NOTE SHEETS C0-02 AND C0-03.

KEY MAP
NOT TO SCALE

KEYNOTE LEGEND

- (A) 2.5' CURB AND GUTTER (TYP.) - SEE DETAIL 3 SHEET C7-01
- (B) EXTRUDED CURB (TYP.) - SEE DETAIL 6 SHEET C7-01
- (C) LIGHT DUTY ASPHALT PAVEMENT (TYP.) - SEE DETAIL 1 SHEET C7-00
- (D) HEAVY DUTY ASPHALT PAVEMENT (TYP.) - SEE DETAIL 2 SHEET C7-00
- (E) HEAVY DUTY CONCRETE (TYP.)- SEE DETAIL 3 SHEET C7-00
- (F) CONCRETE SIDEWALK (TYP.) - SEE DETAILS 4 AND 7 SHEET C7-01 - 5' TYP. UNLESS OTHERWISE NOTED
- (G) LANDSCAPE ISLAND (TYP.)
- (H) DUMPSTER ENCLOSURE - SEE DETAIL 8 SHEET C7-00
- (I) EXISTING PROPERTY LINE (TYP.)
- (J) INTEGRAL CURB AND SIDEWALK (TYP.) - SEE DETAIL 6 SHEET C7-01
- (K) 4" SOLID WHITE PARKING STRIPE (TYP.)
- (L) ADA PARKING WITH SIGN - SEE DETAILS 5,7,9 SHEET C7-00
- (M) STOP SIGN PER MUTCD STANDARDS - SEE DETAIL 7 SHEET C7-00
- (N) STOP BAR AND CROSSWALK PER MUTCD STANDARDS - SEE DETAIL 1 SHEET C7-01

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THE RESIDENCES OF GALLATIN

PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15
KHA PROJECT NO. 0170460001	

SITE LAYOUT - AREA B

SHEET NUMBER
C2-11

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Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C2-10 - Layout Enlargements.dwg C2-11 Nov 12, 2015 10:02am by: robert.arts

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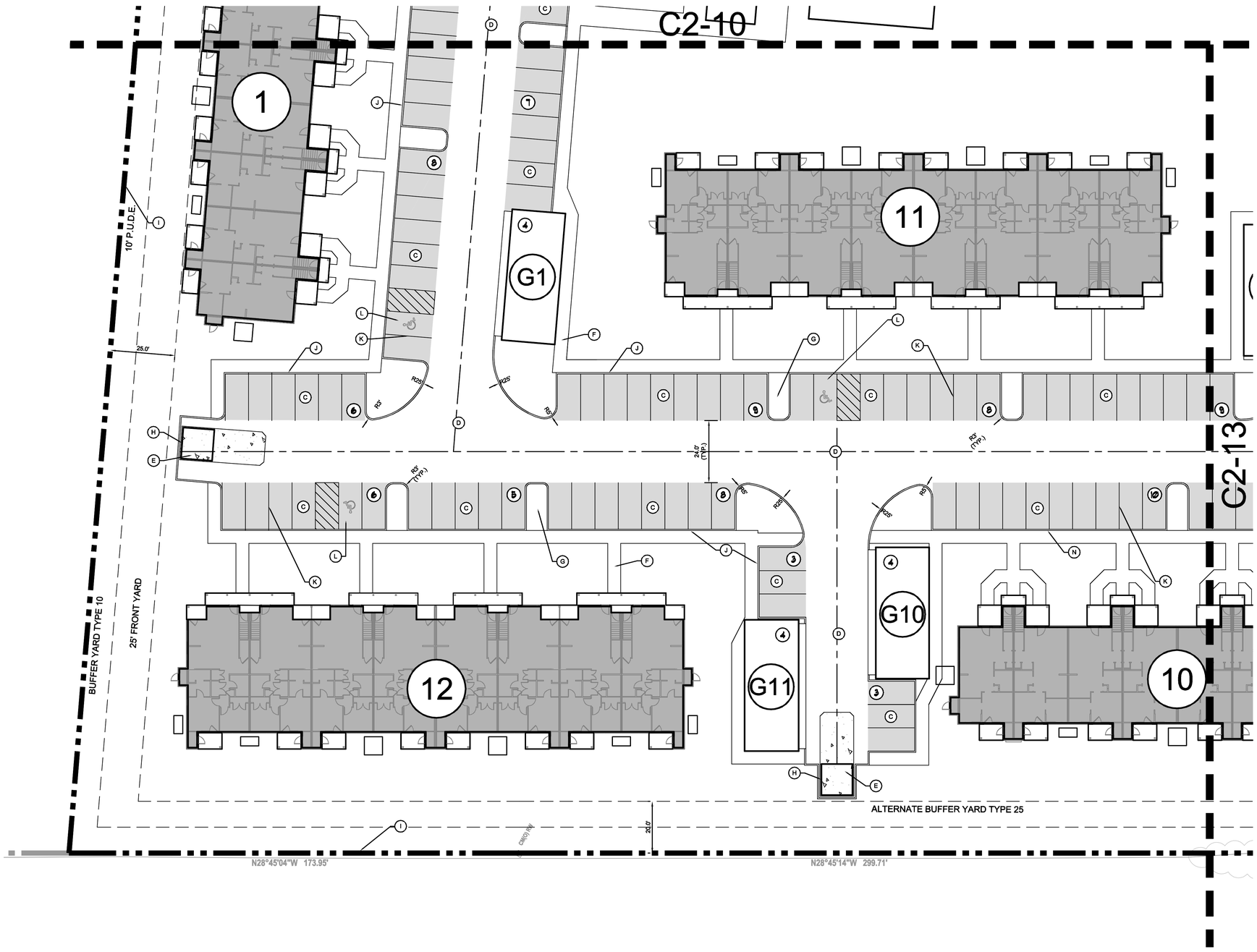
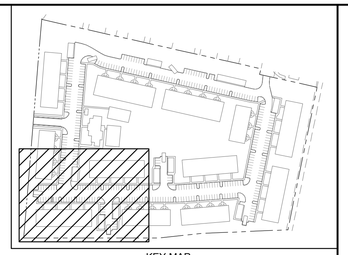




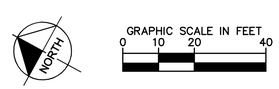
KEY MAP
NOT TO SCALE

KEYNOTE LEGEND

- (A) 2.5' CURB AND GUTTER (TYP.) - SEE DETAIL 3 SHEET C7-01
- (B) EXTRUDED CURB (TYP.) - SEE DETAIL 6 SHEET C7-01
- (C) LIGHT DUTY ASPHALT PAVEMENT (TYP.) - SEE DETAIL 1 SHEET C7-00
- (D) HEAVY DUTY ASPHALT PAVEMENT (TYP.) - SEE DETAIL 2 SHEET C7-00
- (E) HEAVY DUTY CONCRETE (TYP.)- SEE DETAIL 3 SHEET C7-00
- (F) CONCRETE SIDEWALK (TYP.) - SEE DETAILS 4 AND 7 SHEET C7-01 - 5' TYP. UNLESS OTHERWISE NOTED
- (G) LANDSCAPE ISLAND (TYP.)
- (H) DUMPSTER ENCLOSURE - SEE DETAIL 8 SHEET C7-00
- (I) EXISTING PROPERTY LINE (TYP.)
- (J) INTEGRAL CURB AND SIDEWALK (TYP.) - SEE DETAIL 6 SHEET C7-01
- (K) 4" SOLID WHITE PARKING STRIPE (TYP.)
- (L) ADA PARKING WITH SIGN - SEE DETAILS 5,7,9 SHEET C7-00
- (M) STOP SIGN PER MUTCD STANDARDS - SEE DETAIL 7 SHEET C7-00
- (N) STOP BAR AND CROSSWALK PER MUTCD STANDARDS - SEE DETAIL 1 SHEET C7-01

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
9. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
12. REFER TO GENERAL NOTE SHEETS C0-02 AND C0-03.



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PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO.
0170460001

SITE LAYOUT - AREA C

SHEET NUMBER
C2-12

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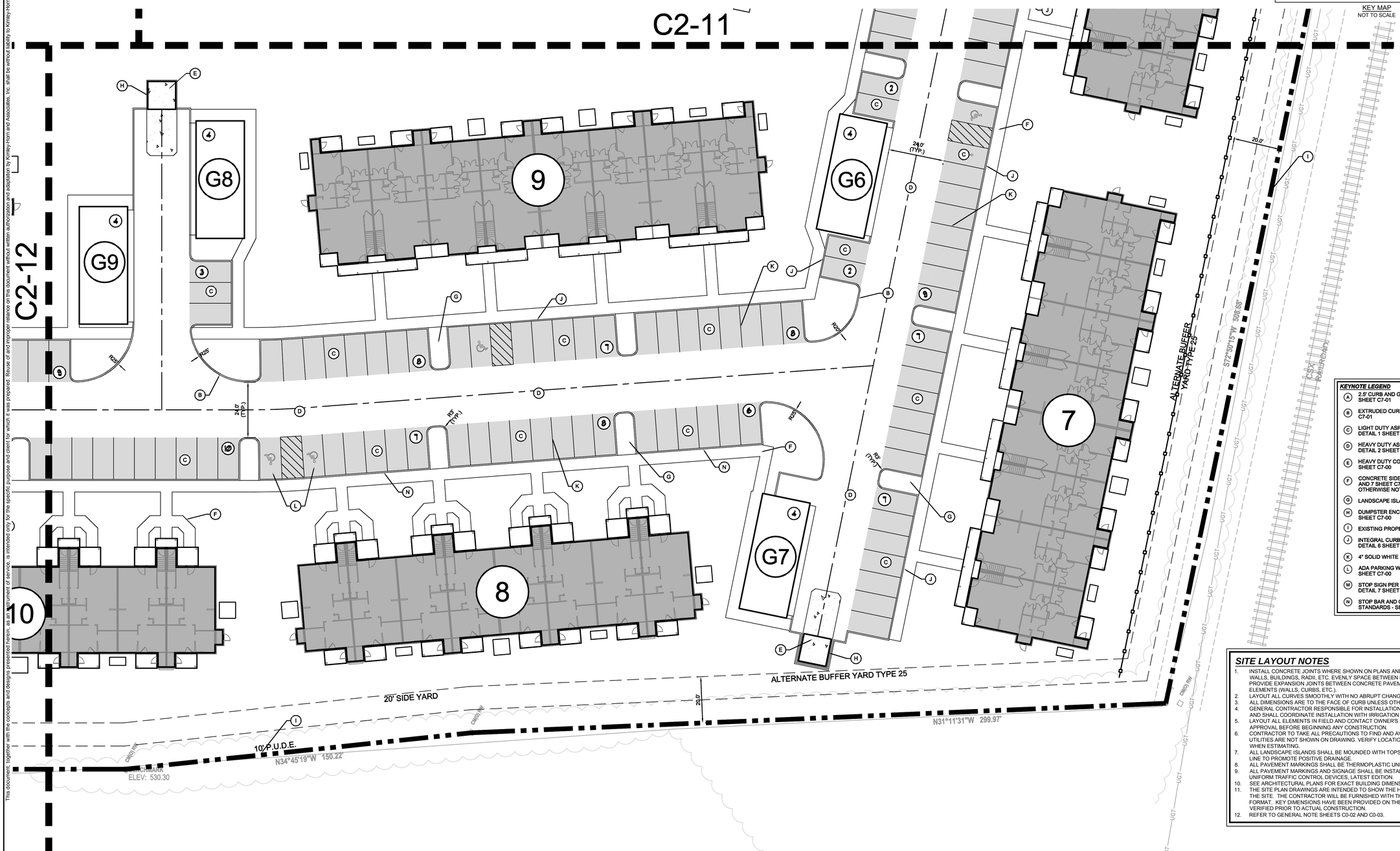

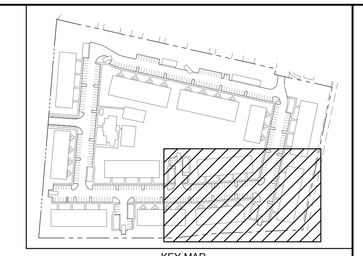

KEYNOTE LEGEND

- (A) 2.5' CURB AND GUTTER (TYP.) - SEE DETAIL 3 SHEET C7-01
- (B) EXTRUDED CURB (TYP.) - SEE DETAIL 6 SHEET C7-01
- (C) LIGHT DUTY ASPHALT PAVEMENT (TYP.) - SEE DETAIL 1 SHEET C7-00
- (D) HEAVY DUTY ASPHALT PAVEMENT (TYP.) - SEE DETAIL 2 SHEET C7-00
- (E) HEAVY DUTY CONCRETE (TYP.)- SEE DETAIL 3 SHEET C7-00
- (F) CONCRETE SIDEWALK (TYP.) - SEE DETAILS 4 AND 7 SHEET C7-01 - 5' TYP. UNLESS OTHERWISE NOTED
- (G) LANDSCAPE ISLAND (TYP.)
- (H) DUMPSTER ENCLOSURE - SEE DETAIL 8 SHEET C7-00
- (I) EXISTING PROPERTY LINE (TYP.)
- (J) INTEGRAL CURB AND SIDEWALK (TYP.) - SEE DETAIL 6 SHEET C7-01
- (K) 4" SOLID WHITE PARKING STRIPE (TYP.)
- (L) ADA PARKING WITH SIGN - SEE DETAILS 5,7,9 SHEET C7-00
- (M) STOP SIGN PER MUTCD STANDARDS - SEE DETAIL 7 SHEET C7-00
- (N) STOP BAR AND CROSSWALK PER MUTCD STANDARDS - SEE DETAIL 1 SHEET C7-01

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
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3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
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10. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
12. REFER TO GENERAL NOTE SHEETS C0-02 AND C0-03.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT

PRELIMINARY PLANS

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AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

SITE LAYOUT - AREA D

SHEET NUMBER

C2-13

SITE EROSION CONTROL NOTES:

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS AND CONSTRUCTION EXITS BEFORE BEGINNING GRADING OPERATIONS. ALL OTHER PHASE 1 EPSC MEASURES TO BE INSTALLED AFTER PERIMETER CONTROLS ARE INSTALLED.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 14 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITH PERMANENT VEGETATION AND EROSION CONTROL MATTING WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES: ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14-DAYS OF CEASING WORK.
12. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER'S REP.

EROSION CONTROL LEGEND:

OP	OUTLET PROTECTION – REFER TO DETAIL 3, SHEET C8-01
DD	DIVERSION DIKE – REFER TO DETAIL 7, SHEET C8-01
IP	INLET PROTECTION – REFER TO DETAIL 2, SHEET C8-01
SF	SILT FENCE TYPE C – REFER TO DETAIL 5, SHEET C8-01
CD	ROCK CHECK DAM – REFER TO DETAIL 8, SHEET C8-01
CW	DESIGNATED CONCRETE WASHOUT AREA – REFER TO DETAIL 6, SHEET C8-01
MA	EROSION CONTROL MATTING – CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER – REFER TO DETAIL 4, SHEET C8-01
CE	CONSTRUCTION EXIT – REFER TO DETAIL 1, SHEET C3-00
TS	TEMPORARY STABILIZATION – REFER TO DETAIL SHEET C4-00
PS	PERMANENT STABILIZATION – REFER TO DETAIL SHEET C4-00
LOD	LIMITS OF DISTURBANCE
TPF	TREE PROTECTION FENCE

OWNER/DEVELOPER:
PEDCOR INVESTMENTS, LLC
ONE PEDCOR SQUARE
770 3RD AVE SW
CARMEL, IN 46032
PHONE: (317) 218-2668
CONTACT: MR. BRUCE HAGEN

FLOODPLAIN NOTE:
THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN ACCORDING TO THE FOLLOWING FLOOD INSURANCE RATE MAPS:

MAP NUMBER: 47165C0313G, 47065C0378F
EFFECTIVE DATE: APRIL 17, 2012

WETLAND NOTE:
THERE ARE NO MAPPED WETLANDS ON SITE ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

TOTAL SITE AREA: 14.11 ACRES
DISTURBED AREA: 14.11 ACRES

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PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY: RJA/MDS
DRAWN BY: RJA
CHECKED BY: MDS
DATE: 11/12/15
KHA PROJECT NO. 0170460001

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C3-00

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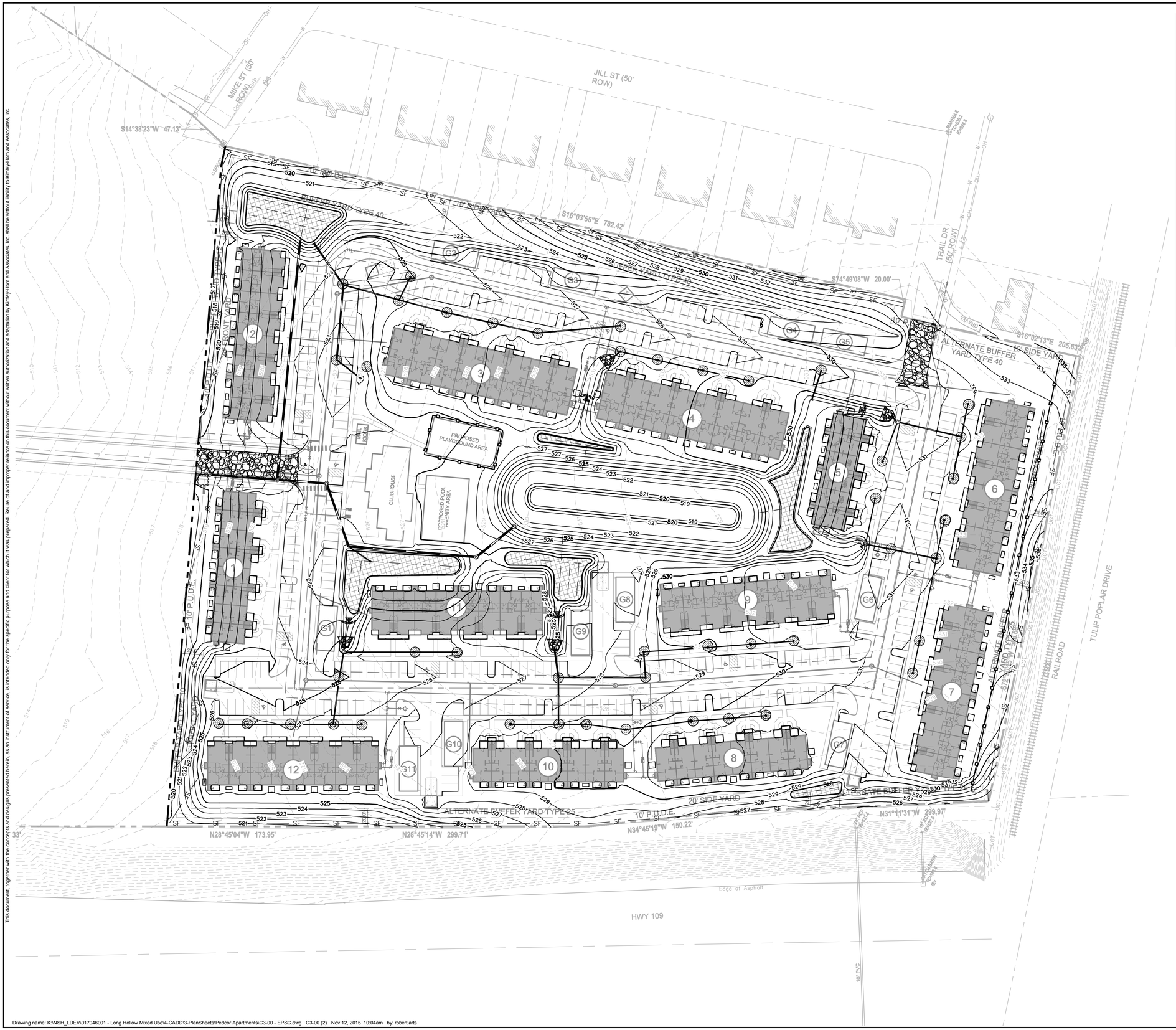
Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C3-00 - EPSC.dwg C3-00 Nov 12, 2015 10:03am by: robert.arts



SITE EROSION CONTROL NOTES:

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS AND CONSTRUCTION EXITS BEFORE BEGINNING GRADING OPERATIONS. ALL OTHER PHASE 1 EPSC MEASURES TO BE INSTALLED AFTER PERIMETER CONTROLS ARE INSTALLED.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 14 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITH PERMANENT VEGETATION AND EROSION CONTROL MATTING WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES: ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14-DAYS OF CEASING WORK.
12. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER'S REP.

EROSION CONTROL LEGEND:

	OP	OUTLET PROTECTION – REFER TO DETAIL 3, SHEET C8-01
	DD	DIVERSION DIKE – REFER TO DETAIL 7, SHEET C8-01
	IP	INLET PROTECTION – REFER TO DETAIL 2, SHEET C8-01
SF	SF	SILT FENCE TYPE C – REFER TO DETAIL 5, SHEET C8-01
	CD	ROCK CHECK DAM – REFER TO DETAIL 8, SHEET C8-01
	CW	DESIGNATED CONCRETE WASHOUT AREA – REFER TO DETAIL 6, SHEET C8-01
	MA	EROSION CONTROL MATTING – CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(v) OR STEEPER – REFER TO DETAIL 4, SHEET C8-01
	CE	CONSTRUCTION EXIT – REFER TO DETAIL 1, SHEET C3-00
	TS	TEMPORARY STABILIZATION – REFER TO DETAIL SHEET C4-00
	PS	PERMANENT STABILIZATION – REFER TO DETAIL SHEET C4-00
LOD		LIMITS OF DISTURBANCE
TPF		TREE PROTECTION FENCE

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ONE PEDCOR SQUARE
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PHONE: (317) 218-2668
CONTACT: MR. BRUCE HAGEN

FLOODPLAIN NOTE:
THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN ACCORDING TO THE FOLLOWING FLOOD INSURANCE RATE MAPS:

MAP NUMBER: 47165C0313G,
47065C0378F
EFFECTIVE DATE: APRIL 17, 2012

WETLAND NOTE:
THERE ARE NO MAPPED WETLANDS ON SITE ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

TOTAL SITE AREA: 14.11 ACRES
DISTURBED AREA: 14.11 ACRES

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO.
0170460001

EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER
C3-01

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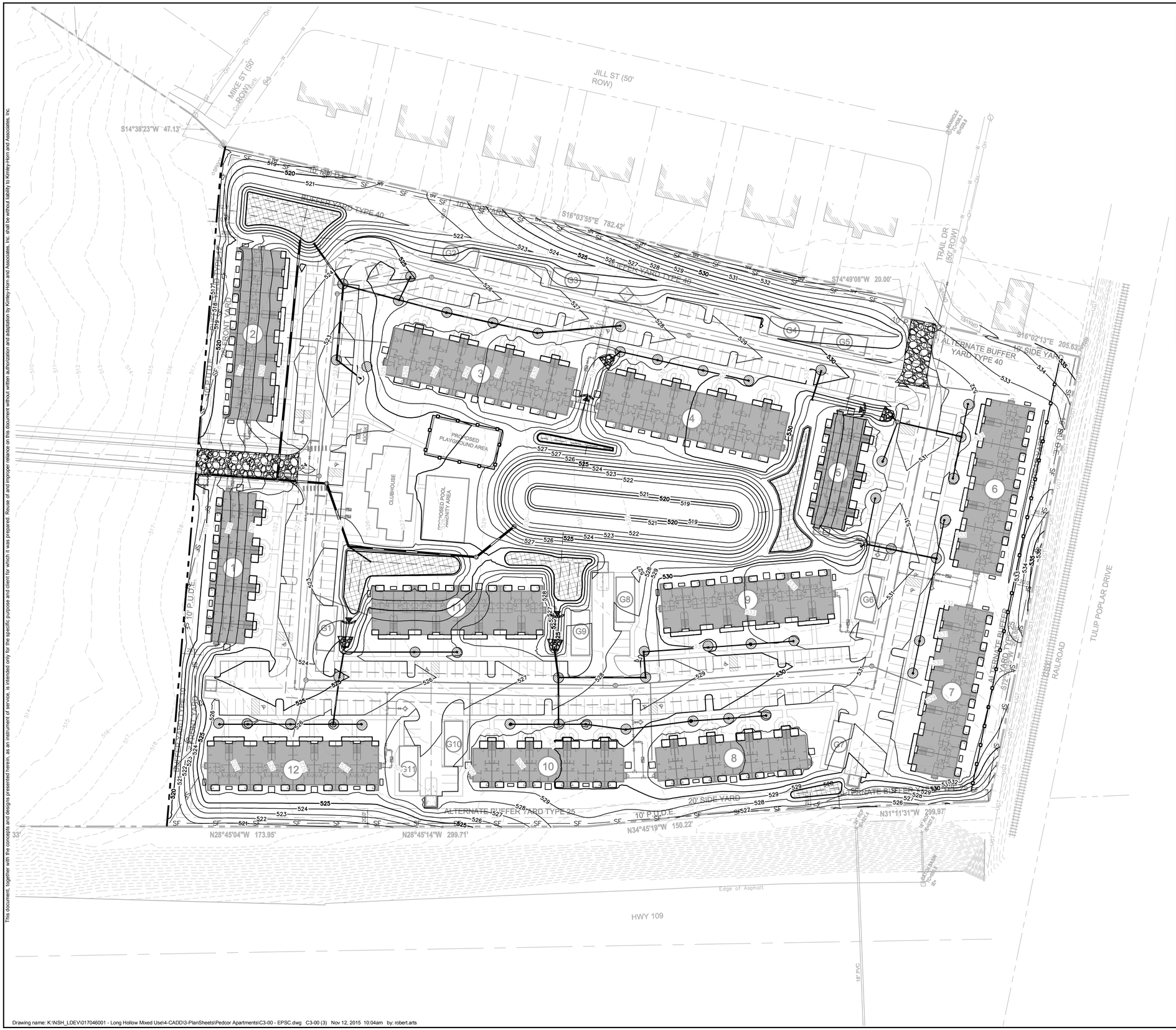
Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C3-00 - EPSC.dwg C3-00 (2) Nov 12, 2015 10:04am by: robert.arts



SITE EROSION CONTROL NOTES:

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS AND CONSTRUCTION EXITS BEFORE BEGINNING GRADING OPERATIONS. ALL OTHER PHASE 1 EPSC MEASURES TO BE INSTALLED AFTER PERIMETER CONTROLS ARE INSTALLED.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 14 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITH PERMANENT VEGETATION AND EROSION CONTROL MATTING WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES: ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14-DAYS OF CEASING WORK.
12. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER'S REP.

EROSION CONTROL LEGEND:

	OP	OUTLET PROTECTION – REFER TO DETAIL 3, SHEET C8-01
	DD	DIVERSION DIKE – REFER TO DETAIL 7, SHEET C8-01
	IP	INLET PROTECTION – REFER TO DETAIL 2, SHEET C8-01
SF	SF	SILT FENCE TYPE C – REFER TO DETAIL 5, SHEET C8-01
	CD	ROCK CHECK DAM – REFER TO DETAIL 8, SHEET C8-01
	CW	DESIGNATED CONCRETE WASHOUT AREA – REFER TO DETAIL 6, SHEET C8-01
	MA	EROSION CONTROL MATTING – CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(v) OR STEEPER – REFER TO DETAIL 4, SHEET C8-01
	CE	CONSTRUCTION EXIT – REFER TO DETAIL 1, SHEET C3-00
	TS	TEMPORARY STABILIZATION – REFER TO DETAIL SHEET C4-00
	PS	PERMANENT STABILIZATION – REFER TO DETAIL SHEET C4-00
LOD		LIMITS OF DISTURBANCE
TPF		TREE PROTECTION FENCE

OWNER/DEVELOPER:
PEDCOR INVESTMENTS, LLC
ONE PEDCOR SQUARE
770 3RD AVE SW
CARMEL, IN 46032
PHONE: (317) 218-2668
CONTACT: MR. BRUCE HAGEN

FLOODPLAIN NOTE:
THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN ACCORDING TO THE FOLLOWING FLOOD INSURANCE RATE MAPS:

MAP NUMBER: 47165C0313G,
47065C0378F
EFFECTIVE DATE: APRIL 17, 2012

WETLAND NOTE:
THERE ARE NO MAPPED WETLANDS ON SITE ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

TOTAL SITE AREA: 14.11 ACRES
DISTURBED AREA: 14.11 ACRES

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO.
0170460001

EROSION CONTROL PLAN - PHASE 3

SHEET NUMBER
C3-02

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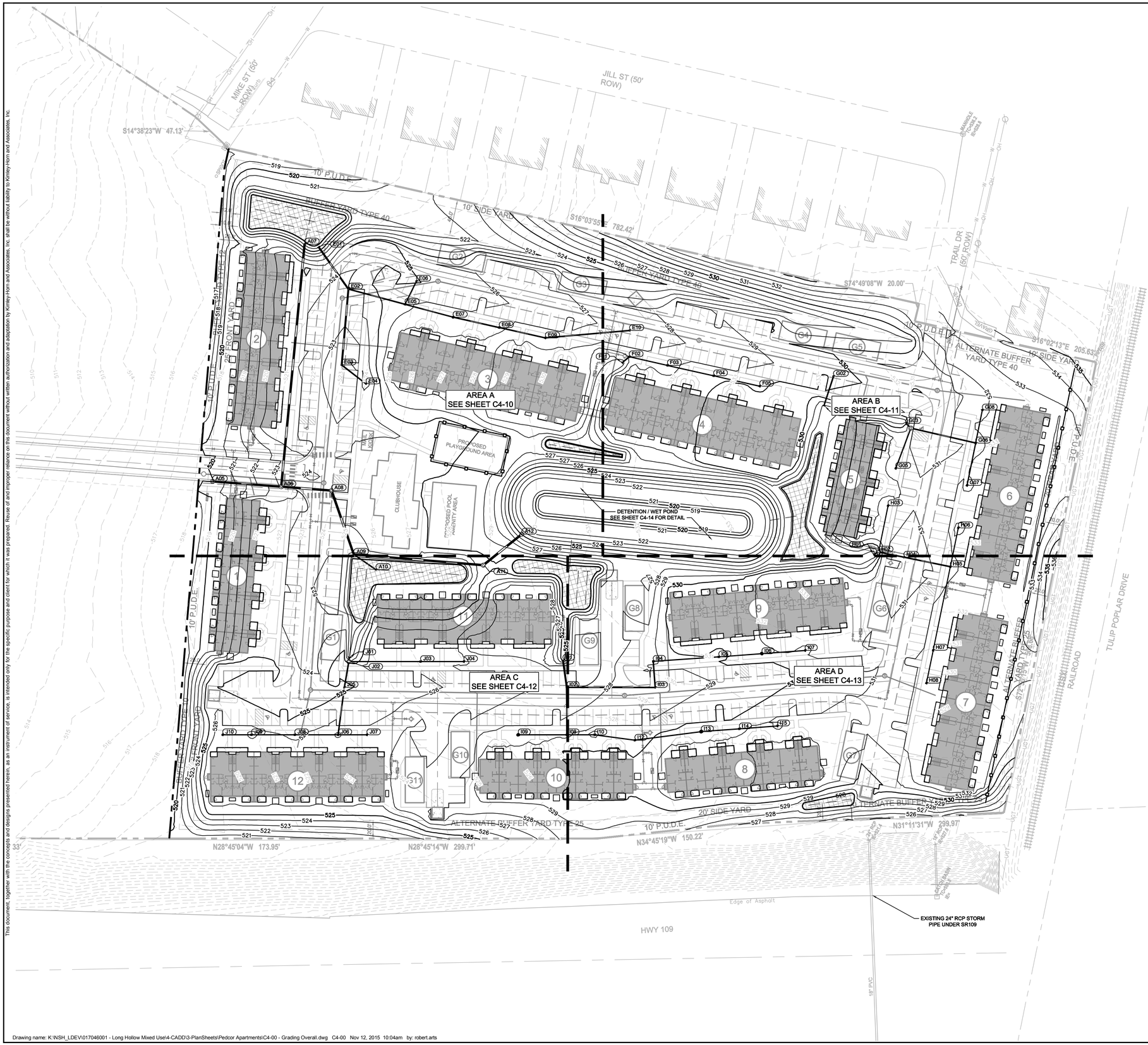
Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C3-00 - EPSC.dwg C3-00 (3) Nov 12, 2015 10:04am by: robert.arts



OWNER/DEVELOPER:
PEDCOR INVESTMENTS, LLC
ONE PEDCOR SQUARE
770 3RD AVE SW
CARMEL, IN 46032
PHONE: (317) 218-2668

GRADING NOTES

1. ALL EXCAVATION IS UNCLASSIFIED.
2. WITHIN EASEMENTS CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
3. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF GALLATIN.
4. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
5. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE.
6. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER BEFORE PROCEEDING WITH WORK.
7. THIS GRADING PLAN IS NOT A GUARANTEE NOR AN INDICATION THAT THE SUBSURFACE CONDITIONS ARE SUITABLE FOR THE WORK DEPICTED HEREON.
8. ALL CUT AND FILL SLOPES ARE SHOWN AS 3:1 UNLESS OTHERWISE NOTED ON GRADING PLAN.
9. UNDERGROUND SPRINGS OR SUBSURFACE WATER MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE MEASURES TO ADDRESS SUBSURFACE WATER BY CONSTRUCTION OF UNDERGROUND DRAINS OR OTHER METHODS TO DISCHARGE SUBSURFACE WATER INTO THE DRAINAGE WAYS OF THIS SECTION.
10. THE CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.
11. THE DEVELOPER SHALL REQUEST AN INSPECTION OF INFRASTRUCTURE PRIOR TO RELEASE FOR BUILDING PERMITS. INFRASTRUCTURE MUST MEET THE REQUIREMENTS SET FORTH IN THE CITY OF GALLATIN AND GALLATIN PUBLIC UTILITY REGULATIONS.
12. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
13. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
14. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
15. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
16. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
17. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
18. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
19. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
20. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
21. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
22. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT PREPARED BY TERRACON BEFORE COMMENCING GRADING OPERATIONS.
23. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
24. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
25. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
26. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
27. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONECALL-811 OR 1-800-351-1111. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
28. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN ALL LOCATIONS.
29. CONTRACTOR RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OF ALL RETAINING WALLS FOR REVIEW AND APPROVAL BY CLIENT AND ENGINEER.
30. HANDRAIL OR FENCE TO BE LOCATED ON THE HIGH SIDE OF ALL RETAINING WALLS.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO.
0170460001

OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER
C4-00

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Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C4-00 - Grading Overall.dwg C4-00 Nov 12, 2015 10:04am by: robert.arts

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
A05	MANHOLE RIM: 519.95 INV IN: 511.26	FROM A06, 24" RCP INV IN: 511.26 @ 1.50%	
A06	MANHOLE RIM: 523.35 INV IN: 514.50 INV IN: 512.50 INV OUT: 512.40	FROM A08, 24" RCP INV IN: 514.50 @ 1.50% FROM A07, 24" RCP INV IN: 512.50 @ 0.50%	TO A05, 24" RCP INV OUT: 512.40 @ 1.50%
A07	YARD INLET RIM: 518.83 INV OUT: 513.85		TO A06, 24" RCP INV OUT: 513.85 @ 0.50%
A08	ROAD INLET RIM: 523.61 INV IN: 515.44 INV OUT: 515.34	FROM A09, 24" RCP INV IN: 515.44 @ 1.50%	TO A06, 24" RCP INV OUT: 515.34 @ 1.50%
A09	YARD INLET RIM: 522.50 INV IN: 517.38 INV IN: 518.18 INV OUT: 516.56	FROM A11, 24" RCP INV IN: 517.38 @ 1.00% FROM A10, 12" RCP INV IN: 518.18 @ 0.50%	TO A08, 24" RCP INV OUT: 516.56 @ 1.50%
A10	YARD INLET RIM: 521.50 INV OUT: 518.33		TO A09, 12" RCP INV OUT: 518.33 @ 0.50%
A11	MANHOLE RIM: 525.29 INV IN: 520.99 INV OUT: 518.82	FROM A12, 24" RCP INV IN: 520.99 @ 0.68%	TO A09, 24" RCP INV OUT: 518.82 @ 1.00%
A12	OUTLET STRUCTURE RIM: 524.88 INV OUT: 521.36		TO A11, 24" RCP INV OUT: 521.36 @ 0.68%
E01	HEADWALL RIM: 520.21 INV IN: 518.00	FROM E02, 18" RCP INV IN: 518.00 @ 1.00%	
E02	ROAD INLET RIM: 523.66 INV IN: 518.67 INV IN: 520.42 INV OUT: 518.57	FROM E03, 18" RCP INV IN: 518.67 @ 1.00% FROM E05, 12" RCP INV IN: 520.42 @ 1.00%	TO E01, 18" RCP INV OUT: 518.57 @ 1.00%
E03	ROAD INLET RIM: 522.33 INV IN: 520.02 INV OUT: 519.52	FROM E04, 12" RCP INV IN: 520.02 @ 1.00%	TO E02, 18" RCP INV OUT: 519.52 @ 1.00%
E04	YARD INLET RIM: 522.55 INV OUT: 520.36		TO E03, 12" RCP INV OUT: 520.36 @ 1.00%
E05	ADS AREA DRAIN RIM: 525.55 INV IN: 521.17 INV IN: 522.39 INV OUT: 521.07	FROM E07, 12" RCP INV IN: 521.17 @ 1.00% FROM E06, 10" PVC INV IN: 522.39 @ 2.00%	TO E02, 12" RCP INV OUT: 521.07 @ 1.00%
E06	ROAD INLET RIM: 524.96 INV OUT: 522.96		TO E05, 10" PVC INV OUT: 522.96 @ 2.00%
E07	ADS AREA DRAIN RIM: 526.00 INV IN: 521.82 INV OUT: 521.72	FROM E08, 12" RCP INV IN: 521.82 @ 1.00%	TO E05, 12" RCP INV OUT: 521.72 @ 1.00%
E08	ADS AREA DRAIN RIM: 526.64 INV IN: 522.44 INV OUT: 522.34	FROM E09, 12" RCP INV IN: 522.44 @ 1.00%	TO E07, 12" RCP INV OUT: 522.34 @ 1.00%
E09	ADS AREA DRAIN RIM: 527.13 INV IN: 523.06 INV OUT: 522.96	FROM E10, 12" RCP INV IN: 523.06 @ 1.00%	TO E08, 12" RCP INV OUT: 522.96 @ 1.00%
E10	ROAD INLET RIM: 527.37 INV OUT: 524.00		TO E09, 12" RCP INV OUT: 524.00 @ 1.00%
F01	HEADWALL RIM: 526.52 INV IN: 525.50	FROM F02, 12" RCP INV IN: 525.50 @ 1.00%	
F02	ADS AREA DRAIN RIM: 528.03 INV IN: 525.70 INV OUT: 525.60	FROM F03, 8" PVC INV IN: 525.70 @ 1.00%	TO F01, 12" RCP INV OUT: 525.60 @ 1.00%
F03	ADS AREA DRAIN RIM: 528.44 INV IN: 526.24 INV OUT: 526.14	FROM F04, 8" PVC INV IN: 526.24 @ 1.00%	TO F02, 8" PVC INV OUT: 526.14 @ 1.00%
F04	ADS AREA DRAIN RIM: 529.09 INV IN: 526.86 INV OUT: 526.76	FROM F05, 8" PVC INV IN: 526.86 @ 1.00%	TO F03, 8" PVC INV OUT: 526.76 @ 1.00%
F05	ADS AREA DRAIN RIM: 529.56 INV OUT: 527.38		TO F04, 8" PVC INV OUT: 527.38 @ 1.00%
G01	HEADWALL RIM: 528.02 INV IN: 527.00	FROM G02, 12" RCP INV IN: 527.00 @ 1.00%	

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
G02	ROAD INLET RIM: 529.68 INV OUT: 527.34		TO G01, 12" RCP INV OUT: 527.34 @ 1.00%
G03	HEADWALL RIM: 529.68 INV IN: 528.01	FROM G04, 12" RCP INV IN: 528.01 @ 1.00%	
G05	ADS AREA DRAIN RIM: 531.45 INV OUT: 528.96		TO G04, 8" PVC INV OUT: 528.96 @ 1.00%
G06	ADS AREA DRAIN RIM: 531.29 INV IN: 529.32 INV IN: 529.32 INV OUT: 528.55	FROM G07, 8" PVC INV IN: 529.32 @ 1.00% FROM G08, 8" PVC INV IN: 529.32 @ 1.00%	TO G04, 12" RCP INV OUT: 528.55 @ 0.50%
G07	ADS AREA DRAIN RIM: 531.65 INV OUT: 529.80		TO G06, 8" PVC INV OUT: 529.80 @ 1.00%
G08	AREA DRAIN RIM: 531.75 INV OUT: 529.69		TO G06, 8" PVC INV OUT: 529.69 @ 1.00%
H01	HEADWALL RIM: 528.67 INV IN: 527.00	FROM H02, 12" RCP INV IN: 527.00 @ 1.00%	
H02	MANHOLE RIM: 529.41 INV IN: 527.16 INV IN: 527.16 INV OUT: 527.06	FROM H04, 12" RCP INV IN: 527.16 @ 1.00% FROM H03, 6" PVC INV IN: 527.16 @ 1.00%	TO H01, 12" RCP INV OUT: 527.06 @ 1.00%
H03	ADS AREA DRAIN RIM: 531.49 INV OUT: 527.68		TO H02, 6" PVC INV OUT: 527.68 @ 1.00%
H04	ROAD INLET RIM: 530.47 INV IN: 527.55 INV OUT: 527.45	FROM H05, 12" RCP INV IN: 527.55 @ 1.00%	TO H02, 12" RCP INV OUT: 527.45 @ 1.00%
H05	AREA DRAIN RIM: 531.42 INV IN: 528.17 INV IN: 528.17 INV OUT: 528.07	FROM H06, 6" PVC INV IN: 528.17 @ 1.00% FROM H07, 6" PVC INV IN: 528.17 @ 1.00%	TO H04, 12" RCP INV OUT: 528.07 @ 1.00%
H06	ADS AREA DRAIN RIM: 531.70 INV OUT: 528.61		TO H05, 6" PVC INV OUT: 528.61 @ 1.00%
H07	ADS AREA DRAIN RIM: 532.14 INV IN: 529.21 INV OUT: 529.11	FROM H08, 6" PVC INV IN: 529.21 @ 1.00%	TO H05, 6" PVC INV OUT: 529.11 @ 1.00%
H08	ADS AREA DRAIN RIM: 532.17 INV OUT: 529.59		TO H07, 6" PVC INV OUT: 529.59 @ 1.00%
I01	HEADWALL RIM: 526.46 INV IN: 524.25	FROM I02, 18" RCP INV IN: 524.25 @ 0.95%	
I02	ROAD INLET RIM: 527.37 INV IN: 524.89 INV IN: 524.89 INV OUT: 524.54	FROM I08, 12" RCP INV IN: 524.89 @ 1.00% FROM I03, 12" RCP INV IN: 524.89 @ 1.00%	TO I01, 18" RCP INV OUT: 524.54 @ 0.95%
I03	ROAD INLET RIM: 528.36 INV IN: 525.96 INV OUT: 525.86	FROM I04, 12" RCP INV IN: 525.96 @ 1.00%	TO I02, 12" RCP INV OUT: 525.86 @ 1.00%
I04	ADS AREA DRAIN RIM: 528.54 INV IN: 526.35 INV OUT: 526.25	FROM I05, 8" PVC INV IN: 526.35 @ 1.00%	TO I03, 12" RCP INV OUT: 526.25 @ 1.00%
I05	ADS AREA DRAIN RIM: 529.61 INV IN: 527.18 INV OUT: 527.08	FROM I06, 8" PVC INV IN: 527.18 @ 1.00%	TO I04, 8" PVC INV OUT: 527.08 @ 1.00%
I06	ADS AREA DRAIN RIM: 529.98 INV IN: 527.76 INV OUT: 527.66	FROM I07, 8" PVC INV IN: 527.76 @ 1.00%	TO I05, 8" PVC INV OUT: 527.66 @ 1.00%
I07	ADS AREA DRAIN RIM: 530.69 INV OUT: 528.24		TO I06, 8" PVC INV OUT: 528.24 @ 1.00%
I08	ADS AREA DRAIN RIM: 528.58 INV IN: 525.51 INV IN: 525.51 INV OUT: 525.41	FROM I09, 8" PVC INV IN: 525.51 @ 1.00% FROM I10, 8" PVC INV IN: 525.51 @ 1.00%	TO I02, 12" RCP INV OUT: 525.41 @ 1.00%
I09	ADS AREA DRAIN RIM: 527.96 INV OUT: 526.05		TO I08, 8" PVC INV OUT: 526.05 @ 1.00%
I10	ADS AREA DRAIN RIM: 528.77 INV IN: 525.92 INV OUT: 525.82	FROM I12, 8" PVC INV IN: 525.92 @ 1.00%	TO I08, 8" PVC INV OUT: 525.82 @ 1.00%

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
I12	ADS AREA DRAIN RIM: 529.24 INV IN: 528.47 INV OUT: 526.37	FROM I13, 8" PVC INV IN: 526.47 @ 1.00%	TO I10, 8" PVC INV OUT: 526.37 @ 1.00%
I13	ADS AREA DRAIN RIM: 529.96 INV IN: 527.31 INV OUT: 527.21	FROM I14, 8" PVC INV IN: 527.31 @ 1.00%	TO I12, 8" PVC INV OUT: 527.21 @ 1.00%
I14	ADS AREA DRAIN RIM: 530.35 INV IN: 527.83 INV OUT: 527.73	FROM I15, 8" PVC INV IN: 527.83 @ 1.00%	TO I13, 8" PVC INV OUT: 527.73 @ 1.00%
I15	ADS AREA DRAIN RIM: 530.75 INV OUT: 528.25		TO I14, 8" PVC INV OUT: 528.25 @ 1.00%
J01	HEADWALL RIM: 523.67 INV IN: 522.00	FROM J02, 12" RCP INV IN: 522.00 @ 2.00%	
J02	MANHOLE RIM: 525.03 INV IN: 522.15 INV IN: 522.43 INV OUT: 522.10	FROM J05, 12" RCP INV IN: 522.15 @ 1.00% FROM J03, 8" PVC INV IN: 522.43 @ 2.00%	TO J01, 12" RCP INV OUT: 522.10 @ 2.00%
J03	ADS AREA DRAIN RIM: 526.25 INV IN: 524.02 INV OUT: 524.02	FROM J04, 8" PVC INV IN: 524.02 @ 2.00%	TO J02, 8" PVC INV OUT: 524.02 @ 2.00%
J04	ADS AREA DRAIN RIM: 526.59 INV OUT: 524.98		TO J03, 8" PVC INV OUT: 524.98 @ 2.00%
J05	ROAD INLET RIM: 524.90 INV IN: 522.54 INV OUT: 522.44	FROM J06, 12" RCP INV IN: 522.54 @ 1.00%	TO J02, 12" RCP INV OUT: 522.44 @ 1.00%
J06	ADS AREA DRAIN RIM: 525.86 INV IN: 523.40 INV IN: 523.40 INV OUT: 523.07	FROM J08, 8" PVC INV IN: 523.40 @ 1.00% FROM J07, 8" PVC INV IN: 523.40 @ 1.00%	TO J05, 12" RCP INV OUT: 523.07 @ 1.00%
J07	ADS AREA DRAIN RIM: 526.15 INV OUT: 523.72		TO J06, 8" PVC INV OUT: 523.72 @ 1.00%
J08	ADS AREA DRAIN RIM: 525.52 INV IN: 523.88 INV OUT: 523.88	FROM J09, 8" PVC INV IN: 523.88 @ 1.00%	TO J06, 8" PVC INV OUT: 523.88 @ 1.00%
J09	ADS AREA DRAIN RIM: 525.79 INV IN: 524.36 INV OUT: 524.36	FROM J10, 8" PVC INV IN: 524.36 @ 1.00%	TO J08, 8" PVC INV OUT: 524.36 @ 1.00%
J10	ADS AREA DRAIN RIM: 526.05 INV OUT: 524.68		TO J09, 8" PVC INV OUT: 524.68 @ 1.00%

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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO.
0170460001

STORM STRUCTURE TABLE

SHEET NUMBER
C4-01

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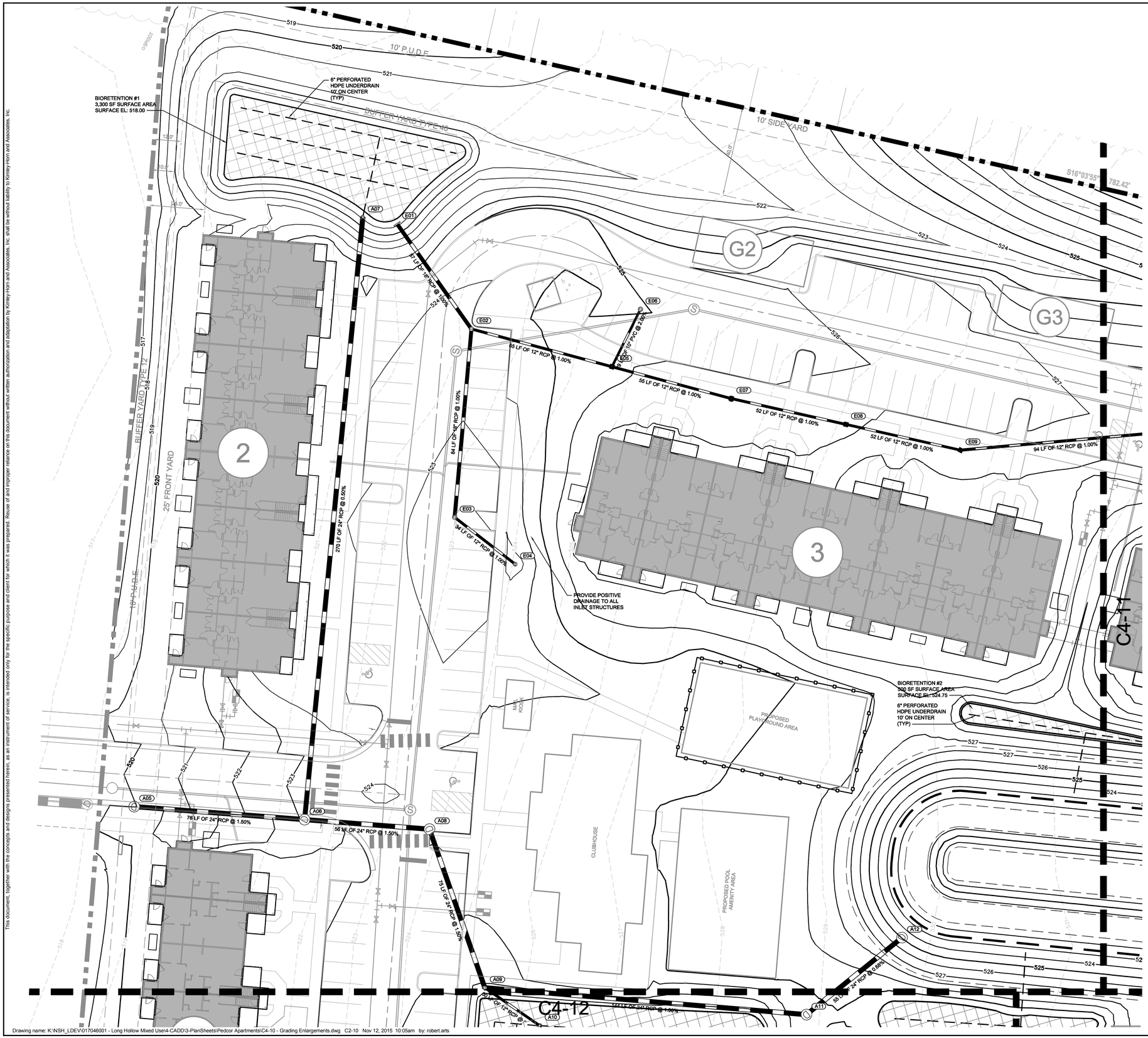

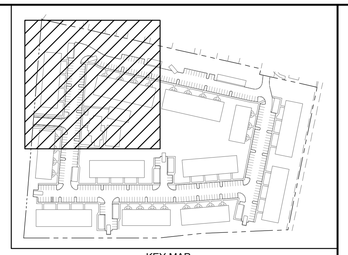

KEY MAP
NOT TO SCALE

OWNER/DEVELOPER:
PEDCOR INVESTMENTS, LLC
ONE PEDCOR SQUARE
770 3RD AVE SW
CARMEL, IN 46032
PHONE: (317) 218-2668

GRADING NOTES

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6. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER BEFORE PROCEEDING WITH WORK.
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8. ALL CUT AND FILL SLOPES ARE SHOWN AS 3:1 UNLESS OTHERWISE NOTED ON GRADING PLAN.
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16. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
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26. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO.
0170460001

GRADING AND DRAINAGE - AREA A

SHEET NUMBER
C4-10

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Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C4-10 - Grading Enlargements.dwg C2-10 Nov 12, 2015 10:05am by: robert.arts

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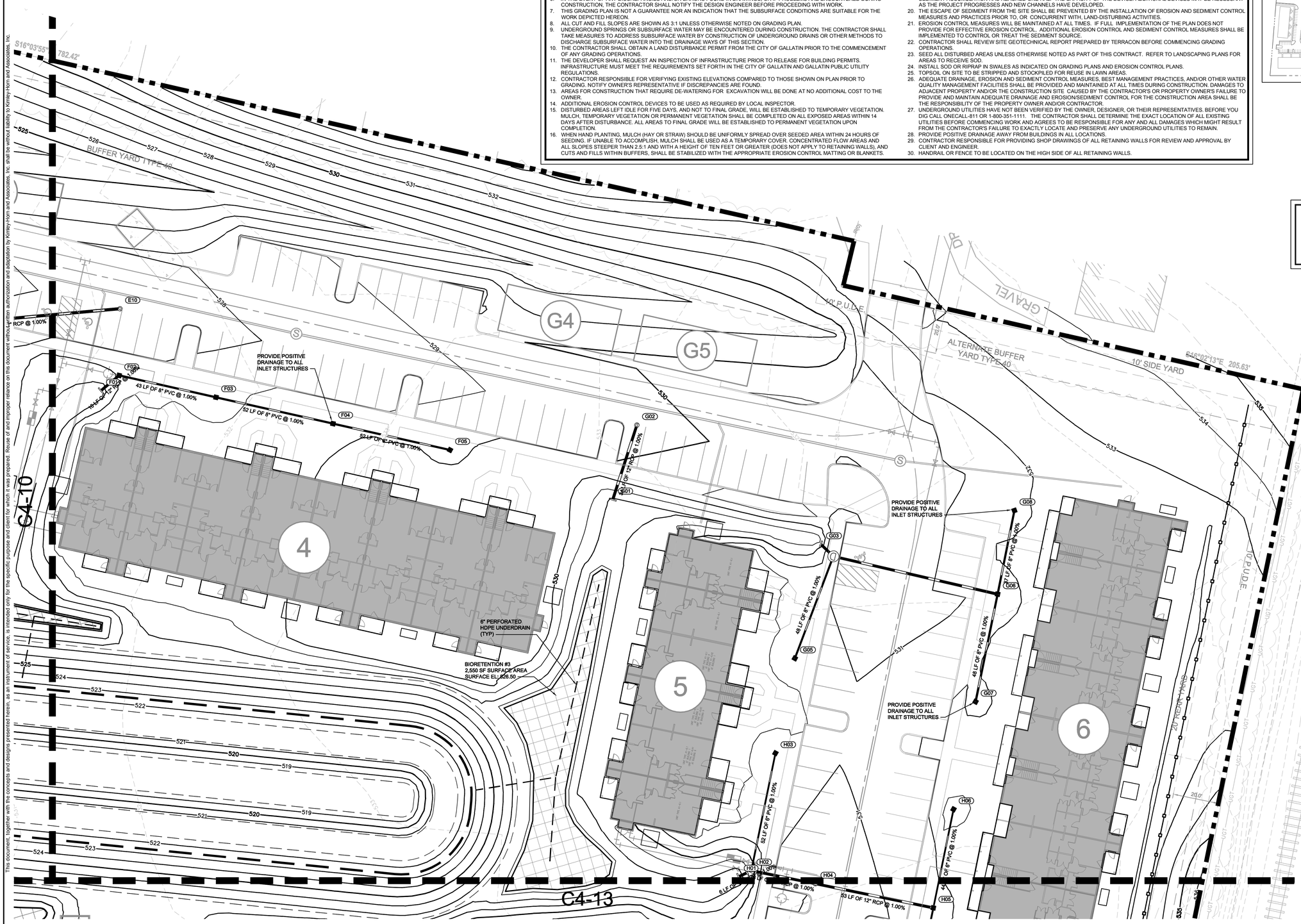

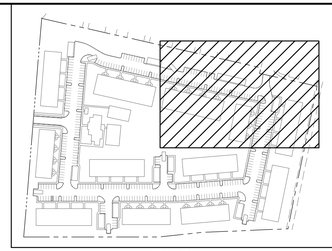

KEY MAP
NOT TO SCALE

OWNER/DEVELOPER:
PEDCOR INVESTMENTS, LLC
ONE PEDCOR SQUARE
770 3RD AVE SW
CARMEL, IN 46032
PHONE: (317) 218-2668

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THE RESIDENCES OF GALLATIN
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GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15
KHA PROJECT NO.	0170460001

GRADING AND DRAINAGE - AREA B

SHEET NUMBER
C4-11

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Drawing name: K:\NSH_LDEV\0170460001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C4-10 - Grading Enlargements.dwg C4-11 Nov 12, 2015 10:05am by: robert.arts

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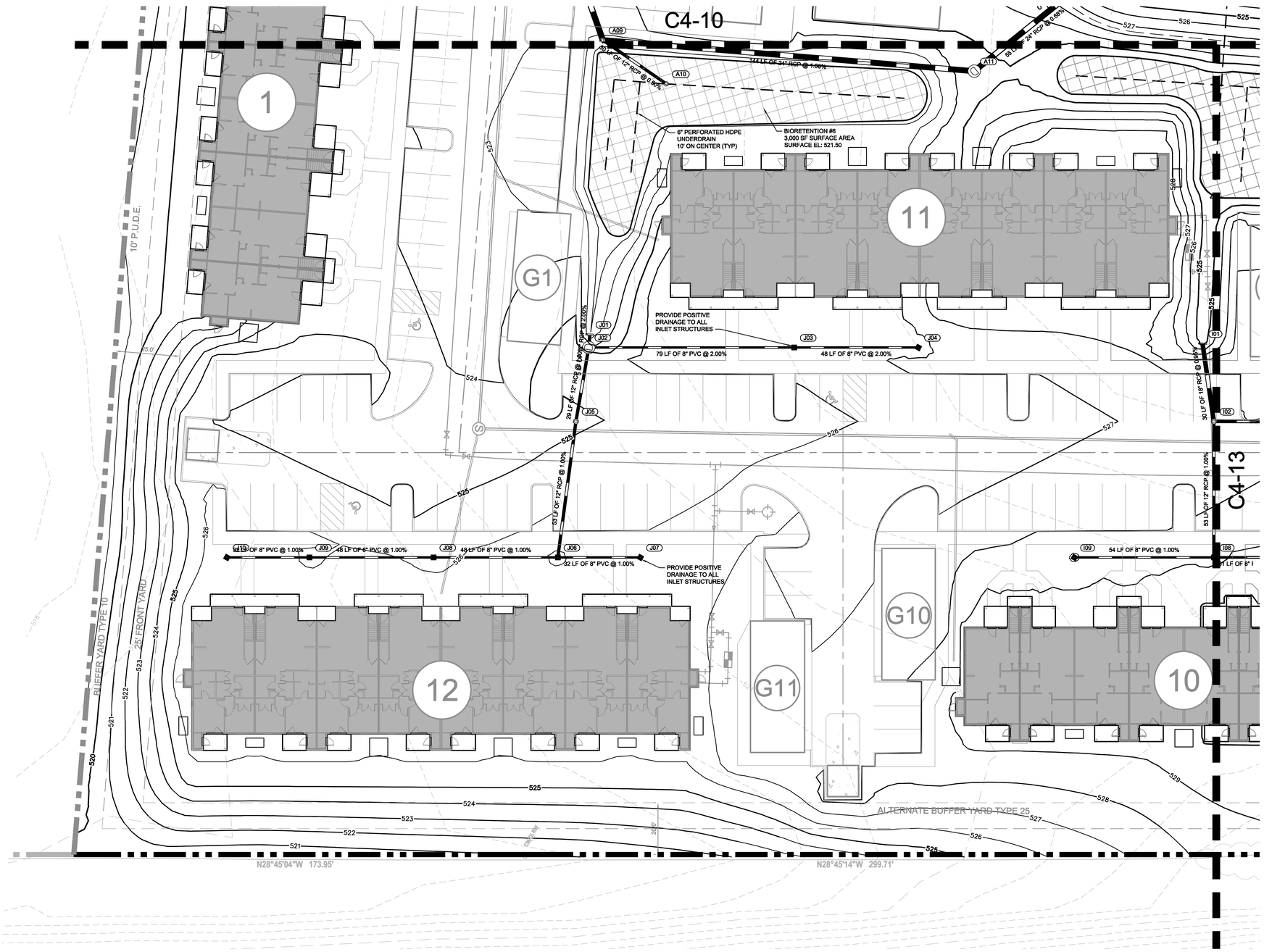

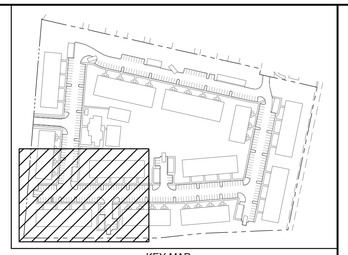

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26. ADEQUATE DRAINAGE. EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
27. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONECALL-811 OR 1-800-351-1111. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
28. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN ALL LOCATIONS.
29. CONTRACTOR RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OF ALL RETAINING WALLS FOR REVIEW AND APPROVAL BY CLIENT AND ENGINEER.
30. HANDRAIL OR FENCE TO BE LOCATED ON THE HIGH SIDE OF ALL RETAINING WALLS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

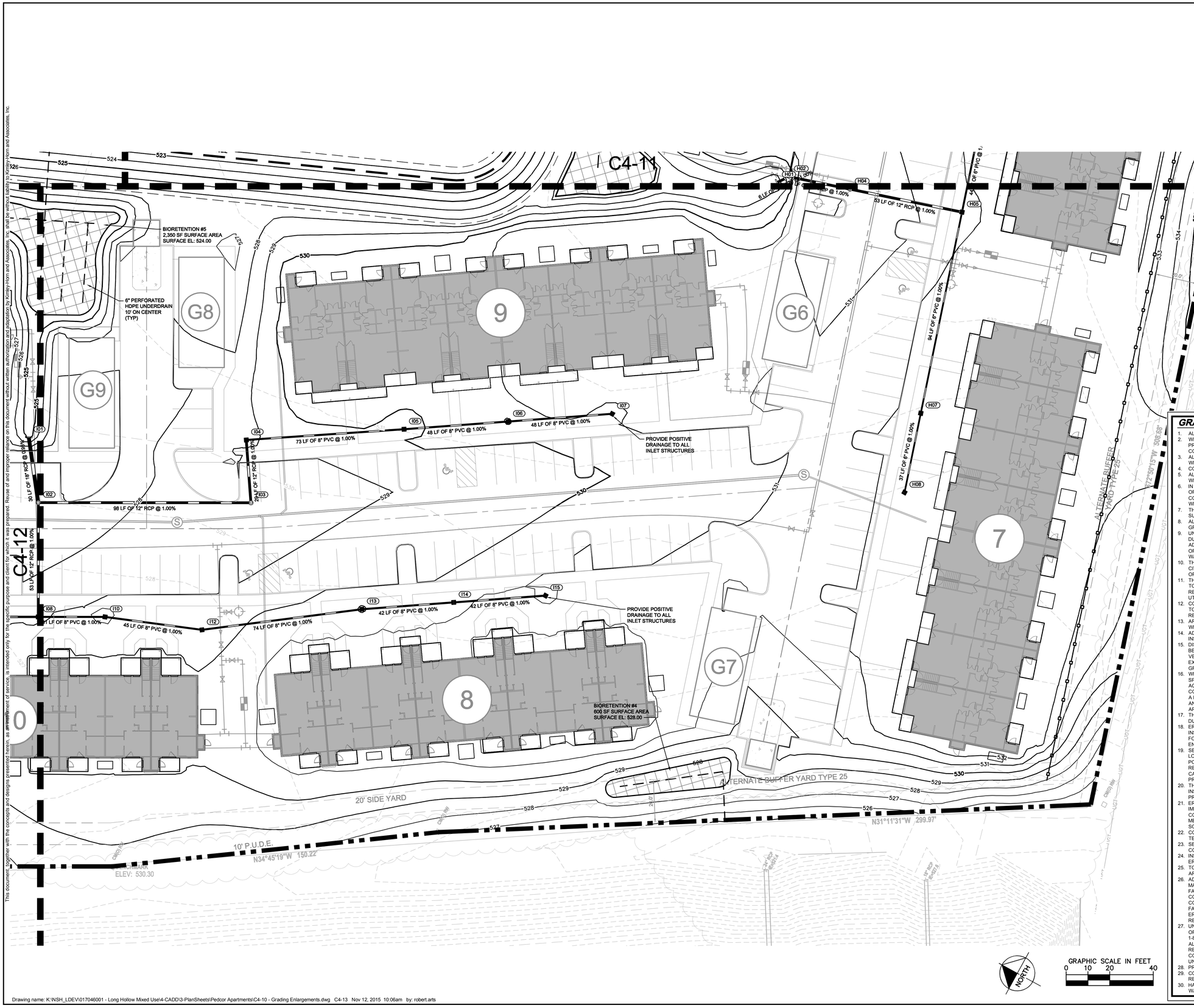
No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO.
0170460001

GRADING AND DRAINAGE - AREA C

SHEET NUMBER
C4-12



KEY MAP
NOT TO SCALE

OWNER/DEVELOPER:
PEDCOR INVESTMENTS, LLC
ONE PEDCOR SQUARE
770 3RD AVE SW
CARMEL, IN 46032
PHONE: (317) 218-2668

GRADING NOTES

1. ALL EXCAVATION IS UNCLASSIFIED.
2. WITHIN EASEMENTS CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
3. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF GALLATIN.
4. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
5. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE.
6. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER BEFORE PROCEEDING WITH WORK.
7. THIS GRADING PLAN IS NOT A GUARANTEE NOR AN INDICATION THAT THE SUBSURFACE CONDITIONS ARE SUITABLE FOR THE WORK DEPICTED HEREON.
8. ALL CUT AND FILL SLOPES ARE SHOWN AS 3:1 UNLESS OTHERWISE NOTED ON GRADING PLAN.
9. UNDERGROUND SPRINGS OR SUBSURFACE WATER MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE MEASURES TO ADDRESS SUBSURFACE WATER BY CONSTRUCTION OF UNDERGROUND DRAINS OR OTHER METHODS TO DISCHARGE SUBSURFACE WATER INTO THE DRAINAGE WAYS OF THIS SECTION.
10. THE CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.
11. THE DEVELOPER SHALL REQUEST AN INSPECTION OF INFRASTRUCTURE PRIOR TO RELEASE FOR BUILDING PERMITS. INFRASTRUCTURE MUST MEET THE REQUIREMENTS SET FORTH IN THE CITY OF GALLATIN AND GALLATIN PUBLIC UTILITY REGULATIONS.
12. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
13. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
14. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
15. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
16. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
17. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
18. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
19. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
20. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
21. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
22. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT PREPARED BY TERRACON BEFORE COMMENCING GRADING OPERATIONS.
23. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
24. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
25. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
26. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
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NORTH

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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO.
0170460001

GRADING AND DRAINAGE - AREA D

SHEET NUMBER
C4-13

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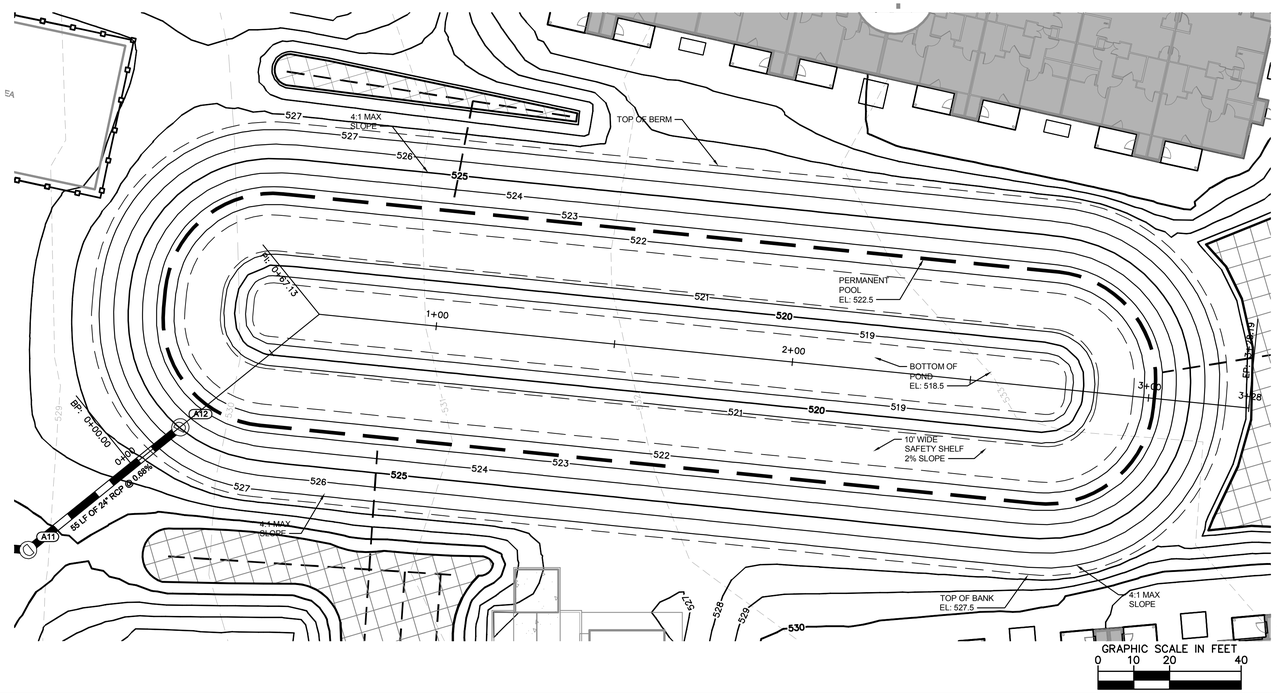

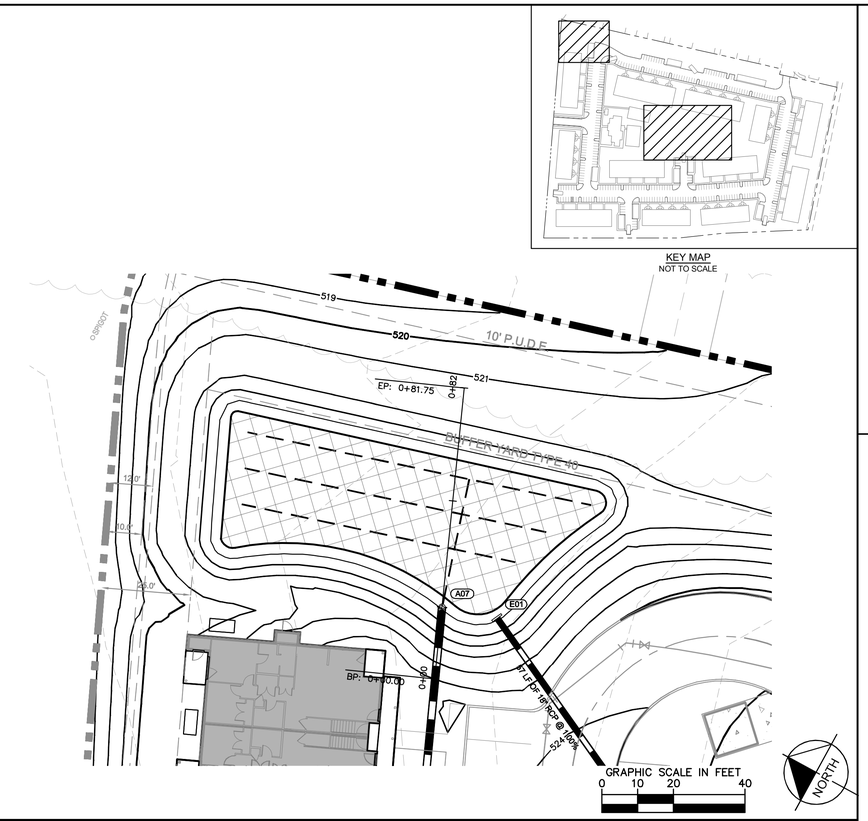

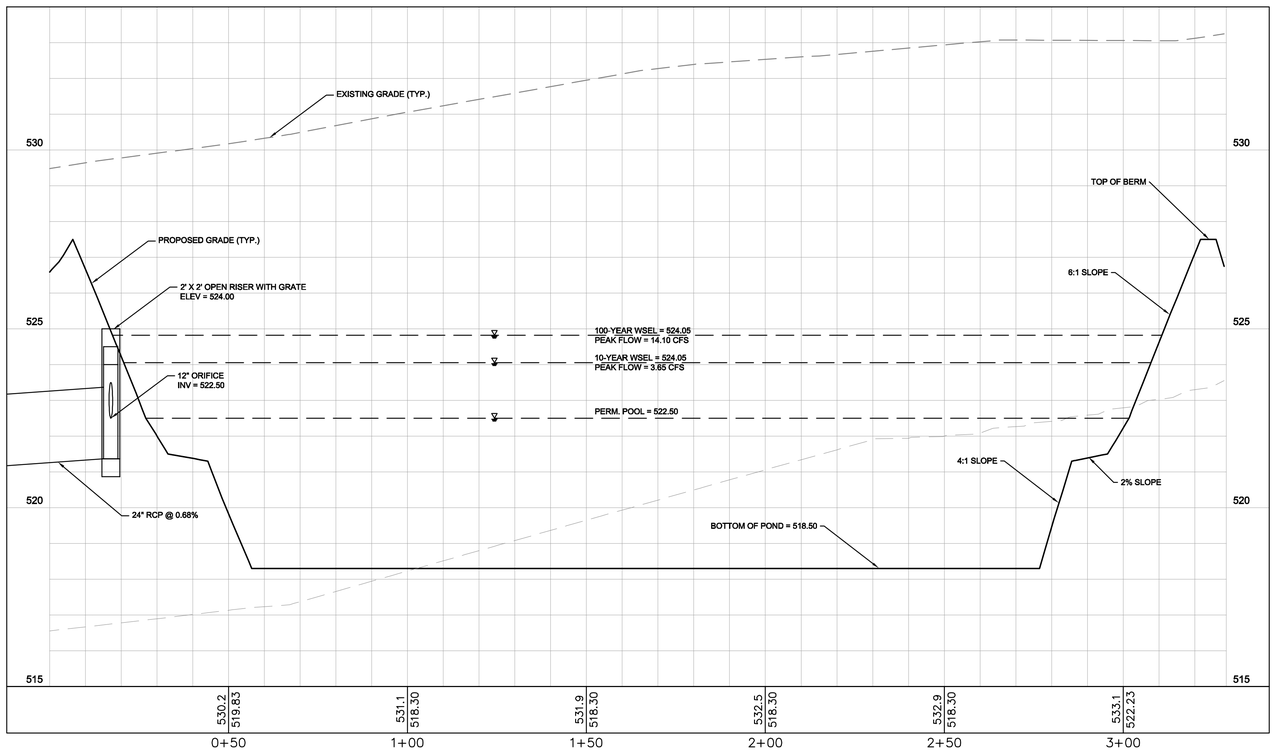

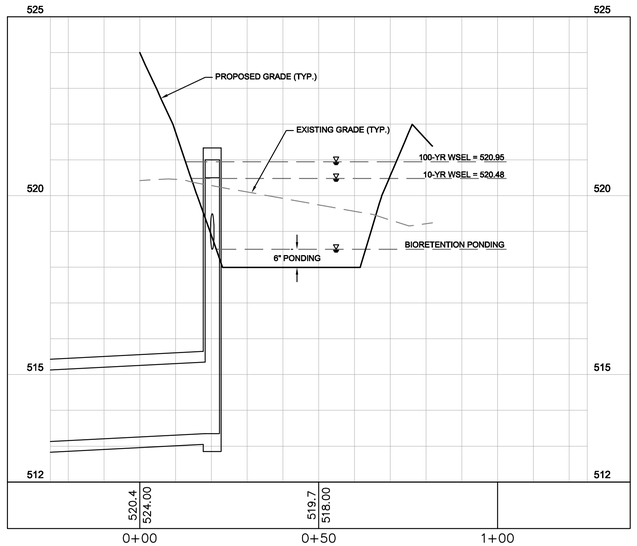

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PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT

PRELIMINARY PLANS

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DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15
KHA PROJECT NO. 0170460001	

DETENTION ENLARGEMENT

SHEET NUMBER

C4-14

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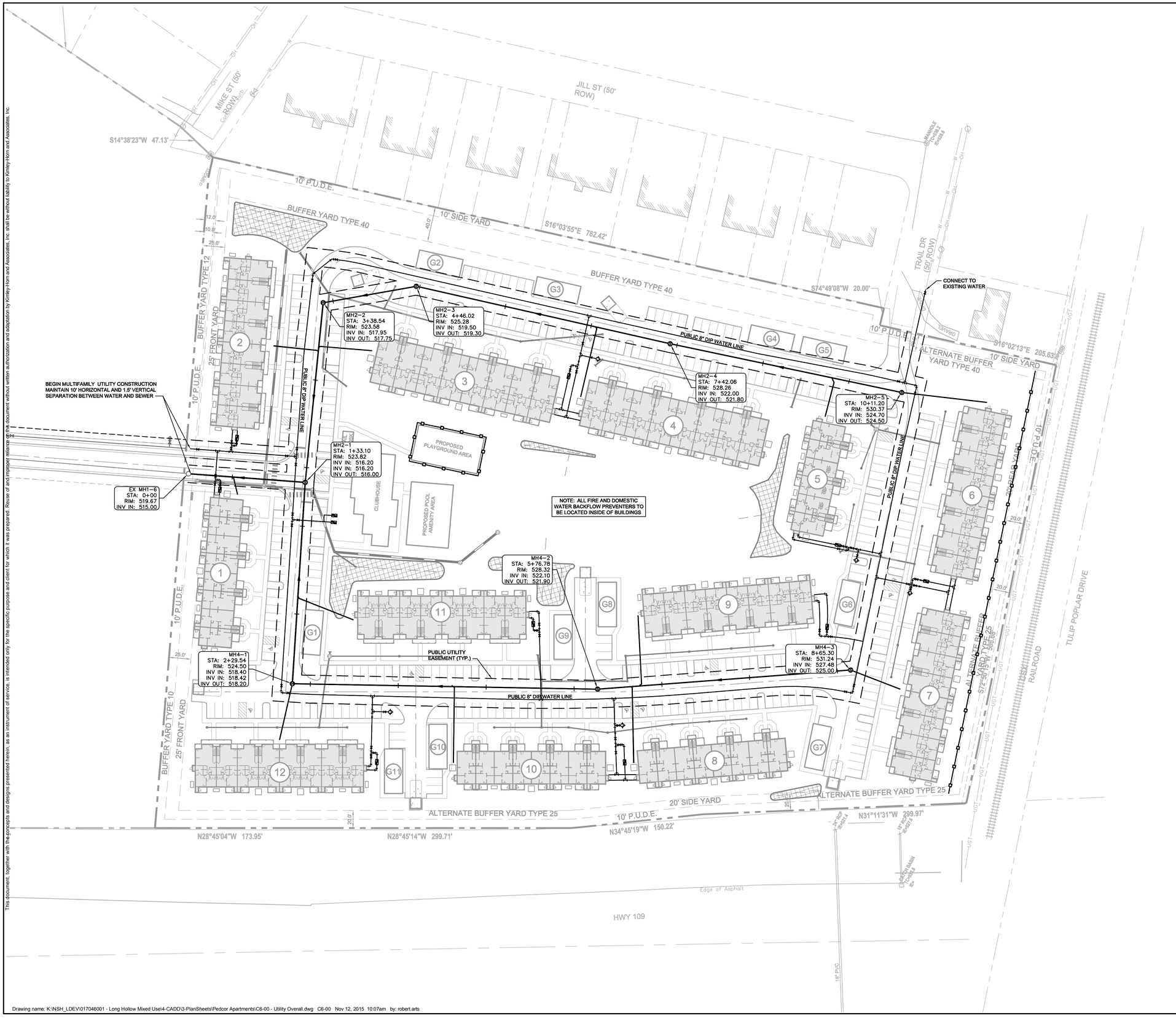

WATER DISTRIBUTION UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT 423-643-5811 AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
5. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
6. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF GALLATIN, GALLATIN PUBLIC UTILITIES AND O.H.S.A. STANDARDS.
7. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
8. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
10. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
11. CONTRACTOR TO CONTACT GALLATIN PUBLIC UTILITIES TO COORDINATE INSTALLATION AS REQUIRED.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO GALLATIN PUBLIC UTILITY STANDARDS.
13. GALLATIN PUBLIC UTILITIES AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. WATER PRESSURE / FLOW INFORMATION SUPPLIED BY GALLATIN PUBLIC UTILITIES.
15. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
16. WATER MAIN TO HAVE MINIMUM OF 30" COVER.
17. ALL WATER LATERALS TO HAVE A MINIMUM OF 18" COVER.
18. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
19. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
20. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
21. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
22. PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO GALLATIN PUBLIC UTILITY SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
23. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
24. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
25. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
26. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
27. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQUIPMENT AS REQUIRED FOR TAPPING THE EXISTING MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO GALLATIN PUBLIC UTILITIES AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH EAST SIDE AS REQUIRED. THE CONNECTION TO THE EXISTING MAIN SHALL BE MADE BY GALLATIN PUBLIC UTILITIES.

METERING NOTE

EACH MULTIFAMILY BUILDING TO BE METERED SEPARATELY. BACKFLOW PREVENTERS FOR EACH BUILDING SHALL BE PROVIDED INSIDE THE BUILDING. REFER TO MEP PLANS.

FIRE DEPARTMENT CONNECTION NOTE

1. FIRE DEPARTMENT CONNECTION (FDC) SHALL BE WALL MOUNTED ON THE EXTERIOR OF THE BUILDING IN A VISIBLE LOCATION.
2. SIGN NOTING FDC SHALL BE PLACED ON THE EXTERIOR OF THE BUILDING NOTING THE LOCATION PER THE GALLATIN FIRE DEPARTMENT STANDARDS.
3. REPRESENTS THE PROPOSED FDC LOCATION ON ALL MULTIFAMILY BUILDINGS.

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THE RESIDENCES OF GALLATIN

PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT

PRELIMINARY PLANS

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DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

OVERALL SITE UTILITY

SHEET NUMBER

C6-00

NORTH

GRAPHIC SCALE IN FEET 0 25 50 100

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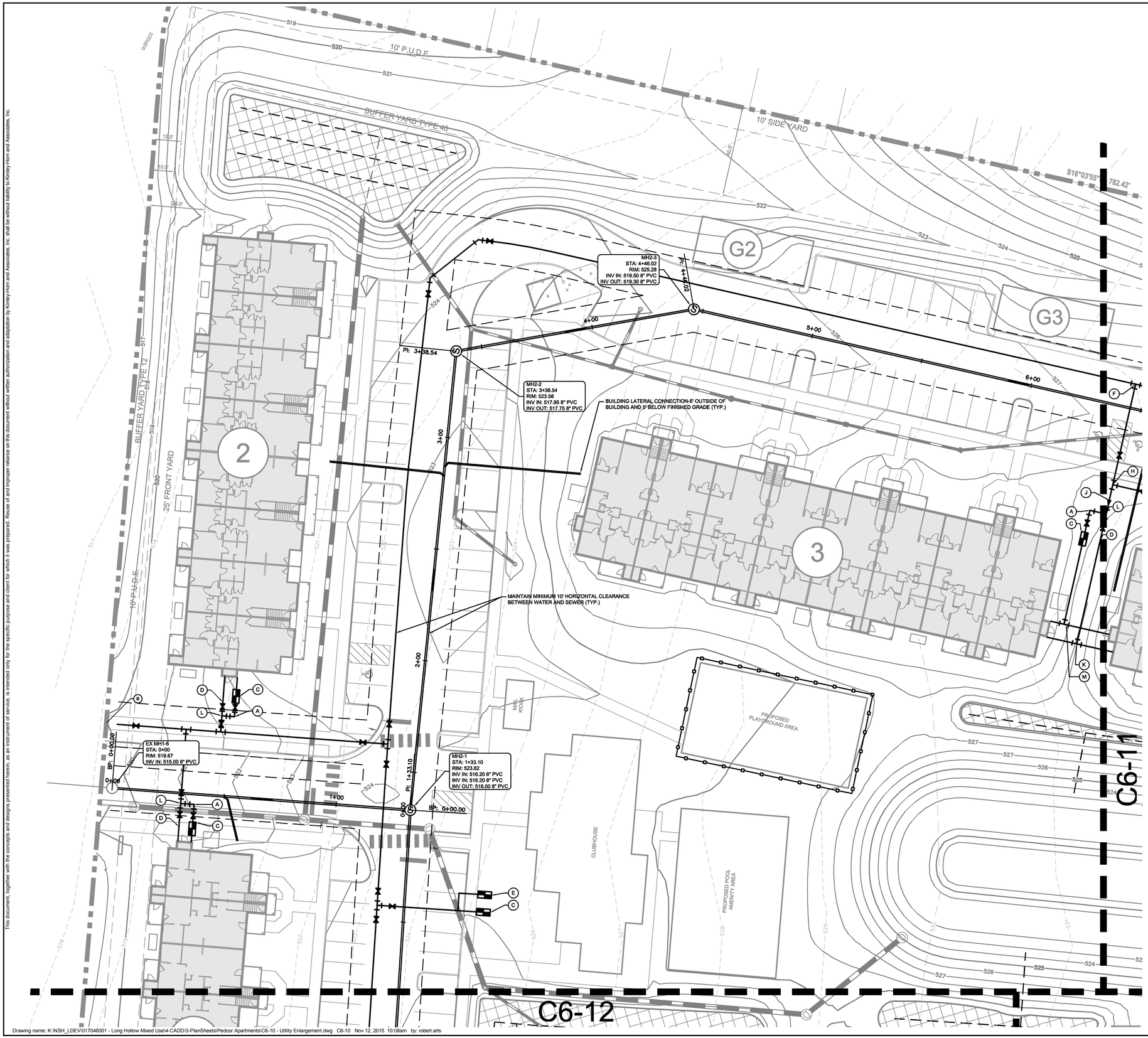

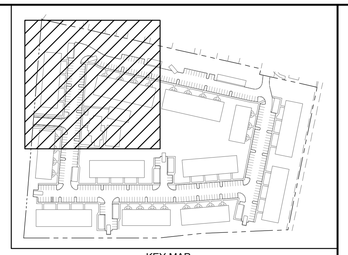

KEY MAP
NOT TO SCALE

SITE UTILITY NOTES

FOR SITE UTILITY NOTES, SEE NOTES ON C6-00 AND C0-02 AND C0-03

KEYNOTE LEGEND

- (A) 90° BEND WITH THRUST BLOCKING
- (B) CONNECT TO EXISTING PER GALLATIN PUBLIC UTILITIES STANDARDS
- (C) 2" DOMESTIC METER
- (D) 4" FIRE LINE
- (E) IRRIGATION METER - SIZE TO BE CONFIRMED BY IRRIGATION DESIGNER
- (F) 8" X 6" TEE
- (G) 8" X 8" TEE
- (H) 6" X 6" TEE
- (I) 8" X 6" REDUCER
- (J) 6" X 4" REDUCER
- (K) 4" X 4" TEE
- (L) 4" X 2" TEE
- (M) 2" X 2" TEE
- (N) 8" X 4" TEE
- (O) FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE (TYP.)
- (P) 4" X 2" REDUCER

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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THE RESIDENCES OF GALLATIN

PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT

PRELIMINARY PLANS

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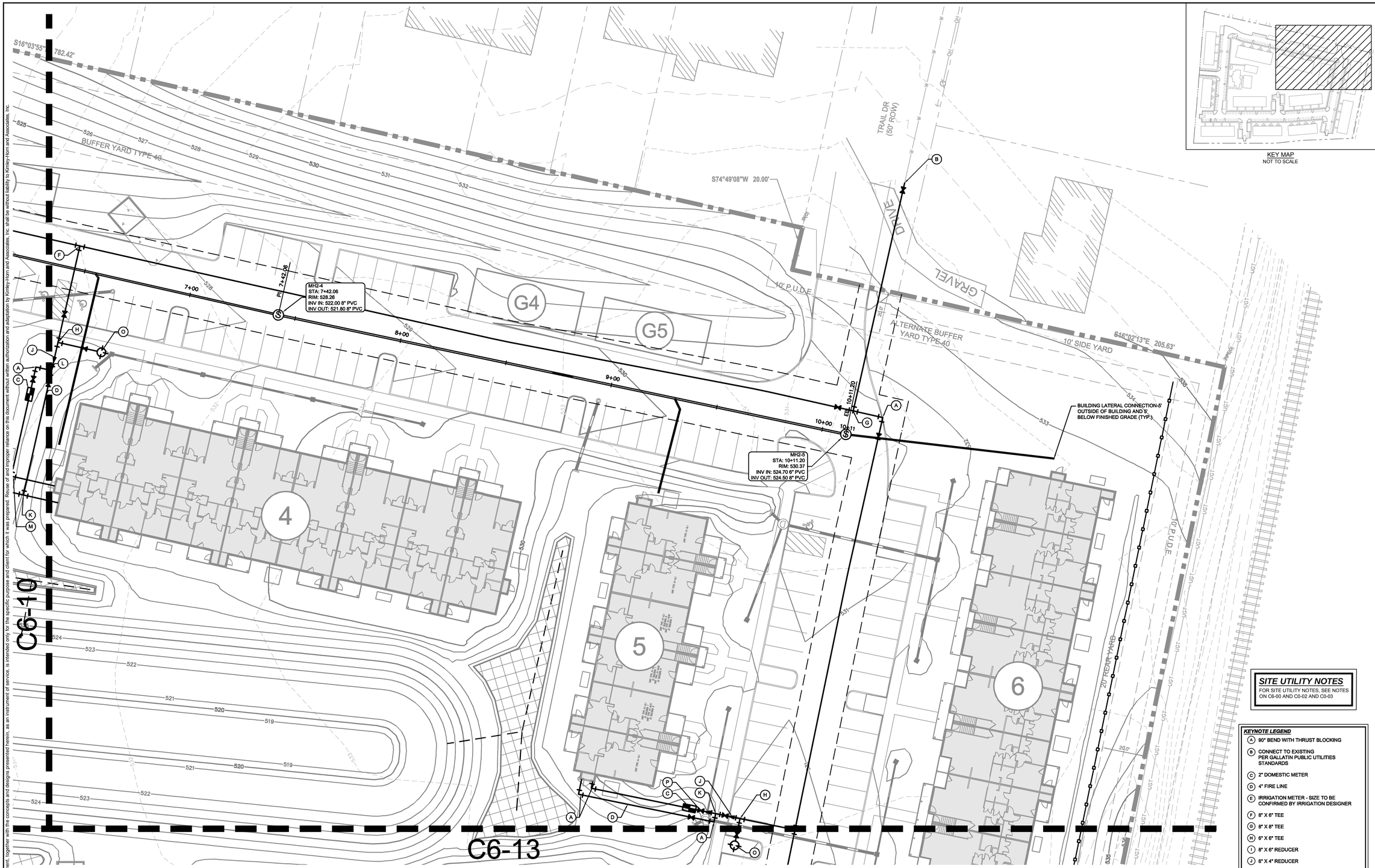
DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

SITE UTILITY - AREA A

SHEET NUMBER

C6-10



KEY MAP
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SITE UTILITY NOTES

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GALLATIN, TENNESSEE

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KHA PROJECT NO. 0170460001

SITE UTILITY - AREA B

SHEET NUMBER

C6-11

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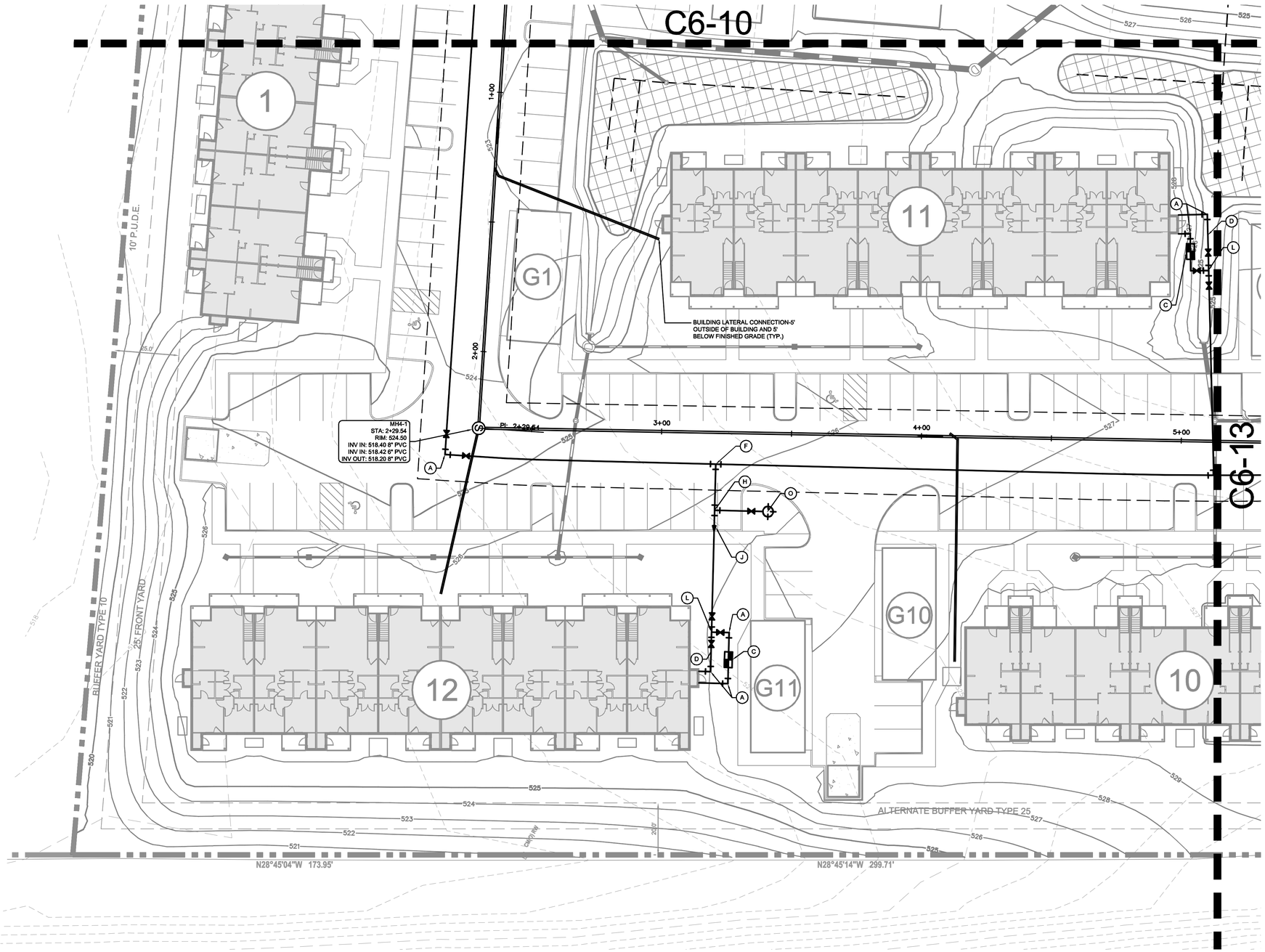

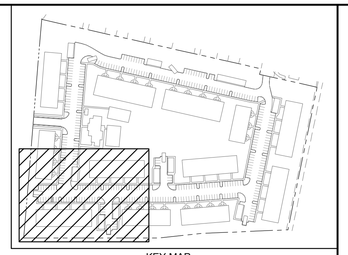

KEY MAP
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SITE UTILITY NOTES

FOR SITE UTILITY NOTES, SEE NOTES ON C6-00 AND C0-02 AND C0-03

KEYNOTE LEGEND

- (A) 90° BEND WITH THRUST BLOCKING
- (B) CONNECT TO EXISTING PER GALLATIN PUBLIC UTILITIES STANDARDS
- (C) 2" DOMESTIC METER
- (D) 4" FIRE LINE
- (E) IRRIGATION METER - SIZE TO BE CONFIRMED BY IRRIGATION DESIGNER
- (F) 8" X 6" TEE
- (G) 8" X 8" TEE
- (H) 6" X 6" TEE
- (I) 8" X 6" REDUCER
- (J) 6" X 4" REDUCER
- (K) 4" X 4" TEE
- (L) 4" X 2" TEE
- (M) 2" X 2" TEE
- (N) 8" X 4" TEE
- (O) FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE (TYP.)
- (P) 4" X 2" REDUCER

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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THE RESIDENCES OF GALLATIN

PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

SITE UTILITY - AREA C

SHEET NUMBER
C6-12

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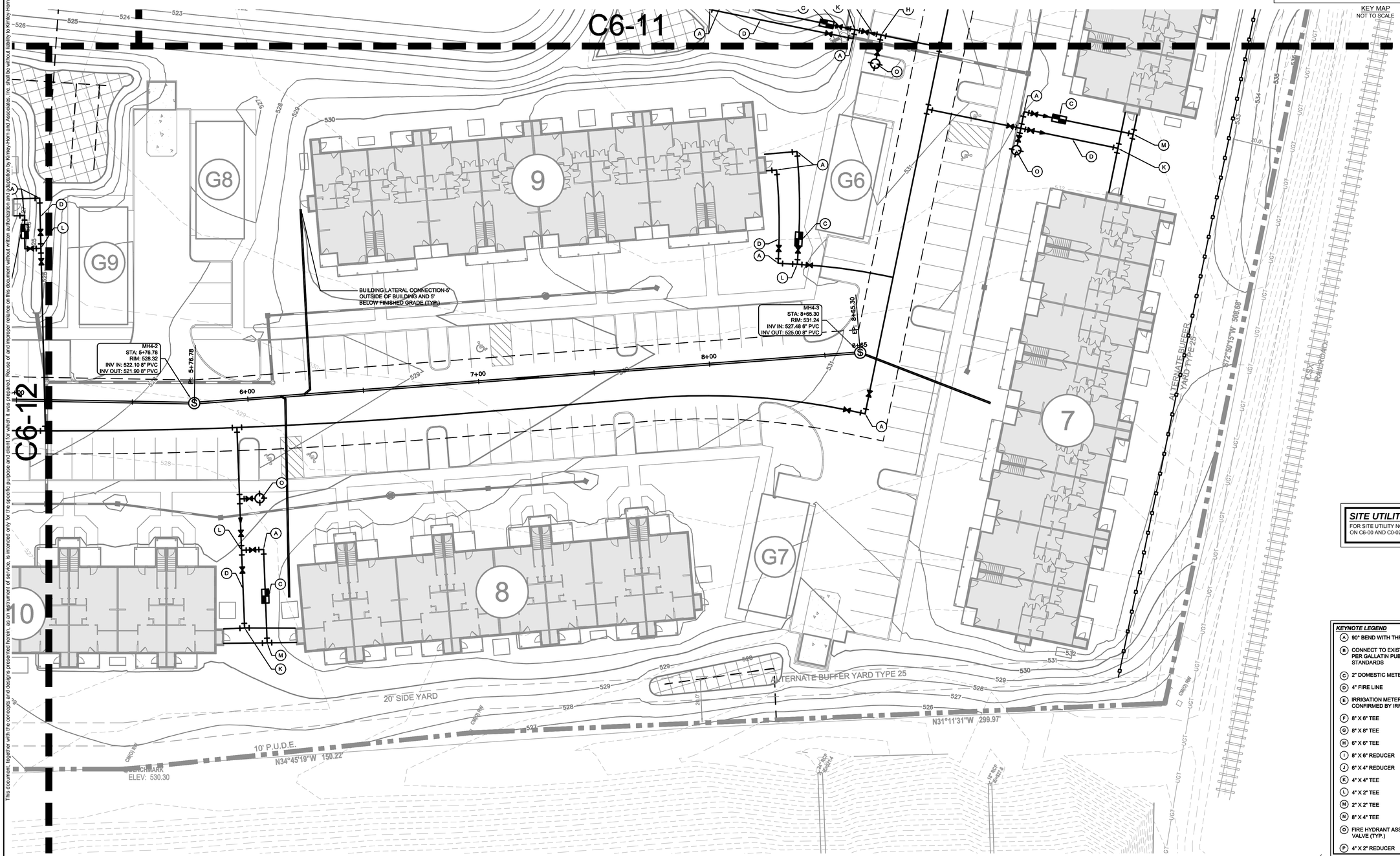
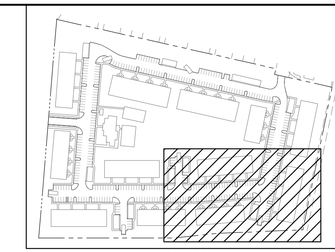
Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\C6-10 - Utility Enlargement.dwg C6-12 Nov 12, 2015 10:09am by: robert.arts





SITE UTILITY NOTES

FOR SITE UTILITY NOTES, SEE NOTES ON C6-00 AND C0-02 AND C0-03

KEYNOTE LEGEND

- (A) 90° BEND WITH THRUST BLOCKING
- (B) CONNECT TO EXISTING PER GALLATIN PUBLIC UTILITIES STANDARDS
- (C) 2" DOMESTIC METER
- (D) 4" FIRE LINE
- (E) IRRIGATION METER - SIZE TO BE CONFIRMED BY IRRIGATION DESIGNER
- (F) 8" X 6" TEE
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- (I) 8" X 6" REDUCER
- (J) 6" X 4" REDUCER
- (K) 4" X 4" TEE
- (L) 4" X 2" TEE
- (M) 2" X 2" TEE
- (N) 8" X 4" TEE
- (O) FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE (TYP.)
- (P) 4" X 2" REDUCER

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1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

SITE UTILITY - AREA D

SHEET NUMBER

C6-13

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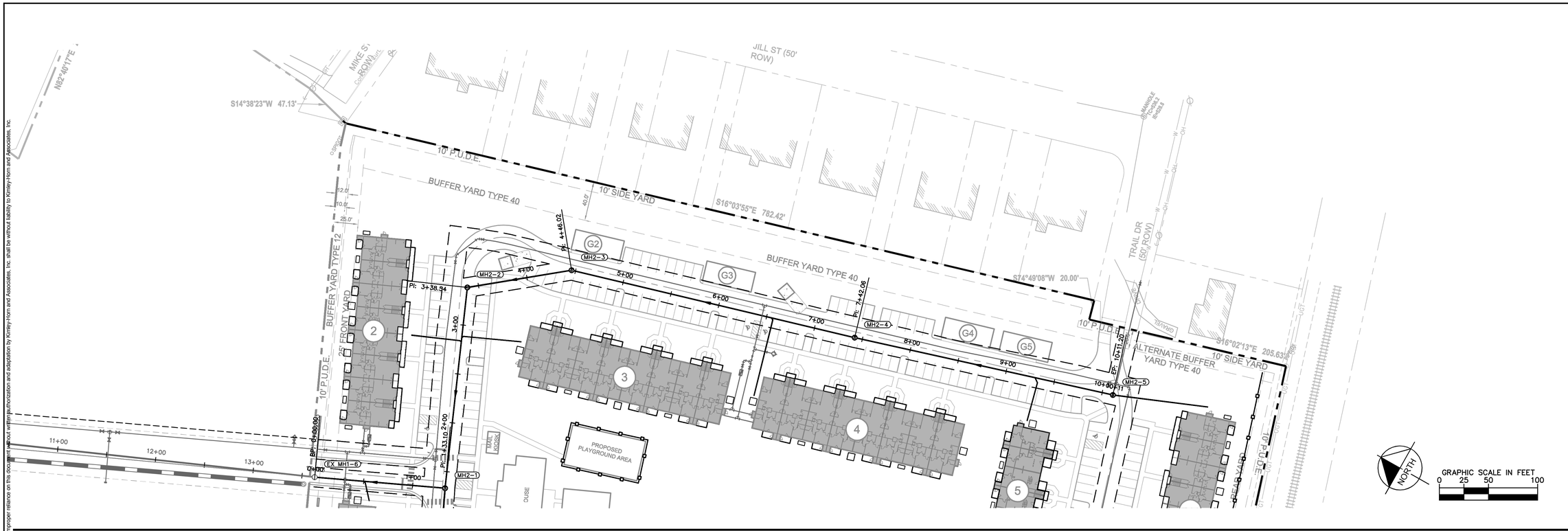

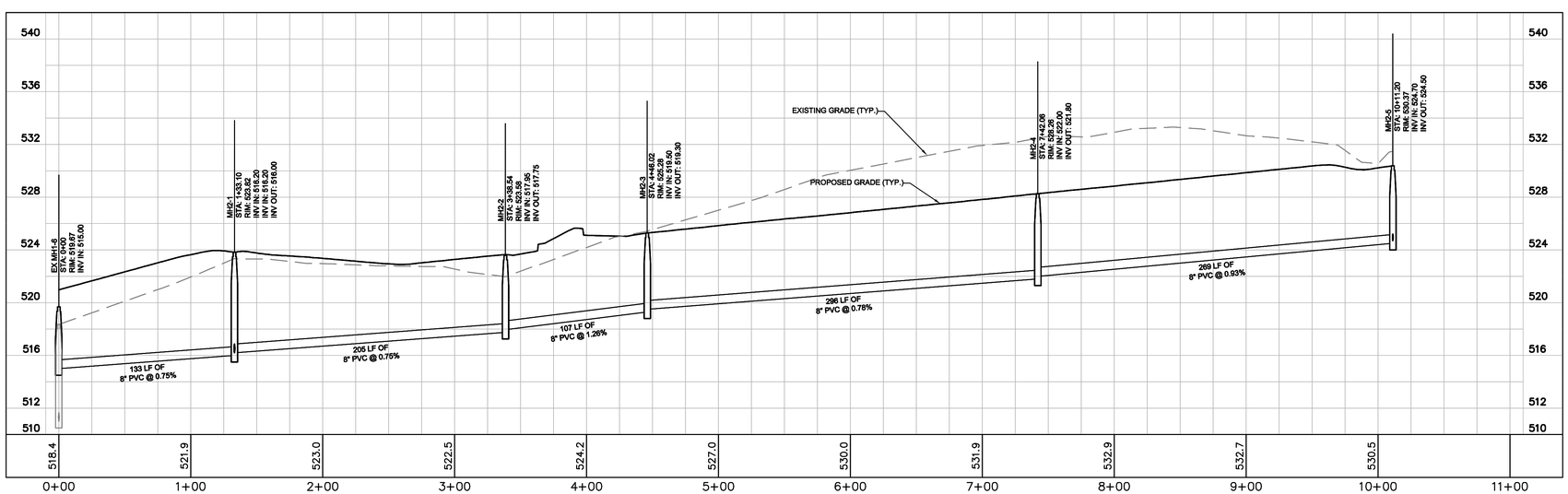

PROFILE - PUBLIC SEWER LINE 2

(SANITARY SEWER EASEMENT = 20')

SCALE : 1" = 50' H; 1" = 5' V

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DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

SANITARY SEWER PLAN AND PROFILE - LINE 2

SHEET NUMBER

C6-20

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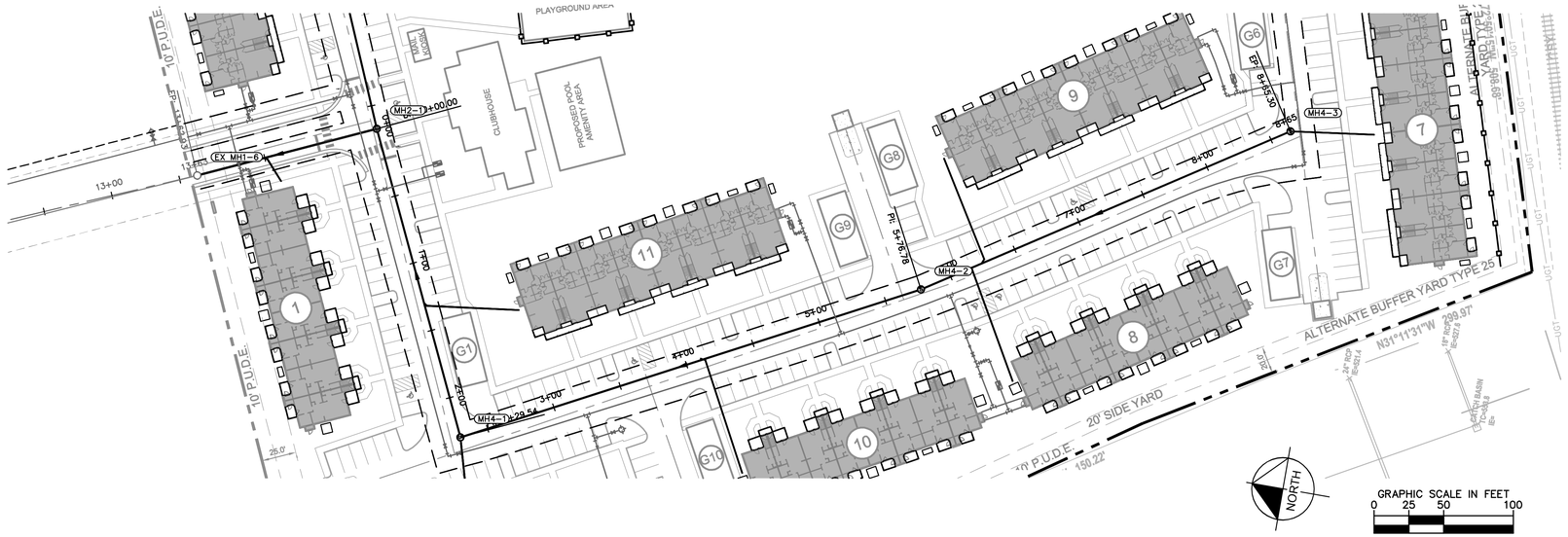

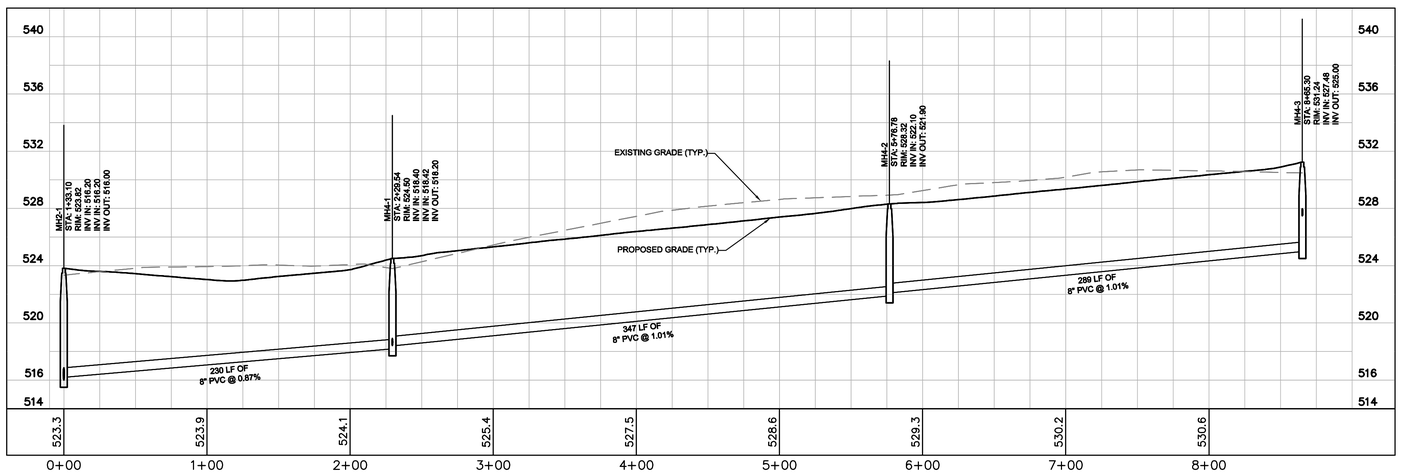

PROFILE - PUBLIC SEWER LINE 4

(SANITARY SEWER EASEMENT = 20')

SCALE : 1" = 50' H; 1" = 5' V

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DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

SANITARY SEWER PLAN AND PROFILE - LINE 3

SHEET NUMBER

C6-21

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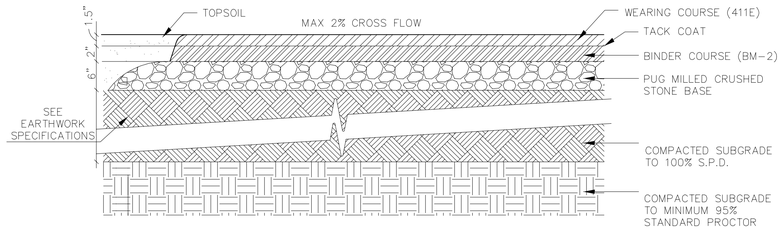
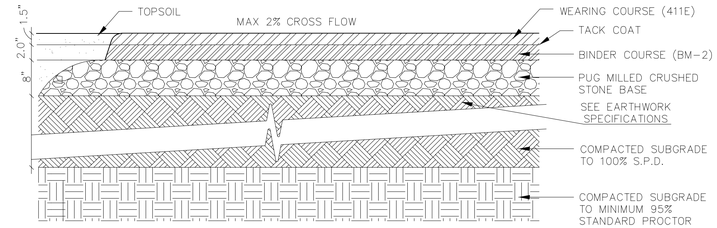


NOTES:
1. SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR
2. AGGREGATE BASE COURSE TO BE COMPACTED TO 100% STANDARD PROCTOR
3. ALL ROADWAY CONSTRUCTION AND ASPHALT PAVEMENT SHALL BE IN COMPLIANCE WITH TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.

1 LIGHT DUTY ASPHALT PAVING DETAIL
NOT TO SCALE



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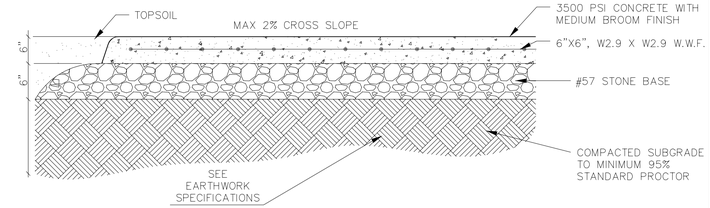
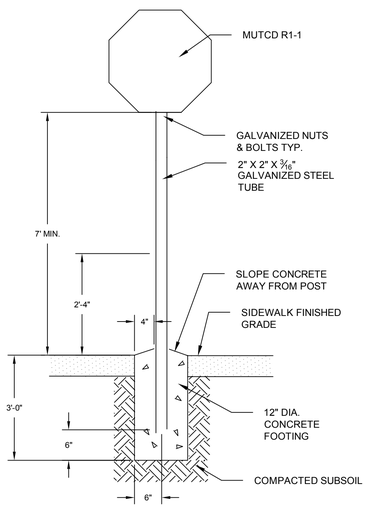
2 HEAVY DUTY ASPHALT PAVING DETAIL
NOT TO SCALE

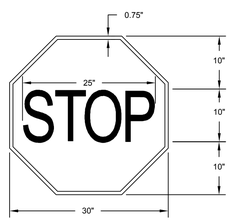


NOTE:
1. REFER TO SIDEWALK JOINT DETAIL THIS SHEET FOR CONTROL AND EXPANSION JOINT SPACING.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

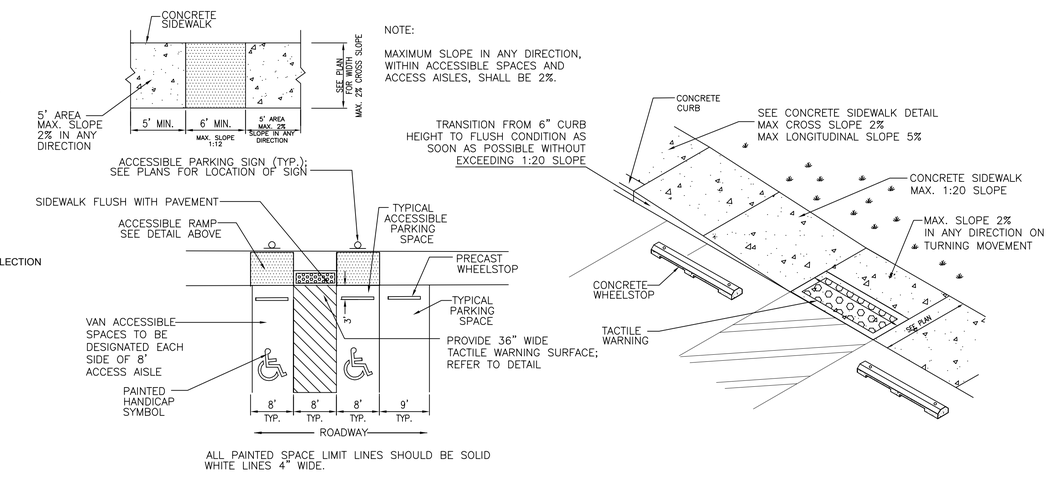
3 HEAVY DUTY CONCRETE PAVING DETAIL
NOT TO SCALE



4 STOP SIGN DETAIL
NOT TO SCALE



NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION



NOTE:
MAXIMUM SLOPE IN ANY DIRECTION, WITHIN ACCESSIBLE SPACES AND ACCESS AISLES, SHALL BE 2%.

TRANSITION FROM 6" CURB HEIGHT TO FLUSH CONDITION AS SOON AS POSSIBLE WITHOUT EXCEEDING 1:20 SLOPE

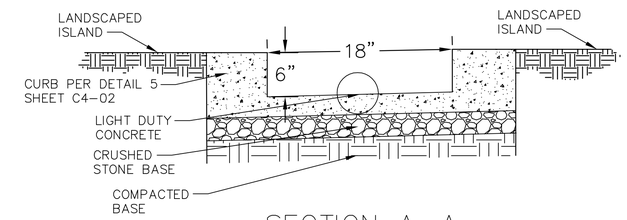
SEE CONCRETE SIDEWALK DETAIL
MAX CROSS SLOPE 2%
MAX LONGITUDINAL SLOPE 5%

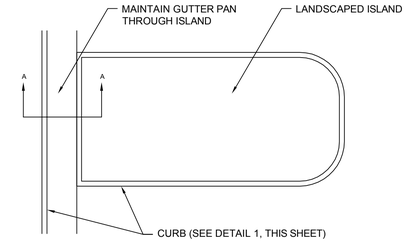
CONCRETE SIDEWALK MAX. 1:20 SLOPE

MAX. SLOPE 2% IN ANY DIRECTION ON TURNING MOVEMENT

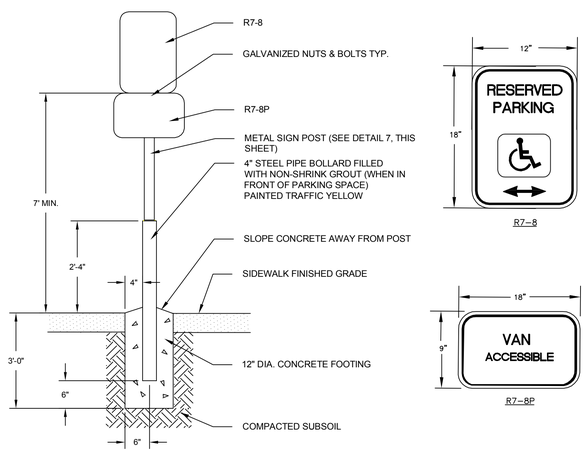
ALL PAINTED SPACE LIMIT LINES SHOULD BE SOLID WHITE LINES 4" WIDE.

5 HANDICAP PARKING SPACE AND ACCESSIBLE AISLE LAYOUT
NOT TO SCALE

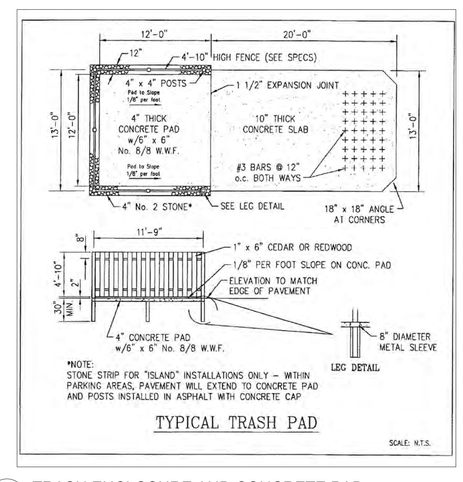




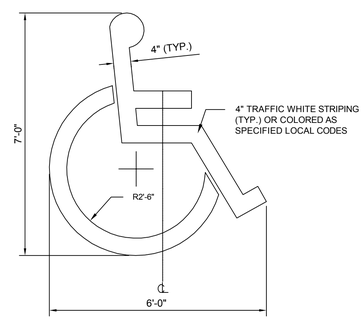
6 CURB CUT DETAIL
NOT TO SCALE



7 ADA PARKING STALL DETAIL
NOT TO SCALE



8 TRASH ENCLOSURE AND CONCRETE PAD
NOT TO SCALE



LOCATE AT BOTTOM EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

NOTES:
1. WORDS AND ARROWS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
2. THESE WORDS AND ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.

9 ADA PARKING SPACE SYMBOL DETAIL
NOT TO SCALE

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GALLATIN, TENNESSEE

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AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15
KHA PROJECT NO.	0170460001

SITE DETAILS

SHEET NUMBER
C7-00

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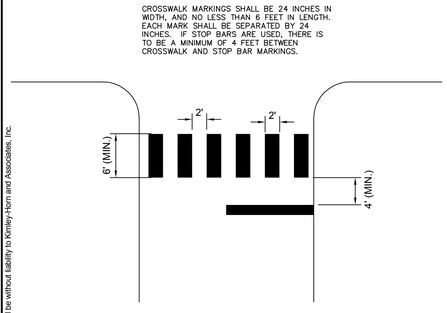
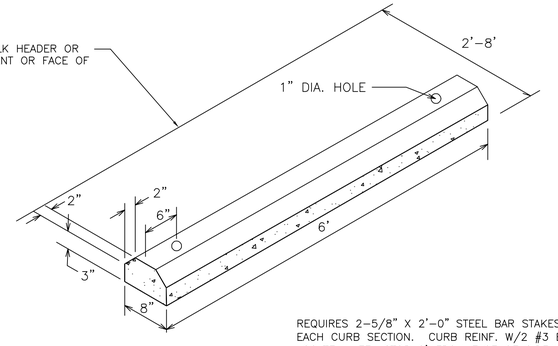
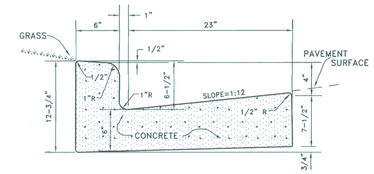


1 CROSSWALK MARKING DETAIL
NOT TO SCALE

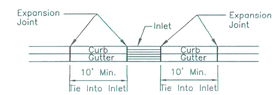


REQUIRES 2-5/8" X 2'-0" STEEL BAR STAKES FOR EACH CURB SECTION. CURB REINF. W/2 #3 BARS. LOCATE WHEEL STOP 2' FROM FACE OF SIDEWALK HEADER OR EDGE OF PAVEMENT OR FACE OF CURB

2 CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



TYPICAL CROSS - SECTION

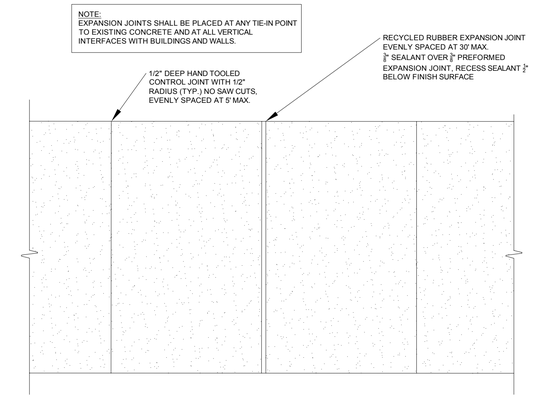


FRONT VIEW

GENERAL NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100 FEET APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, RAMPS, AND INLETS.
3. CONTRACTION JOINTS ARE TO BE CUT INTO CURB AND GUTTER EVERY 10 FEET TO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION. THE SPACING OF 10 FEET MAY BE REDUCED AT CLOSURES BUT NO SECTION OF CURB AND GUTTER SHALL BE LESS THAN 10 FEET.
4. THERE WILL BE A MINIMUM OF 10 FEET TIE IN AT CURB INLETS ON EACH SIDE OF THE INLET. AN EXPANSION JOINT WILL BE USED ON EACH SIDE OF THE TIE IN.
5. COST OF CONTRACTION JOINTS TO BE INCLUDED IN THE UNIT BID PRICE FOR CONCRETE CURB WITH GUTTER.

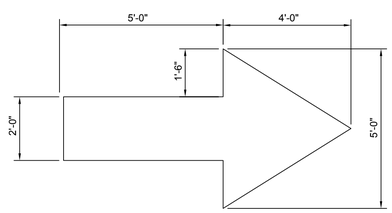
3 CONCRETE CURB DETAIL
NOT TO SCALE

NOTE:
EXPANSION JOINTS SHALL BE PLACED AT ANY TIE-IN POINT TO EXISTING CONCRETE AND AT ALL VERTICAL INTERFACES WITH BUILDINGS AND WALLS.

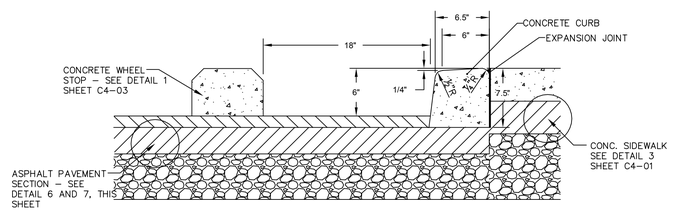


4 SIDEWALK JOINT DETAIL
NOT TO SCALE

NOTE:
ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH ANY PERTINENT PROVISIONS OF THE CITY OF HENDERSONVILLE. CONTRACTOR SHALL REFER TO M.U.T.C.D. AND T.D.O.T. STANDARD DRAWINGS AND SPECIFICATIONS FOR TRAFFIC ARROWS TO BE INSTALLED ON STATE R.O.W.

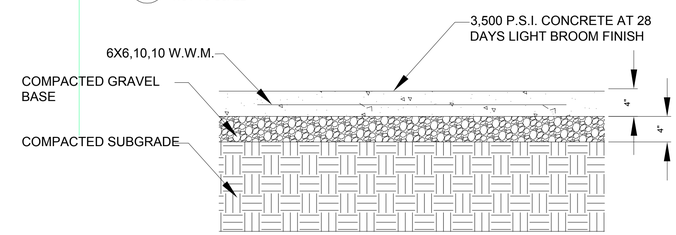


5 ARROW PAVEMENT MARKING DETAIL
NOT TO SCALE



NOTES:
1. ASPHALT SURFACE AND BINDER COURSE DEPTH WILL VARY BETWEEN LIGHT AND HEAVY DUTY PAVEMENT SECTIONS.
2. IF SIDEWALK IS BEHIND CURB, EXPANSION JOINT IS TO BE PLACED BETWEEN CURB AND SIDEWALK.
3. CONCRETE WHEEL STOPS ONLY TO BE INSTALLED WHERE INDICATED ON PLANS.

6 EXTRUDED CURB DETAIL
NOT TO SCALE



NOTE:
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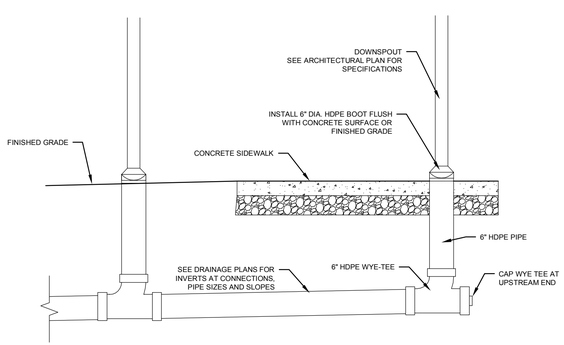
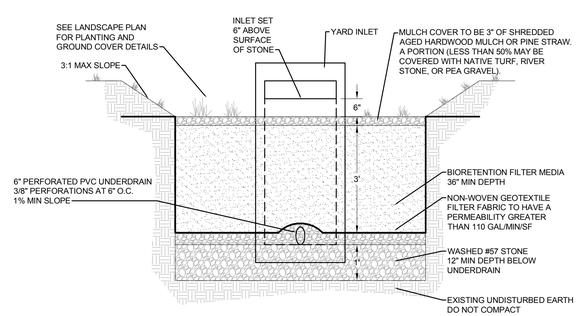
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SAHLL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

7 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

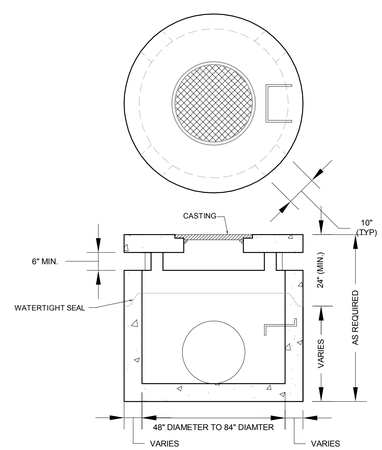


8 DOWNSPOUT CONNECTION
NOT TO SCALE



NOTES:
1. BIORETENTION FILTER MEDIA SHALL CONTAIN A MIX OF TOPSOIL, SAND, AND ORGANIC MATTER TO ACHIEVE THE FOLLOWING FINAL COMPOSITION (BY VOLUME):
   1.1. MAX 20% SAND
   1.2. LESS THAN 40% SILT
   1.3. 5-10% ORGANIC MATTER
   1.4. LESS THAN 20% CLAY
2. BIORETENTION FILTER MEDIA SHALL HAVE A CATION EXCHANGE CAPACITY OF GREATER THAN 10 MEQ / 100 g
3. AGGREGATE STORAGE LAYER SHALL BE WASHED AND FREE FROM ALL FINES
4. *BIORETENTION AREA SHALL BE PROTECTED FROM CONTAMINATION BY SILT, DIRT, OR DEBRIS THROUGHOUT CONSTRUCTION. IF THE BIORETENTION AREA BECOMES CONTAMINATED, THE FULL SECTION SHALL BE REMOVED AND REPLACED.*
5. ***CONTRACTOR SHALL NOTIFY METRO INSPECTOR AT LEAST 24 HOURS PRIOR TO PLACEMENT OF BIORETENTION FILTER MEDIA.***

9 BIORETENTION AREA DETAIL
NOT TO SCALE



GENERAL NOTES:
1. ALL MATERIAL, DESIGN, MANUFACTURE, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION AND REPAIRS TO MEET "SPECIFICATIONS FOR PRECAST-REINFORCED CONCRETE MANHOLE SECTIONS". PER ASTM C-478 (LATEST VERSION).
2. OPENINGS TO BE CORED OR CAST-IN, AS REQUIRED.

10 YARD INLET DETAIL
NOT TO SCALE

Kimley»Horn
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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY
AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY: RJA/MDS
DRAWN BY: RJA
CHECKED BY: MDS
DATE: 11/12/15
KHA PROJECT NO. 0170460001

SITE DETAILS

SHEET NUMBER
C7-01

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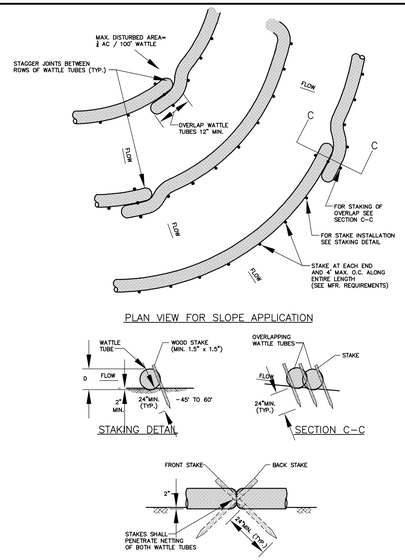
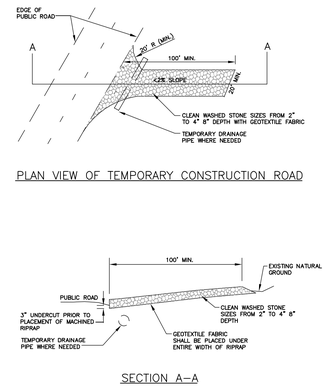
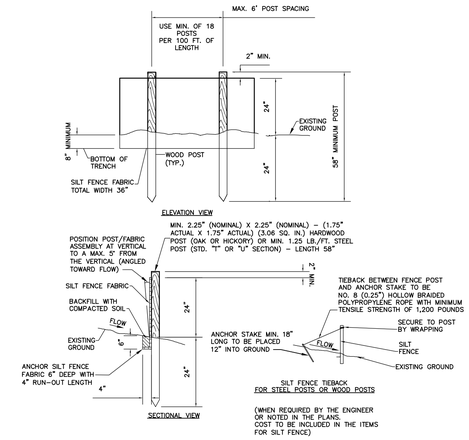


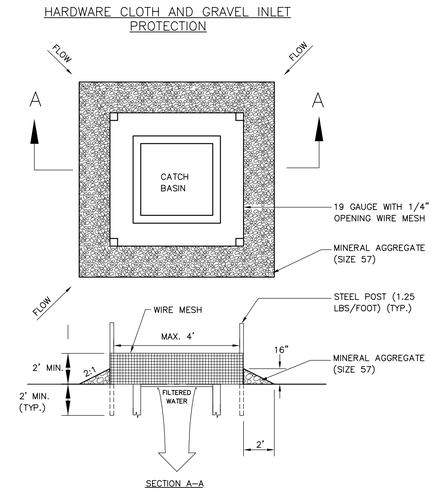
1 EROSION EEL
NOT TO SCALE



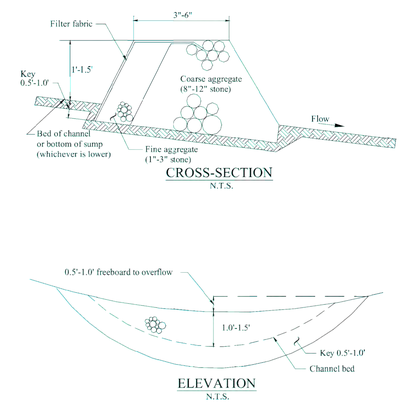
2 CONSTRUCTION ENTRANCE
NOT TO SCALE



3 SILT FENCE DETAIL
NOT TO SCALE



4 INLET PROTECTION
NOT TO SCALE



5 ROCK CHECK DAM DETAIL
NOT TO SCALE

Species	Rate (lb/acre)
Rye	120

Seeding dates
East ..... Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1 - May 1
Middle ..... Jan. 1 - May 1
West ..... Dec. 1 - Apr. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

LATE WINTER/EARLY SPRING PLANTING

Species	Rate (lb/acre)
Oats	60
Brown top millet	30

Seeding dates
East ..... May 15 - Aug. 15
Middle ..... May 1 - Aug. 15
West ..... Apr. 15 - Aug. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

SUMMER PLANTING

Species	Rate (lb/acre)
Oats	30
Winter wheat	30

Seeding dates
East ..... Aug 15 – Dec 15
Middle ..... Aug. 15 – Dec 30
West ..... Aug. 15 – Dec 30

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage. If necessary to extend temporary cover beyond June 15, overseed with 50 lb/ac crimson clover in late February or early March.

FALL PLANTING

6 TEMPORARY STABLIZATION
NOT TO SCALE

NOTE: TEMPORARY STABILIZATION MEASURES SHALL BE PLACED IN ACCORDANCE WITH TDEC EROSION & SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.

	Zone	Best	Marginal	Preferred Rate/Mix (lb/ac PLS)
Region II	Low maintenance; Slopes and Poor, shallow soils	Aug 25 – Sept 15 **Feb 15 – May 30**	Sept 15 – Oct 25 Mar 21 – May 30	15 Brown top millet* (nurse crop) 5 little bluestem 2 switch grass 2 tall dropseed 5 sideoats gramma 2 black-eyed susan 2 partridge pea 1 greyheaded coneflower
	Low maintenance; Moderate slopes; soils >6 in. depth	Aug 25 – Sept 15 **Feb 15 – May 30**	Sept 15 – Oct 25 Mar 21 – Apr 15	15 Brown top millet* (nurse crop) 5 purple top 5 little bluestem 5 Virginia wild rye 2 black-eyed susan 2 partridge pea 1 greyheaded coneflower
	High maintenance	Aug 30 – Oct 15	Feb 15 – Apr 15	15 Brown top millet* (nurse crop) 2 partridge pea 45 Red fescue* 45 hard fescue* 25 chewing fescue*
Region II	Low maintenance; Slopes and Poor, shallow soils	Aug 25 – Sept 15 **Feb 15 – Mar 21**	Sept 15 – Oct 25 Mar 21 – Apr 15	100 Pensacola bahiagrass 40 Bermuda grass (hulled) 20 Korean lespedeza** 10 Kobe lespedeza**
	Low maintenance; Moderate slopes; soils >6 in. depth	Aug 25 – Sept 15 **Feb 15 – Mar 21**	Sept 15 – Oct 25 Mar 21 – Apr 15	80 Pensacola bahiagrass 30 Bermuda grass (hulled) 20 Korean lespedeza** 10 Kobe lespedeza**
	High maintenance	Aug 15 – Oct 15	Feb 15 – Apr 15	200 KY 31 fescue**

7 PERMANENT STABLIZATION
NOT TO SCALE

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GALLATIN, TENNESSEE

DRAFT
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1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY: RJA/MDS
DRAWN BY: RJA
CHECKED BY: MDS
DATE: 11/12/15
KHA PROJECT NO. 0170460001

EPSC DETAILS

SHEET NUMBER
C7-02

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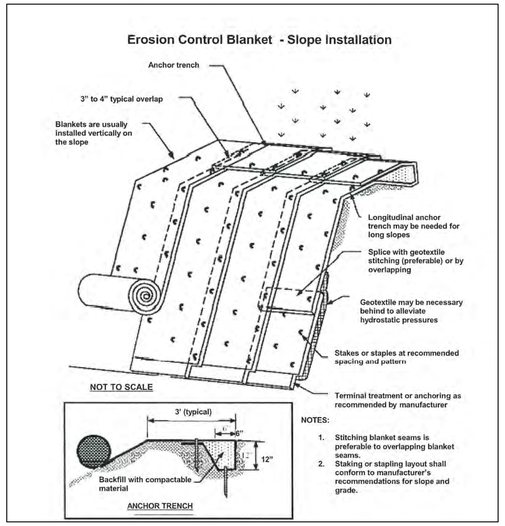
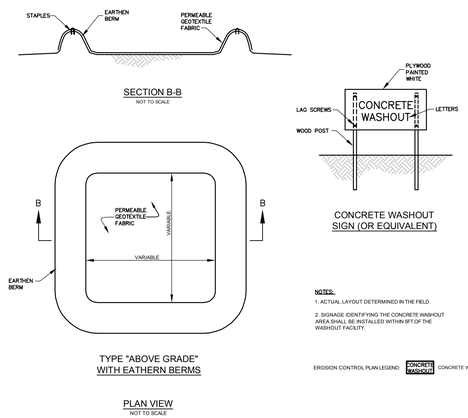


STABILIZATION TO BE CONTECH LANDLOK CS2 BLANKET OR APPROVED EQUAL.

ANCHORING GEOTEXTILE ON EMBANKMENTS
N.T.S.

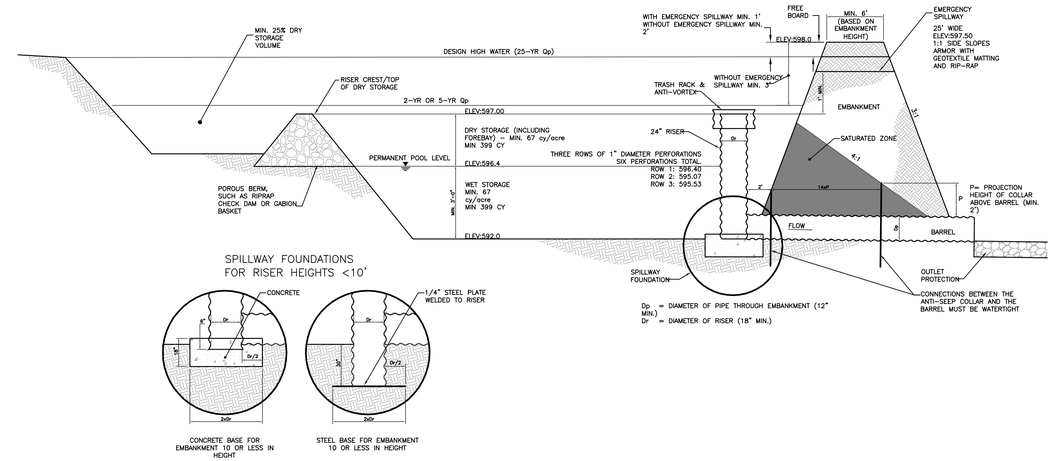
1 EROSION CONTROL MATTING
NOT TO SCALE



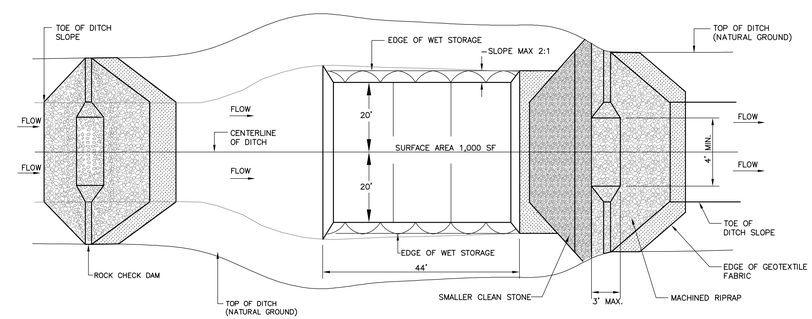
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

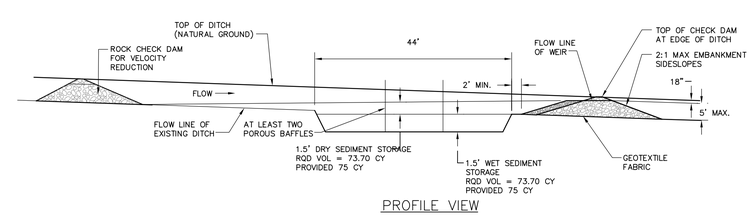
EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT

2 DESIGNATED CONCRETE WASHOUT
NOT TO SCALE



3 TEMPORARY SEDIMENT BASIN
NOT TO SCALE





4 SEDIMENT TRAP
NOT TO SCALE

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DRAFT
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AMENDED PMDP/FMDP

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1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15
KHA PROJECT NO.	0170460001

EPSC DETAILS

SHEET NUMBER
C7-03

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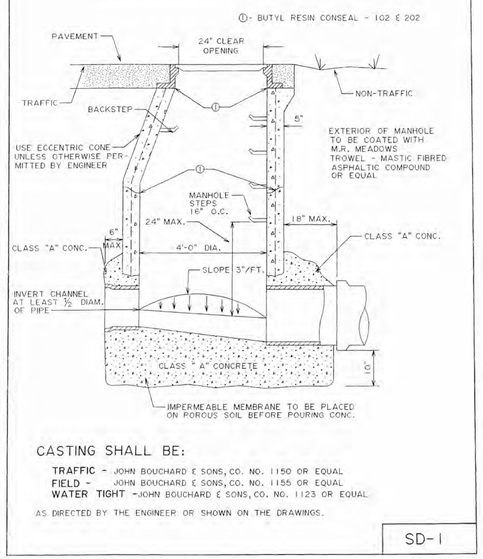
STANDARD PRECAST MANHOLE

BUILD MANHOLE TO HEIGHT OF CASTING ELEVATION (C.E.) INDICATED ON DRAWING OR AS DIRECTED BY RESIDENT INSPECTOR.



CASTING SHALL BE:

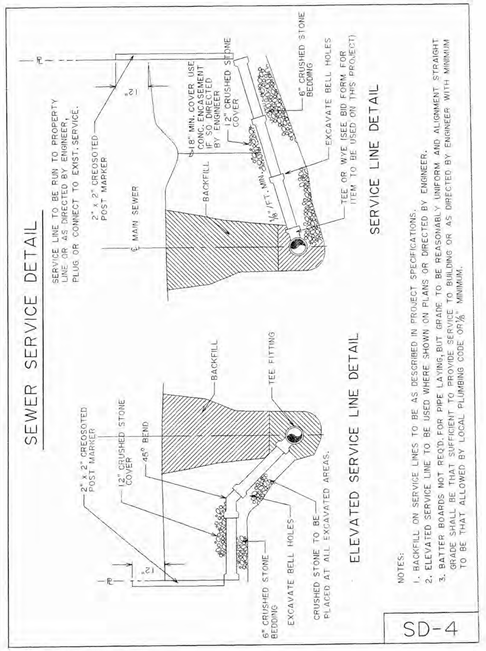
TRAFFIC - JOHN BOUCHARD & SONS, CO. NO. 1150 OR EQUAL
FIELD - JOHN BOUCHARD & SONS, CO. NO. 1155 OR EQUAL
WATER TIGHT - JOHN BOUCHARD & SONS, CO. NO. 1123 OR EQUAL

AS DIRECTED BY THE ENGINEER OR SHOWN ON THE DRAWINGS.

SD-1

SEWER SERVICE DETAIL

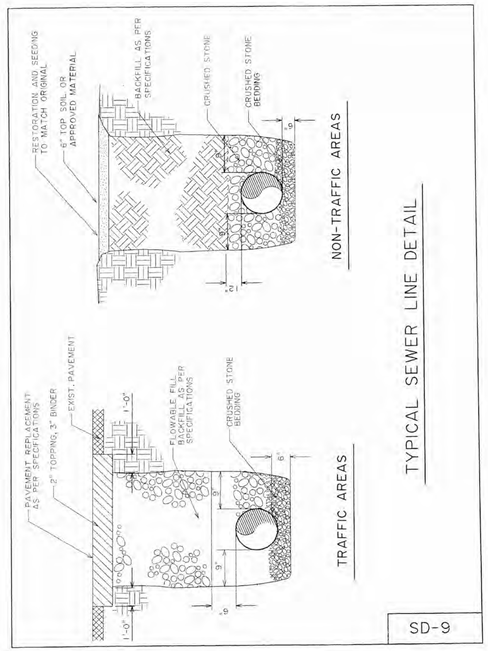
SERVICE LINE TO BE RUN TO PROPERTY LINE AND PROPERLY CAPPED, PLUG OR CONNECT TO EXIST. SERVICE.



NOTES:
1. BACKFILL ON SERVICE LINES TO BE AS DESCRIBED IN PROJECT SPECIFICATIONS.
2. SLOPE OF SERVICE LINE TO BE USED WHERE SHOWN ON PLANS OR DIRECTED BY ENGINEER.
3. BATTER BOARDS NOT REQ'D. FOR PIPE LAYING, BUT GRADE TO BE REASONABLY UNIFORM AND ALIGNMENT STRAIGHT. GRADE SHALL BE THAT SUFFICIENT TO PROVIDE SERVICE TO BUILDING OR AS DIRECTED BY ENGINEER WITH MINIMUM TO BE THAT ALLOWED BY LOCAL PLUMBING CODE OR ⅛" MINIMUM.

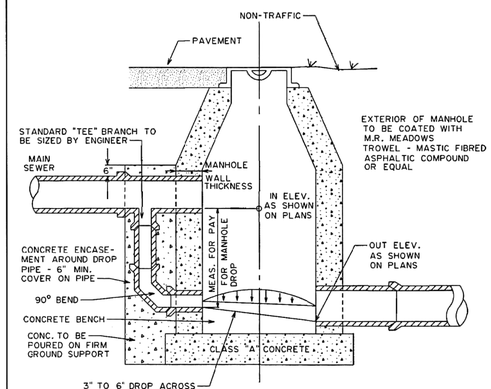
SD-4

TYPICAL SEWER LINE DETAIL



SD-9

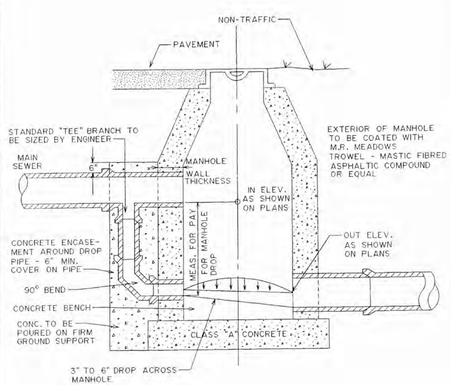
DROP MANHOLE CONSTRUCTION



NOTE:
USE DROP MANHOLE CONSTRUCTION WHENEVER "IN ELEV. - OUT ELEV." EXCEED 24" OR WHEN INDICATED ON PLANS OR DIRECTED BY ENGINEER.

SD-3

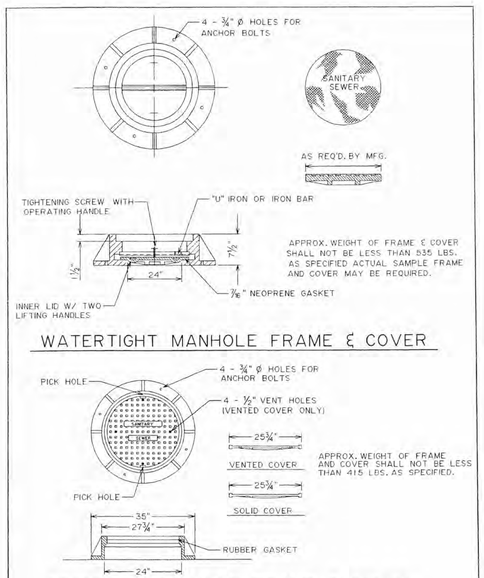
DROP MANHOLE CONSTRUCTION



NOTE:
USE DROP MANHOLE CONSTRUCTION WHENEVER "IN ELEV. - OUT ELEV." EXCEED 30" OR WHEN INDICATED ON PLANS OR DIRECTED BY ENGINEER.

SD-3

WATERTIGHT MANHOLE FRAME & COVER



APPROX. WEIGHT OF FRAME & COVER SHALL NOT BE LESS THAN 535 LBS. AS SPECIFIED ACTUAL SAMPLE FRAME AND COVER MAY BE REQUIRED.

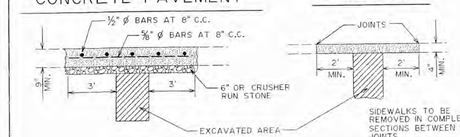
APPROX. WEIGHT OF FRAME AND COVER SHALL NOT BE LESS THAN 415 LBS. AS SPECIFIED.

STANDARD MANHOLE FRAME & COVER

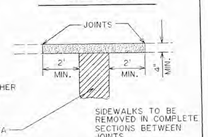
(SELF SEALING)

SD-8

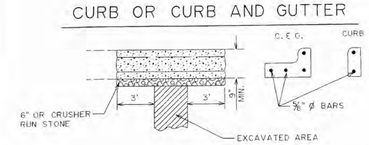
CONCRETE PAVEMENT



SIDEWALK



CURB OR CURB AND GUTTER



NOTES:
1. PAVEMENT, CURBS OR GUTTERS SHALL BE CUT FIRST AT EDGE OF EXCAVATION. AFTER BACKFILL HAS BEEN MADE AND TAMPED, THE PAVEMENT SHALL AGAIN BE CUT 3" BACK OF EXCAVATION LINE BEFORE REPLACING.
2. CONCRETE BASES, WITH BITUMINOUS SURFACE SHALL BE CUT SAME AS PAVEMENT AND SURFACING MATERIAL REMOVED ½ FOOT BACK OF FINAL CUT.
3. EXISTING PAVEMENT, BASES, CURBS, CURB & GUTTERS AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE BY USE OF AN AIR HAMMER OR OTHER SUITABLE EQUIPMENT.
4. WHEREVER TRENCHES ARE EXCAVATED WITHIN TRAVELED AREAS, PERMANENT REPAIRS TO BE MADE WITHIN FIVE DAYS.
5. BACKFILL FOR TRENCHES WITHIN PAVED AREAS SHAL LBE PLACED IN 6" LAYERS AND EACH LAYER SHALL BE THOROUGHLY COMPACTED BY MEANS OF MECHANICAL TAMPS.
6. EARTH BACKFILL, EVEN OF A TEMPORARY NATURE, SHALL NOT BE PLACED ABOVE AN ELEVATION 6" BELOW THE BOTTOM OF ANY CONCRETE PAVEMENT, BITUMINOUS PAVEMENT OR CRUSHED STONE OR GRAVEL BASE.
7. EXPANSION JOINTS REMOVED SHALL BE REPLACED.
8. ALL CONCRETE TO BE CLASS "A".

STANDARD METHOD

OPENING TRENCHES THROUGH HIGHWAYS AND REPLACING PAVEMENT, ETC.
(TENNESSEE HIGHWAY DEPARTMENT STANDARD)

SD-7

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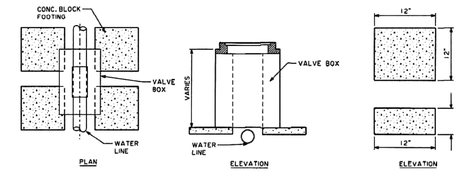
CHECKED BY:	MDS
DATE:	11/12/15
KHA PROJECT NO.	0170460001

UTILITY DETAILS

SHEET NUMBER
C7-04



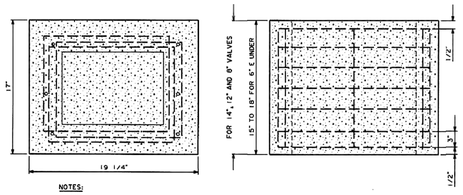
VALVE BOX

FOOTING BLOCK

NOTES:

1. FOUR (4) CONCRETE BLOCKS OF THE SIZE AND SHAPE SHOWN ARE TO BE PLACED UNDER EACH BOX, ONE UNDER EACH CORNER OF BOX.

2. NO REINFORCING STEEL IN FOOTING BLOCKS. CONCRETE MIX TO BE (1) PART CEMENT, (2) PARTS SAND AND (4) PARTS NO. 2 CRUSHED STONE OR GRAVEL. VOLUME FOR ONE BLOCK = .333 CU. FT. WEIGHT OF ONE BLOCK = 50 LBS +. WEIGHT FOR ALL FOUR BLOCKS = 200 LBS. BEARING AREA ON SOIL = 576 SQ. IN.



NOTES:

1. REINFORCING TO BE 1/4" STEEL REINFORCING RODS PLACED HORIZONTALLY IN SQUARES 16 1/4" x 14" AND TO BE STAGGERED APPROXIMATELY AS SHOWN ON PLAN, ONE FOR EVERY 3" OF HEIGHT OF BOX. VERTICAL BARS ARE TO BE 1" SHORTER THAN THE HEIGHT OF THE BOX AND SHALL BE PLACED IN EACH CORNER OF THE BOX AND AT THE HALFWAY POINT TO EACH SIDE OF THE BOX USING 8 RISERS TO THE BOX. TOTAL LENGTH OF REINFORCING ROD FOR BOX APPROX. 47'

2. CONCRETE MIXTURE TO BE (1) PART CEMENT, (2) PARTS SAND AND (4) PARTS NO. 2 CRUSHED STONE OR GRAVEL. TOTAL VOLUME OF MIXTURE FOR BOX APPROXIMATELY 2 CU. FT.

STANDARD CONCRETE VALVE BOX

WD-3

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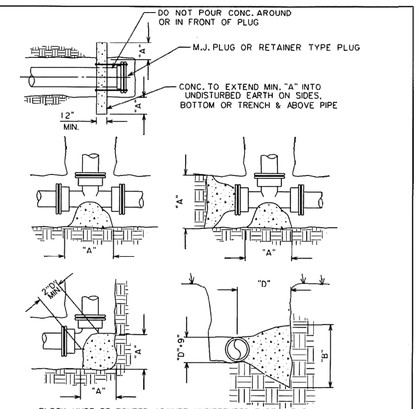

BLOCK MUST BE POURED AGAINST UNDISTRUBED EARTH (TYP.)

CONCRETE BRACE DIMENSION SCHEDULE

PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		TEE		DEAD END	
	A	B	A	B	A	B	A	B	A	B
6" OR UNDER	2'-0"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"	2'-0"	2'-0"	1'-6"	1'-6"
8"	2'-3"	2'-3"	1'-9"	1'-9"	1'-9"	1'-9"	2'-6"	2'-6"	2'-0"	2'-0"
10"	2'-6"	2'-6"	2'-0"	2'-0"	2'-0"	2'-0"	3'-0"	3'-0"	2'-4"	2'-4"
12"	3'-6"	3'-0"	2'-6"	2'-6"	2'-3"	2'-3"	4'-0"	3'-6"	2'-9"	2'-9"
16"	4'-0"	4'-0"	3'-0"	3'-0"	2'-6"	2'-6"	5'-6"	4'-0"	4'-0"	3'-0"
20"	5'-6"	4'-6"	4'-0"	3'-6"	3'-0"	3'-0"	6'-6"	5'-0"	5'-0"	3'-6"
24"	7'-0"	5'-0"	5'-0"	4'-0"	3'-6"	3'-6"	8'-0"	6'-0"	6'-0"	4'-0"
30"	9'-0"	6'-0"	6'-6"	4'-6"	4'-0"	4'-0"	12'-0"	6'-0"	7'-9"	5'-0"

CONC. THRUST BLOCK (BRACE)

WD-4

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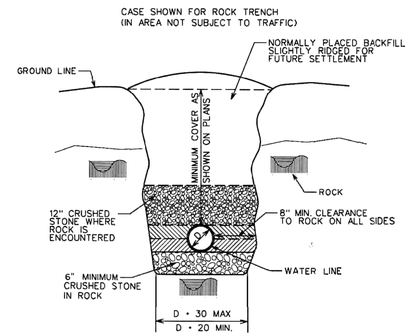

TYPICAL TRENCH SECTION

WD-6

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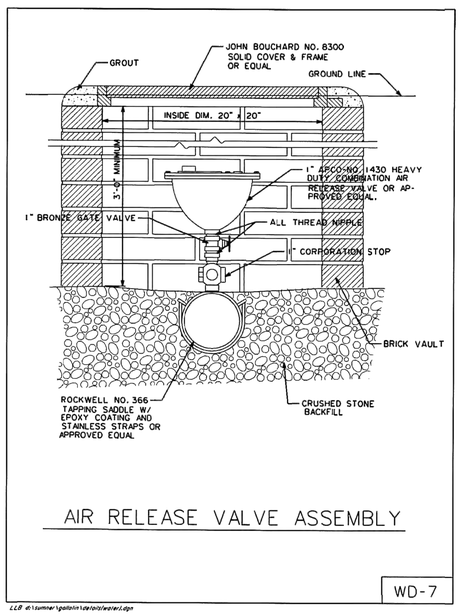

AIR RELEASE VALVE ASSEMBLY

WD-7

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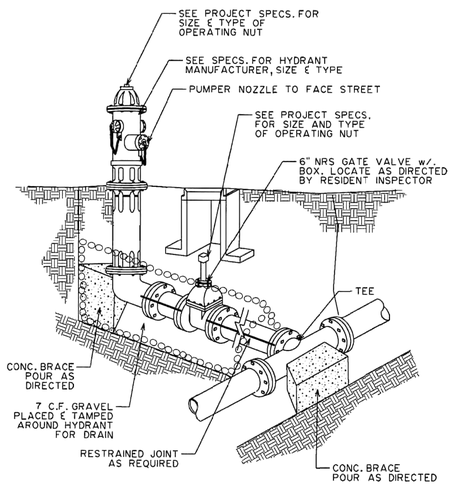

TYPICAL FIRE HYDRANT INSTALLATION

WD-9

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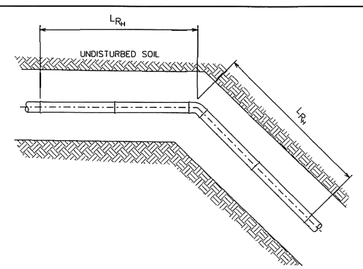

ANGLE OF BEND	PIPE SIZE (IN.)								
	4	6	8	10	12	16	18	20	24	30
90	43	61	77	93	108	137	151	163	188	222
45	18	25	32	39	45	57	62	68	78	92
30	11	16	21	25	29	37	40	44	50	59
22 1/2	9	12	15	19	21	27	30	32	37	44
11 1/4	4	6	8	9	11	13	15	16	19	22

LENGTH OF RESTRAINED JOINT - L_{R_H}
HORIZONTAL BENDS AND
VERTICAL UP BEND

WD-10

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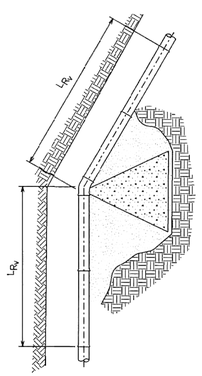

ANGLE OF BEND	PIPE SIZE (IN.)									
	4	6	8	10	12	16	20	24	30
90	87	124	157	192	223	285	343	399	477
45	36	51	65	80	93	118	142	165	197
30	23	33	42	52	60	76	92	107	128
22 1/2	17	25	31	38	44	57	68	79	95
11 1/4	9	12	15	19	22	28	34	39	47

LENGTH OF RESTRAINED JOINT - L_{R_H}
VERTICAL DOWN BENDS

WD-12

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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

UTILITY DETAILS

SHEET NUMBER
C7-05

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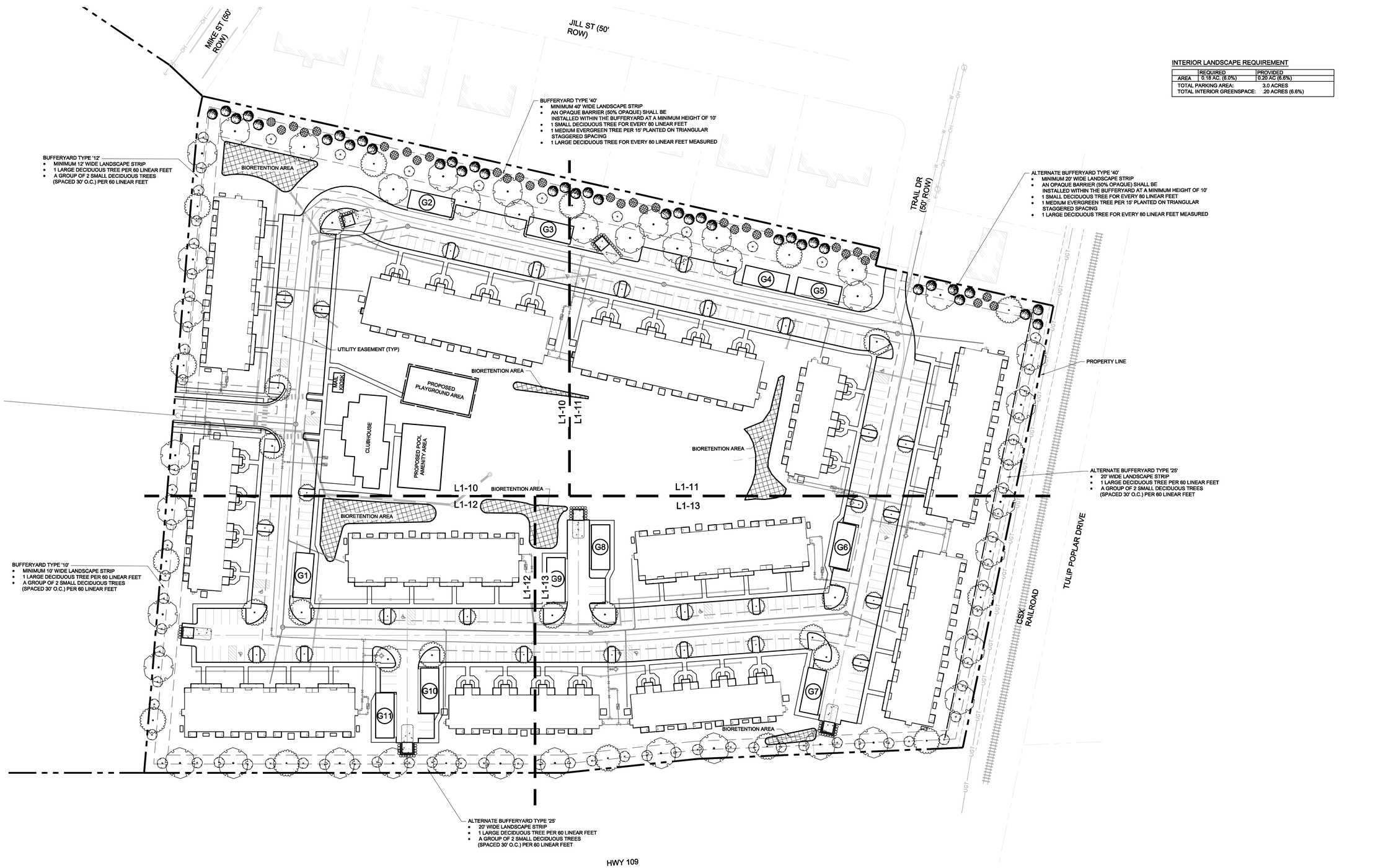

INTERIOR LANDSCAPE REQUIREMENT

	REQUIRED	PROVIDED
AREA	0.18 AC. (6.0%)	0.20 AC (6.6%)
TOTAL PARKING AREA:		3.0 ACRES
TOTAL INTERIOR GREENSPACE:		.20 ACRES (6.6%)

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THE RESIDENCES OF GALLATIN

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GALLATIN, TENNESSEE

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PRELIMINARY PLANS

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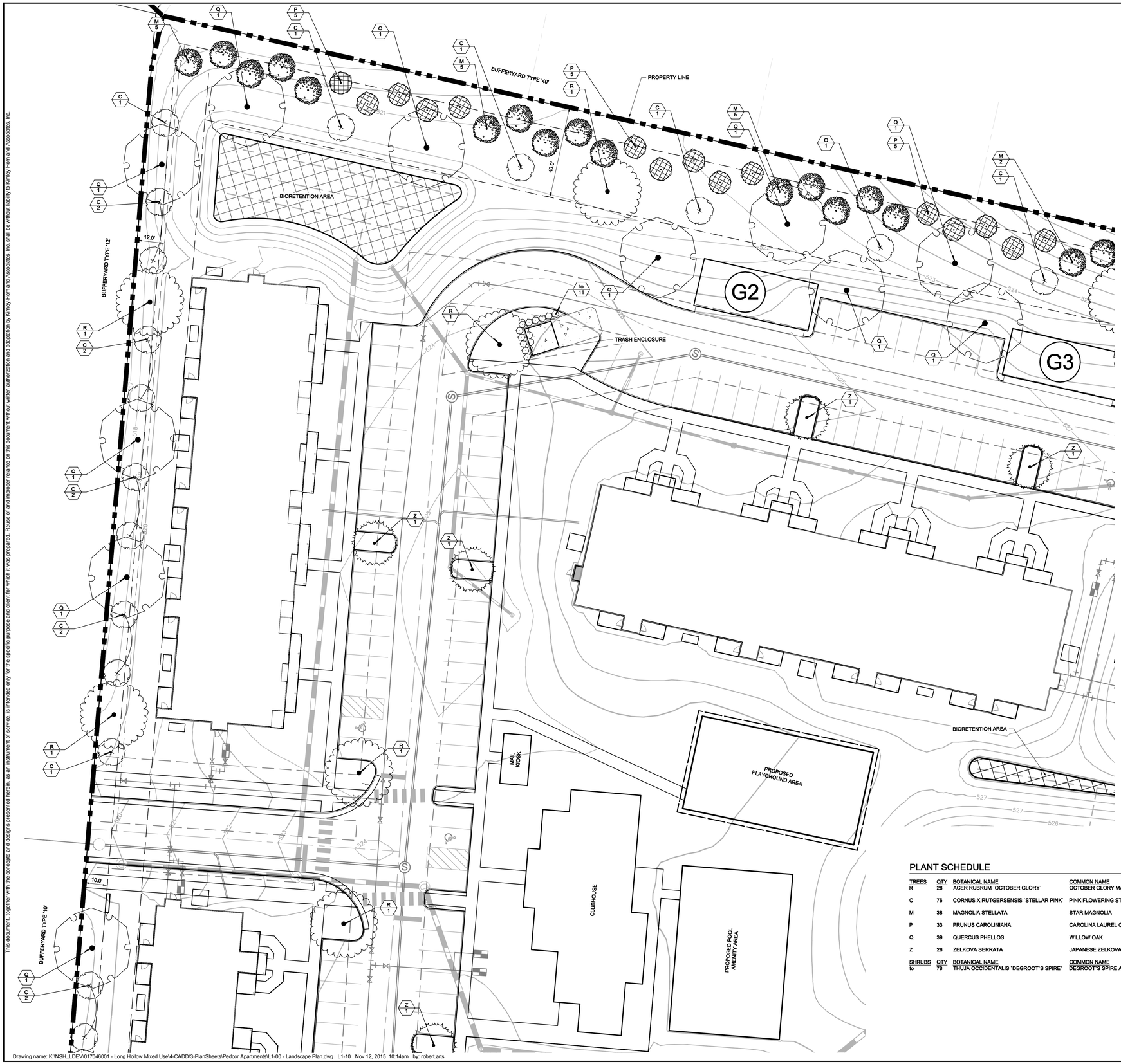
DESIGNED BY:	NAS/ARE
DRAWN BY:	NAS
CHECKED BY:	ARE
DATE:	11/12/15
KHA PROJECT NO. 0170460001	

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L1-00

Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\L1-00 - Landscape Plan.dwg OVERALL - L1-00 Nov 12, 2015 10:14am by: robert.arts



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
R	28	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY MAPLE	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
C	76	CORNUS X RUTGERSENSIS `STELLAR PINK`	PINK FLOWERING STELLAR DOGWOOD	AS SHOWN	2" CAL. MIN.	B&B	FULL
M	38	MAGNOLIA STELLATA	STAR MAGNOLIA	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
P	33	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
Q	39	QUERCUS PHELLOS	WILLOW OAK	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
Z	26	ZELKOVA SERRATA	JAPANESE ZELKOVA	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPACING**	**SIZE**	**ROOT**	**CONDITION**
to	78	THUJA OCCIDENTALIS `DEGROOT`S SPIRE`	DEGROOT`S SPIRE ARBORVITAE	3` O.C.	4` MIN. HT.	B&B	MATCHED

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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CHECKED BY:	ARE
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KHA PROJECT NO.
0170460001

LANDSCAPE PLAN

SHEET NUMBER
L1-10

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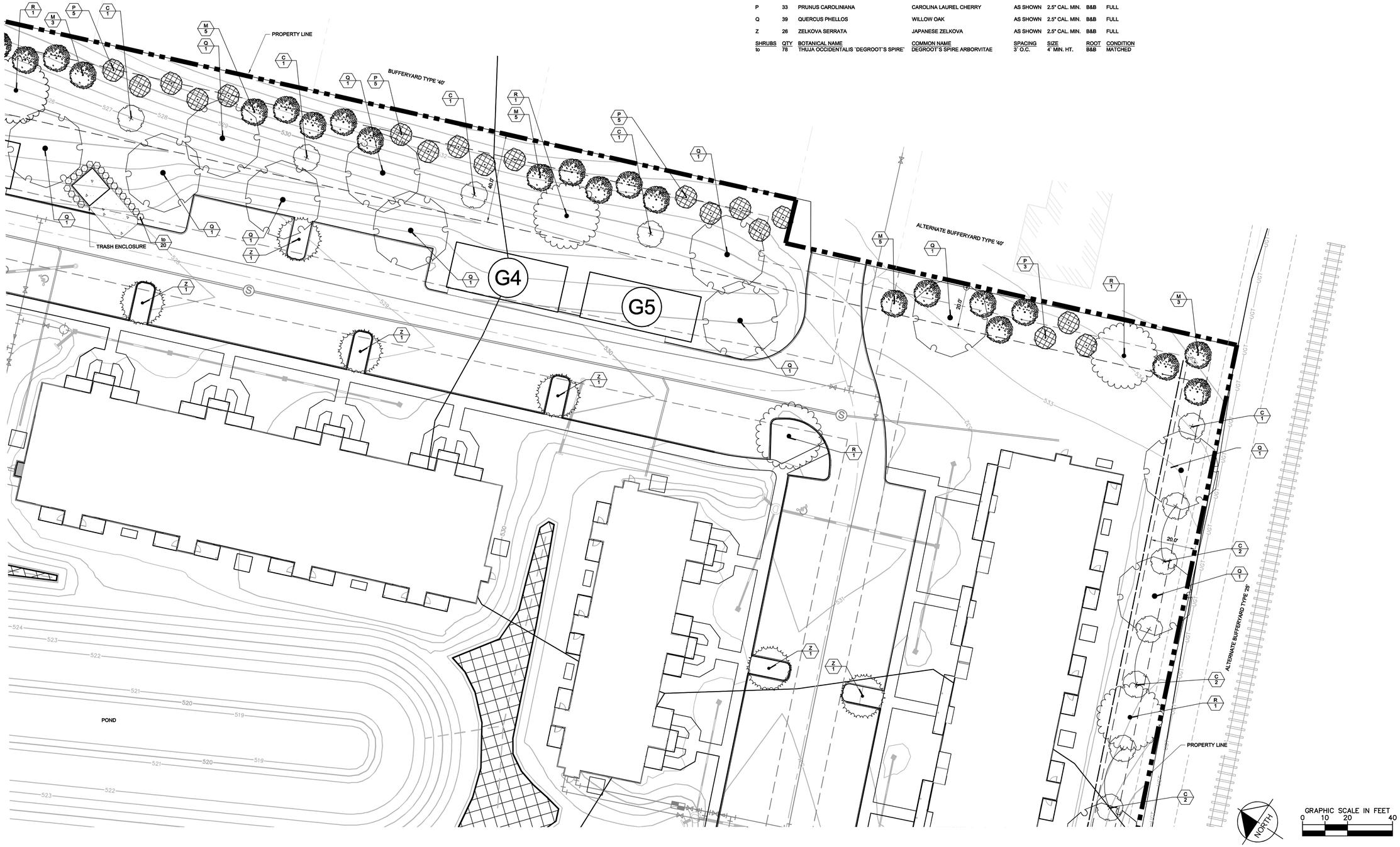

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PEDCOR INVESTMENTS

GALLATIN, TENNESSEE

DRAFT

PRELIMINARY PLANS

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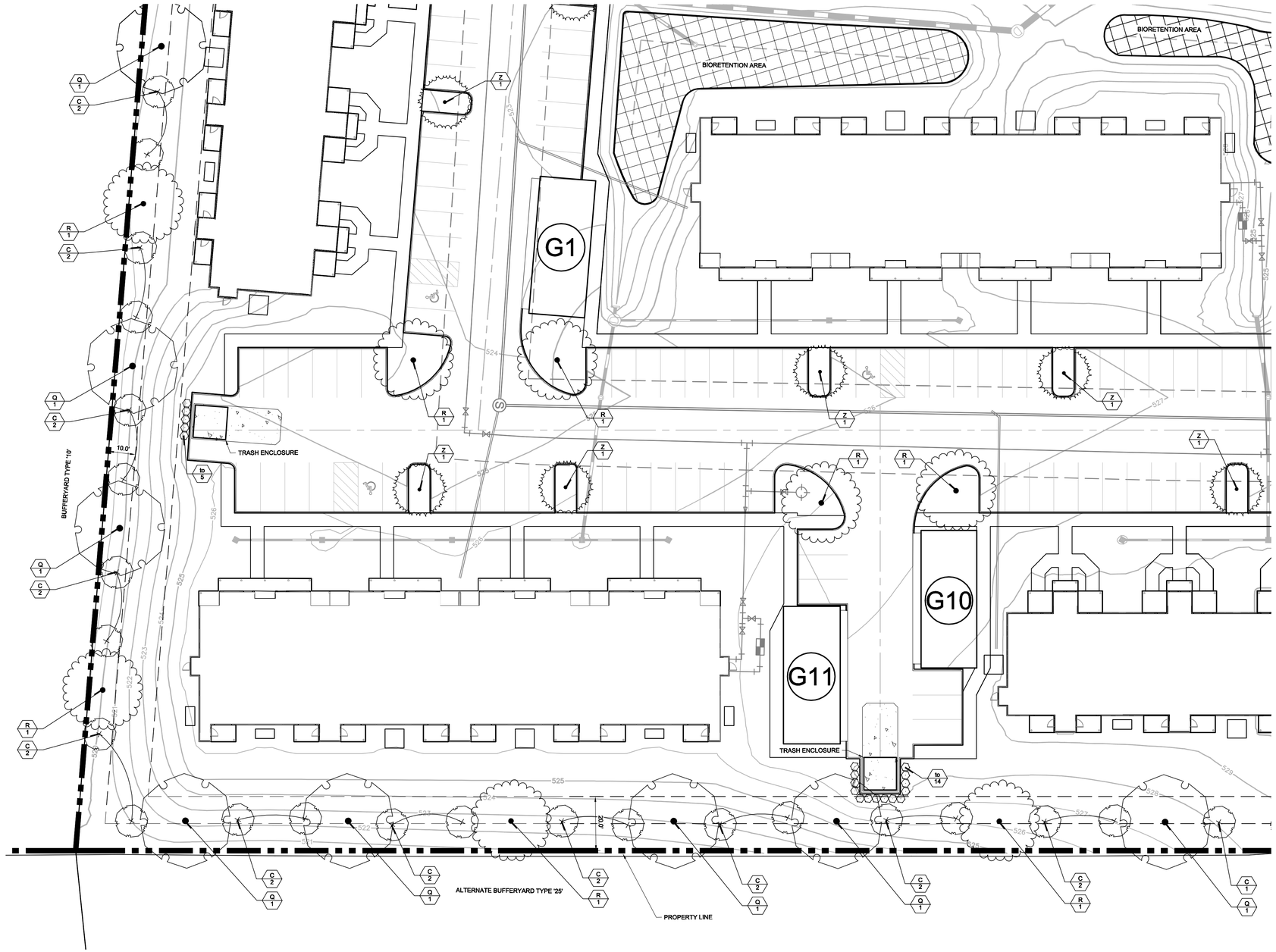
DESIGNED BY:	NAS/ARE
DRAWN BY:	NAS
CHECKED BY:	ARE
DATE:	11/12/15

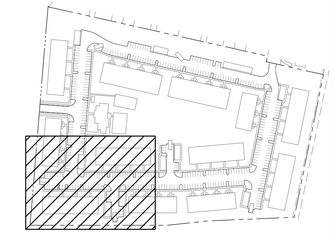
KHA PROJECT NO. 0170460001

LANDSCAPE PLAN

SHEET NUMBER

L1-11





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NORTH

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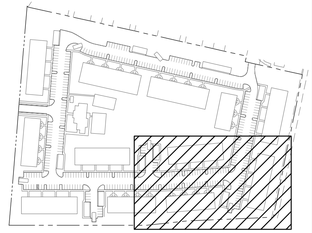

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PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	NAS/ARE
DRAWN BY:	NAS
CHECKED BY:	ARE
DATE:	11/12/15
KHA PROJECT NO. 0170460001	

LANDSCAPE PLAN

SHEET NUMBER
L1-13

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

B. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

C. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

D. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 SEED AND STRAW MULCH

1. THE CONTRACTOR SHALL SEED AND STRAW ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	NAS/ARE
DRAWN BY:	NAS
CHECKED BY:	ARE
DATE:	11/12/15

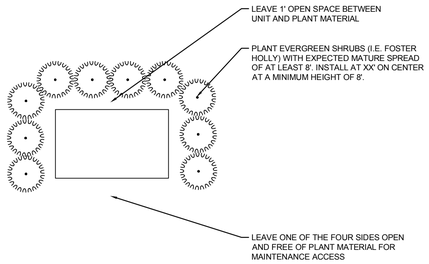
KHA PROJECT NO. 0170460001

LANDSCAPE NOTES

SHEET NUMBER
L1-14

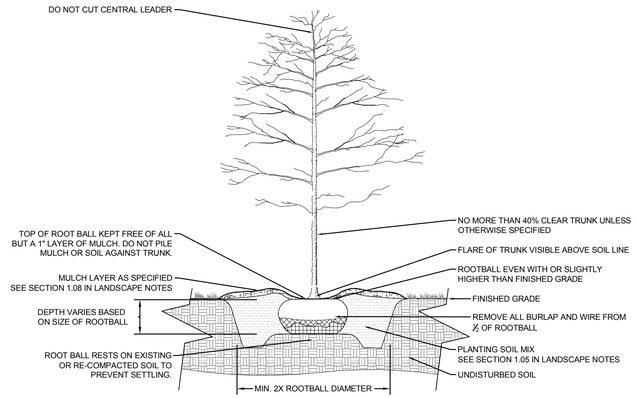
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
R	28	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY MAPLE	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
C	76	CORNUS X RUTGERSENSIS `STELLAR PINK`	PINK FLOWERING STELLAR DOGWOOD	AS SHOWN	2" CAL. MIN.	B&B	FULL
M	38	MAGNOLIA STELLATA	STAR MAGNOLIA	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
P	33	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
Q	39	QUERCUS PHELLOS	WILLOW OAK	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
Z	26	ZELKOVA SERRATA	JAPANESE ZELKOVA	AS SHOWN	2.5" CAL. MIN.	B&B	FULL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPACING**	**SIZE**	**ROOT**	**CONDITION**
to	78	THUJA OCCIDENTALIS `DEGROOT`S SPIRE`	DEGROOT`S SPIRE ARBORVITAE	3` O.C.	4` MIN. HT.	B&B	MATCHED



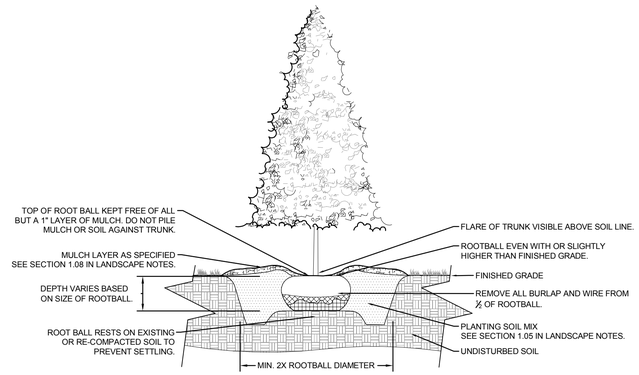
7 TYPICAL SERVICE SCREENING DETAIL

NOT TO SCALE



1 B&B TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

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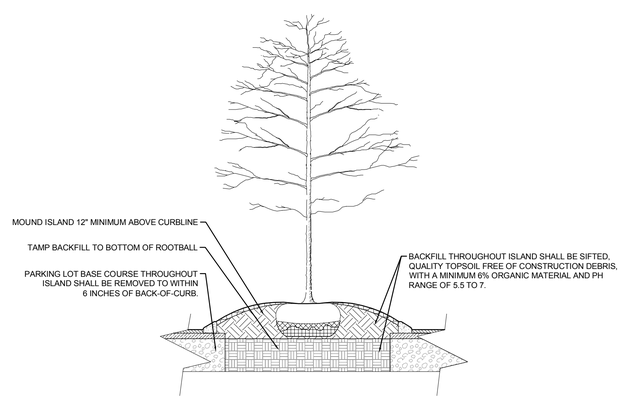
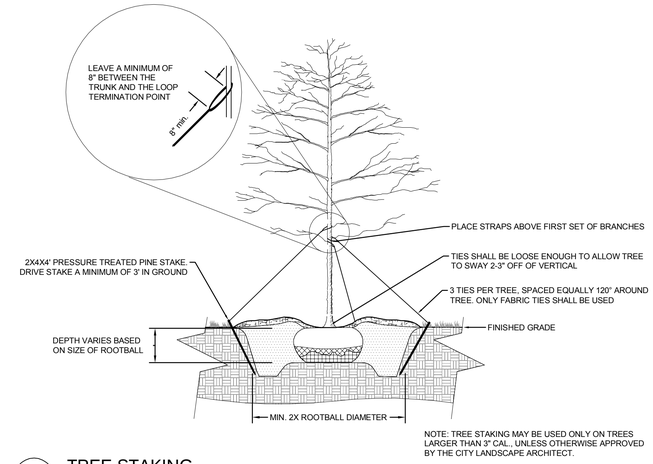


3 TREE PLANTING FOR MEDIAN

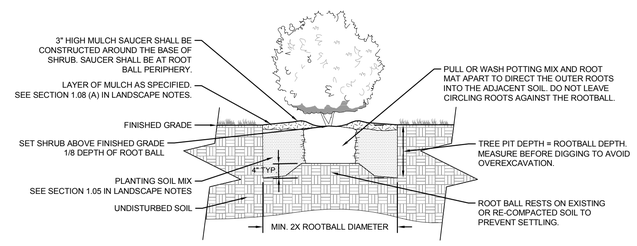
NOT TO SCALE



NOTE: TREE STAKING MAY BE USED ONLY ON TREES LARGER THAN 3" CAL., UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT.

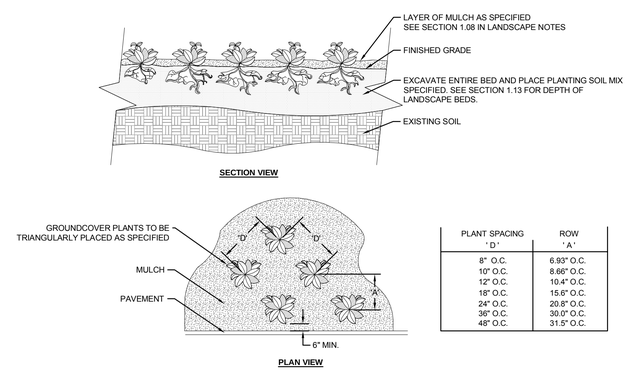
4 TREE STAKING

NOT TO SCALE



5 CONTAINER SHRUB PLANTING

NOT TO SCALE



PLANT SPACING 'D'	ROW 'A'
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

6 GROUNDCOVER PLANTING

NOT TO SCALE

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GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
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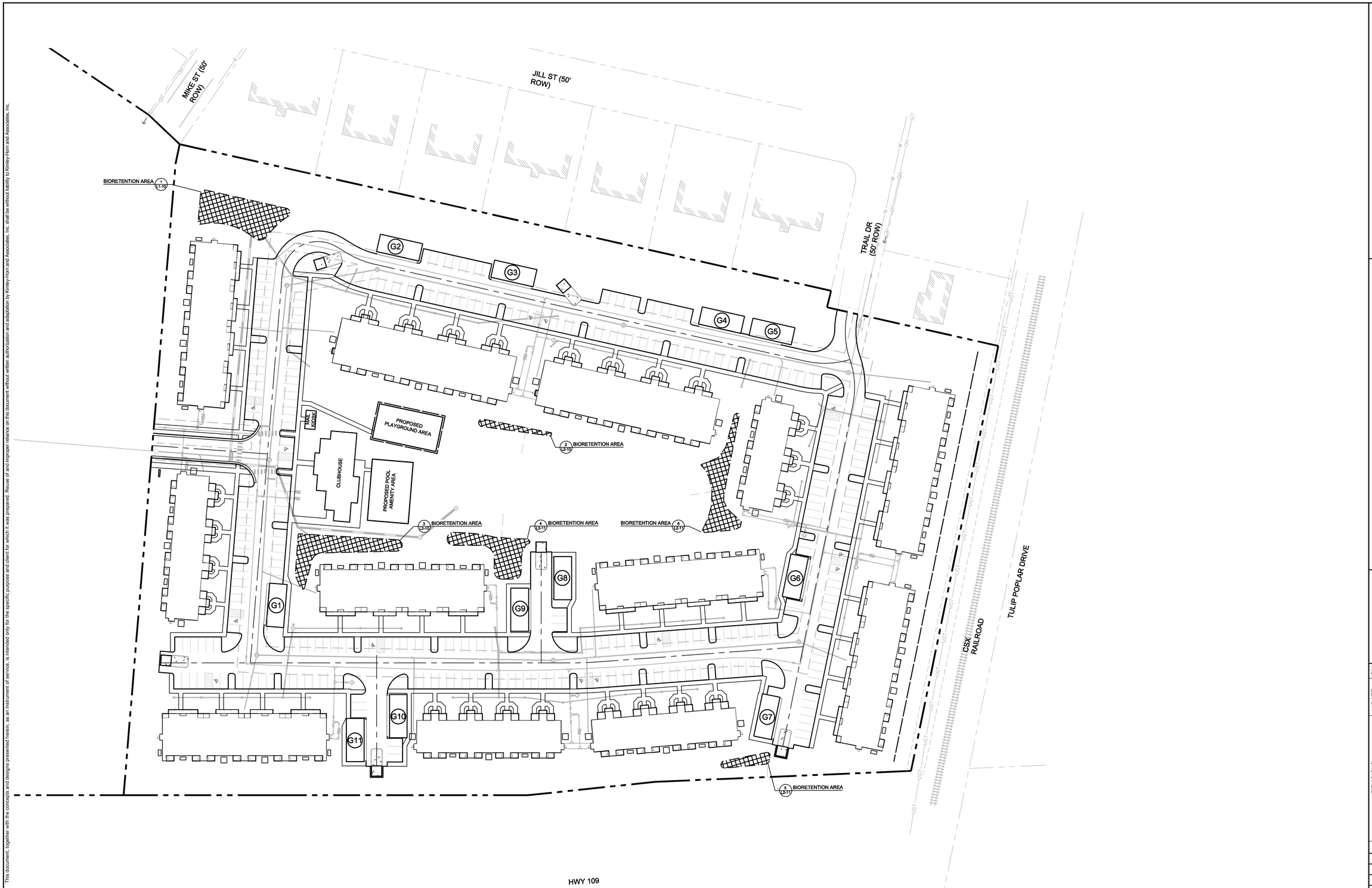
AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY: NAS/ARE
DRAWN BY: NAS
CHECKED BY: ARE
DATE: 11/12/15
KHA PROJECT NO. 0170460001

LANDSCAPE DETAILS

SHEET NUMBER
L1-15



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Drawing name: K:\NSH_LDEV\017046001 - Long Hollow Mixed Use\4-CADD\3-PlanSheets\Pedcor Apartments\L1-00 - Bioretention Landscape Plan.dwg Bioretention Landscape Plan Nov 12, 2015 10:17am by: robert.arts

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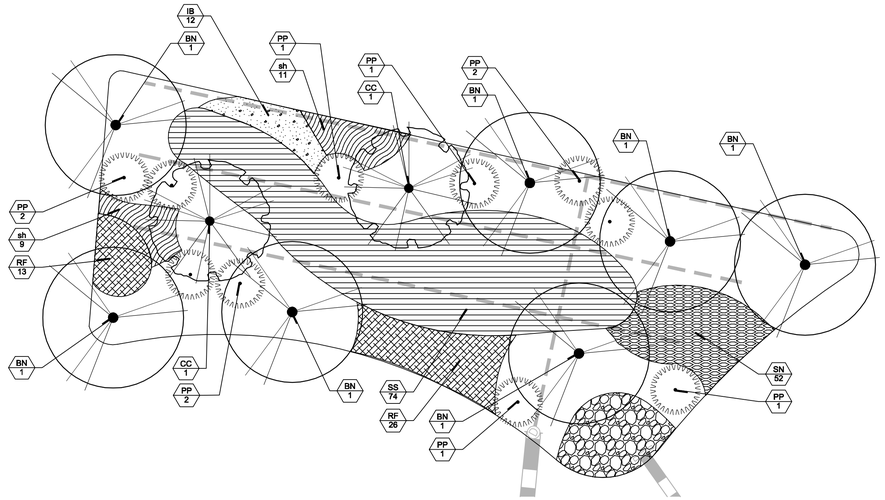
CHECKED BY:	ARE
DATE:	11/12/15

KHA PROJECT NO. 0170460001

BIORETENTION LANDSCAPE PLAN

SHEET NUMBER

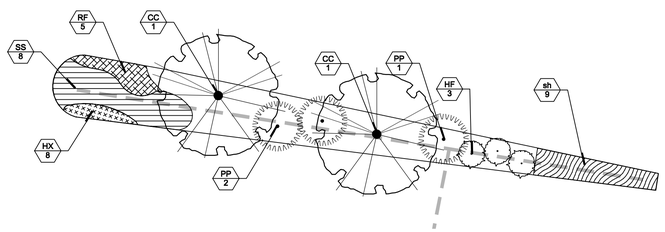
L2-00



1 BIORETENTION AREA

SCALE: 1"=10'

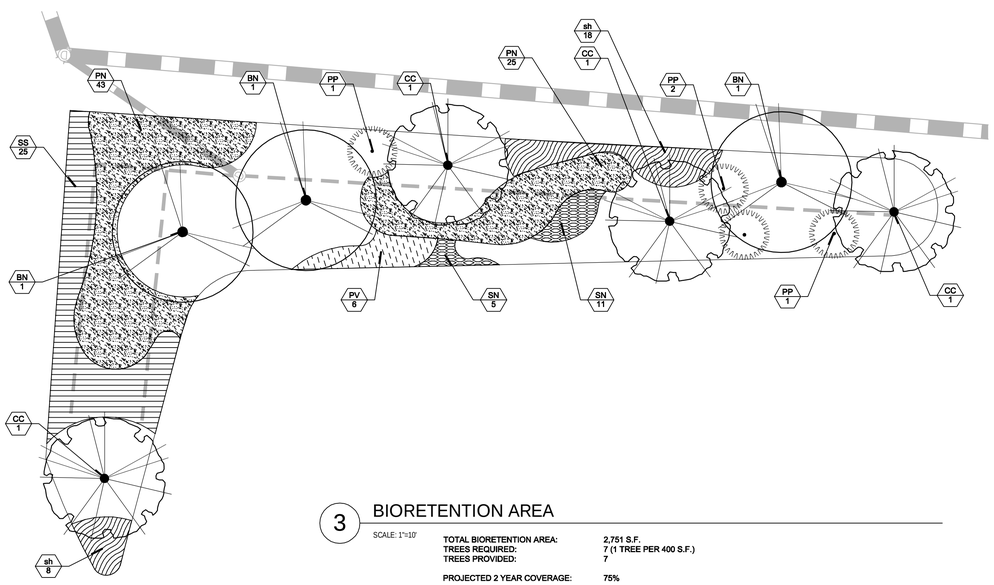
TOTAL BIORETENTION AREA:	3,328 S.F.
TREES REQUIRED:	9 (1 TREE PER 400 S.F.)
TREES PROVIDED:	9
PROJECTED 2 YEAR COVERAGE:	75%



2 BIORETENTION AREA

SCALE: 1"=10'

TOTAL BIORETENTION AREA:	493 S.F.
TREES REQUIRED:	2 (1 TREE PER 400 S.F.)
TREES PROVIDED:	2
PROJECTED 2 YEAR COVERAGE:	75%

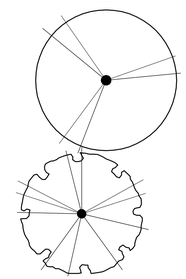


3 BIORETENTION AREA

SCALE: 1"=10'

TOTAL BIORETENTION AREA:	2,751 S.F.
TREES REQUIRED:	7 (1 TREE PER 400 S.F.)
TREES PROVIDED:	7
PROJECTED 2 YEAR COVERAGE:	75%

BIORETENTION PLANT SCHEDULE



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	BN	16	BETULA NIGRA	RIVER BIRCH	AS SHOWN	2" CAL. MIN.	B&B	3 STEM; MATCHED; MIN. 6` HT.
	CC	17	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	AS SHOWN	2" CAL. PER STEM	B&B	5 STEM; MATCHED; MIN. 6` HT.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	HF	32	HYPERICUM FRONDOSUM `SUNBURST`	ST. JOHN`S WORT `SUNBURST`	AS SHOWN	2` HT.	2 GAL.	-
	PP	20	PHOTINIA PYRIFOLIA	RED CHOKEBERRY	AS SHOWN	3` HT	3 GAL.	-

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	JE	12	JUNCUS EFFUSUS	SOFT RUSH	36" O.C.	CONT.	1 GAL.	-
	PN	124	PANICUM VIRGATUM `NORTH WIND`	NORTHWIND SWITCH GRASS	36" O.C.	CONT.	1 GAL.	-
	PV	31	PANICUM VIRGATUM `SHENENDOAH`	BURGUNDY SWITCH GRASS	36" O.C.	CONT.	1 GAL.	-
	SN	87	SALVIA NEMOROSA `CARADONNA`	CARDONNA PERENNIAL SALVIA	24" O.C.	CONT.	1 GAL.	
	SS	114	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	42" O.C.	CONT.	1 GAL.	-
	sh	135	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	30" O.C.	1 GAL.	1 GAL.	

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	IB	53	IRIS VERSICOLOR	BLUE FLAG	30" O.C.	CONT.	1 GAL.	-
	RF	99	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM`	BLACK-EYED SUSAN	30" O.C.	CONT.	1 GAL.	-

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	HX	46	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	18" O.C.	CONT.	QUART	-
	PD	50	PHLOX DIVARICATA `BLUE MOON`	BLUE MOON PHLOX	30" O.C.	CONT.	QUART	-

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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PRELIMINARY PLANS
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No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	NAS/ARE
DRAWN BY:	NAS
CHECKED BY:	ARE
DATE:	11/12/15

KHA PROJECT NO.
0170460001

BIORETENTION LANDSCAPE PLAN

SHEET NUMBER
L2-10

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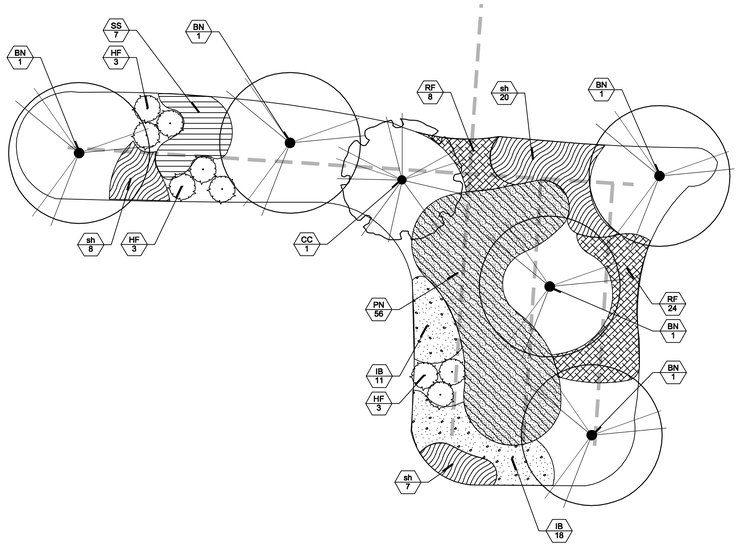
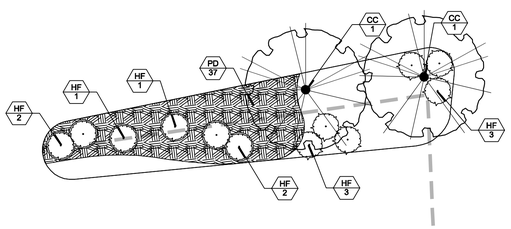


4 BIORETENTION AREA

SCALE: 1"=10'

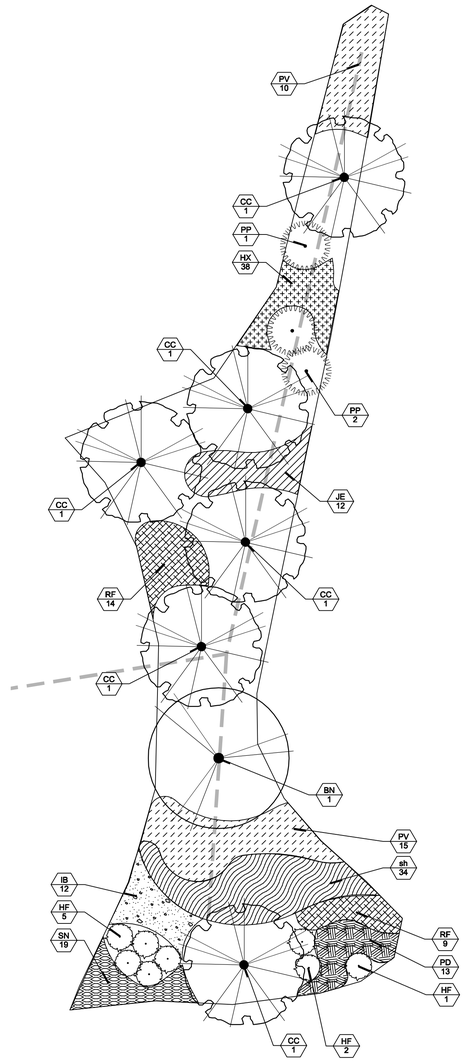
TOTAL BIORETENTION AREA:	2,361 S.F.
TREES REQUIRED:	6 (1 TREE PER 400 S.F.)
TREES PROVIDED:	6
PROJECTED 2 YEAR COVERAGE:	75%



5 BIORETENTION AREA

SCALE: 1"=10'

TOTAL BIORETENTION AREA:	600 S.F.
TREES REQUIRED:	2 (1 TREE PER 400 S.F.)
TREES PROVIDED:	2
PROJECTED 2 YEAR COVERAGE:	75%

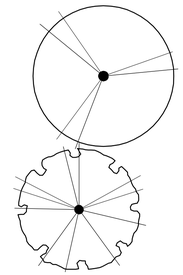


6 BIORETENTION AREA

SCALE: 1"=10'

TOTAL BIORETENTION AREA:	2,572 S.F.
TREES REQUIRED:	7 (1 TREE PER 400 S.F.)
TREES PROVIDED:	7
PROJECTED 2 YEAR COVERAGE:	75%

BIORETENTION PLANT SCHEDULE



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	BN	16	BETULA NIGRA	RIVER BIRCH	AS SHOWN	2" CAL. MIN.	B&B	3 STEM; MATCHED; MIN. 6' HT.
	CC	17	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	AS SHOWN	2" CAL. PER STEM	B&B	5 STEM; MATCHED; MIN. 6' HT.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	HF	32	HYPERICUM FRONDOSUM `SUNBURST`	ST. JOHN'S WORT `SUNBURST`	AS SHOWN	2` HT.	2 GAL.	-
	PP	20	PHOTINIA PYRIFOLIA	RED CHOKEBERRY	AS SHOWN	3` HT	3 GAL.	-

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	JE	12	JUNCUS EFFUSUS	SOFT RUSH	36" O.C.	CONT.	1 GAL.	-
	PN	124	PANICUM VIRGATUM `NORTH WIND`	NORTHWIND SWITCH GRASS	36" O.C.	CONT.	1 GAL.	-
	PV	31	PANICUM VIRGATUM `SHENENDOAH`	BURGUNDY SWITCH GRASS	36" O.C.	CONT.	1 GAL.	-
	SN	87	SALVIA NEMOROSA `CARADONNA`	CARDONNA PERENNIAL SALVIA	24" O.C.	CONT.	1 GAL.	
	SS	114	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	42" O.C.	CONT.	1 GAL.	-
	sh	135	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	30" O.C.	1 GAL.	1 GAL.	

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	IB	53	IRIS VERSICOLOR	BLUE FLAG	30" O.C.	CONT.	1 GAL.	-
	RF	99	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM`	BLACK-EYED SUSAN	30" O.C.	CONT.	1 GAL.	-

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
	HX	46	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	18" O.C.	CONT.	QUART	-
	PD	50	PHLOX DIVARICATA `BLUE MOON`	BLUE MOON PHLOX	30" O.C.	CONT.	QUART	-

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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THE RESIDENCES OF GALLATIN
PEDCOR INVESTMENTS
GALLATIN, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

DESIGNED BY:	NAS/ARE
DRAWN BY:	NAS
CHECKED BY:	ARE
DATE:	11/12/15
KHA PROJECT NO.	0170460001

BIORETENTION LANDSCAPE PLAN

SHEET NUMBER
L2-11

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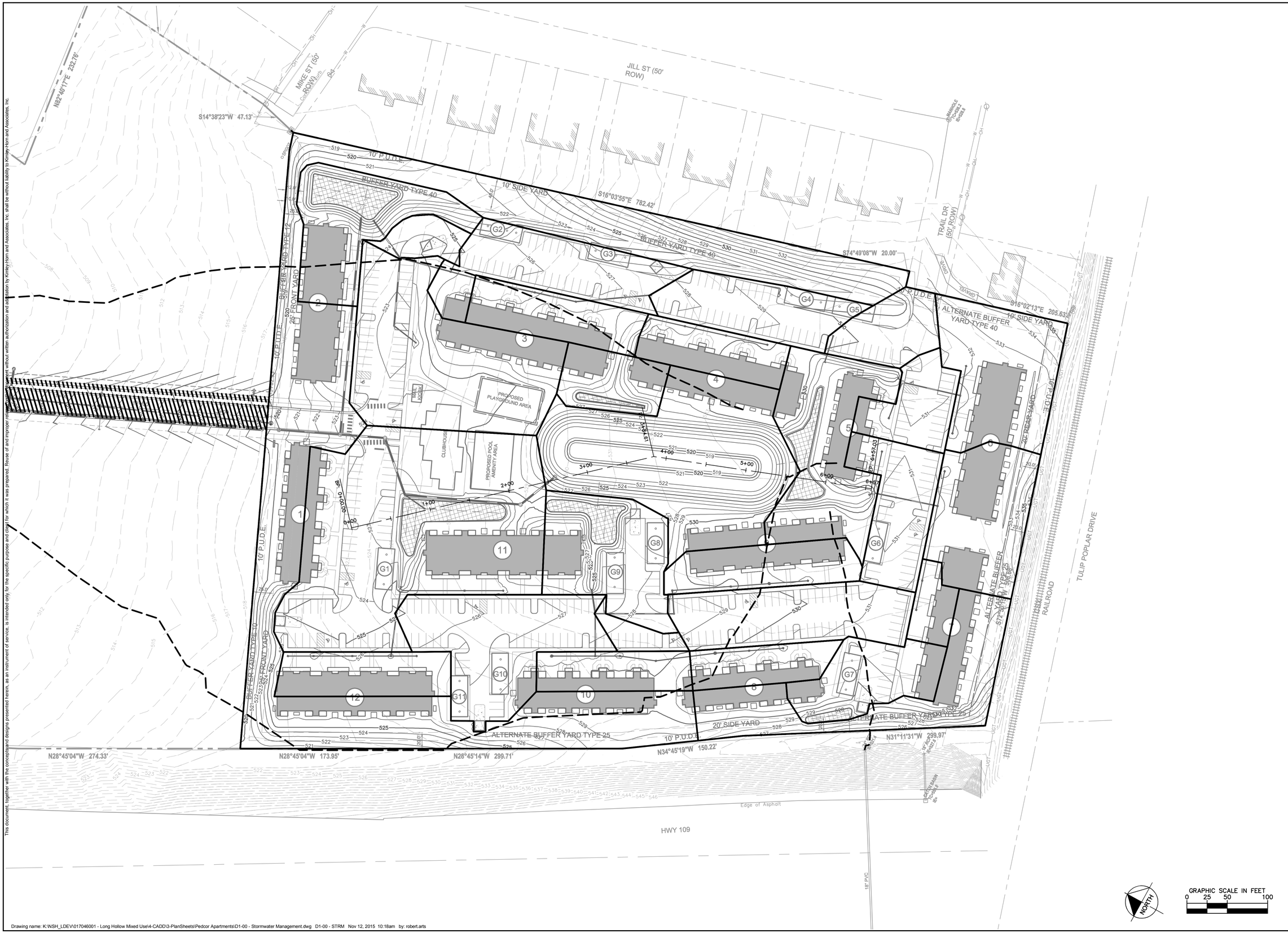

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GALLATIN, TENNESSEE

DRAFT

PRELIMINARY PLANS

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AMENDED PMDP/FMDP

No.	REVISIONS	DATE	BY
1	PER STAFF COMMENTS	11/12/15	RJA

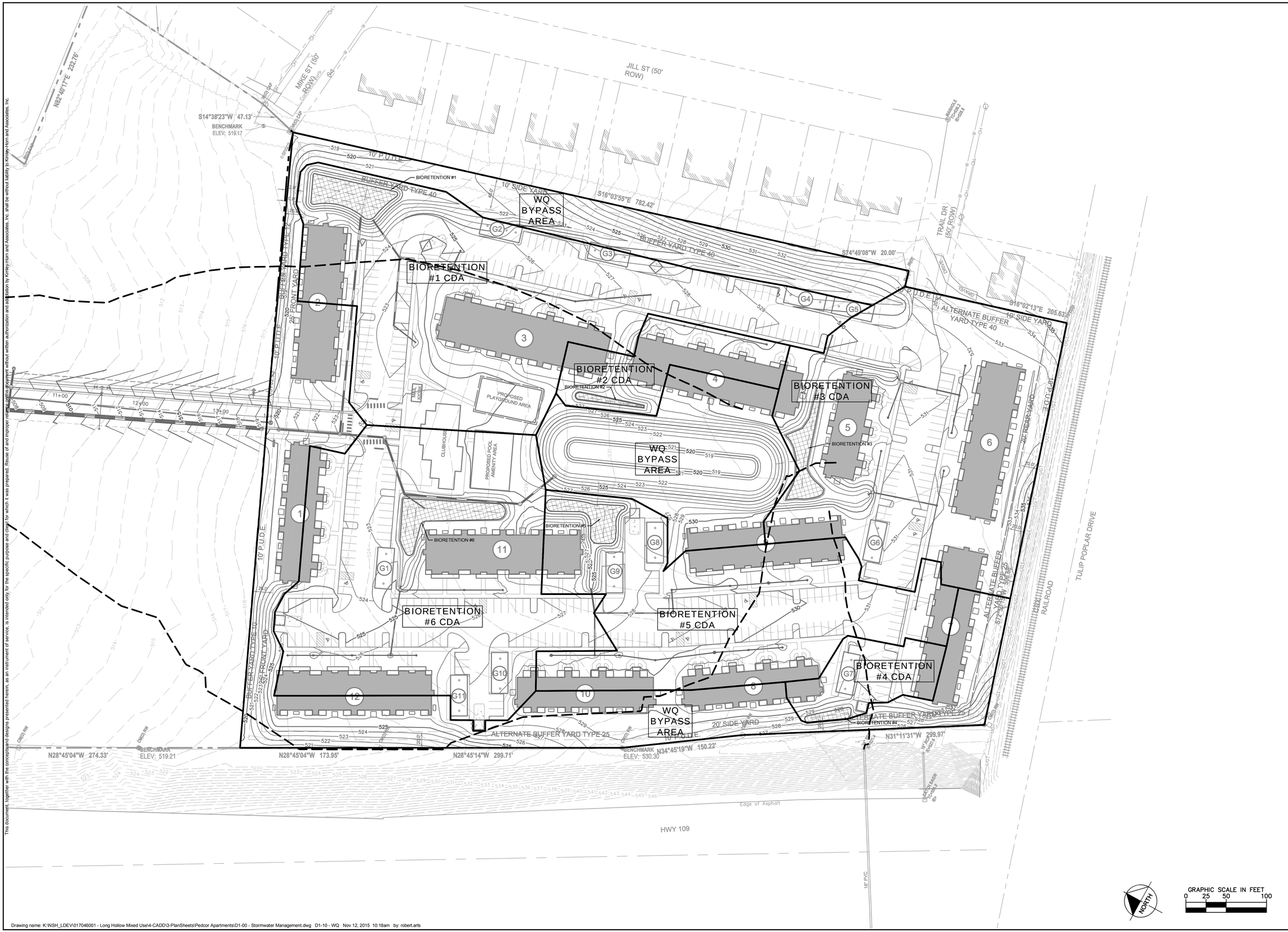
DESIGNED BY:	RJA/MDS
DRAWN BY:	RJA
CHECKED BY:	MDS
DATE:	11/12/15

KHA PROJECT NO. 0170460001

STORMWATER MANAGEMENT -CONVEYANCE-

SHEET NUMBER

D1-00



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PRELIMINARY PLANS

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No.	REVISIONS	DATE	BY
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DATE:	11/12/15

KHA PROJECT NO. 0170460001

STORMWATER MANAGEMENT -WATER QUALITY-

SHEET NUMBER

D1-10

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PRELIMINARY PLANS

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KHA PROJECT NO.
0170460001

STORMWATER MANAGEMENT
-DETENTION (PRE)-

SHEET NUMBER
D1-20

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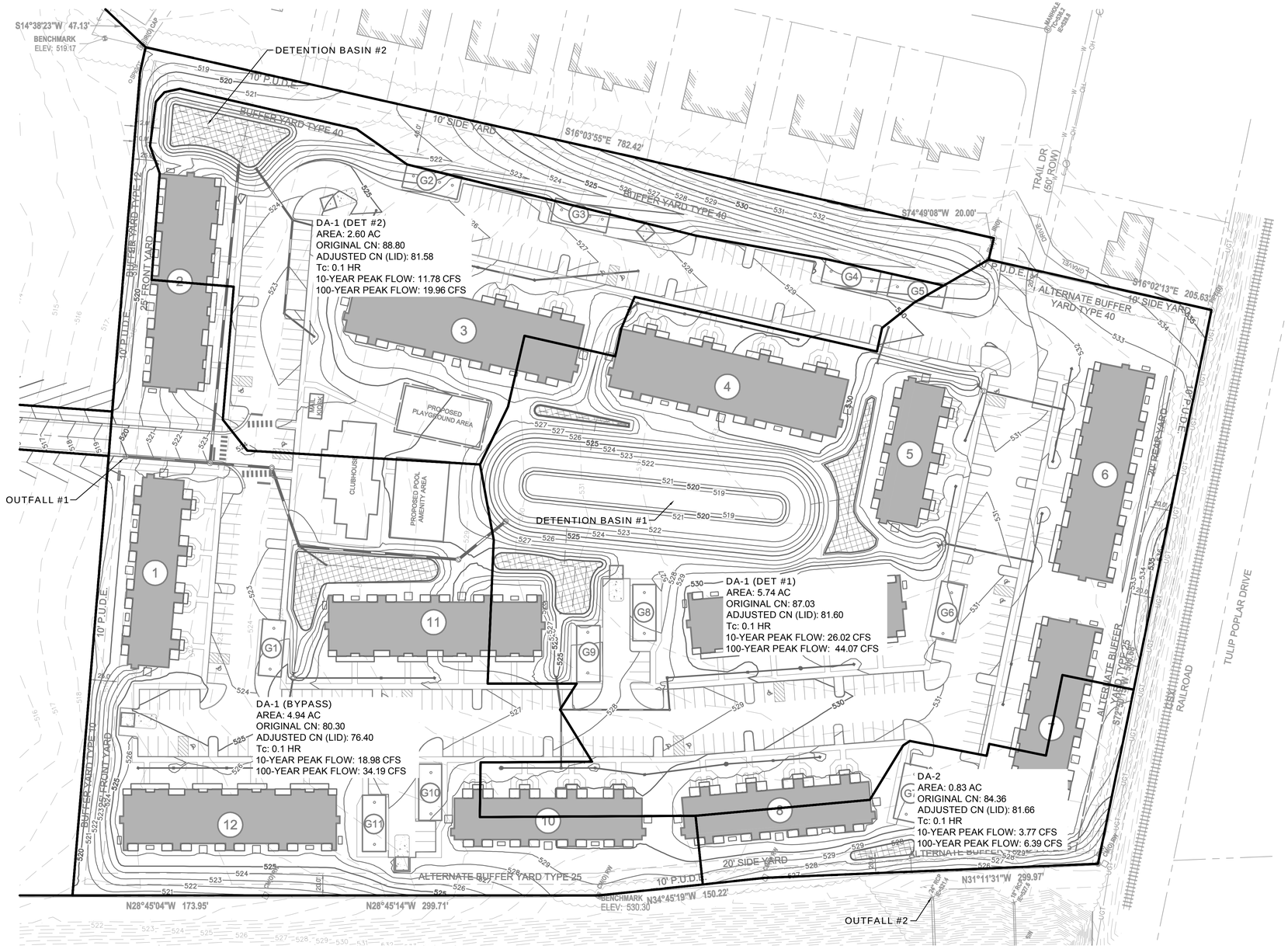

DETENTION BASIN #1 - STAGE-STORAGE

ELEVATION	CONTOUR AREA	DEPTH	INCREMENTAL VOLUME	CUMULATIVE VOLUME
522.5	17,283.39	N/A	N/A	0
523.0	18,545.85	0.5	8957.31	8957.31
523.5	19,831.11	0.5	9594.24	18551.6
524.0	21,148.09	0.5	10244.8	28796.4
524.5	22,494.96	0.5	10910.8	39707.1
525.0	23,871.67	0.5	11591.7	51298.8
525.5	25,278.06	0.5	12287.4	63586.2
526.0	26,715.44	0.5	12998.4	76584.6
526.5	28,184.19	0.5	13724.9	90309.5
527.0	29,687.74	0.5	14468	104777

DETENTION BASIN #2 - STAGE-STORAGE

ELEVATION	CONTOUR AREA	DEPTH	INCREMENTAL VOLUME	CUMULATIVE VOLUME
518.0	3,334.10	N/A	N/A	0
518.5	3,742.00	0.5	1769.02	1769.02
519.0	4,165.02	0.5	1976.75	3745.78
519.5	4,607.15	0.5	2193.04	5938.82
520.0	5,069.80	0.5	2419.24	8358.06
520.5	5,781.83	0.5	2712.91	11071
521.0	6,716.25	0.5	3124.52	14195.5
521.5	8,139.88	0.5	3714.03	17909.5

10-YEAR ROUTING SUMMARY

	PRE-DEVELOPMENT		POST-DEVELOPMENT	
	TIME TO PEAK (HRS)	PEAK FLOW (CFS)	TIME TO PEAK (HRS)	PEAK FLOW (CFS)
OUTFALL #1	12.04	24.76	11.95	24.71
DETENTION #1 (IN)	NA	NA	11.93	25.96
DETENTION #1 (OUT)	NA	NA	12.28	3.65
DETENTION #2 (IN)	NA	NA	11.93	11.75
DETENTION #2 (OUT)	NA	NA	12.09	4.60
DA-1 (BYPASS)	NA	NA	11.93	18.91
OUTFALL #2	11.97	12.47	11.93	3.76
DA-2	11.97	12.47	11.93	3.76

100-YEAR ROUTING SUMMARY

	PRE-DEVELOPMENT		POST-DEVELOPMENT	
	TIME TO PEAK (HRS)	PEAK FLOW (CFS)	TIME TO PEAK (HRS)	PEAK FLOW (CFS)
OUTFALL #1	12.04	48.74	12.01	57.00
DETENTION #1 (IN)	NA	NA	11.93	44.02
DETENTION #1 (OUT)	NA	NA	12.1	14.10
DETENTION #2 (IN)	NA	NA	11.93	19.93
DETENTION #2 (OUT)	NA	NA	12.02	16.23
DA-1 (BYPASS)	NA	NA	11.93	34.12
OUTFALL #2	11.97	23.31	11.93	6.38
DA-2	11.97	23.31	11.93	6.38

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PRELIMINARY PLANS

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DRAWN BY: RJA
CHECKED BY: MDS
DATE: 11/12/15
KHA PROJECT NO. 0170460001

STORMWATER MANAGMENT -DETENTION (POST)-

SHEET NUMBER

D1-21

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LIVING AREA UNIT (S.F.) CALCULATIONS

UNIT TYPE	UNIT MIX / DESCRIPTION	NET AREA HUD (1)	NET AREA MARKET (3)	BALCONY / PATIOS	BALCONY / STORAGE	GROSS AREA HUD (2)	GROSS AREA MARKET (4)	NUMBER OF UNITS	UNIT MIX
A1-6.1	1BD & 1BATH / 1ST FLOOR TYPE B	730	773	128	22	773	923	24	13%
A1-6.H1	1BD & 1BATH / 1ST FLOOR TYPE A	730	773	128	22	773	923	4	2%
A1-6.H2	1BD & 1BATH / 1ST FLOOR TYPE A	730	773	128	22	773	923	2	1%
A2-6.1	1BD & 1BATH / 2ND FLOOR	764	813	128	22	813	923	30	16%
B1-6.1	2BD & 2BATH / 1ST FLOOR TYPE B	1,018	1,071	91	22	1,071	1,184	44	23%
B1-6.H1	2BD & 2BATH / 1ST FLOOR TYPE A	1,018	1,071	91	22	1,071	1,184	3	2%
B1-6.H2	2BD & 2BATH / 1ST FLOOR TYPE A	1,018	1,071	91	22	1,071	1,184	1	1%
B2-6.1	2BD & 2BATH / 2ND FLOOR	1,058	1,111	91	22	1,111	1,224	48	26%
C1-6.1	3BD & 2BATH / 1ST FLOOR TYPE B	1,306	1,363	129	22	1,363	1,514	13	7%
C1-6.H1	3BD & 2BATH / 1ST FLOOR TYPE A	1,306	1,363	129	22	1,363	1,514	2	1%
C1-6.H2	3BD & 2BATH / 1ST FLOOR TYPE A	1,306	1,363	129	22	1,363	1,514	1	1%
C2-6.1	3BD & 2BATH / 2ND FLOOR	1,339	1,401	129	22	1,401	1,552	16	9%
							TOTAL	188	100%

BUILDING ANALYSIS

UNIT TYPE	BUILDING NUMBERS	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL UNITS
	BUILDING TYPES	16A-6.1	16B-6.1	16C-6.1	16C-6.1	12A-6.1	16B-6.1	16B-6.1	16A-6.1	16B-6.1	16A-6.1	16B-6.1	16B-6.1	
A1-6.1	1BD & 1BATH / 1ST FLOOR TYPE B	6				4			7		7			24
A1-6.H1	1BD & 1BATH / 1ST FLOOR TYPE A	1				1			1		1			4
A1-6.H2	1BD & 1BATH / 1ST FLOOR TYPE A	1				1								2
A2-6.1	1BD & 1BATH / 2ND FLOOR	8				6			8		8			30
B1-6.1	2BD & 2BATH / 1ST FLOOR TYPE B		6				8	8		7		7	8	44
B1-6.H1	2BD & 2BATH / 1ST FLOOR TYPE A		1							1		1		3
B1-6.H2	2BD & 2BATH / 1ST FLOOR TYPE A		1											1
B2-6.1	2BD & 2BATH / 2ND FLOOR		8				8	8		8		8	8	48
C1-6.1	3BD & 2BATH / 1ST FLOOR TYPE B			6	7									13
C1-6.H1	3BD & 2BATH / 1ST FLOOR TYPE A			1	1									2
C1-6.H2	3BD & 2BATH / 1ST FLOOR TYPE A			1										1
C2-6.1	3BD & 2BATH / 2ND FLOOR			8	8									16
	TOTAL UNITS	16	16	16	16	12	16	16	16	16	16	16	16	188
	HUD GROSS SF TOTALS PER BLDG	12,688	17,456	22,112	22,112	9,516	17,456	17,456	17,456	12,688	12,688	17,456	17,456	

FOOTPRINT ANALYSIS

BUILDING TYPES	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
TOTAL GROUND FLOOR AREA PER BUIDING (MARKET GROSS)	7,384	9,472	12,112	12,112	5,538	9,472	9,472	7,384	9,472	7,384	9,472	9,472	108,746

MATERIAL ANALYSIS

BUILDING TYPES	FRONT AREA	%	LEFT AREA	%	RIGHT AREA	%	REAR AREA	%	TOTAL	%
TYPE 12A-6.1 BUILDING 5	1,809	100%	1,479	100%	1,317	100%	2,143	100%	6,748	100%
BRICK	1,193	66%	1,135	77%	999	76%	1,436	67%	4,763	71%
SIDING	616	34%	344	23%	318	24%	707	33%	1,985	29%
TYPE 16A-6.1 BUILDINGS 1,8,10	2,353	100%	1,760	100%	1,717	100%	2,859	100%	8,689	100%
BRICK	1,528	65%	1,285	73%	1,318	77%	1,956	68%	6,087	70%
SIDING	825	35%	475	27%	399	23%	903	32%	2,602	30%
TYPE 16B-6.1 BUILDINGS 2,6,7,9,11,12	2,902	100%	2,120	100%	1,799	100%	3,163	100%	9,982	100%
BRICK	1,759	61%	1,620	76%	1,219	68%	2,574	81%	7,170	72%
SIDING	1,143	39%	500	24%	580	32%	589	19%	2,812	28%
TYPE 16C-6.1 BUILDINGS 3,4	3,383	100%	1,481	100%	1,869	100%	3,753	100%	10,486	100%
BRICK	2,100	62%	1,192	80%	1,589	85%	2,422	65%	7,303	70%
SIDING	1,283	38%	289	20%	280	15%	1,331	35%	3,183	30%
CLUBHOUSE	997	100%	905	100%	935	100%	1,101	100%	3,938	100%
BRICK	812	81%	525	58%	540	58%	861	78%	2,738	70%
SIDING	185	19%	380	42%	395	42%	240	22%	1,200	30%
DETACHED GARAGE	221	100%	183	100%	189	100%	514	100%	1,107	100%
BRICK	159	72%	106	58%	111	59%	411	80%	787	71%
SIDING	62	28%	77	42%	78	41%	103	20%	320	29%

TOTAL LIVING AREA (S.F.) CALCULATIONS

UNIT TYPE	TOTAL NET HUD (1)	TOTAL NET MARKET (3)	BALCONY / PATIOS	BALCONY / STORAGE	TOTAL GROSS HUD (1)	TOTAL GROSS MARKET (4)
A1-6.1	17,520.00	18,552.00	3,072.00	528.00	18,552.00	22,152.00
A1-6.H1	2,920.00	3,092.00	512.00	88.00	3,092.00	3,692.00
A1-6.H2	1,460.00	1,546.00	256.00	44.00	1,546.00	1,846.00
A2-6.1	22,920.00	24,390.00	3,840.00	660.00	24,390.00	27,690.00
B1-6.1	44,792.00	47,124.00	4,004.00	968.00	47,124.00	52,096.00
B1-6.H1	3,054.00	3,213.00	273.00	66.00	3,213.00	3,552.00
B1-6.H2	1,018.00	1,071.00	91.00	22.00	1,071.00	1,184.00
B2-6.1	50,784.00	53,328.00	4,368.00	1,056.00	53,328.00	58,752.00
C1-6.1	16,978.00	17,719.00	1,677.00	286.00	17,719.00	19,682.00
C1-6.H1	2,612.00	2,726.00	258.00	44.00	2,726.00	3,028.00
C1-6.H2	1,306.00	1,363.00	129.00	22.00	1,363.00	1,514.00
C2-6.1	21,424.00	22,416.00	2,064.00	352.00	22,416.00	24,832.00
	186,788	**196,540**	**20,544**	**4,136**	**196,540**	**220,020**

AMENITIES	NUMBER	S.F. / EACH	HUD (2)	MARKET (4)
CLUBHOUSE / LAUNDRY	1	3,749	3,749	
		SUBTOTALS	**200,289**	**220,020**

OTHER BUILDING OR SPACES	NUMBER	S.F. / EACH		
DETACHED MAIL KIOSK	1	520	520	
DETACHED GARAGE	11	1,044	11,480	
TOTAL AREA OF BUILDINGS			**212,289**	**220,020**

GENERAL NOTES - PROJECT

1.0 GENERAL NOTES:

1A CONDITIONS AND DIMENSIONS - DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS, CHECK ALL DIMENSIONS AND OTHER IRREGULARITIES PRIOR TO BEGINNING CONSTRUCTION, FABRICATING OR ORDERING ANY MATERIALS. REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ARCHITECT IMMEDIATELY AND ADJUST WORK AS DIRECTED BY ARCHITECT. ANY CHANGES TO THE SCOPE OF THE WORK OR PROJECT SCHEDULE RESULTING FROM DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS MUST BE AGREED TO BY THE OWNER, CONTRACTOR, AND ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

1B SUBCONTRACTORS ARE REQUIRED TO REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO NOTE AREAS OF WORK OF THEIR TRADE ON SHEETS TRADITIONALLY KNOWN AS WORK OF OTHER TRADES (I.E. THE REQUIREMENTS OF PROVIDING POWER TO MECHANICAL OR OTHER EQUIPMENT SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS & NOT ON THE ELECTRICAL DRAWINGS). THE ARCHITECT IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCY AND WILL COORDINATE DESIGN WORK OF THESE ITEMS. THE GENERAL CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR IDENTIFYING AND INCLUDING ALL ITEMS OF WORK INCLUDED IN THE CONTRACT DOCUMENTS, REGARDLESS OF WHERE ANY ITEM SHALL APPEAR IN SAID CONTRACT DOCUMENTS.

1C CEILING UTILITY COORDINATION - INSTALL ALL ELECTRICAL AND OTHER CONDUIT TIGHT TO STRUCTURE. CONNECT CEILING GRID AND LIGHTING FIXTURE TIE WIRES TO STRUCTURAL ELEMENTS ABOVE. DO NOT ATTACH TO OTHER SYSTEMS SUCH AS CONDUIT, DUCTS, PIPES, ETC. PROVIDE A MINIMUM OF 1'-0" CLEAR ZONE ADJACENT TO ANY FIRE OR SMOKE PARTITION. INSTALL ALL ELECTRICAL AND OTHER CONDUIT TIGHT TO STRUCTURE. CONNECT CEILING GRID AND LIGHTING FIXTURE TIE WIRES TO STRUCTURAL ELEMENTS ABOVE. DO NOT ATTACH TO OTHER SYSTEMS SUCH AS CONDUIT, DUCTS, PIPES, ETC. PROVIDE A MINIMUM OF 1'-0" CLEAR ZONE ADJACENT TO ANY FIRE OR SMOKE PARTITION.

1D CONTRATOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES OR STATUES WHETHER SPECIFICALLY REFERENCED BY THE PLANS OR NOT. ANY DISCREPANCY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING.

1E CONTRACTOR SHALL VERIFY AND COORDINATE SPECIFIC REQUIREMENTS FOR OWNER PROVIDED AND /OR INSTALLED EQUIPMENT

1F CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK INCLUDED IN THE CONTRACT DOCUMENTS. ALL CORRESPONDENCE FROM SUBCONTRACTORS SHALL BE ROUTED THROUGH THE CONTRACTOR.

1G ADJACENT WORK, INCLUDED UNDER OTHER CONSTRUCTION CONTRACTS, WHICH IS DAMAGED FURING EXECUTION OF THIS CONTRACT WORK, SHALL BE RESPONSIBLITY OF THE CONTRACTOR TO REPAIR PRIOR TO FINAL ACCEPTANCE OF THE WORK.

1H PIPING, DUCTWORK, ETC...LOCATED IN THE FINISHED AREAS OF THE BUILDING SHALL BE CONCEALED IN CHASES/FURRED SPACES WITH THE EXCEPTION OF PIPING IN EQUIPMENT ROOMS, AND STANPIPES, REQUIRED BY CODE TO BE EXPOSED.

1i ALL OPENINGS FOR PIPE, DUCTS, AND CONDUIT THROUGH ANY WALLS AND SLABS COMMON TO NOISE CRITICAL SPACES SHALL BE SLEEVED OR FRAMED TO ACCOMMODATE A FLEXIBLE ONE INCH JOINT FILLER SURROUNDING THE PENETRATING ELEMENT.

1J ALL FIRE RATED CONSTRUCTION SHALL CONFORM WITH U.L. TESTED STANDARDS AND /OR LOCAL REQUIREMENTS.

1K THE PROJECT DOCUMENTS PROVIDE THAT NO ASBESTOS, ASBESTOS PRODUCTS, PCB's OR OTHER SUBSTANCE DEEMED TOXIC OR HAZARDOUS UNDER APPLICABLE FEDERAL OR STATE LAWS, RULES, REGUALTIONS OR ORDINANCES, ARE TO BE CONTAINED OR INCORPORATED IN THE PROJECT WORK.

1L COORDINATE LOCATION OF FIXTURES WITH MECHANICAL AND ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF LAYOUT CONFLICTS OR DISCREPANCIES.

1M INSTALL FURRING AROUND COLUMNS AND CHASES AS CLOSE AS POSSIBLE TO PIPES AND STRUCTURE.

1N FOR FIRE RATED PARTITION INFORMATION SEE LIFE SAFETY PLAN.

1O THE CONTRACTOR SHALL OBTAIN AND PAY FEES FOR ALL REQUIRED PERMITS, LICENSES, CERTIFICATES, TESTING, ETC.

1P REPAIR DAMAGE TO, OR HOLES IN, EXISTING PARTITIONS TO REMAIN THAT RESULT FROM DEMOLITION OPERATIONS OR ARE EXISTING CONDITIONS. PREPARE REPAIRED AREAS TO RECEIVE NEW SCHEDULED FINISHES.

1Q CONFIRM SIZES OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK PRIOR TO FRAMING OR CUTTING FOR INSTALLATION.

1R LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY BY THE OWNER.

1S IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR PROVIDES A COMPLETE, FUNCTIONING PROJECT INCLUDING ALL GENERAL, MECHANICAL AND ELECTRICAL CONSTRUCTION REQUIRED TO FULFILL THAT INTENT. ALL ITEMS REQUIRED SHALL BE FURNISHED AND INSTALLED, REGARDLESS OF WHETHER OR NOT SHOWN ON THE DRAWINGS.

1T ITEMS FURNISHED BY THE OWNER BUT INSTALLED BY THE CONTRACTOR ARE NOTED "O.F.C.I.". CONTRACTOR SHALL INCLUDE COST FOR INSTALLATION ONLY IN HIS PROPOSAL.

1U ITEMS FURNISHED AND INSTALLED BY THE OWNER ARE NOTED "O.F.O.I.". CONTRACTOR SHALL NOT INCLUDE COSTS FOR FURNISHING OR INSTALLATION IN HIS PROPOSAL.

1V ITEMS OR WORK NOT TO BE FURNISHED OR ACCOMPLISHED BY THE CONTRACTOR ARE NOTED "N.I.C.".

1W "SIMILAR" OR "SIM", AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS SUBSTANTIALLY THE SAME AS THE ITEM OR DETAIL BEING REFERRED TO, WITH MINOR VARIATIONS THAT DO NOT AFFECT FUNCTION OR APPEARANCE.

1X "TYPICAL" OR "TYP.", AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME FOR ALL CONDITIONS OF A SIMILAR NATURE THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.

1Y "OPPOSITE HAND" OR "O.H." AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME AS THE REFERENCED ITEM OR DETAIL EXCEPT THAT IT IS EXACTLY OPPOSITE (MIRRORED) IN ORIENTATION.

1Z DO NOT ISSUE INCOMPLETE (PARTIAL) SETS OF CONSTRUCTION DRAWINGS. DRAWINGS ARE INTERRELATED.

1ZA THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR MILLWORK, SPECIAL SYSTEMS, AND MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS (INCLUDING FIRE PROTECTION SYSTEMS) WHEN REQUIRED BY M.E.P. CONSULTANT'S DOCUMENTS. SUBMIT THREE COPIES OF ALL SHOP DRAWINGS FOR REVIEW AND APPROVAL. ONE COPY WILL BE RETAINED BY THE ARCHITECT OR M.E.P. CONSULTANT; ONE COPY WILL BE PROVIDED TO THE BUILDING OWNER AND ONE COPY WILL BE RETURNED TO THE CONTRACTOR.

1ZB THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR DOOR AND FRAMES, HARDWARE AND TOILET ACCESSORIES. SUBMIT FOUR COPIES OF ALL DATA FOR REVIEW AND APPROVAL. ONE COPY WILL BE RETAINED BY THE ARCHITECT, ONE COPY WILL BE PROVIDED TO THE BUILDING OWNER AND TWO COPIES WILL BE RETURNED TO THE CONTRACTOR.

1ZC THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SEQUENCING WITH THE BUILDING OWNER AND SCHEDULE ALL SERVICE INTERRUPTIONS OUTSIDE NORMAL BUSINESS HOURS TO MINIMIZE INCONVENIENCE TO CURRENT TENANTS.

1ZD THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING OR OTHER TEMPORARY MEASURES REQUIRED DURING CONSTRUCTION.

1ZE THE CONTRACTOR SHALL MAINTAIN A SITE "NEAT" IN APPEARANCE. REMOVE TRASH AND CONSTRUCTION DEBRIS ON A WEEKLY BASIS, AT A MINIMUM, AND LEGALLY DISPOSE OF IN LEGAL DISPOSAL FACILITIES. MINIMIZE WASTE DIVERTED TO LANDFILLS AND RECYCLE OR REUSE THE MAXIMUM VOLUME OF WASTE POSSIBLE.

2.0 SITEWORK NOTES:

2A FOUNDATIONS HAVE BEEN DESIGNED FOR ALLOWABLE SOIL BEARING AS NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL COORDINATE INSPECTIONS BY OWNER PROVIDED INDEPENDENT INSPECTION AGENCY.

GENERAL NOTES - PROJECT

2B OVER EXCAVATION OF FOUNDATIONS SHALL BE FILLED ONLY AS DIRECTED BY THE STRUCTURAL ENGINEER.

2C MAJOR WORK FOR THIS PROJECT IS WITHIN THE DESIGNATED PROJECT SITE AREA; HOWEVER, SOME WORK EXTENDS BEYONG THE DESIGNATED LIMITS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE CITY AND SCHEDULE THIS WORK TO PROVIDE MINIMAL DISRUPTION TO THOSE AFFECTED.

2D REFER TO CIVIL DRAWINGS FOR PAVING THICKNESS, CURB TYPES, LONGITUDINAL AND HORZONTAL CONTROL.

2E REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE REQUIREMENTS

2F FOR BUILDING LOCATION DIMENSIONS & SETBACKS REFER TO CIVIL DRAWINGS

2G COORDINATE WATER (DOMESTIC AND FIRELINE) AND GAS SERVICE LOCATIONS WITH CIVIL ENGINEER

2H COORDINATE TRANSFORMER PAD LOCATIONS WITH ELECTRICAL AND CIVIL DRAWINGS.

2i ANY DAMAGE BY G.C. OR SUBCONTRACTOR TO EXISTING ASPHALT PAVEMENT AND /OR EXISTING LANDSCAPING SHALL BE REPAIRED AT NO COST TO THE OWNER. SEE SITE UTILAZATION PLAN FOR ADDITIONAL INFORMATION.

2J CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITHIN A REASONABLE TIME PERIOD TO ALLOW FOR REVISIONS OR CHANGES IN DESIGN PRIOR TO SCHEDULED WORK.

2K ALL SIDEWALKS ARE TO BE LIGHT BROOM FINISHED UNLESS NOTED OTHERWISE; ALL SIDEWALKS ARE TO MATCH EACH OTHER AND ADJACENT, EXISTING CONDITIONS UNLESS NOTED OTHERWISE.

2L CONTRACTOR TO SCHEDULE BUILDING AND HARDSCAPE STAKING INSPECTION AND NOTIFY ARCHITECT OF ANY DESCREPANCIES BEFORE BEGINNING ANY WORK

2M CONNECTIONS TO UNDERGROUND UTILITY LINES SHALL BE MADE BY THE CONTRACTOR. COORDINATE WITH CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS.

3.0 CONCRETE NOTES:

3A DESIGN LOADS ARE SPECIFIED BY THE STRUCTURAL DRAWINGS.

3B INTERIOR FLOOR SLABS ARE TO BE FINISHED TO RECEIVE FLOOR FINISHES AS NOTED IN THE FINISH SCHEDULE. WHERE FLOOR FINISH IS NOTED AS SEALED CONCRETE, THE CONTRACTOR SHALL PROTECT THE CONCRETE FROM DAMAGE INCLUDING BUT NOT LIMITED TO MARRING, STAINING, AND EXCESSIVE WEAR.

3C ALL EXTERIOR SIDEWALK EXPANSION JOINTS TO RECEIVE GUN GRADE POLYURETHANE TRAFFIC SEALANT.

3D PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR SLAB ON GRADE CONCRETE. (U.N.O.)

3E PROTECT CONCRETE SLABS TO BE EXPOSED, SEALED AND LEFT OTHERWISE UNFINISHED DURING CONSTRUCTION FROM DAMAGE INCLUDING BUT NOT LIMITED TO STAINING, MARRING, AND EXCESSIVE WEAR.

3F PRESSURIZED LINES, DRAINS, ETC...WHICH PENETRATE EXISTING OR IN-PLACE MASONRY WALLS SHALL BE INSTALLED BY CORE DRILLING. NO CHIPPING OF MASONRY WALLS WILL BE ALLOWED. REFER TO THE ELECTRICAL AND MECHANICAL DRAWINGS.

6.0 WOOD NOTES:

6A CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND PROVIDING REQUIRED BLOCKING FOR ALL WALL MOUNTED EQUIPMENT AND FIXTURES.

6B ALL WOOD BLOCKING IN EXTERIOR WALLS, EXTERIOR OF THE BUILDING ENVELOPE OR IN CONTACT WITH THE GROUND FLOOR SLAB SHALL BE PRESURE TREATED UNLESS OTHERWISE NOTED.

6C ALL WOOD, PLYWOOD, BLOCKING, AND FRAMING LOCATED IN FIRE RATED BUILDING ELEMENTS SHALL BE FIRE RETARDANT TREATED.

7.0 THERMAL & MOISTURE PROTECTION NOTES:

7A ALL SHEET METAL FLASHING DETAILS ARE TO BE IN ACCORDANCE WITH SMACNA "ARCHITECTURAL SHRET METAL MANUAL," SEVENTH EDITION, DATED JANUARY 2012. SEALANT USED IN ASSOCIATION SMACNA DETAILS SHALL BE ULTRA-LAW MODULUS SILICONE SEALANT

7B ALL GUTTERS, DOWNSPOUTS, GRAVEL STOPS, FASCIAS, FLASHING, LOUVERS, SCREENS, METAL STRUCTURES AND ANY ROOF PENETRATIONS ARE TO BE INSTALLED AND FABRICATED AS PER SMACNA STANDARDS OR IN ACCORDANCE WITH ROOFING MANUFACTURER'S RECOMMENDATIONS AS REQUIRED TO OBTAINMANUFACTURER'S WARRANTIES REQUIRED BY THE SPECIFICATIONS.

7C THE COLOR OF BRAKE METAL AND SEALANT SHALL MATCH THE COLOR OF ADJACENT WINDOW, DOOR, OR STOREFRONT FRAMING, UNLESS NOTED OTHERWISE.

7D CONTRACTOR SHALL PROVIDE FLASHING AS SHOWN FOR ALL WINDOW, STOREFRONT, WINDOW WALLS AND DOOR JAMBS, SILLS & HEADS. SUBMIT SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION.

7E CAULK THE ENTIRE INTERIOR AND SEAL THE EXTERIOR PERIMETER OF ALL DOORS, STOREFRONT AND WINDOWS UNLESS SEALANT CONFLICTS WITH UNIT'S WEEPING SYSTEM OR AS DIRECTED ELSEWHERE IN THE DOCUMENTS.

7F ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED WITH THRESHOLDS SET IN MASTIC BED. PROVIDE RAIN GUARDS AT HEAD WHERE INDICATED.

7G INSTALL ROOF INSULATION SO ALL AREAS OF ROOFING DRAIN TO ROOF DRAINS AND SCUPPERS TO AVOID PONDING.

7H PROVIDE BITUTHENE MEMBRANE WATER PROOFING AT ALL AREAS BELOW GRADE.

7i PROVIDE CONTINUOS WEATHER PROOF BARRIER AT ALL EXTERIOR SHEATHING LOCATIONS

7J SEAL ALL PENETRATIONS AT EXTERIOR WALLS TO INSURE WEATHER TIGHTNESS.

7K PROVIDE R-13 MIN. BATT INSULATION AT ALL EXTERIOR 3 5/8" METAL STUD ON TILT UP CONC. WALLS

7L PROVIDE R-19 MIN. BATT INSULATION AT ALL METAL STUD EXTERIOR WALLS AND CAVITIES

9.0 FINISH NOTES:

9A CLEAN AND PRIME ALL SURFACES PRIOR TO PAINTING PER FINISH SCHEDULE & IN ACCORDANCE WITH PAINTING SPECIFICATIONS. FINISH ALL SIX SURFACES OF DOORS.

9B METAL ACCESS PANELS, ELECTRICAL PANEL LOUVERS AND ALL FERROUS METALS SHALL NOT BE PAINTED WITH LATEX PAINT. PAINT PANELS WITH OIL BASED GLOSS ENAMELS AS SPECIFIED

9C METAL FRAMING FOR ALL SUSPENDED GYP. BD. SOFFITS, CEILINGS, FURRING, AND OVER ALL DOORS SHALL BE SECURED TO THE STRUCTURE ABOVE AS REQUIRED FOR RIGID INSTALLATION.

9D WHERE WALL SURFACES ARE NOTED "ALIGN," THE FINISHED FACE OF NEW CONSTRUCTIONIS TO ALIGN WITH THE FINISHED FACE OF OTHER NEW OR EXISTING CONSTRUCTION.

9E ALL MATERIALS PROVIDED SHALL BE NEW, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.

9F WARRANT ALL MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, OR THE DATE OF BENEFICIAL OCCUPANCY BY THE OWNER, WHICHEVER IS LATER. REPAIR OR REPLACE ALL WORK THAT IS DISCOVERED TO BE DEFECTIVE DURING THAT PERIOD.

15.0 PLUMBING NOTES:

15A TOILETS SHALL BE HANDICAPPED ACCESSIBLE AS REQUIRED BY APPLICABLE LAWS, CODES & STATUTES.

15B THE NEW STRUCTURE SHALL BE SPRINKLERED IN ACCORDANCE WITH APPLICABLE CODES. CONTRACTOR SHALL LPROVIDE SHOP DRAWINGS FOR REVIEW AND COORDINATION WITH OTHER ABOVE CEILING WORK. THE DESIGN/BUILD CONTRACTOR SHALL OBTAIN ALL REQUISITE APPROVALS PRIOR TO INSTALLATION. DESIGN/BUILD CONTRACTOR'S DESIGN ENGINEER SHALL BE "ENGINEER OF RECORD" FOR THE FIRE PROTECTION SYSTEM.

HUD S.F. ANALYSIS TOTALS

NET LIVING AREA	186,788.00
GROSS LIVING AREA	196,540.00
GROSS AREA PLUS AMENITIES	200,289.00
GROSS AREA PLUSAMENITIES & OTHER BUILDING SPACES	212,289.00

SITE ANALYSIS

ACTUAL	
NET LAND AREA:	30.84 ACRES
TOTAL APARTMENTS:	188
ACTUAL DENSITY:	14 UNITS / ACRE
REQUIRED	
ZONING:	MU

HUD / MARKET APARTMENT UNIT DEFINITIONS

NET & GROSS SF AREA CALCULATIONS
APARTMENTS **ONLY**

1. **HUD NET AREA:** DEFINED AS "PAINT-TO-PAINT". IT IS THE LIVING AREA OF A UNIT MEASURED TO THE INSIDE FACE OF PERIMETER DRYWALL.
2. **HUD GROSS AREA:** DEFINED BY ADDING THICKNESS (WIDTH) OF UNIT PERIMETER STD WALLS, INCLUDES THICKNESS OF CORRIDOR WALLS AND INCLUDES THE AREA MEASURED TO THE CENTERLINE OF ANY PARTY WALL. HUD GROSS SF ALSO INCLUDES THE AREA OF A DIRECT ACCESS GARAGE IF PROVIDED FOR THE UNIT.
3. **MARKET NET AREA:** (REF. BOMA/REM, ANSI-Z765) UNIT AREA (S.F.) DEFINED BY ADDING THE THICKNESS (WIDTH) OF UNIT PERIMETER STUD WALLS, INCLUDES THICKNESS OF CORRIDOR WALLS AND INCLUDES THE AREA MEASURED TO THE CENTERLINE OF ANY PARTY WALLS.
4. **MARKET GROSS AREA:** ADD AREA OF ATTACHED BALCONIES AND EXTERIOR STORAGE CLOSETS TO MARKET NET AREA CALCULATIONS.
5. **HUD GROSS FLOOR AREA:** THE SUM OF THE AREAS OF HEADROOM HEIGHT WITHIN THE EXTERIOR WALLS, MEASURED TO THE EXTERIOR FACES OF THE WALLS OR TO THE CENTERLINE OF WALLS SEPARATING ATTACHED BUILDINGS.

NOTE: *BUILT-IN GARAGES, COMMERCIAL AREA, BASEMENT AND ALL OTHER AREAS WITHIN THE EXTERIOR WALLS ARE TO BE INCLUDED. ITEMS EXCLUDED ARE: RECESSED, EXTENDED OR CONTINUOUS BALCONIES, ATTACHED OR DETACHED CARPORT ACCESSORY BUILDINGS, PATIOS, PORCHES, OR TERRACES AND ALL OTHER AREAS OUTSIDE THE EXTERIOR WALLS.*

PARKING ANALYSIS

PARKING REQUIRED			
ACTUAL SPACES:	STANDARD	ACCESSIBLE	TOTAL
STANDARD	405	13	418
DETACHED GARAGES	44		44
VISITOR PARKING			0
TOTAL	449	13	462

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PEDCOR COMPANIES

5 FIFTH DIMENSION ARCHITECTURE & INTERIORS LLC

Kimley»Horn

Silver Creek Engineering, Inc.
7225 Woodland Drive
Suite 200
Indianapolis, Indiana 46278

THE RESIDENCES OF GALLATIN

Long Hollow Pike, Gallatin, TN 37066 Sumner County

PRELIMINARY DESIGN

REVISIONS	
NO.	DATE

PROJ. NO. 15092

DATE 11/12/2015

SHEET NAME GENERAL PROJECT NOTES & STATISTICS

SHEET NO. A001

11/11/2015 8:16:06 PM

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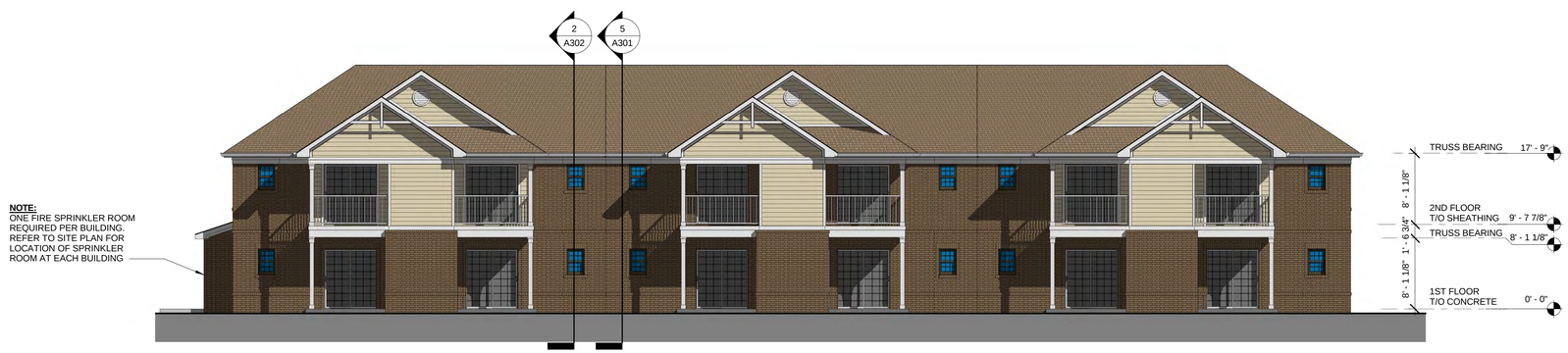
4 BUILDING TYPE 12A-6.1 LEFT ELEVATION
1/8" = 1'-0"
BUILDING 5

NOTE:
ONE FIRE SPRINKLER ROOM REQUIRED PER BUILDING. REFER TO SITE PLAN FOR LOCATION OF SPRINKLER ROOM AT EACH BUILDING

3 BUILDING TYPE 12A-6.1 RIGHT ELEVATION
1/8" = 1'-0"
BUILDING 5



NOTE:
ONE FIRE SPRINKLER ROOM REQUIRED PER BUILDING. REFER TO SITE PLAN FOR LOCATION OF SPRINKLER ROOM AT EACH BUILDING

2 BUILDING TYPE 12A-6.1 REAR ELEVATION
1/8" = 1'-0"
BUILDING 5

NOTE:
ONE FIRE SPRINKLER ROOM REQUIRED PER BUILDING. REFER TO SITE PLAN FOR LOCATION OF SPRINKLER ROOM AT EACH BUILDING

1 BUILDING TYPE 12A-6.1 FRONT ELEVATION
1/8" = 1'-0"
BUILDING 5

GENERAL NOTES - EXT. ELEVATIONS

A. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
B. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
C. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.
D. ALL WINDOWS TO BE SINGLE HUNG U.N.O., SEE UNIT PLANS FOR WINDOWS SIZES.
E. ALL BRICK TO BE _____, _____ BOND.
F. FIBER CEMENT SIDING TO BE PAINTED.
G. ALL TRIM TO BE SYNTHETIC WOOD TRIM, SEE SECTIONS AND PLAN DETAILS FOR SIZING.
H. TRIM LOCATED AROUND ALL OPENINGS IN FIBER CEMENT SIDING, AT ALL INSIDE AND OUTSIDE CORNERS OF FIBER CEMENT SIDING, BELOW ALL SOFFITS AT ROOF OVERHANGS AND AT ALL TRANSITIONS BETWEEN BRICK AND FIBER CEMENT SIDING (BOTH HORIZONTAL AND VERTICAL). SEE SECTIONS AND PLAN DETAILS FOR TYPICAL CONDITIONS.
I. SEE ROOF PLANS FOR ROOF SLOPE. DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
J. BRICK JAMBS AT WINDOW AND DOOR OPENINGS TO BE STACK BOND, SEE PLAN DETAILS.

ELEVATION KEYNOTES

1. METER CENTER, SEE ELECTRICAL DRAWINGS.
2. ROWLOCK COURSE TO BE FLUSH WITH BRICK ABOVE AND BELOW ALONG WALL AT THIS LOCATION FOR INSTALLATION OF ELECTRICAL EQUIPMENT.
3. UNIT ENTRY DOOR ADDRESS SIGNAGE, SEE DOOR SCHEDULE
4. BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, SEE ELECTRICAL DRAWINGS
5. KING POST TRIM FEATURE, SEE DETAIL _ / A___

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PEDCOR COMPANIES

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Indianapolis, Indiana 46278

VP

THE RESIDENCES OF GALLATIN
Long Hollow Pike, Gallatin, TN 37066 Sumner County
PRELIMINARY DESIGN

REVISIONS	
NO.	DATE

PROJ. NO.
15092
DATE
11/12/2015
SHEET NAME
BUILDING TYPE 12A-6.1 EXTERIOR ELEVATIONS
SHEET NO.
A201

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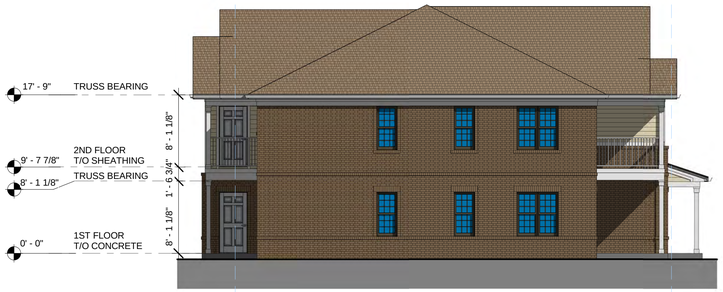

5 BUILDING TYPE 16A-6.1 LEFT ELEVATION
1/8" = 1'-0"
BUILDINGS 1, 8, & 10

3 BUILDING TYPE 16A-6.1 RIGHT ELEVATION
1/8" = 1'-0"
BUILDINGS 1, 8, & 10

2 BUILDING TYPE 16A-6.1 REAR ELEVATION
1/8" = 1'-0"
BUILDINGS 1, 8, & 10

1 BUILDING TYPE 16A-6.1 FRONT ELEVATION
1/8" = 1'-0"
BUILDINGS 1, 8, & 10

GENERAL NOTES - EXT. ELEVATIONS

A. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
B. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
C. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.
D. ALL WINDOWS TO BE SINGLE HUNG U.N.O., SEE UNIT PLANS FOR WINDOWS SIZES.
E. ALL BRICK TO BE _____, _____ BOND.
F. FIBER CEMENT SIDING TO BE PAINTED.
G. ALL TRIM TO BE SYNTHETIC WOOD TRIM, SEE SECTIONS AND PLAN DETAILS FOR SIZING.
H. TRIM LOCATED AROUND ALL OPENINGS IN FIBER CEMENT SIDING, AT ALL INSIDE AND OUTSIDE CORNERS OF FIBER CEMENT SIDING, BELOW ALL SOFFITS AT ROOF OVERHANGS AND AT ALL TRANSITIONS BETWEEN BRICK AND FIBER CEMENT SIDING (BOTH HORIZONTAL AND VERTICAL). SEE SECTIONS AND PLAN DETAILS FOR TYPICAL CONDITIONS.
I. SEE ROOF PLANS FOR ROOF SLOPE. DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
J. BRICK JAMBS AT WINDOW AND DOOR OPENINGS TO BE STACK BOND, SEE PLAN DETAILS.

ELEVATION KEYNOTES

1. METER CENTER, SEE ELECTRICAL DRAWINGS.
2. ROWLOCK COURSE TO BE FLUSH WITH BRICK ABOVE AND BELOW ALONG WALL AT THIS LOCATION FOR INSTALLATION OF ELECTRICAL EQUIPMENT.
3. UNIT ENTRY DOOR ADDRESS SIGNAGE, SEE DOOR SCHEDULE
4. BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, SEE ELECTRICAL DRAWINGS
5. KING POST TRIM FEATURE, SEE DETAIL _ / A___

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THE RESIDENCES OF GALLATIN
Long Hollow Pike, Gallatin, TN 37066 Sumner County
PRELIMINARY DESIGN

REVISIONS	
NO.	DATE

PROJ. NO. 15092
DATE 11/12/2015
SHEET NAME BUILDING TYPE 16A-6.1 EXTERIOR ELEVATIONS
SHEET NO. A202

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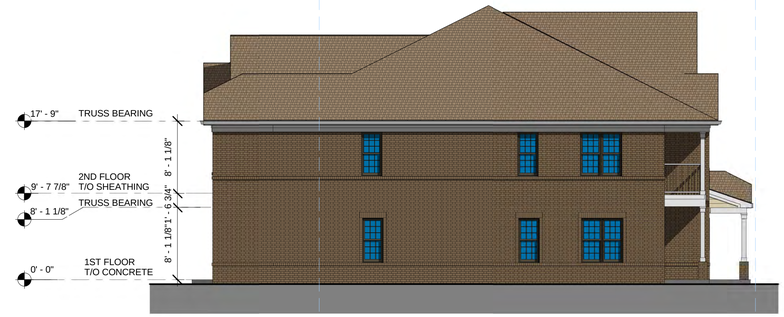
6 BUILDING TYPE 16B-6.1 REAR ELEVATION (STEPPED)
1/8" = 1'-0"
BUILDINGS 8 & 10



4 BUILDING TYPE 16B-6.1 LEFT ELEVATION
1/8" = 1'-0"
BUILDINGS 2, 6, 7, 9, 11 & 12

5 BUILDING TYPE 16B-6.1 FRONT ELEVATION (STEPPED)
1/8" = 1'-0"
BUILDINGS 8 & 10

NOTE:
ONE FIRE SPRINKLER ROOM REQUIRED PER BUILDING. REFER TO SITE PLAN FOR LOCATION OF SPRINKLER ROOM AT EACH BUILDING

3 BUILDING TYPE 16B-6.1 RIGHT ELEVATION
1/8" = 1'-0"
BUILDINGS 2, 6, 7, 9, 11 & 12

GENERAL NOTES - EXT. ELEVATIONS

A. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
B. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
C. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.
D. ALL WINDOWS TO BE SINGLE HUNG U.N.O., SEE UNIT PLANS FOR WINDOWS SIZES.
E. ALL BRICK TO BE _____, _____ BOND.
F. FIBER CEMENT SIDING TO BE PAINTED.
G. ALL TRIM TO BE SYNTHETIC WOOD TRIM, SEE SECTIONS AND PLAN DETAILS FOR SIZING.
H. TRIM LOCATED AROUND ALL OPENINGS IN FIBER CEMENT SIDING, AT ALL INSIDE AND OUTSIDE CORNERS OF FIBER CEMENT SIDING, BELOW ALL SOFFITS AT ROOF OVERHANGS AND AT ALL TRANSITIONS BETWEEN BRICK AND FIBER CEMENT SIDING (BOTH HORIZONTAL AND VERTICAL). SEE SECTIONS AND PLAN DETAILS FOR TYPICAL CONDITIONS.
I. SEE ROOF PLANS FOR ROOF SLOPE. DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
J. BRICK JAMBS AT WINDOW AND DOOR OPENINGS TO BE STACK BOND, SEE PLAN DETAILS.

ELEVATION KEYNOTES

1. METER CENTER, SEE ELECTRICAL DRAWINGS.
2. ROWLOCK COURSE TO BE FLUSH WITH BRICK ABOVE AND BELOW ALONG WALL AT THIS LOCATION FOR INSTALLATION OF ELECTRICAL EQUIPMENT.
3. UNIT ENTRY DOOR ADDRESS SIGNAGE, SEE DOOR SCHEDULE
4. BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, SEE ELECTRICAL DRAWINGS
5. KING POST TRIM FEATURE, SEE DETAIL _ / A___

NOTE:
ONE FIRE SPRINKLER ROOM REQUIRED PER BUILDING. REFER TO SITE PLAN FOR LOCATION OF SPRINKLER ROOM AT EACH BUILDING

2 BUILDING TYPE 16B-6.1 REAR ELEVATION
1/8" = 1'-0"
BUILDINGS 2, 6, 7, 9, 11 & 12

NOTE:
ONE FIRE SPRINKLER ROOM REQUIRED PER BUILDING. REFER TO SITE PLAN FOR LOCATION OF SPRINKLER ROOM AT EACH BUILDING

1 BUILDING TYPE 16B-6.1 FRONT ELEVATION
1/8" = 1'-0"
BUILDINGS 2, 6, 7, 9, 11 & 12

PRELIMINARY

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PEDCOR COMPANIES

5 FIFTH DIMENSION ARCHITECTURE & INTERIORS LLC

Kimley»Horn

Silver Creek Engineering, Inc.
7225 Woodland Drive
Suite 200
Indianapolis, Indiana 46278

VP

THE RESIDENCES OF GALLATIN
Long Hollow Pike, Gallatin, TN 37066 Sumner County
PRELIMINARY DESIGN

REVISIONS	
NO.	DATE

PROJ. NO. 15092
DATE 11/12/2015
SHEET NAME BUILDING TYPE 16B-6.1 EXTERIOR ELEVATIONS
SHEET NO. A203

11/11/2015 8:10:19 PM

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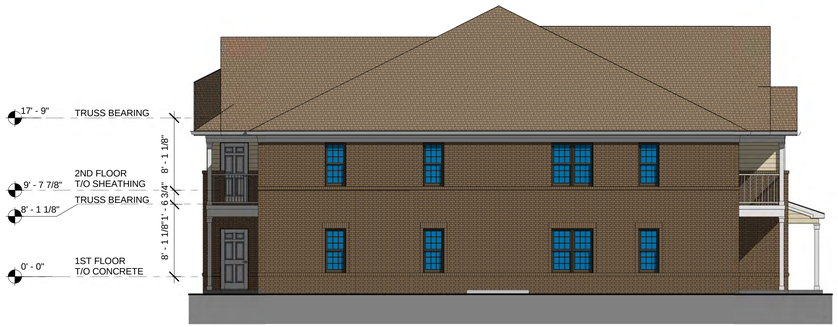

4 BUILDING TYPE 16C-6.1 LEFT ELEVATION
1/8" = 1'-0"
BUILDINGS 3 & 4

3 BUILDING TYPE 16C-6.1 RIGHT ELEVATION
1/8" = 1'-0"
BUILDINGS 3 & 4

2 BUILDING TYPE 16C-6.1 REAR ELEVATION
1/8" = 1'-0"
BUILDINGS 3 & 4

1 BUILDING TYPE 16C-6.1 FRONT ELEVATION
1/8" = 1'-0"
BUILDINGS 3 & 4

GENERAL NOTES - EXT. ELEVATIONS

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E. ALL BRICK TO BE _____, _____ BOND.
F. FIBER CEMENT SIDING TO BE PAINTED.
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ELEVATION KEYNOTES

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3. UNIT ENTRY DOOR ADDRESS SIGNAGE, SEE DOOR SCHEDULE
4. BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, SEE ELECTRICAL DRAWINGS
5. KING POST TRIM FEATURE, SEE DETAIL _ / A___

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PEDCOR COMPANIES

5 FIFTH DIMENSION ARCHITECTURE & INTERIORS LLC

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Suite 200
Indianapolis, Indiana 46278

VP

THE RESIDENCES OF GALLATIN

Long Hollow Pike, Gallatin, TN 37066 Sumner County

PRELIMINARY DESIGN

REVISIONS	
NO.	DATE

PROJ. NO.
15092
DATE
11/12/2015
SHEET NAME
BUILDING TYPE 16C-6.1 EXTERIOR ELEVATIONS
SHEET NO.
A204

11/11/2015 8:12:32 PM

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GENERAL NOTES - EXT. ELEVATIONS

A. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
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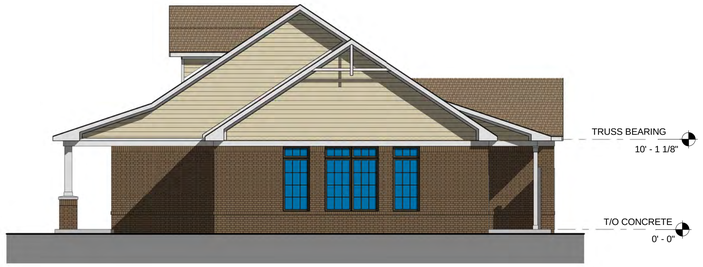
I. SEE ROOF PLANS FOR ROOF SLOPE. DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
J. BRICK JAMBS AT WINDOW AND DOOR OPENINGS TO BE STACK BOND, SEE PLAN DETAILS.

4 CLUBHOUSE LEFT ELEVATION
1/8" = 1'-0"

3 CLUBHOUSE REAR ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE RIGHT ELEVATION
1/8" = 1'-0"

1 CLUBHOUSE FRONT ELEVATION
1/8" = 1'-0"

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5 FIFTH DIMENSION ARCHITECTURE & INTERIORS LLC

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Long Hollow Pike, Gallatin, TN 37066 Sumner County
PRELIMINARY DESIGN

REVISIONS	
NO.	DATE

PROJ. NO.
15092
DATE
11/12/2015
SHEET NAME
CLUB HOUSE EXTERIOR ELEVATIONS
SHEET NO.
AC201

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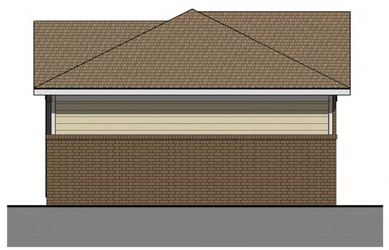
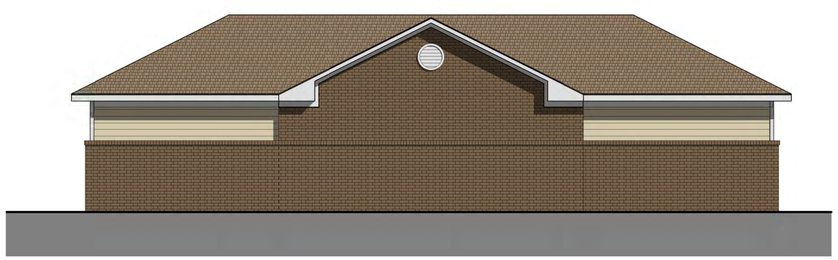
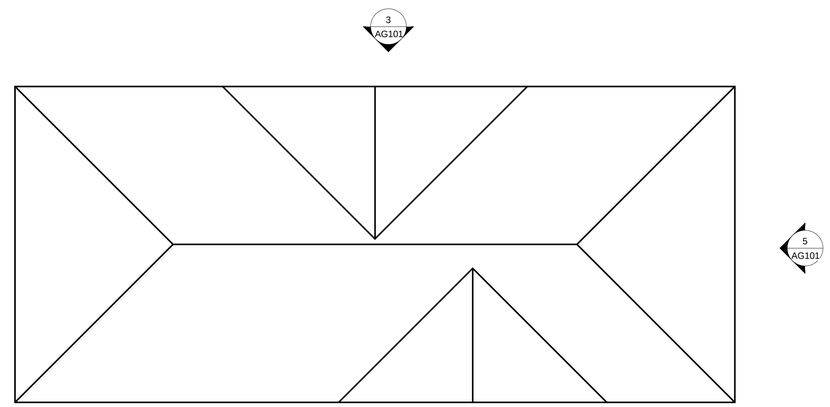


5 GARAGE SIDE ELEVATION
3/16" = 1'-0"

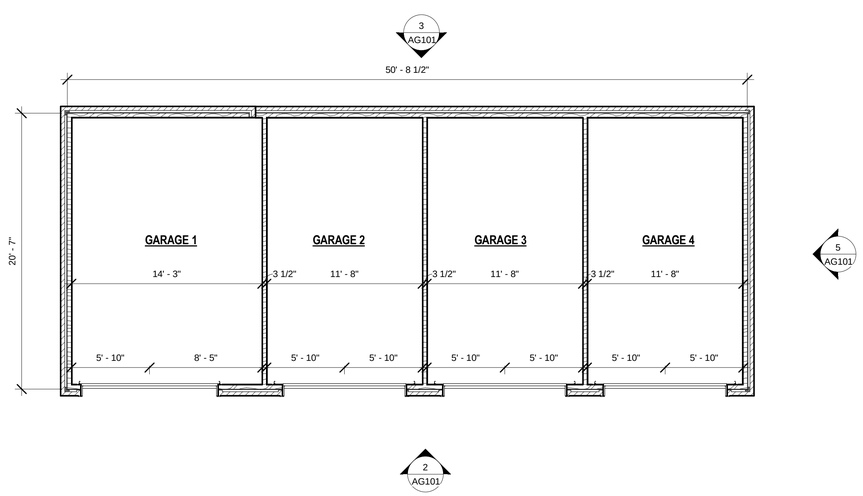


3 GARAGE REAR ELEVATION
3/16" = 1'-0"

2 GARAGE FRONT ELEVATION
3/16" = 1'-0"



4 DETACHED GARAGE ROOF PLAN
3/16" = 1'-0"



1 DETACHED GARAGE FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES - FLOOR PLANS

A. ALL EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. ALL INTERIOR BEARING WALLS AND SHEARWALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. ALL OTHER INTERIOR WALLS ARE 2X4 STUDS @ 24" O.C. U.N.O.
B. ALL INTERIOR PARTITIONS ARE DIMENSIONED TO THE CENTER OF THE PARTITION UNLESS NOTED OTHERWISE.
C. AT GYP. BD. PARTITIONS, DOOR FRAMES SHALL BE HELD 4 INCHES FROM FRAME FACE TO ADJACENT WALLS AT HINGE JAMB UNLESS NOTED OTHERWISE.
D. AT GYP. BD. PARTITIONS, ALL DOORS ARE DIMENSIONED TO THE CENTER WHERE SHOWN.
E. DIMENSIONS ASSOCIATED WITH INTERIOR PARTITIONS WHEN TAKEN FROM EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF STUD TO THE CENTERLINES OF INTERIOR STUD WALLS (TYPICAL) UNLESS NOTED OTHERWISE.
F. DIMENSIONS NOTED "VERIFY" SHALL BE CONFIRMED IN THE FIELD. REPORT VARIATIONS TO ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK AFFECTED.
G. WHERE DIMENSIONS ARE NOTED "CLEAR", IT IS FROM THE FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL.
H. WHERE SURFACES ARE NOTED TO "ALIGN", FACES OF FINISH MATERIALS ARE TO ALIGN.
I. ALL EXTERIOR DIMESIONS ARE FROM EXTERIOR FACE OF STUD (TYPICAL) UNLESS NOTED OTHERWISE.
J. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY ENERGY LOSS.
K. REFERENCE CIVIL DRAWINGS FOR FINISHED FLOOR BENCHMARK ELEVATIONS.
L. APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. WINDOWS AND FIBER CEMENT, WINDOWS AND BRICK, ETC.)
M. SEE THE OVERALL BUILDING PLANS FOR EXACT UNIT ORIENTATION, SEE UNIT PLANS FOR ALL DIMENSIONING AND NOTING OF INTERIOR WALLS, DOORS, ETC.
N. SEE BUILDING ELEVATIONS FOR ALL SECTION CUTS.
O. SEE ARCHITECTURAL SITE PLAN FOR BUILDING STEP LOCATIONS.
P. RADON MITIGATION DESIGN INCLUDES GAS PERMEABLE LAYER & VAPOR BARRIER UNDER SLAB (SEE FOUNDATION PLAN NOTES & SPECS), VERTICAL VENTS (SEE PLUMBING PLANS AND DETAILS), AND ELECTRICAL RECEPTACLES AT TOP OF VENTS IN ATTIC SPACE FOR FUTURE INSTALLATION OF FANS (SEE ELECTRICAL PLANS).
Q. ALL DOORS, PLUMBING FIXTURES, AND APPLIANCES MUST BE INSTALLED WITH AT LEAST THE MINIMUM MANEUVERING CLEARANCE AT THE DOOR APPROACH PER ACCESSIBILITY CODES LISTED ON THE CODE STUDY SHEET.
R. PATIO SLOPES SHOWN TO BE 1/4" PER FOOT U.N.O.
S. SEE SHEET A502 FOR ACCESSIBILITY REQUIREMENTS IN TYPE A AND TYPE B UNITS.
T. ALL GYPSUM CEILINGS TO BE DIRECTLY APPLIED TO STRUCTURE ABOVE, SEE FLOOR AND ROOF ASSEMBLIES ON SHEET A503.
U. ENSURE FINISH FLOOR MATERIAL IS PROVIDED AT ALL INTERIOR SPACES. SEE UNIT PLANS FOR FLOOR TYPES AND LOCATIONS.

GENERAL NOTES - EXT. ELEVATIONS

A. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
B. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
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I. SEE ROOF PLANS FOR ROOF SLOPE. DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
J. BRICK JAMBS AT WINDOW AND DOOR OPENINGS TO BE STACK BOND, SEE PLAN DETAILS.

GENERAL NOTES - ROOF PLANS

A. ARROWS ON THE ROOF PLAN INDICATE WATER DRAINAGE DIRECTION. REFER TO SLOPES INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
B. ROOFING SUPPLIERS, MANUFACTURERS AND INSTALLERS SHALL REVIEW ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. UNLESS NOTED OTHERWISE, ROOFING SUPPLIERS, MANUFACTURERS AND INSTALLERS WILL BE ASSUMED TO HAVE REVIEWED AND APPROVED THE DETAILS SHOWN.
C. PRIME ALL METAL TO BE IN CONTACT WITH ROOFING MATERIALS.
D. SEPARATE DISSIMILAR METALS AS THEY OCCUR PER MANUFACTURER'S RECOMMENDATIONS. REVIEW MATERIALS AND METHODS WITH ARCHITECT.
E. PROVIDE FLASHING PER DETAILS AT ALL CONDUIT AND HVAC LINES PENETRATING THE ROOF.
F. CONTRACTOR AND ALL SUBTRADES SHALL BE AWARE AND EXERCISE THE NECESSARY CARE TO PREVENT DAMAGE TO OR PUNCTURE OF THE ROOF. THIS SHALL INCLUDE ALL SHARP MATERIALS, TOOLS, MATERIAL SCRAPS OR MATERIALS HAVING A DELETERIOUS AFFECT ON THE ROOFING MATERIAL.
G. DETAILED FLOOR AND ROOF TRUSS FRAMING AND DIAGRAMS ARE TO BE FURNISHED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TENNESSEE. THE TRUSS MANUFACTURER SHALL PROVIDE ENGINEERED PERMANENT ROOF TRUSS BRACING AS REQUIRED BY CODE.
H. LOCATE HIGH-POINT OF GUTTER AT MID-SPAN IN BETWEEN DOWNSPOUTS U.N.O. ON THE ROOF PLAN.
I. GUTTERS TO BE 4" WIDE X 4" DEEP, SLOPE TO BE 1/16" PER 1'-0", DOWNSPOUTS TO BE 3" WIDE, 2" DEEP.
J. ROOF ANCHORS WITH BASE FLASHING AND RISER BOOT BY SUPER ANCHOR SAFETY TO BE PROVIDED. PRODUCT TO BE MODEL #2830 FOR INSTALLATION ONTO 2X4 TRUSS CHORDS. LOCATIONS SHOWN ARE APPROXIMATE, COORDINATE FINAL LOCATIONS WITH MANUFACTURER REQUIREMENTS AND TRUSS FRAMING SYSTEM BELOW.
K. ROOF TO HAVE ANTI-FUNGAL DIMENSIONAL ASPHALT SHINGLES
L. EXTEND ALL 1 HR AND 2 HR FIRE RATED ASSEMBLIES OT BOTTOM OF HIGHEST ROOF DECK, THROUGH OVERBUILD. SEE SECTIONS FOR MORE INFORMATION.
M. GABLED AREAS TO BE OPEN TO MAIN ROOF AREA FOR VENTILATION PURPOSES. NOTIFY ARCHITECT IF ATTIC AREAS ABOVE EACH UNIT ARE COMPARTMENTALIZED.

PRELIMINARY

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PEDCOR COMPANIES

5 FIFTH DIMENSION ARCHITECTURE & INTERIORS LLC

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Indianapolis, Indiana 46278

THE RESIDENCES OF GALLATIN
Long Hollow Pike, Gallatin, TN 37066 Sumner County
PRELIMINARY DESIGN

REVISIONS	
NO.	DATE

PROJ. NO.
15092
DATE
11/12/2015
SHEET NAME
DETACHED GARAGE PLANS & DETAILS
SHEET NO.
AG101

11/11/2015 8:13:35 PM

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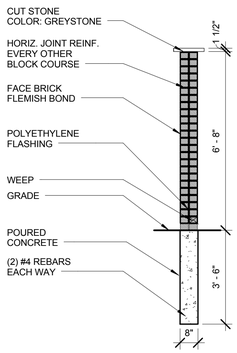
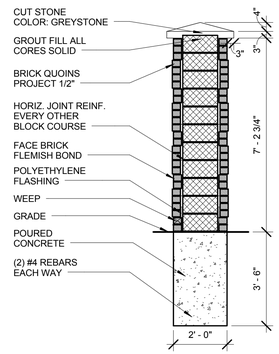
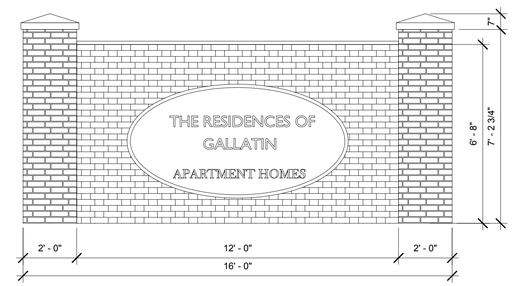


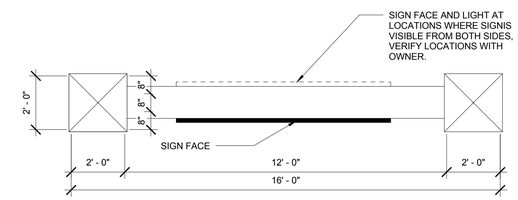
9 WALL SECTION
3/8" = 1'-0"



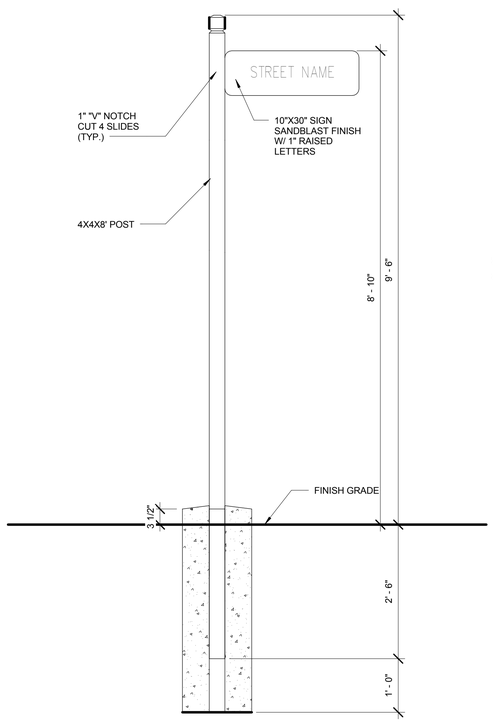
8 WALL SECTION
3/8" = 1'-0"



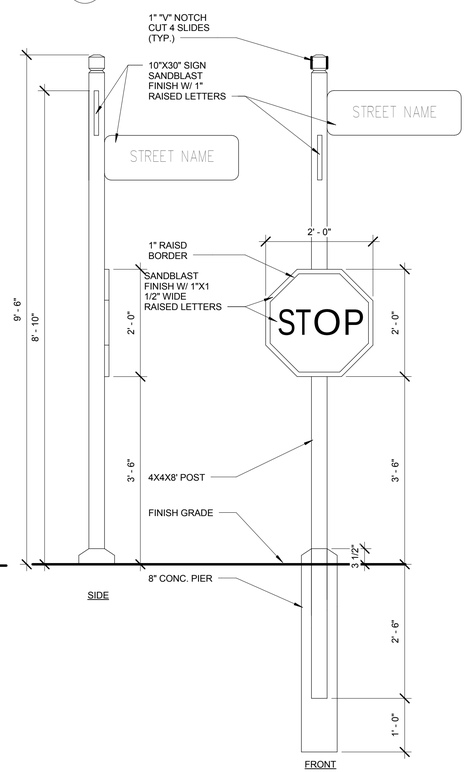
7 ENTRY SIGN ELEVATION
3/8" = 1'-0"



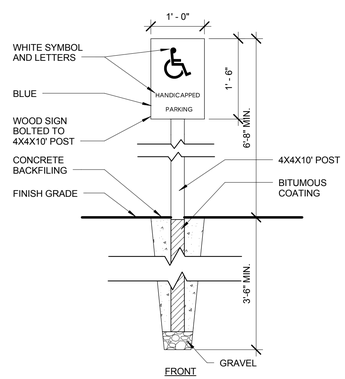
6 ENTRY SIGN PLAN
3/8" = 1'-0"



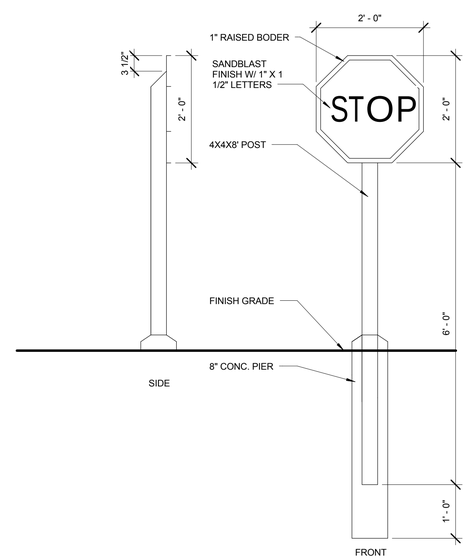
5 AS-STREET SIGN DETAIL
3/4" = 1'-0"



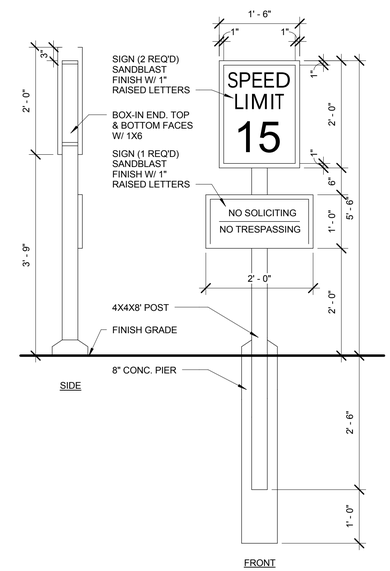
4 AS-STREET/STOP SIGN DETAIL
3/4" = 1'-0"



3 HANDICAP SIGN
3/4" = 1'-0"



2 STOP SIGN
3/4" = 1'-0"



1 SPEED SIGN
3/4" = 1'-0"

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Long Hollow Pike, Gallatin, TN 37066
PRELIMINARY DESIGN

REVISIONS	
NO.	DATE

PROJ. NO.
15092
DATE
10/27/2015
SHEET NAME
SITE DETAILS - SIGNAGE
SHEET NO.
AS111

10/27/2015 8:06:03 AM

ITEM 8

GMRPC Resolution No. 2015-145

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR A 30,465 SQUARE FOOT AUTOMOTIVE STORAGE AND PARKING FACILITY, ON A 4.066 (+/-) ACRE LOT, ZONED COMMERCIAL SERVICES (CS), LOCATED SOUTH OF AIRPORT ROAD AND EAST OF SOUTH WATER AVENUE (S.R. 109) AT 1771 AIRPORT ROAD. (PC File# 8-1273-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on November 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., §15.03.020:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required,* of the Gallatin Zoning Ordinance.

2. The Site Plan is consistent with the purpose and intent of the Commercial Services (CS) Zoning District and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. Once completed, the Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Storamaxx Self Storage, consisting of 13 sheets, prepared by Rogers Engineering Group of Gallatin, TN with Job No. 15-038, dated October 28, 2015 with a final revision date of November 12 2015, with the following conditions of approval:

1. The proposed alternative architectural materials meet the criteria for an alternative architectural plan as set forth in Section 13.08.010.D
2. Record a surveyor's note of correction to remove the 50 foot Minimum Building Setback Line on the northern property boundary of Lot 1 from the Resubdivision of Lot 1 of the Resubdivision of Lots 1 and 3 of The Crossings, Section 4 Final Plat as recorded in Plat Book 28, Page 350. The surveyor's note of correction shall be recorded prior to the issuance of a building permit.
3. Add to the title block the phrase 'Indoor Automotive Storage and Parking'.
4. Add Plat Book and Page number information, on Sheet C2.0 for all adjacent lots.
5. Reduce the wall sign to a maximum of 60 square feet (Sheet C6.0 and A2.0) and submit a sign permit and receive approval prior to the installation of any signs.
6. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (One full size and two half-sized plans).

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 8
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Stormaxx Self Storage
(PC File# 8-1273-15)
South of Airport Road and East of South Water Avenue (S.R. 109) at 1771 Airport Road
Date: November 16, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRCUT A 30,465 SQUARE FOOT AUTOMOTIVE STORAGE AND PARKING FACILITY WITHIN THREE (3) BUILDINGS, ON A 4.066 (+/-) ACRE LOT, LOCATED SOUTH OF AIRPORT ROAD AND EAST OF SOUTH WATER AVENUE (S.R. 109) AT 1771 AIRPORT ROAD.

OWNER:	**STORMAXX,LLC (DENISE KAIL)**
APPLICANT:	**ROGERS ENGINEERING GROUP (RICHARD JONES, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-145**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**NOVEMBER 23, 2015**

PROPERTY OVERVIEW: **The owner and applicant is requesting approval of a site plan to construct a 30,465 square foot automotive storage and parking facility within three (3) buildings, on a 4.066 (+/-) acre lot. The property is zoned Commercial Services (CS) and the Automotive Parking use is a permitted use within the CS zone district. The project is located at south of Airport Road and east of South Water Avenue (S.R. 109) at 1771 Airport Road. (Attachment 8-1)**

CASE BACKGROUND:

Previous Approvals

On July 26, 1999, the Planning Commission approved a Final Plat for The Crossings, Section 4 (PC File# 1-12-99C). The Final Plat was recorded on October 19, 1999 in Plat Book 18, Page 153.

On August 28, 2000, the Planning Commission approved a Final Plat for the re-subdivision of Lot 1 to create two (2) lots from the previously created Lot 1 (PC File# 1-11-99C) The Final Plat was recorded on August 31, 2000 in Plat Book 19, Page 14.

On October 22, 2001, the Planning Commission approved a Final Plat for the re-subdivision of Lot 1 and 3 of The Crossings, Section 4 to subdivide the previous Lot 3 into two (2) lots and renumber all five (5) lots within Section 4 of The Crossings subdivision. (PC File# 1-12-01C) The Final Plat was recorded on December 5, 2001 in Plat Book 20, Page 65. (Attachment 8-2)

On January 22, 2015, Staff approved an in-house Minor Subdivision Plat to revise the stormwater easement on Lot 1 of The Crossings, Section 4. (PC File# 2-108-14S) The Minor Subdivision Plat was recorded on March 25, 2015 in Plat Book 28, Page 350. (Attachment 8-3)

DISCUSSION:

Proposed Development

The owner and applicant is requesting approval of a Site Plan to construct a 30,465 square foot self storage facility within three (3) buildings. The project is located on a 4.066 (+/-) acre lot (Tax Map 135 Parcel 12.03) zoned Commercial Services (CS). Automotive Parking, which includes the parking and storage of automobiles, is a permitted use within the CS zone district. The parcel is located at south of Airport Road and east of South Water Avenue (S.R. 109) at 1771 Airport Road, within the Crossing Subdivision. (Attachment 8-4)

The facility will provide storage for automobiles, boats, recreational vehicles, and other types of vehicles. The project will provide 61 storage units comprised of seven (7) different sized units as listed in the table below.

STORMAXX SELF STORAGE		
UNIT DIMENSIONS	**UNIT SIZE (s.f.)**	**TOTAL NUMBER**
10'x 20''	200	1
7' x 20'	140	3
15' x 25'	375	3
20' x 45'	900	7
12' x 25'	300	15
12' x 35'	420	16
15' x 45'	675	16

The Resubdivision of Lot 1 of the Resubdivision of Lots 1 and 3 of The Crossings, Section 4 Final Plat (Plat Book 28, Page 350) shows a 50 foot Minimum Building Setback Line (M.B.S.L.) along the northern property boundary of Lot 1. This M.B.S.L. is not required by the Commercial Services (CS) zone district, but it must be removed from the recorded plat so that Building A can be constructed where it is proposed. The applicant shall record a surveyor's note of correction to remove the 50 foot Minimum Building Setback Line on the northern property boundary of Lot 1 from the Resubdivision of Lot 1 of the Resubdivision of Lots 1 and 3 of The Crossings, Section 4 Final Plat as recorded in Plat Book 28, Page 350. The surveyor's note of correction shall be recorded prior to the issuance of a building permit.

Only automotive storage and parking is a permitted under the existing zoning. If the owner proposed to use any of the facility for mini-storage or Limited Warehousing, a Conditional Use Permit must be approved.

Natural Features

The natural topography of the site slopes from the highest point of elevation (546'), at the northern property boundary near the curve in the existing private roadway to the lowest point elevation (510') located at the southeast property corner. Based on FEMA FIRM

Panels 47165C0431G and 47165C0427G, no portion of the site is located within a special flood hazard area.

Adjacent Areas & Uses

To the north is Lee Electric (Lot 5 of the Crossings Subdivision Section 4) and Lovell Equine Clinic (Lot 4 of the Crossings Subdivision Section 4) both zoned CS. To the south is the Cozy Living Mobile Home Park located on a 5.6 (+/-) acre tract, zoned R-10. To the east is a 19.240 (+/-) acre tract of vacant land zoned R-15 and to the west is a semi-truck and trailer parking facility (Lot 2 of the Crossings Section 4) on a 4.04 (+/-) acre parcel zoned CS.

Buildings and Architectural Elevations

The proposed automotive storage and parking facility contains three (3) buildings, all of which are different in size and size of storage units, but they maintain a consistent architectural design.

STORMAXX SELF STORAGE		
BUILDING	**BUILDING SIZE (s.f.)**	**NUMBER OF STORAGE UNITS**
A	12,885	19
B	10,380	30 (Plus Office Space)
C	7,200	12

Building A parallels the eastern property boundary and is 305 feet in length with the northern elevation being 45 feet wide, while the southern elevation is only 25 feet wide. The difference in building width relates to the different size storage units. The building is rectangular in plan with a very shallow side gable roof. (See Plan Sheet A1.0) The rear elevation is sheathed in a gray metal panel and there are no windows or doors in the rear elevation. The southern elevation is sheathed in the same gray metal panels. The northern elevation (Facing Lee Electric) is sheathed, to the eave, in a gray split face block to match the gray metal panels. The western elevation contains 19 roll up doors distributed throughout the elevation and seven (7) standard doors to access the first seven (7) storage units. The bottom four (4) feet of the elevation is sheathed in the same split face block as the north elevation, while the remaining portion of the elevation is sheathed in the gray metal panels. As a whole, Building A contains 12.29 percent split face block and 87.71 percent metal siding.

Building B sits in the middle of the site, between Building A and C, and is 173 feet in length and 60 feet in width. The building is rectangular in plan with a shallow front gable roof. (See Plan Sheet A2.0) The north elevation (Facing the Access Easement) is sheathed, to the eave, in a gray split face block. The north elevation contains a door flanked by a single fixed pane window on each side. The door and windows are for the 300 square foot office space within Building B. Both side elevations contain 15 roll-up doors and are sheathed completely in the gray metal panels. The southern elevation is sheathed completely in the gray metal panels and contains a five (5) foot by 10 foot roll-up door located in the center of the elevation. As a whole, Building B contains 23.78 percent split face block and 76.22 percent metal panels.

Building C parallels the western property boundary and is 180 feet in length with the north elevation being 45 feet wide, while the southern elevation is only 25 feet wide. (See Plan

Sheet A3.0) The difference in building widths relates to the different size storage units. The north elevation (facing Lovell Equine) is sheathed, to the eave, in a gray split faced block. The north elevation contains no doors or windows. The other three (3) elevations are sheathed in the gray metal panels. The south and west elevations have no doors or windows. The east elevation contains 12 roll-up doors. As a whole, Building C contains 13.89 percent split face block and 86.11 percent metal panel.

The proposed building elevations do not meet the 70 percent masonry requirement found in Section 13.08 of the Gallatin Zoning Ordinance. The Planning Commission shall determine if the proposed alternative architectural materials meet the criteria for an alternative architectural plan as set forth in Section 13.08.010.D.

The Planning Department shall inspect the exterior building facade materials prior to the installation.

Bufferyard and Landscaping

A Type 15 Bufferyard is required on the northern and western property boundaries since the adjacent property is zoned Commercial Services (CS). The applicant has provided the required Type 15 Bufferyard along the northern property boundary and is requesting an Alternative Type 15 Buferyard along the western property boundary. The proposed alternative bufferyard design reduces the width to 10 feet when the applicant proposes to utilize small deciduous or ornamental trees planted 15 feet on center. The remainder of the western elevation of Building 'C' is screened by 15 large nandinia instead of the trees. This is necessary due to the presence of a retaining wall and steep topography.

A Type 30 Bufferyard is required along the southern and eastern property boundaries. The applicant is requesting to not plant a bufferyard along either the southern or eastern property boundary due to the large easements that separate the development from the adjacent properties. A drainage easement separates the proposed development from the southern property boundary by a distance of 218 feet. A 50 foot drainage easement separates the development from the eastern property boundary and an additional 100 foot overhead electric easement is located on the adjacent property. The applicant has stated that all existing trees will remain along the eastern property boundary.

The Planning Commission shall make a determination of whether or not the proposed alternative bufferyard plan meets the standards for an alternative bufferyard as stated in Gallatin Zoning Ordinance, Section 13.04.100.C.

Parking

The Site Plan includes 300 square feet of office space with the remaining square footage within the storage buildings. The required parking ratio for Office use is one (1) space per 300 square feet of space (Table 11-01 of Gallatin Zoning Ordinance). The Automotive Parking use does not require additional parking spaces. So, the project is required one (1) standard parking space and one (1) handicapped accessible parking space. The applicant is proposing four (4) total spaces, which includes three (3) standard spaces and one (1) handicapped space.

Access
The site obtains access to Airport Road from a 50 foot wide access easement that is part of the development lot. This easement provides access to Airport Road and a right in-right out driveway onto South Water Avenue (S.R. 109). The access easement was created with the recording of the Resubdivision of Lots 1 and 3 of The Crossings, Section 4 final plat (P.B. 20 Pg. 65) on December 5, 2001. This site plan includes two (2) access points into the storage facility along with an open curb cut to access from the driveway to the four (4) parking spaces located in front of Building B.

Photometric Plan and Lighting Fixtures
The Gallatin Zoning Ordinance, Table 13-04, requires light levels at the property boundary of non-residential property to be no greater than .75 foot candles. The photometric plan provided on Sheet C5.0 meets this requirement with the greatest foot candle measurement at the property line being .32.

Signage
The applicant has stated in Note 21, on Sheet C1.0, that wall mounted signage only is being proposed at this time. The proposed wall sign is located on the front elevation of Building B adjacent to the on-site office. The proposed wall sign is shown to be 66 square feet (6 feet x 11 feet), which is six (6) square feet more than permitted for a wall sign. The applicant shall reduce the wall sign to a maximum of 60 square feet. The applicant shall submit a sign permit and receive approval prior to the installation of any signage.

Planning Department Comments
The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed all Planning Department comments, except those include as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed all Engineering Division comments, except those included as conditions of approval.

Findings:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required,* of the Gallatin Zoning Ordinance.

2. The Site Plan is consistent with the purpose and intent of the Commercial Services (CS) Zoning District and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. Once completed, the Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal

EXHIBIT A

Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

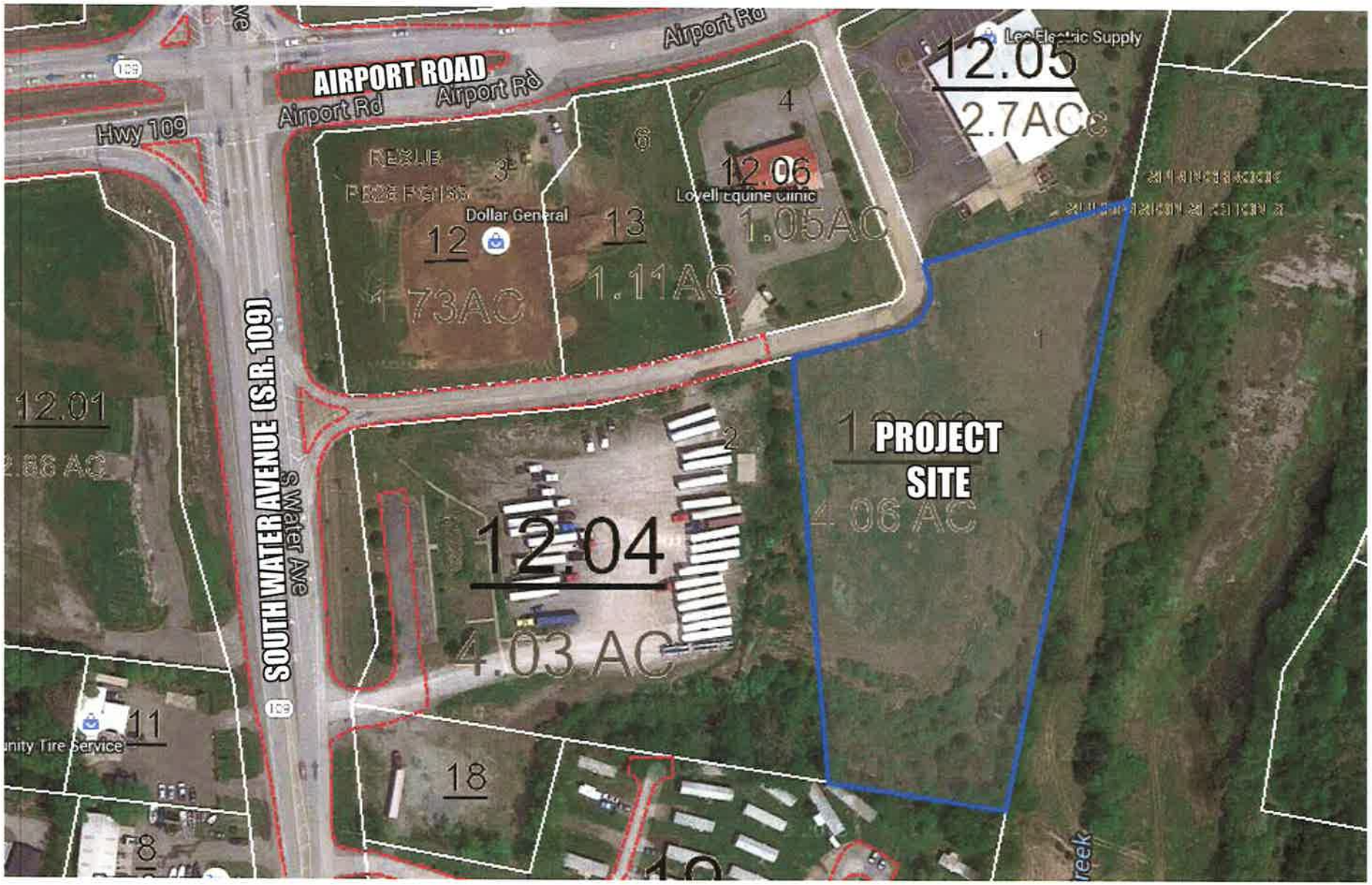
RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-145, Site Plan for Stormaxx Self Storage, consisting of 13 sheets, prepared by Rogers Engineering Group of Gallatin, TN with Job No. 15-038, dated October 28, 2015 with a final revision date of November 12 2015, with the following conditions of approval:

1. The proposed alternative architectural materials meet the criteria for an alternative architectural plan as set forth in Section 13.08.010.D
2. Record a surveyor's note of correction to remove the 50 foot Minimum Building Setback Line on the northern property boundary of Lot 1 from the Resubdivision of Lot 1 of the Resubdivision of Lots 1 and 3 of The Crossings, Section 4 Final Plat as recorded in Plat Book 28, Page 350. The surveyor's note of correction shall be recorded prior to the issuance of a building permit.
3. Add to the title block the phrase 'Indoor Automotive Storage and Parking'.
4. Add Plat Book and Page number information, on Sheet C2.0 for all adjacent lots.
5. Reduce the wall sign to a maximum of 60 square feet (Sheet C6.0 and A2.0) and submit a sign permit and receive approval prior to the installation of any signs.
6. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (One full size and two half-sized plans).

ATTACHMENTS

Attachment	8-1	Location Map
Attachment	8-2	Resubdivision of Lot 1 of the Resubdivision of Lot 1 and 3 of The Crossings, Section 4 (P.B. 28, Pg. 350) (PC File# 2-108-14S)
Attachment	8-3	The Crossings, Section 4, Resubdivision of Lot 1 and 3 (P.b. 20 Pg. 65) (PC File# 1-12-01C)
Attachment	8-4	Stormaxx Self Storage – Site Plan and Architecture



Location Map

Stormaxx Self Storage
Site Plan

PC File# 8-1273-15

Prepared By: Kevin Chastine, AICP
Prepared On: November 16, 2015

ATTACHMENT 8-1

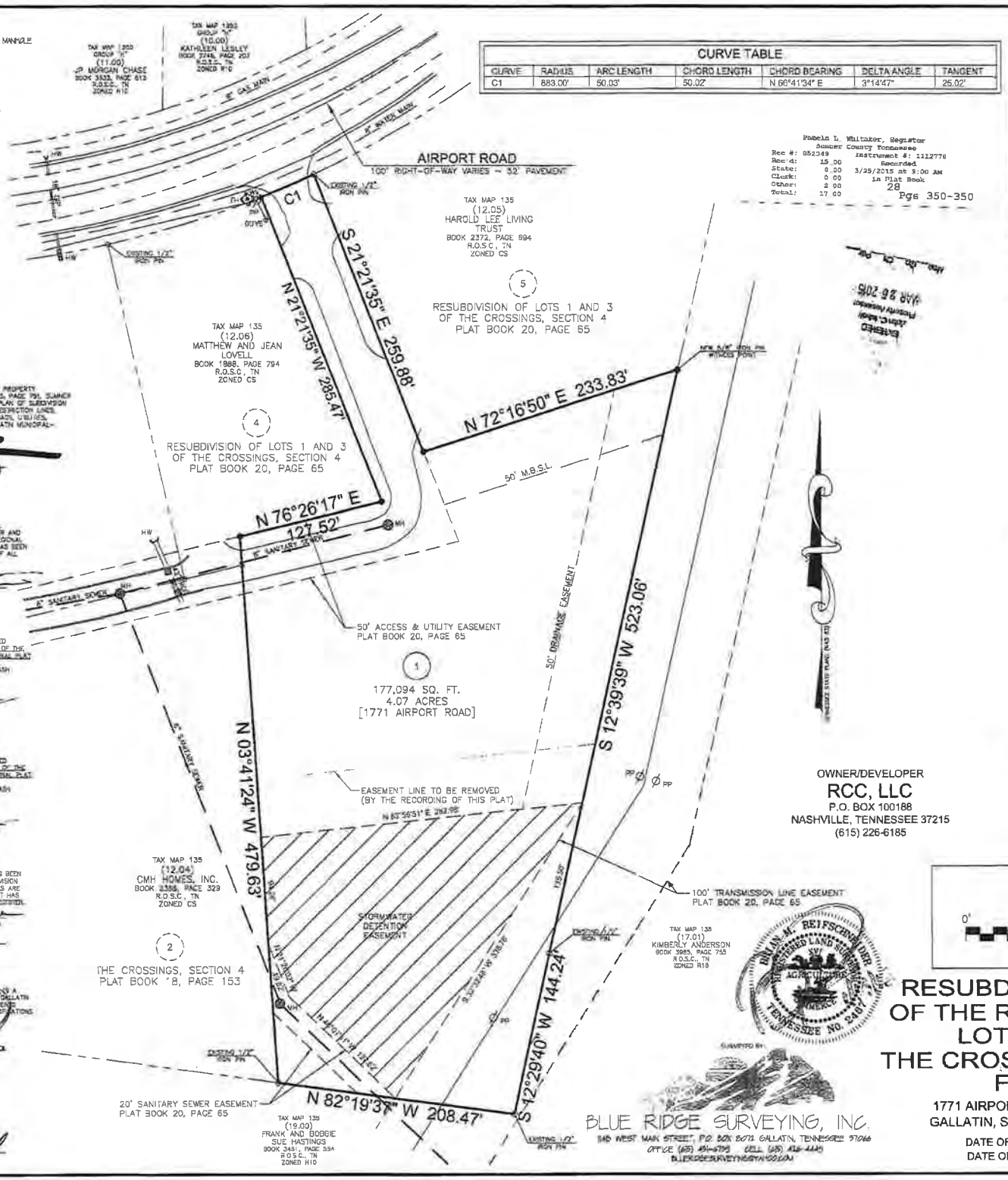
LEGEND

- FOUND PIN OR PIPE (P/O)
- SET IRON PIN (P/N)
- FOUND MONUMENT (M/N(O))
- SET MONUMENT (M/N(S))
- PROPERTY LINE
- YARD LINE
- EASEMENT LINE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- GUY WIRE
- [XXX] STREET ADDRESS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	883.00'	50.03'	50.02'	N 66°41'34" E	3°14'47"	25.02'

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 052049 Instrument #: 1112776
Rec 4: 15.00 Recorded
State: 0.00 3/25/2015 at 9:00 AM
Clerk: 0.00 in Plat Book
Other: 2.00 28
Total: 17.00 Pgs 350-350



VICINITY MAP
(N.T.S.)

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2420, PAGE 791, 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 WITH AND ACCEPTED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

1-29-15 — DATE
RCC, LLC — OWNER RCC, LLC

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.

02/25/15 — DATE
CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 1 AND 3 OF THE CROSSINGS, SECTION 4, 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.

1-30-15 — DATE
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 1 AND 3 OF THE CROSSINGS, SECTION 4, 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.

1-30-15 — 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.

2-26-15 — DATE
SECRETARY, PLANNING COMMISSION
2-26-15 — DATE
DP — CHAIRMAN'S INITIALS

CERTIFICATE OF ACCURACY

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

DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF STAFF CERTIFICATION

3-16-15 — DATE
CITY PLANNER

SURVEYOR'S NOTES:

1. The purpose of this plat is to revise the stormwater detention easement.
2. The recording of this plat vacats, vacates, supersedes the recording of Lot 1 of the resubdivision of Lots 1 and 3 The Crossings Section 4, in Plat Book 20, Page 65 as recorded in the Register's Office of Sumner County, Tennessee
3. The total area shown hereon is 4.07± Acres or 177,094± Square feet.
4. This property currently identified as Parcel 12.05 on Tax Map No 135
5. Deed reference: Record Book 2420, Page 791, as recorded in the Register's Office of Sumner County, Tennessee
6. Plat reference: Plat Book 20 Page 65, as recorded in the Register's Office of Sumner County, Tennessee
7. Bearings based on: Tennessee State Plane (NAD 83)
8. By my review of available information, which is subject to map inaccuracies and scaling, the property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0427G effective date of April 17, 2012.
   Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.
9. 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 "CS" Commercial Service District
   Front Yard - 10' (50' M.B.S.L.)
   Side Yard - 10'
   Rear Yard - 20'
10. Existing use is vacant. Proposed use is general retail sales & service
11. This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was by random traverse with subsequent side shots with a Topcon 3205A Robotic Total Station having an error of closure for the undisturbed traverse exceeding 1:10,000, and/or by GPS with a Topcon Hiper Lite + Dual Frequency RTK base and rover with an relative positional accuracy +/-0.05+100 PPM
    This survey is classified as a:
    ☒ Urban and Subdivision (Category I)
    ☐ Suburban and Subdivision (Category II)
    ☐ All Other Land Surveys (Category III)
12. Property is subject to a storm water maintenance agreement as referenced in Record Book 2420, Page 791, as recorded in the Register's Office of Sumner County, Tennessee
13. All lots to have a 10' Public Utility and Drainage Easement (P.U.D.E.) on all sides
14. Access was granted to Airport Road by the City of Gallatin City Council on 6-23-98 per Resolution R9809-024.
15. Access drive to Highway 109 shall be "Right In" and "Right Out" only.
16. Maintenance of the roadway within the access easement is the responsibility of the lot owners

OWNER/DEVELOPER
RCC, LLC
P.O. BOX 100188
NASHVILLE, TENNESSEE 37215
(615) 226-6185

GRAPHIC SCALE
0' 60' 120' 180'
SCALE 1" = 60'

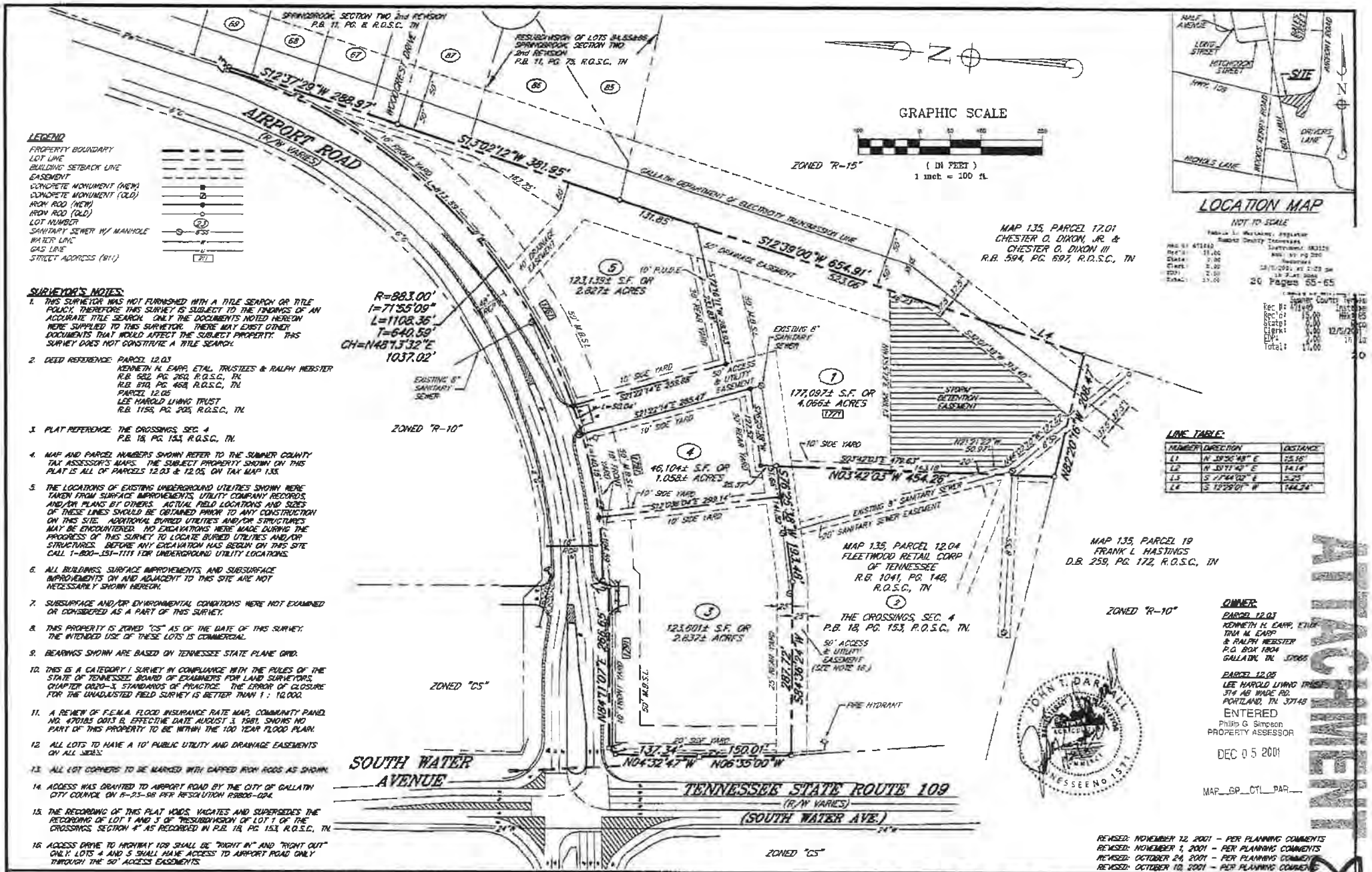
RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 1 AND 3 OF THE CROSSINGS, SECTION 4 FINAL PLAT

1771 AIRPORT ROAD, 3RD CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE

DATE OF SURVEY: NOVEMBER 14, 2014
DATE OF DRAWING: JANUARY 14, 2015

PRELIMINARY

8-2



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- GAS LINE
- STREET ADDRESS (911)

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: PARCEL 12.03
   KENNETH H. EARP, ETAL, TRUSTEES & RALPH WEBSTER
   R.B. 582, PG. 260, R.O.S.C., TN.
   R.B. 810, PG. 468, R.O.S.C., TN.
   PARCEL 12.05
   LEE HAROLD LIVING TRUST
   R.B. 1156, PG. 205, R.O.S.C., TN.
3. PLAT REFERENCE: THE CROSSINGS, SEC. 4
   P.B. 18, PG. 153, R.O.S.C., TN.
4. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCELS 12.03 & 12.05, ON TAX MAP 135.
5. 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.
6. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
7. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
8. THIS PROPERTY IS ZONED "C5" AS OF THE DATE OF THIS SURVEY. THE INTENDED USE OF THESE LOTS IS COMMERCIAL.
9. BEARINGS SHOWN ARE BASED ON TENNESSEE STATE PLANE GRID.
10. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
11. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 470185 0013 B, EFFECTIVE DATE AUGUST 3, 1981, SHOWS NO PART OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN.
12. ALL LOTS TO HAVE A 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ON ALL SIDES.
13. ALL LOT CORNERS TO BE MARKED WITH CAPPED IRON RODS AS SHOWN.
14. ACCESS WAS GRANTED TO AIRPORT ROAD BY THE CITY OF GALLATIN CITY COUNCIL ON 5-21-98 PER RESOLUTION R9806-024.
15. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 1 AND 3 OF "RESUBDIVISION OF LOT 1 OF THE CROSSINGS, SECTION 4" AS RECORDED IN P.B. 18, PG. 153, R.O.S.C., TN.
16. ACCESS DRIVE TO HIGHWAY 109 SHALL BE "RIGHT IN" AND "RIGHT OUT" ONLY. LOTS 4 AND 5 SHALL HAVE ACCESS TO AIRPORT ROAD ONLY THROUGH THE 50' ACCESS EASEMENTS.

LINE TABLE:

NUMBER	DIRECTION	DISTANCE
L1	N 39°56'48" E	15.16'
L2	N 30°11'42" E	14.14'
L3	S 17°44'02" E	5.25
L4	S 12°39'01" W	144.24'

OWNER:

PARCEL 12.03
KENNETH H. EARP, ETUX
TAVA M. EARP
& RALPH WEBSTER
P.O. BOX 1904
GALLATIN, TN. 37066

PARCEL 12.05
LEE HAROLD LIVING TRUST
314 AS WADE RD.
PORTLAND, TN 37148

ENTERED
Philip G Simpson
PROPERTY ASSESSOR
DEC 05 2001

MAP__GP__CTL__PAR__

JOHN T. PARRALL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1571

REVISED: NOVEMBER 12, 2001 - PER PLANNING COMMENTS
REVISED: NOVEMBER 1, 2001 - PER PLANNING COMMENTS
REVISED: OCTOBER 24, 2001 - PER PLANNING COMMENTS
REVISED: OCTOBER 10, 2001 - PER PLANNING COMMENTS

ATTACHMENT

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION

WATER SYSTEM 11-30 20 01 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 11-30 20 01 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 582, PG. 260, R.B. 810, PG. 468, AND R.B. 1156, PG. 205, R.O.S.C., TN. AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH DEDICATION, BUILDING RESTRICTION LINES, AND THAT OFFERS OF UNACCEPTABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS

DATE 11-30-01 — OWNER
DATE 11-30-01 — OWNER
DATE 11-30-01 — OWNER
DATE 11-30-01 — OWNER

CERTIFICATE OF ACCURACY

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

11-12-01 — DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF BONDING OF ROADS

I HEREBY CERTIFY (1) THAT ALL STREETS DEDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

12-4-01 — DATE — CITY ENGINEER

G.E.D.S., Inc.
ENGINEERING - DESIGN - SURVEYING
582 SOUTH WATER AVENUE GALLATIN, TN 37066
PH. (615) 452-3205 FAX (615) 230-7868

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

12-5-01 — DATE — SECRETARY, PLANNING COMMISSION

12-5-01

FINAL PLAT - RESUBDIVISION OF LOTS 1 AND 3
THE CROSSINGS, SECTION 4
TENNESSEE STATE ROUTE 109 AT AIRPORT ROAD
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 10.788±	TOTAL LOTS = 4
ACRES OF NEW ROAD = 0	FEET OF NEW ROAD = 0
OWNER: AS SHOWN	CIVIL DISTRICT: 3RD
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: G.E.D.S., INC.	SUMNER COUNTY
JOB #150-01	STATE OF TENNESSEE
DATE: SEPTEMBER 27, 2001	SHEET NO. 1 OF 1

15001-FP.DWG

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 KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.

5. 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.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.

7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.

8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.

9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY DARNALL AND ASSOCIATES, LLC. DRAWING DATED 08-12-2005.

11. 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.

12. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

13. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0431G AND 47165C0427G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE X AND NOT A SPECIAL FLOOD HAZARD AREA.

14. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.

15. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.

16. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.

GENERAL NOTES (CONTINUED):

19. 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.

20. INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.

21. SIGNAGE
WALL MOUNTED SIGNAGE IS BEING PROPOSED AT THIS TIME. SIGNAGE MUST BE, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.

22. PHOTOMETRIC PLAN
OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80. EXTERIOR WALL-MOUNT LIGHTING IS PROPOSED FOR THIS BUILDING. FOOT-CANDLES AT PROPERTY LINE WILL BE MAX 0.75. NO ADDITIONAL PARKING LIGHTING IS PROPOSED.

23. TRASH COLLECTION
THIS DEVELOPMENT WILL UTILIZE THE CITY OF GALLATIN CURB SIDE TRASH SERVICE.

24. HVAC UNITS
HVAC UNIT WILL BE A THRU WALL HOTEL HVAC PACKAGE UNIT (5' x 1.5' WITH 4" PROTRUSION) IN THE BUILDING ALCOVES AT THE ENTRANCE DOORS.

25. SIDEWALKS
NO SIDEWALKS ARE PROPOSED WITH THIS DEVELOPMENT.

26. ALTERNATE ARCHITECTURAL ELEVATIONS
THIS SUBMITTAL REQUEST ALTERNATE ARCHITECTURAL SIDING OF CUT FACE BLOCK AND METAL IN LIEU OF 70% BRICK OR STONE.

27. STORAGE UNITS (61 TOTAL)

20' x 45' : 7	10' x 20' : 1
15' x 45' : 16	7' x 20' : 3
12' x 35' : 16	12' x 25' : 15
15' x 25' : 3	

28. SEGMENTAL RETAINING WALL
WALL COLOR IS TO MATCH BUILDING. DESIGN FOR THE TIE-BACKS TO BE PROVIDED TO THE CODES DEPARTMENT PRIOR TO CONSTRUCTION. WALL IS TO BE OVER 4' AND REQUIRES A SEPARATE BUILDING PERMIT.

29. STORM WATER MAINTENANCE AGREEMENT
A RECORDED COPY OF THE STORM WATER MAINTENANCE AGREEMENT FOR THIS SITE WILL BE PROVIDED TO THE ENGINEERING DEPARTMENT.

30. STORMWATER RUNOFF REDUCTION
SRR IS PROVIDED FOR THIS SITE BY BIORETENTION.

31. NPDES PERMIT
A COPY OF THE APPROVED NPDES NOC PERMITS ARE TO BE PROVIDED TO THE CITY ENGINEERING DEPARTMENT.

32. LAND DISTURBANCE PERMIT
A LAND DISTURBANCE PERMIT IS REQUIRED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING.

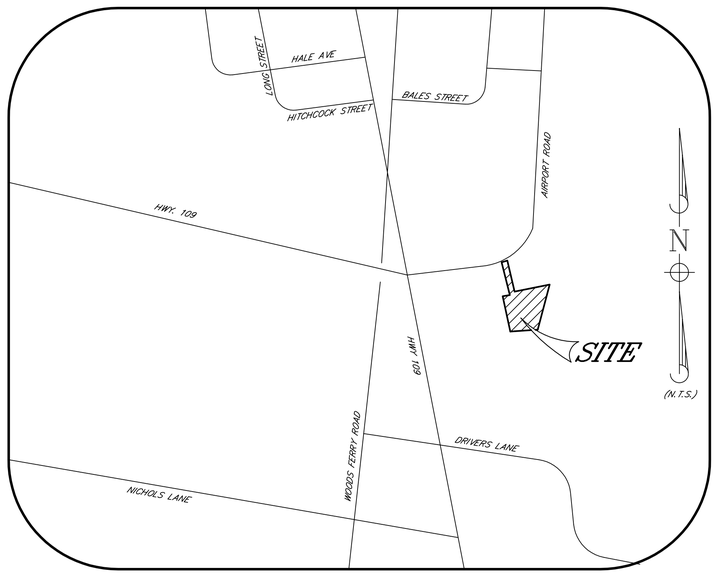
BENCHMARK:

PROJECT BENCHMARK:
SEWER MANHOLE IN THE ROAD NEAR THE ENTRANCE ON THE NORTH SIDE OF THE PROPERTY.
ELEVATION 545.80

BENCHMARK:
OUTLET STRUCTURE NEAR THE SOUTHWEST CORNER OF THE PROPERTY.
ELEVATION 531.32

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE PLAN	C 2.0
GRADING PLAN	C 3.0
LANDSCAPE PLAN	C 4.0
LIGHTING PLAN	C 5.0
PAVING AND DRAINAGE DETAILS	C 6.0
EROSION CONTROL PLAN "A"	C 7.0
EROSION CONTROL PLAN "B"	C 8.0
EROSION CONTROL PLAN "C"	C 9.0
EROSION CONTROL DETAILS	C 10.0



STORMAXX SELF STORAGE
COVER SHEET
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES THE ADDITION OF 30,465 SF (OFFICE INCLUDED) SELF-SERVING AUTOMOTIVE PARKING UNITS INCLUDING BOATS, CARS, RVs, AND MOTORCYCLES. NO UNITS ARE CLIMATE CONTROLLED. NO OUTSIDE PARKING IS PROVIDED FOR AT THE SITE.

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN: DECEMBER 1 2015
END: APRIL 1 2016

STATEMENT OF FINANCIAL RESPONSIBILITY:

DENISE KAIL (STORMAXX, LLC) WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN. FINANCING WILL BE THROUGH SIMMONS BANK, JULIA HATLEY 615-417-9791.

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.

2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.

3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.

4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.

6. PROJECT BENCHMARK, AS SHOWN ON PLANS

7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING
(COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

(2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

(2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

(3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.

8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.

9. THE PAVING TRANSITION AT EXSTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.

10. CONTRACTOR SHALL SUBMIT A TDEC NOC AND OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.

11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PLAN APPROVAL

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ME AND ARE APPROVED WITH THE EXCEPTION OF SUCH MODIFICATIONS INDICATED BY ME ON THE THE PLANS.

ENGINEERING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

PARKING REQUIREMENTS

TYPE	REQUIRED SPACES	PROPOSED	TOTAL
BUSINESS OFFICE SUPPORT SERVICE (300 SF)	(1 SPC / 300 SF) x 300 SF = 2 SPC*	3 STANDARD, 1 ACCESSIBLE	4

NO PARKING SPACES ALLOWED WITHIN THE STORAGE AREA AND AUTOMOTIVE PARKING OTHER THAN SELF-STORAGE ACCESS BY 30' DRIVE AREA.
* 1 STANDARD, 1 ACCESSIBLE REQUIRED.

BUFFER YARD REQUIREMENTS

	ORDINANCE	EXISTING	PROPOSED
CS TO CS	TYPE 15	NONE	TYPE 15 AND TYPE 15 (ALTERNATE 10)
CS TO R-10	TYPE 30	NONE	ALTERNATE TYPE 30 218' DRAINAGE EASEMENT
CS TO R-15	TYPE 30	NONE	ALTERNATE TYPE 30 150' EASEMENT*

* INCLUDES DRAINAGE & OHE EASEMENTS
* EXISTING TREES TO REMAIN

CS BULK AND AREA REGULATIONS

	ORDINANCE	PROVIDED
MINIMUM LOT AREA	10,000 SF	177,115 SF
MINIMUM BUILDING SETBACK	50 FEET	50 FEET
FRONT YARD	10 FEET	10 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	20 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	17'-10 1/2"
MAXIMUM LOT COVERAGE	40%	17.20%
MAXIMUM FLOOR AREA RATIO	0.5	0.17

SITE DATA TABLE

OWNER / DEVELOPER	DENISE KAIL 2077 CAGES BEND RD GALLATIN, TN 37066 615-330-0325
SITE LOCATION	1771 AIRPORT ROAD
TAX MAP	MAP 135, PACEL 12.03
DEED BOOK	DB 4183, PG 463 R.O.S.C., TN, PLAT BOOK 28, PG 350
ACREAGE	4.066±
CURRENT ZONE	CS
EXISTING USE	UNDEVELOPED (GRASS & AREA STORM DETENTION)
PROPOSED USE	AUTOMOTIVE PARKING

UTILITY OWNERS

WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

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

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

STORMAXX SELF STORAGE
COVER SHEET
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

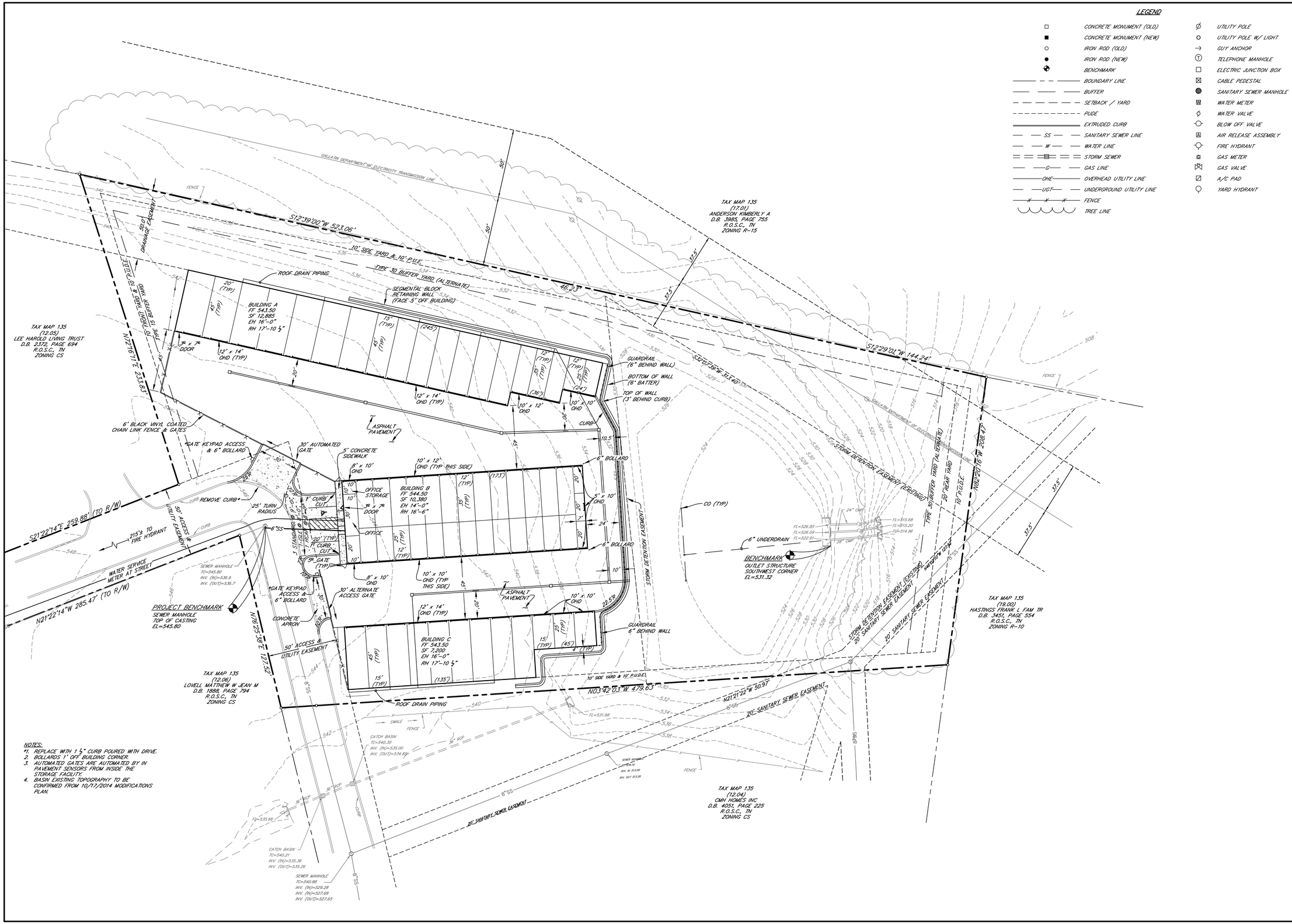
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 115808
STATE OF TENNESSEE
11/12/2015

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 11-12-2015 PER PLANNING COMMENTS DATED 11-23-2015

SHEET 1 OF 10

PROJECT #	15-038
DATE	28 OCTOBER 2015



NOTES:

1. REPLACE WITH 1 ½" CURB POURED WITH DRIVE.
2. BOLLARDS 1' OFF BUILDING CORNER.
3. AUTOMATED GATES ARE AUTOMATED BY IN PAVEMENT SENSORS FROM INSIDE THE STORAGE FACILITY.
4. BASIN EXISTING TOPOGRAPHY TO BE CONFIRMED FROM 10/17/2014 MODIFICATIONS PLAN.

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
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TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

STORMAXX SELF STORAGE

SITE PLAN
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015908
STATE OF TENNESSEE
11/12/2015

SHEET NO.
C 2.0

REVISIONS
REVISION 1: 11-12-2015 PER PLANNING COMMENTS DATED 11-23-2015

SHEET 2 OF 10	
PROJECT #	15-038
DATE	28 OCTOBER 2015

DRAINAGE STRUCTURES:

NO.	TYPE	CASTING	ELEVATION TOP CAST.	ELEVATION ℄	INLET DEPTH
1	AREA DRAIN / STORM MANHOLE	2150	542.88	540.38	0.17
2	AREA DRAIN / STORM MANHOLE	2150	542.88	539.38	0.27
3	AREA DRAIN / STORM MANHOLE	2150	542.88	538.38	0.21
4	AREA DRAIN / STORM MANHOLE	2150	542.78	538.08** 537.68*	0.13
5	AREA DRAIN / STORM MANHOLE	2150	542.88	539.50	0.24
6	AREA DRAIN / STORM MANHOLE	2150	542.88	538.50	0.17
7	AREA DRAIN / STORM MANHOLE	2150	542.88	538.08 IN 536.58 IN* 530.14 OUT	0.13
8	WALL (MITER TO FIT)	–	–	530.00	–

ALL CASTINGS BY JOHN BOUCHARD & SONS OR EQUAL
*FROM AREA DRAIN 4
**FROM ROOF DRAIN

PIPES:

NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT)	HW DEPTH (ft)
1–2	12" ø CPP	100	1.00%	1.44	4.56	0.42	0.73
2–3	15" ø CPP	100	1.00%	3.98	5.89	0.68	1.22
3–4	15" ø CPP	70	1.00%	5.69	6.35	0.86	1.69
4–7	15" ø CPP	110	1.00%	6.08	6.42	0.90	1.84
5–6	12" ø CPP	100	1.00%	1.96	4.93	0.50	0.90
6–7	15" ø CPP	42	1.00%	3.35	5.64	0.61	1.10
7–8	15" ø CPP	14.5	1.00%	9.74	7.24	1.07	1.15

FLOWS BASED ON THE 10–YR STORM EVENT UNLESS OTHERWISE NOTED
* 100–YR STORM EVENT

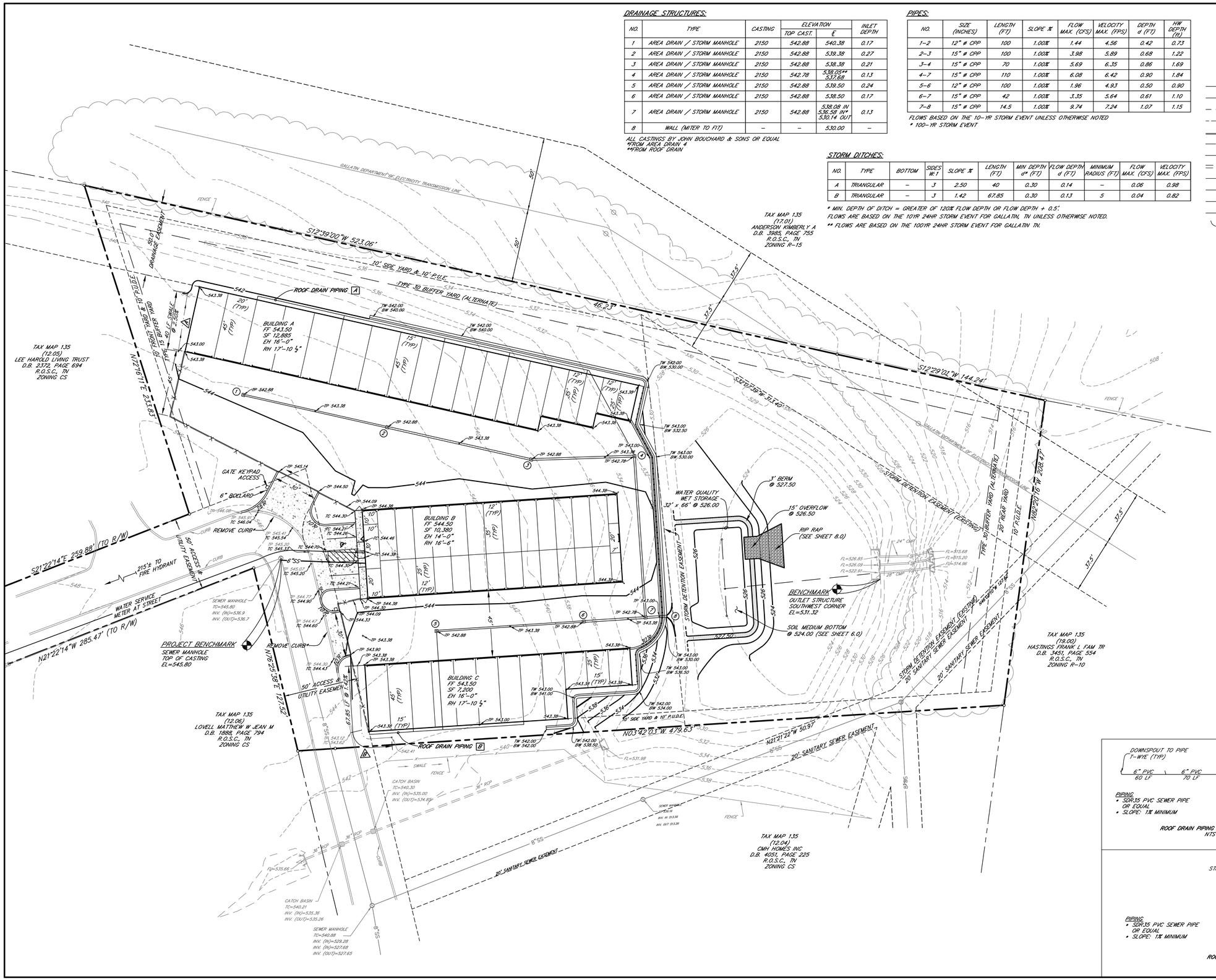
STORM DITCHES:

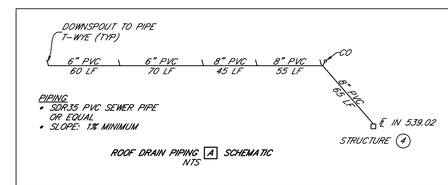
NO.	TYPE	BOTTOM	SIDES W:1	SLOPE %	LENGTH (FT)	MIN DEPTH d* (FT)	FLOW DEPTH d (FT)	MINIMUM RADIUS (FT)	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)
A	TRIANGULAR	–	3	2.50	40	0.30	0.14	–	0.06	0.98
B	TRIANGULAR	–	3	1.42	67.85	0.30	0.13	5	0.04	0.82

* MIN. DEPTH OF DITCH = GREATER OF 120% FLOW DEPTH OR FLOW DEPTH + 0.5'.
FLOWS ARE BASED ON THE 10YR 24HR STORM EVENT FOR GALLATIN, TN UNLESS OTHERWISE NOTED.
** FLOWS ARE BASED ON THE 100YR 24HR STORM EVENT FOR GALLATIN TN.

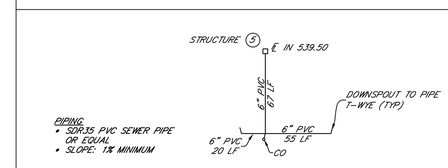
LEGEND

- 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
- YARD HYDRANT





ROOF DRAIN PIPING A SCHEMATIC
NTS



ROOF DRAIN PIPING B SCHEMATIC
NTS

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GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

STORMAXX SELF STORAGE

GRADING PLAN
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

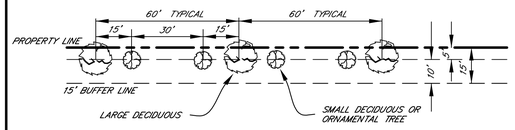
RICHARD M. JONES
REGISTERED ENGINEER
CIVIL
NO. 015908
STATE OF TENNESSEE
11/12/2015

SHEET NO.
C 3.0

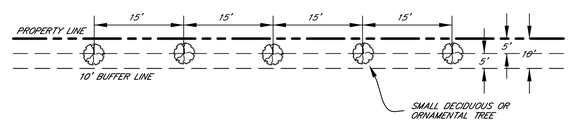
REVISIONS
REVISION 1: 11–12–2015 PER PLANNING COMMENTS DATED 11–23–2015

SHEET 3 OF 10

PROJECT #	15–038
DATE	28 OCTOBER 2015



TYPE 15 BUFFER (ORDINANCE)
NOT TO SCALE
(COMMERCIAL)



TYPE 15 BUFFER (10' ALTERNATE)
NOT TO SCALE

LANDSCAPE DESIGN CRITERIA

1. FRONT PARKING PERIMETER TREE RATIO:

   TOTAL DISTANCE: 43 LF
   1 TREE / 50 LF: 0.86 TREES
   TOTAL REQUIRED: 1 TREES

2. INTERIOR TREE RATIO:

   TOTAL PARKING: 0 SPACES
   1 TREE / 10 SPACES: 0 TREES
   TOTAL REQUIRED: 0 TREES

3. INTERIOR PLANTING AREA

   GROSS PARKING AREA NO PARKING
   6% OF GROSS PARKING AREA 0 SF
   PROVIDED AREA 0 SF

4. EXISTING TREE REMOVAL / REPLACEMENT:

   NO TREE REMOVAL / REPLACEMENT REQUIRED.

PLANT LIST

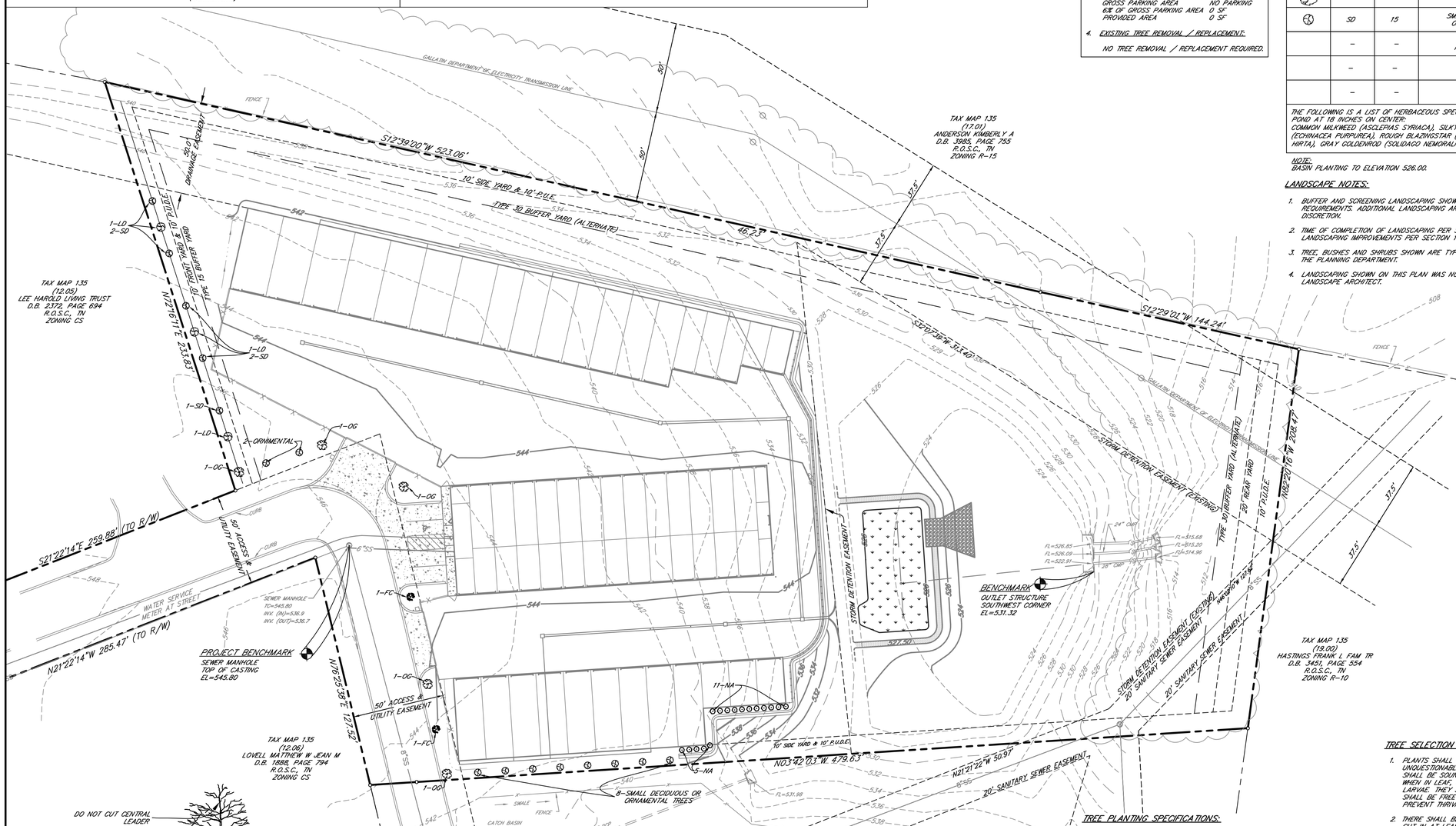
LEGEND	LABEL	QUANTITY	SPECIES	SIZE	REMARKS
	FC	2	FLOWERING CHERRY PRUNUS YEDDENSIS	2"-1/2" CAL. 8'-10' HEIGHT	WELL BRANCHED
	OG	5	OCTOBER GLORY MAPLE	3" CAL.	BALL & WRAPPED
	NA	16	NANDINA (LARGE)	36" HEIGHT	3 GAL.
	LD	3	LARGE DECIDUOUS	3" CAL.	BALL & WRAPPED
	SD	15	SMALL DECIDUOUS OR ORNAMENTAL TREE	2"-1/2" CAL. 8'-10' HEIGHT	WELL BRANCHED
	–	–	MULCH HARDWOOD BARK	3" DEPTH	ALL TREES & SHRUBS
	–	–	SOD K-31 FESCUE	ALL ISLANDS	PER AMERICAN SOD PRODUCERS ASSOC.
	–	–	SEEDING KY-31 FESCUE	8 LBS/ 1,000 SF	ALL DISTRUBED AREAS

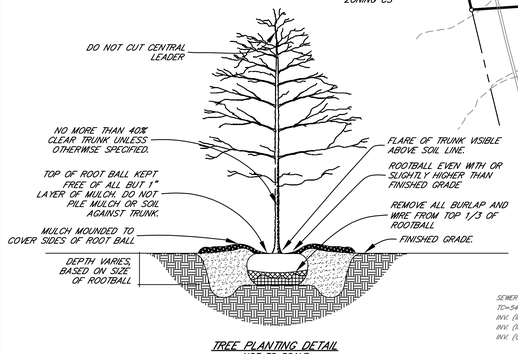
THE FOLLOWING IS A LIST OF HERBACEOUS SPECIES THAT CAN BE PLANTED IN THE BIORETENTION POND AT 18 INCHES ON CENTER:
COMMON MILKWEED (ASCLEPIAS SYRIACA), SILKY ASTER (ASTER SERICEUS), PURPLR CONFLOWER (ECHINACEA PURPUREA), ROUGH BLAZINGSTAR (LIATRIS ASPERA), BLACK-EYED SUSAN (RUDBECKIA HIRTA), GRAY GOLDENROD (SOLIDAGO NEMORALIS)

NOTE:
BASIN PLANTING TO ELEVATION 526.00.

LANDSCAPE NOTES:

1. BUFFER AND SCREENING LANDSCAPING SHOWN TO MEET THE CITY OF GALLATIN MINIMUM REQUIREMENTS. ADDITIONAL LANDSCAPING AROUND FRONT OF BUILDING CAN BE ADDED AT OWNERS DISCRETION.
2. TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
3. TREE, BUSHES AND SHRUBS SHOWN ARE TYPICAL AND CAN BE MODIFIED WITH THE APPROVAL OF THE PLANNING DEPARTMENT.
4. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.





TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING SPECIFICATIONS:

1. THE DEPTH OF THE HOLE DUG SHOULD BE ABOUT 10% LESS THAN THE DISTANCE FROM THE TOP-MOST ROOT (MEASURED WHERE IT JOINS THE TRUNK) TO THE BOTTOM OF THE ROOT BALL. THE WIDTH OF THE HOLE SHALL BE AT LEAST 2 TIMES THE WIDTH OF THE ROOT BALL.
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY. ALL TWINE AND ROPE SHALL BE REMOVED FROM THE BASE OF THE TREE AND FROM ANY BRANCHES.
3. AFTER PLANTING, THE TOP-MOST ROOT SHALL BE NO MORE THAN 2 INCHES BELOW THE SOIL SURFACE. ADDITIONAL SOIL SHOULD BE REMOVED. THE SURROUNDING GRADE SHOULD BE EVEN WITH OR SLIGHTLY LOWER THAN THE TOP ROOT. PLEASE NOTE: SOME TREES WILL ARRIVE FROM THE NURSERY WITH TOO MUCH SOIL COVERING THE FIRST MAJOR ROOT FLARE. THIS SOIL SHOULD BE REMOVED. THE RESULTING SOIL LINE SHOULD BE EVEN WITH OR ABOVE THE SURROUNDING GRADE.
4. 3 INCHES OF MULCH SHOULD BE APPLIED TO COVER THE SIDES OF THE ROOT BALL TO A POINT EVEN WITH THE DRIP LINE. **DO NOT ADD ANY SOIL AT THE TOP OF THE ROOT BALL. DO NOT ADD MORE THAN 1 INCH OF MULCH TO THE TOP OF THE ROOT BALL.**
5. IN POORLY DRAINED SOIL, POSITION THE TOP OF THE ROOT BALL 10% OR MORE ABOVE THE SURROUNDING GRADE. NO MORE THAN 20% OF THE ROOT BALL SHOULD BE ABOVE THE SURROUNDING GRADE.
6. STAKING OF TREES IS NOT ALLOWED UNLESS PERMISSION IS SPECIFICALLY OBTAINED FORM THE CITY PLANNING DEPARTMENT.

TREE SELECTION SPECIFICATIONS:

1. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
2. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
3. TREES SHOULD BE ROOTED INTO THE ROOT BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOT BALL MOVE AS ONE WHEN LIFTED BUT NOT ROOT BOUND. THE TRUNK SHOULD BEND WHEN GENTLY PUSHED AND SHOULD NOT BE LOSE SO IT PIVOTS AT OR BELOW SOIL LINE.
4. THE POINT WHERE THE TOP-MOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK SHALL BE WITHIN TWO INCHES OF THE SOIL SURFACE. IF IT IS NOT WITHIN THE TOP TWO INCHES OF SOIL, GENTLY REMOVE THE TOP LAYER OF SOIL FROM THE ROOT BALL UNTIL THE FIRST MAJOR ROOT FLARE IS VISIBLE.
5. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z60.1 STANDARD, LATEST EDITION.
6. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
7. THE TREE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE FROM LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS.
8. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
9. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.

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(IN FEET)
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STORMAXX SELF STORAGE

LANDSCAPE PLAN
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

SHEET NO.
C 4.0

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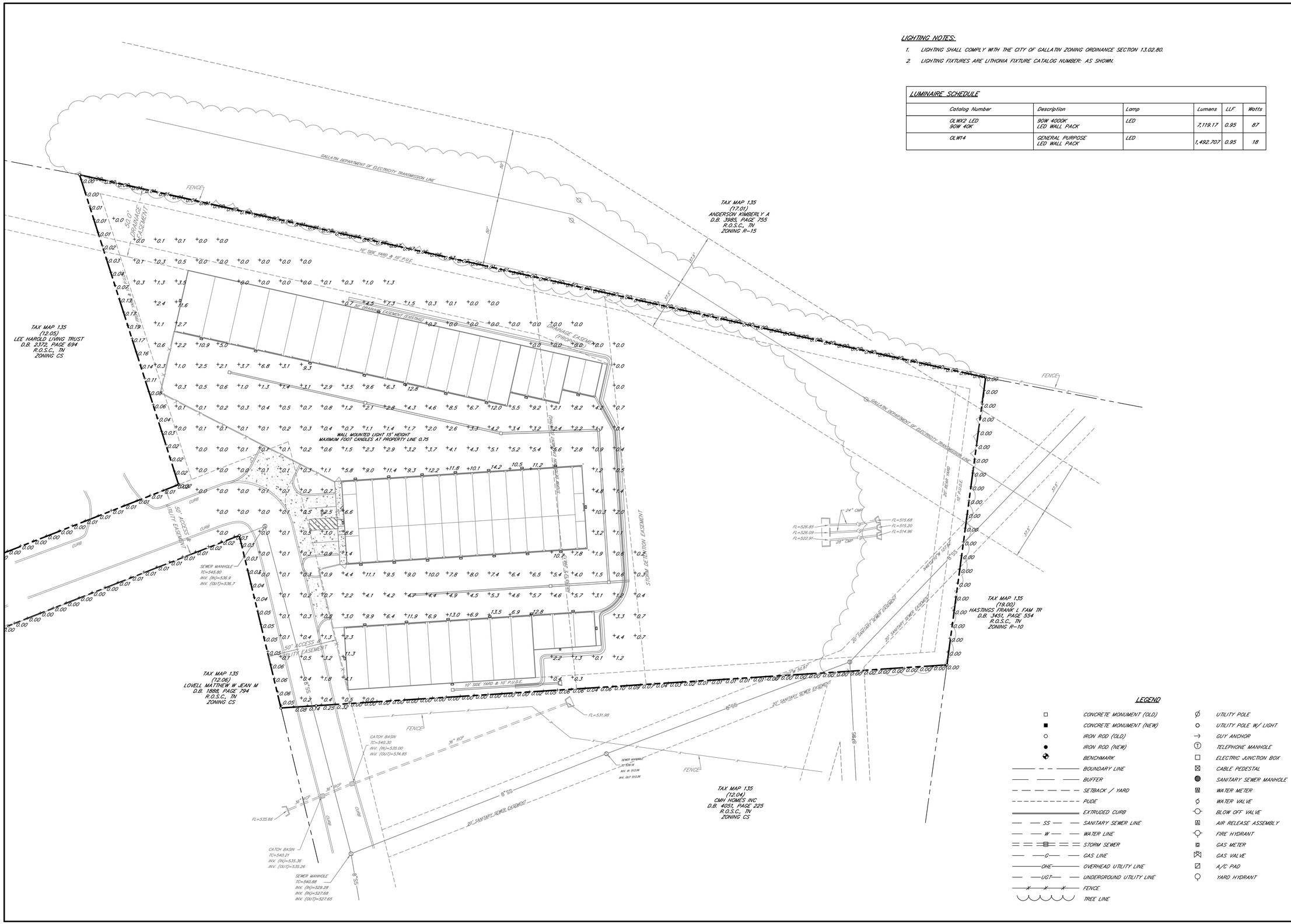
SHEET 4 OF 10

PROJECT #	15-038
DATE	28 OCTOBER 2015



LIGHTING NOTES:

1. LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80.
2. LIGHTING FIXTURES ARE LITHONIA FIXTURE CATALOG NUMBER: AS SHOWN.

LUMINAIRE SCHEDULE

Catalog Number	Description	Lamp	Lumens	LLF	Watts
OLWX2 LED 90W 40K	90W 4000K LED WALL PACK	LED	7,119.17	0.95	87
OLW14	GENERAL PURPOSE LED WALL PACK	LED	1,492.707	0.95	18

LEGEND

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

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STORMAXX SELF STORAGE

LIGHTING PLAN
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

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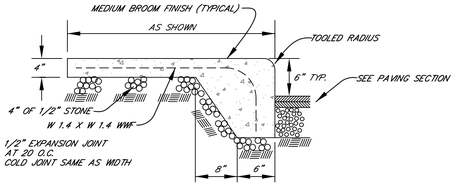
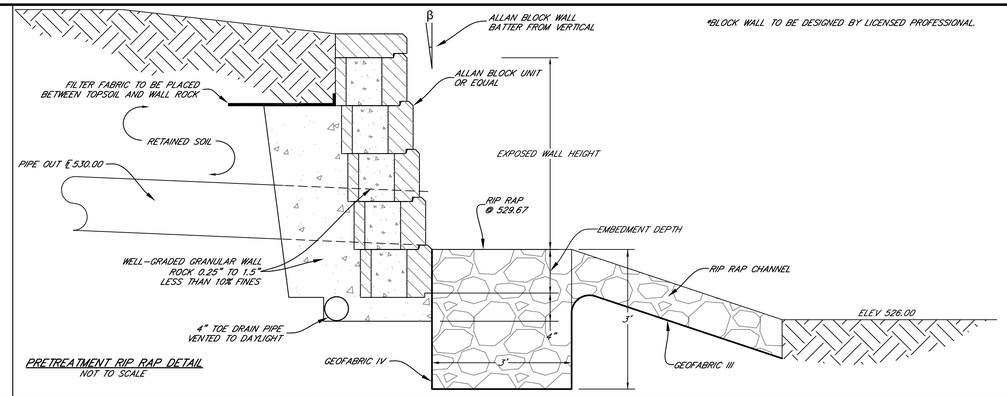
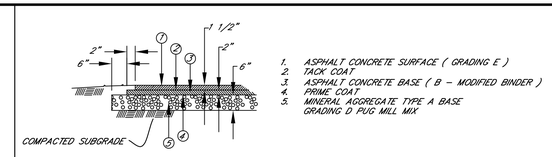


WALK DETAIL AT PARKING
NOT TO SCALE

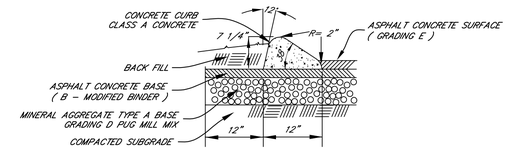


*BLOCK WALL TO BE DESIGNED BY LICENSED PROFESSIONAL.

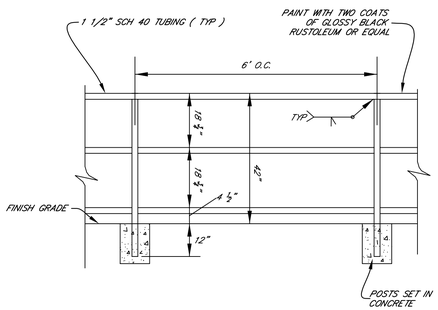
PRETREATMENT RIP RAP DETAIL
NOT TO SCALE



STANDARD PAVING SECTION
NOT TO SCALE

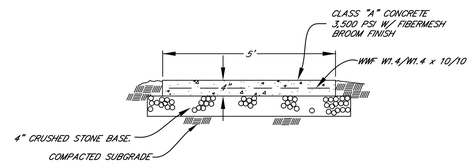


DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



GUARDRAIL DETAIL
NOT TO SCALE

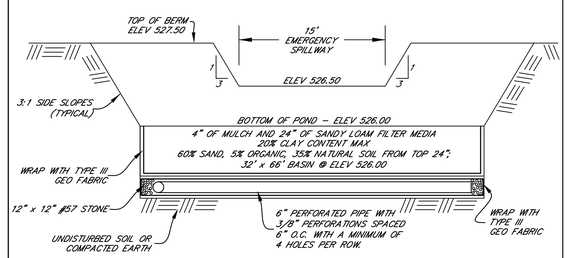
NOTES:
1. CONTROL JOINT EVERY 5' EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.
2. THIS DETAIL IS FOR SIDEWALK TO BE CONSTRUCTED A MIN. OF 5' FROM TRAFFIC AREA.
3. SIDEWALK IS 6" THICK IN RESIDENTIAL DRIVEWAYS AND 8" THICK IN COMMERCIAL DRIVEWAYS.
4. PROVIDE W.W.F. IN DRIVES AND HANDICAPPED RAMPS.



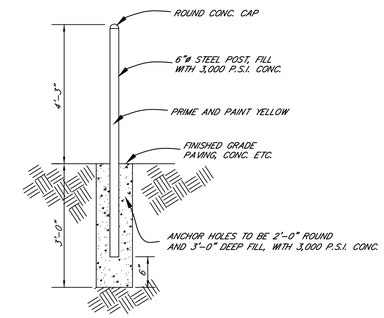
SIDEWALK DETAIL (YARD)
NOT TO SCALE

BIORETENTION NOTES NOTES:

1. SEE LANDSCAPE PLAN FOR BIORETENTION PLANTING.



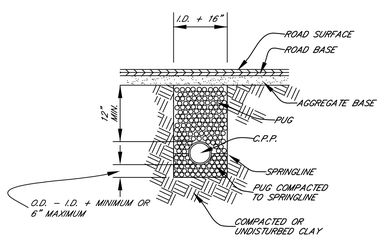
BIORETENTION POND
NOT TO SCALE



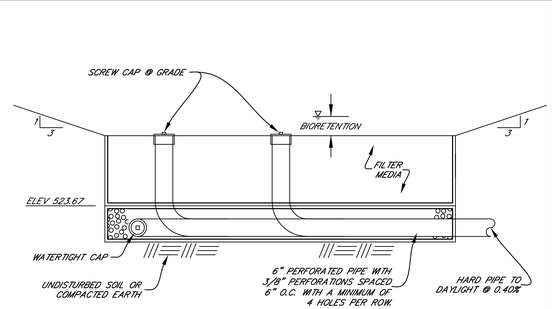
BOLLARD DETAIL
NOT TO SCALE

BUILDING SIGN DETAIL
1/2" = 1'

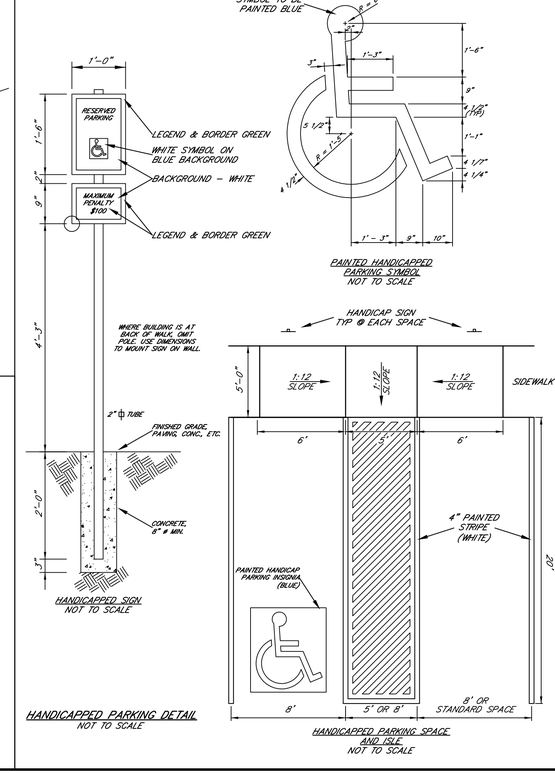
WHERE PIPE IS INSTALLED UNDER EXISTING PAVEMENT
MATCH EXISTING PAVEMENT SECTION



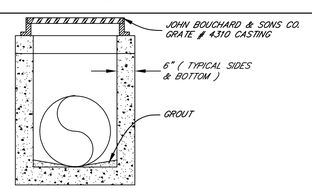
C.P.P. DRAINAGE PIPE DETAIL
UNDER TRAFFIC AREAS
NOT TO SCALE



BIORETENTION POND PIPING
NOT TO SCALE



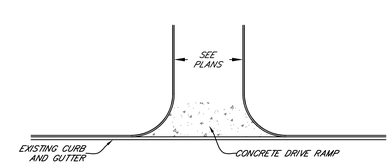
HANDICAPPED PARKING DETAIL
NOT TO SCALE



AREA DRAIN
NOT TO SCALE

NOTE:

1. CONCRETE APRON TO BE 8" THICK WITH 6" X 6" W1.4 X W1.4 WIRE MESH OVER 4" OF 1/2" STONE.
2. CONCRETE TO HAVE MEDIUM BROOM FINISH.
3. 5% MAXIMUM SLOPE ON ENTRANCE.



CONCRETE DRIVEWAY RAMP
NOT TO SCALE

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STORMAXX SELF STORAGE

PAVING AND DRAINAGE DETAILS
1787 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 015908
STATE OF TENNESSEE
11/12/2015

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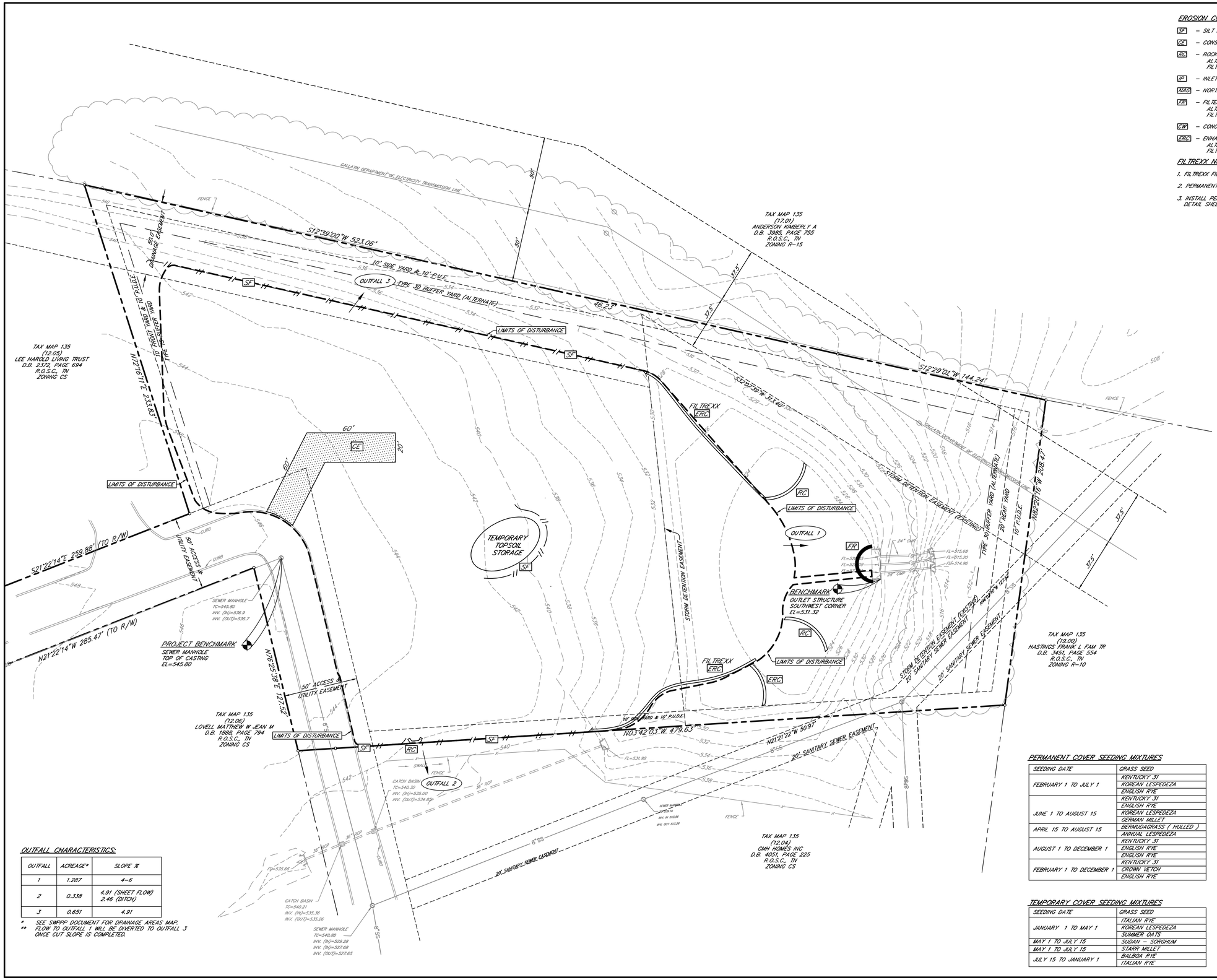

EROSION CONTROL LEGEND

- SF – SILT FENCE
- CE – CONSTRUCTION EXIT
- RC – ROCK CHECK DAM
  ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL
- IP – INLET PROTECTION
- NAG – NORTH AMERICAN GREEN OR EQUAL
- FR – FILTER RING
  ALTERNATE 24" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CW – CONCRETE WASHOUT
- ERC – ENHANCED ROCK CHECK DAM
  ALTERNATE 18" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL

FILTREXX NOTES:

1. FILTREXX FILTER SOCKS ARE A MULCH-FILLED FILTER MEDIA.
2. PERMANENT WEIR SOCKS ARE COMPOST-FILLED AND SEEDED.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AS SHOWN ON DETAIL SHEET.

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE*	SLOPE %
1	1.287	4–6
2	0.338	4.91 (SHEET FLOW) 2.46 (DITCH)
3	0.651	4.91

* SEE SWPPP DOCUMENT FOR DRAINAGE AREAS MAP.
** FLOW TO OUTFALL 1 WILL BE DIVERTED TO OUTFALL 3 ONCE CUT SLOPE IS COMPLETED.

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
	ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31
	ENGLISH RYE
	KOREAN LESPEDEZA
	GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)
	ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31
	ENGLISH RYE
	ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31
	CROWN VETCH
	ENGLISH RYE

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE
	KOREAN LESPEDEZA
	SUMMER OATS
MAY 1 TO JULY 15	SUDAN – SORGHUM
MAY 1 TO JULY 15	STARR MILLET
JULY 15 TO JANUARY 1	BALBOA RYE
	ITALIAN RYE

PERMANENT SEEDING NOTES:

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.
2. PERMANENT SEED ALL AREAS WITHIN 15 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.

TEMPORARY SEEDING NOTES:

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.

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GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

STORMAXX SELF STORAGE
EROSION CONTROL PLAN "A" (INITIAL)
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMMER COUNTY, TENNESSEE

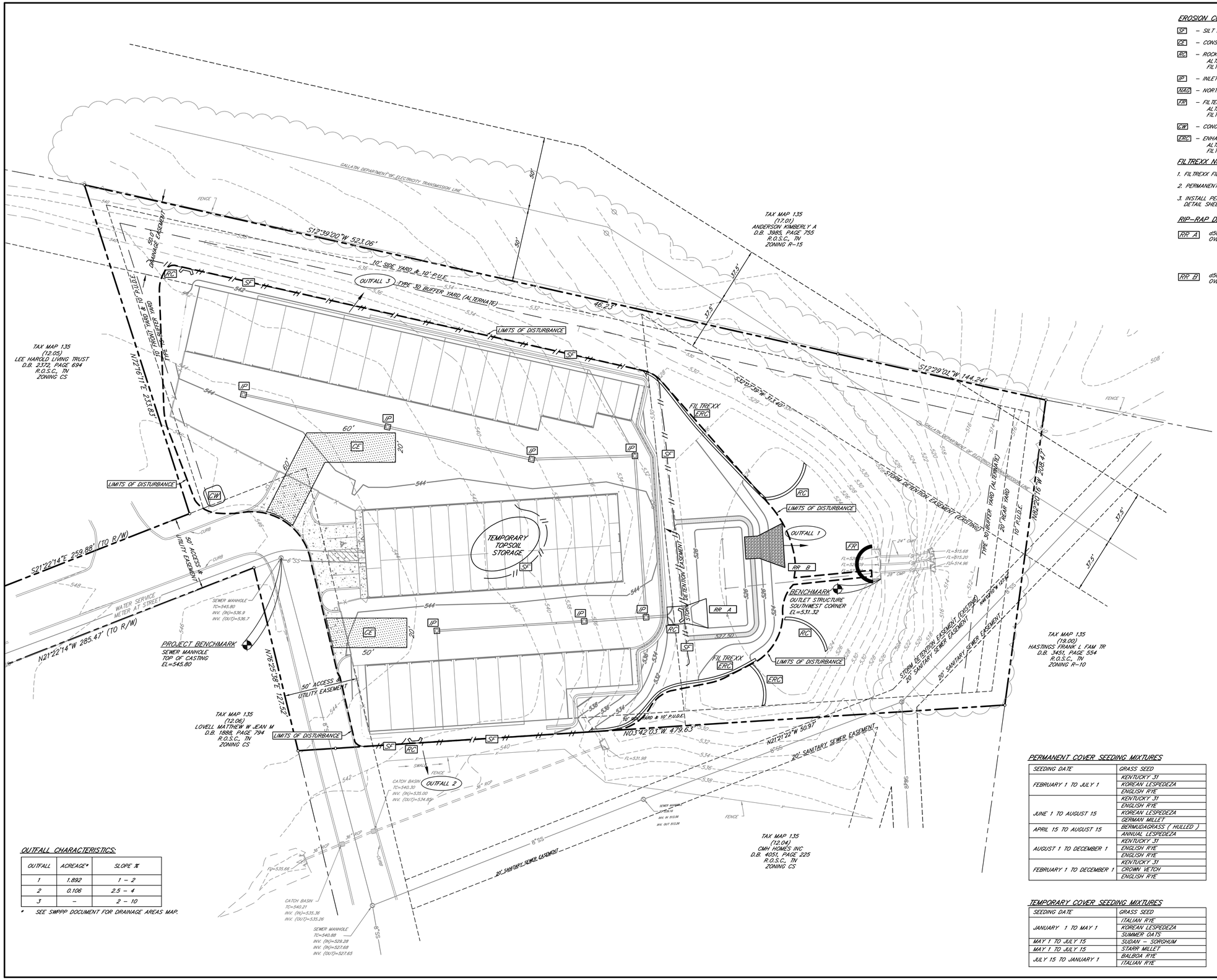
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015908
STATE OF TENNESSEE
11/12/2015

SHEET NO.
C 7.0

REVISIONS
REVISION 1: 11-12-2015 PER PLANNING COMMENTS DATED 11-23-2015

SHEET 7 OF 10

PROJECT #	15-038
DATE	28 OCTOBER 2015



EROSION CONTROL LEGEND

- SF – SILT FENCE
- CE – CONSTRUCTION EXIT
- RC – ROCK CHECK DAM
  ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL
- IP – INLET PROTECTION
- NAG – NORTH AMERICAN GREEN OR EQUAL
- FR – FILTER RING
  ALTERNATE 24" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CW – CONCRETE WASHOUT
- ERC – ENHANCED ROCK CHECK DAM
  ALTERNATE 18" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL

FILTREXX NOTES:

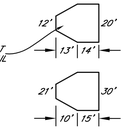
1. FILTREXX FILTER SOCKS ARE A MULCH-FILLED FILTER MEDIA.
2. PERMANENT WEIR SOCKS ARE COMPOST-FILLED AND SEEDED.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AS SHOWN ON DETAIL SHEET.

RIP-RAP DESIGNATIONS:

RR A — d50 = 0.4' x 12" DEEP OVER GEOTEXTILE TYPE III

SEE PRETREATMENT RIP RAP DETAIL

RR B — d50 = 0.83' x 24" DEEP OVER GEOTEXTILE TYPE III



OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE*	SLOPE %
1	1.892	1 – 2
2	0.106	2.5 – 4
3	–	2 – 10

* SEE SWPPP DOCUMENT FOR DRAINAGE AREAS MAP.

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
	ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31
	ENGLISH RYE
	KOREAN LESPEDEZA
	GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)
	ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31
	ENGLISH RYE
	ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31
	CROWN VETCH
	ENGLISH RYE

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE
	KOREAN LESPEDEZA
	SUMMER OATS
MAY 1 TO JULY 15	SUDAN – SORGHUM
MAY 1 TO JULY 15	STARR MILLET
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	ITALIAN RYE

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   STRAW: 75 LBS PER 1,000 SQ. FT.
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   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.
2. PERMANENT SEED ALL AREAS WITHIN 15 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.

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ROGERS ENGINEERING GROUP
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TEL: 615-230-7269 FAX: 615-230-7271
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STORMAXX SELF STORAGE

EROSION CONTROL PLAN "B"
(DURING CONSTRUCTION)
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015908
STATE OF TENNESSEE
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SHEET 8 OF 10

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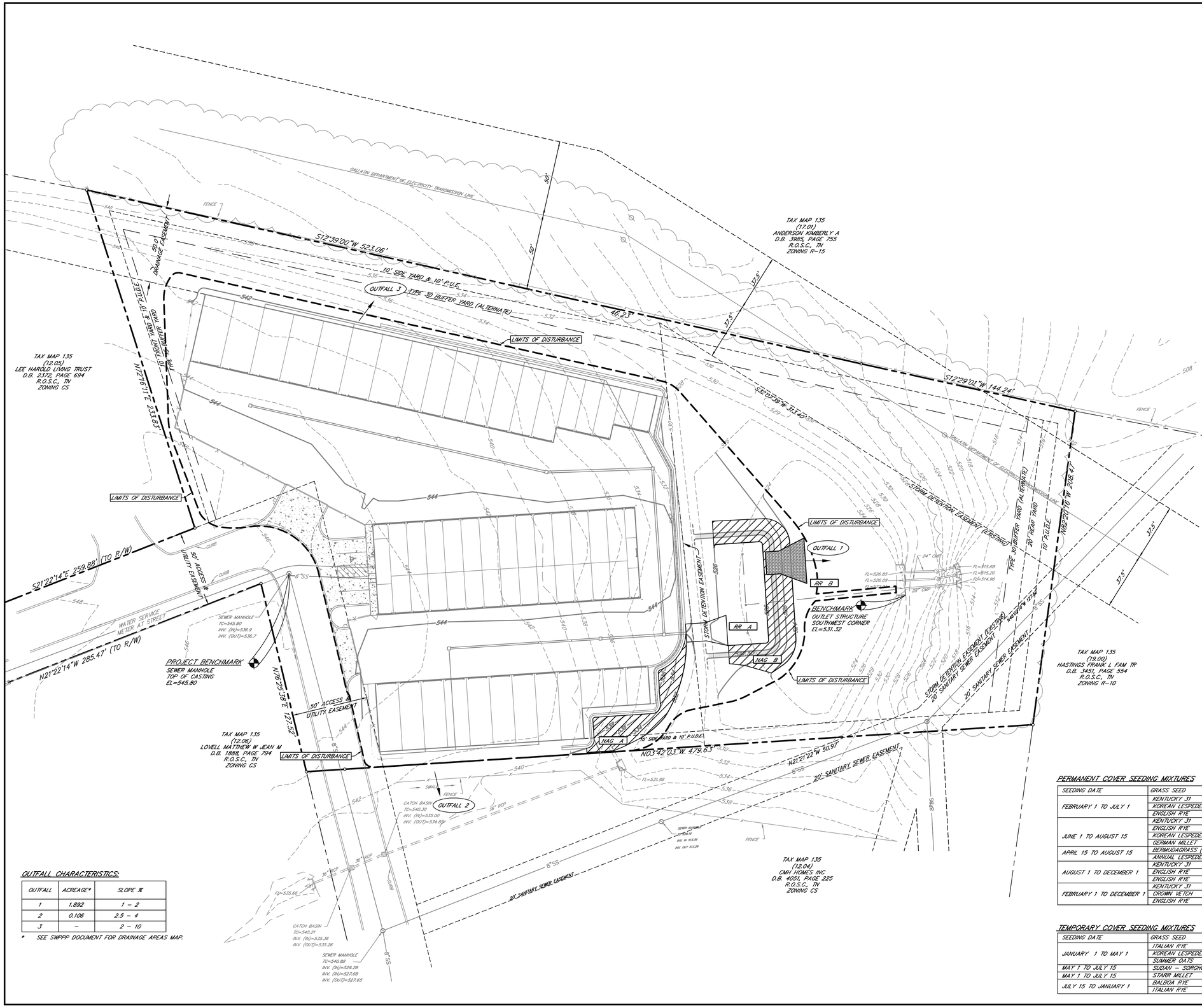

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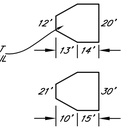

RR B — d50 = 0.83' x 24" DEEP OVER GEOTEXTILE TYPE III

NAG DESIGNATIONS:

NAG A — S150, 1,274 SF, STAPLE "D"

NAG B — S150, 2,286 SF, STAPLE "D"

NAG DESIGNATIONS:

ALL 3:1 SLOPES TO BE STABILIZED WITH NAG S150 TEMPORARY MATTING, STAPLE PATTERN "C", UNLESS OTHERWISE SHOWN.

OUTFALL CHARACTERISTICS:

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STORMAXX SELF STORAGE

EROSION CONTROL PLAN "A" (PERMANENT)
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMMER COUNTY, TENNESSEE

RICHARD M. JONES
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No. 015908
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SHEET 9 OF 10

PROJECT #	15-038
DATE	28 OCTOBER 2015

EROSION AND SEDIMENT CONTROL NOTES:

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

THIS PROJECT WILL DISTURB MORE THAN 1 ACRE. A SWPPP IS REQUIRED FOR THIS PROJECT.

EXISTING SITE CONDITIONS

THE MAJORITY OF THIS 4.066 ± AC SITE IS CURRENTLY UNDEVELOPED GRASSLAND. AN AREA STORMWATER DETENTION BASIN IS CONTAINED IN THIS SITE. THE BASIN AND ASSOCIATED DRAINAGE EASEMENTS OCCUPY APPROXIMATELY 1.342 ± AC. AND EXISTING ACCESS/UTILITY EASEMENT (50') OCCUPIES APPROXIMATELY 0.536 ± AC. AN EXISTING 26' PAVED ACCESS IS CONTAINED WITHIN THIS ACCESS. OF THE REMAINING 2.188 ± AC, APPROXIMATELY 1.562 AC WILL BE BUILDING AND ASPHALT SURFACES. RUNOFF FROM THIS SITE GOES TO THE EXISTING BASIN VIA DITCHES ON EACH SIDE OF THE SITE AND THROUGH THE ACCESS STREET DRAINAGE TO STORM DRAINS. OUTFALL 1 DRAINS THE MAJORITY OF THE SITE DIRECTLY INTO THE AREA DETENTION. THE BASIN OUTLET FOLLOWS A DITCH APPROXIMATELY 500 FT TO BULLS CREEK. THIS PORTION OF BULLS CREEK ABOVE THE ABANDONED QUARRY IS NOT FULLY DEFINED IN THE FIELD PROBABLY DUE TO BLASTING FROM THE QUARRY DEVELOPMENT. ADJACENT TO AND BELOW THE QUARRY SITE BULLS CREEK IS CLEARLY DEFINED. OUTFALL 2 HAS DRAINAGE FROM THE WEST OF THE SITE EXITING AS SHEET FLOW, FLOWING THROUGH AN EXISTING SWALE AND RETURNING TO THE SITE IN APPROXIMATELY 140' AND ENTERING THE AREA DETENTION BASIN. OUTFALL 3 HAS DRAINAGE EAST OF THE SITE TO THE 50' DRAINAGE EASEMENT.

PROPOSED SITE CONDITIONS

2.117 ± AC OF THE TOTAL 4.066 ± AC SITE WILL BE DEVELOPED INTO A SELF STORAGE BUSINESS WITH 3 BUILDINGS (30,465 SF) AND PAVING ACCESS. THIS PROPOSED DEVELOPMENT WILL BE ACCESSED BY THE EXISTING ACCESS STREET. STORMWATER WILL FLOW INTO THE EXISTING AREA DETENTION ALONG THE SAME FLOW PATHS AS PRE-DEVELOPED CONDITIONS. HOWEVER OUTFALL 1 WILL SEE INCREASED FLOW DIRECTED TO THE WATER QUALITY BASIN CONTAINED WITHIN THE EXISTING DETENTION BASIN THROUGH THE PROPOSED INLET & PIPING STORM WATER SYSTEM. THE TOTAL DISTURBED AREA IS 2.117 ± AC.

303(d) SPECIAL REQUIREMENTS

THE RECEIVING WATERS ARE NOT ON THE 303d LISTING AS A SEDIMENT IMPAIRED STREAM (BULLS CREEK).

SPILLS AND NON-STORMWATER CONTINGENCIES

1. ALL FUELING OF EQUIPMENT AND VEHICLES ON SITE WILL BE CONDUCTED NEAR THE CONSTRUCTION ENTRANCE AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER.
2. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA.
3. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER.
4. EQUIPMENT FUEL OR MAINTENANCE SPILLS OF 2 GALLONS OR MORE WILL BE REPORTED IMMEDIATELY TO A REPRESENTATIVE OF THE PRIMARY CONTRACTOR.
5. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3300; NON-EMERGENCIES: 800-262-3400), AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. ALSO, ROGERS ENGINEERING GROUP WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES.
6. CONCRETE TRUCKS WILL WASH OUT AT THE DESIGNATED AREA NEAR THE STAGING AREA.
7. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE LITTER CONTROL FOR TRASH GENERATED BY HIS CREW. A DUMPSTER FOR GARBAGE WILL BE LOCATED NEAR THE CONSTRUCTION TRAILER/OR ENTRANCE AND IS LIMITED TO GARBAGE AND PAPER TRASH ONLY.
8. PAINT CANS, OIL CANS, USED OIL, AND FILTERS WILL BE CONTAINED AND DISPOSED OF BY THE CONTRACTOR BY TAKING THEM TO THE SUMNER COUNTY RESOURCE AUTHORITY AT 625 RAPPAHANNOCK WIRE ROAD, GALLATIN, TN 37066.

DEVELOPMENT CONDITIONS

POST-DEVELOPED DRAINAGE WILL CONTINUE TO FOLLOW THE PRE-DEVELOPED DRAINAGE PATH. SEDIMENT CONTROL WILL BE BY BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

IF THE CONTROLS ARE INSTALLED AND MAINTAINED CORRECTLY BUT ARE FOUND TO PROVIDE AN INADEQUATE LEVEL OF PROTECTION, THE DEVELOPER / PRIMARY CONTRACTOR / OR CERTIFIED DESIGNEE WILL MAKE REVISIONS TO THIS PLAN AND THESE REVISIONS WILL BE IMPLEMENTED BY THE CONTRACTOR.

SWPPP NOTES

1. ALL BEST MANAGEMENT PRACTICES ARE TO BE ADHERED TO THROUGHOUT THE LIFE OF THE PROJECT.
2. NO OUTFALL ON THIS PROJECT INVOLVES A DRAINAGE AREA > 10 AC. A SEDIMENT BASIN DESIGN IS NOT REQUIRED PER NPDES PERMIT SECTION 3.1.1.
3. NO OUTFALL ON THIS PROJECT INVOLVES A DRAINAGE AREA > 10 AC. THE QUALITY ASSURANCE OF EPSC MEASURES CONDUCTED BY QUALIFIED PERSONNEL WITHIN A MONTH OF CONSTRUCTION COMMENCING IS NOT REQUIRED PER NPDES PERMIT SECTION 3.1.2.
4. A COPY OF THE SWPPP IS TO BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH RECORDS OF EROSION CONTROL INSPECTIONS PER NPDES PERMIT SECTION 3.3.3.
5. CONSTRUCTION ACTIVITIES (NPDES PERMIT SECTION 3.5.1.e)
   CONSTRUCTION ACTIVITIES ON THIS SITE INCLUDE: MASS GRADING (INCLUDING A WATER QUALITY BASIN), INSTALLING STORM DRAINS AND PIPES, LAYING BASE STONE, ASPHALT, AND A 6" CONCRETE CURB. METAL BUILDINGS WILL ALSO BE CONSTRUCTED INCLUDING A CONCRETE SLAB, AND STEEL BUILDING CONSTRUCTION. A SEGMENTAL BLOCK RETAINING WALL WILL BE BUILT BETWEEN THE DRIVE AND THE DETENTION POND.
6. DISTURBED AREA (NPDES PERMIT SECTION 3.5.1.c)
   SITE AREA = 4.066± AC
   DISTURBED AREA = 2.117± AC
7. EXISTING SITE SOILS (NPDES PERMIT SECTION 3.5.1.e)
   HHB2-HARPETH SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
   HYDROLOGIC GROUP B
   THIS SOIL IS DEEP AND WELL DRAINED. IT IS ON UNDULATING UPLANDS AND OLD HIGH TERRACES. THE SURFACE LAYER IS BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS STRONG BROWN AND BROWN SILT LOAM. THE MIDDLE PART TO A DEPTH OF ABOUT 35 INCHES IS STRONG BROWN SILT LOAM. THE LOWER PART TO A DEPTH OF ABOUT 60 INCHES IS STRONG BROWN CLAY LOAM.
   PERMEABILITY IS MODERATE AND THE AVAILABLE WATER CAPACITY IS HIGH. THE ROOT ZONE IS VERY DEEP AND IS EASILY PENETRATED BY PLANT ROOTS.

   MmC2-MIMOSA SILT LOAM, 5 TO 12 PERCENT SLOPES,
   HYDROLOGIC GROUP C
   THIS SOIL IS DEEP AND WELL DRAINED. THE SURFACE IS DARK YELLOWISH BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUB SOIL TO A DEPTH OF ABOUT 15 INCHES IS YELLOWISH BROWN SILTY CLAY. BELOW THIS FROM A DEPTH OF 15 TO 55 INCHES, THE SUBSOIL AND SUBSTRATUM ARE YELLOWISH BROWN CLAY THAT HAS BROWNISH AND GRAYISH MOTTLES IN THE LOWER PART. LIMESTONE BEDROCK IS AT A DEPTH OF 55 INCHES. PERMEABILITY IS SLOW, AND THE AVAILABLE WATER CAPACITY IS MODERATE. THE ROOT ZONE IS DEEP, BUT THE LOWER PART IS SOMEWHAT DIFFICULT TO PENETRATE BECAUSE OF THE VERY FIRM SUBSOIL. THERE ARE SMALL AREAS WHERE THIS SOIL IS LESS THAN 40 INCHES DEEP OVER ROCK AND A FEW AREAS OF SOILS THAT ARE MORE THAN 60 INCHES DEEP.
8. THIS PROJECT WILL DISTURB < 50 ACRES. CONSTRUCTION PHASING IS NOT REQUIRED PER NPDES PERMIT 3.5.1.m.
9. THE PRIMARY CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF ALL EPSC MEASURES (NPDES PERMIT SECTION 3.5.2).
10. SEDIMENT IS TO BE REMOVED AS REQUIRED OR WHEN MEASURES ARE AT 50% CAPACITY PER NPDES PERMIT SECTION 3.5.3.1.e.
11. EPSC MEASURES SHOWN ON EROSION PLAN "A" MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD PER NPDES PERMIT SECTION 3.5.3.1.i.
12. A STABILIZED CONSTRUCTION ACCESS SHALL BE IMPLEMENTED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES PER NPDES PERMIT SECTION 3.5.3.1.n.
13. TEMPORARY OR PERMANENT STABILIZATION SHALL BE WITHIN 14 DAYS (7 DAYS FOR > 35% SLOPES) ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED PER NPDES PERMIT SECTION 3.5.3.2.
14. EPSC MEASURES HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR STORM EVENT PER NPDES PERMIT SECTION 3.5.3.3.
15. EPSC MEASURES PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL ARE INTENDED TO DISSIPATE ENERGY AND SLOW THE VELOCITY OF RUNOFF FLOW FROM THE SITE PER NPDES PERMIT SECTION 3.5.4.
16. THE TECHNICAL BASIS FOR DETERMINING THE DIMENSIONS OF THE RIP RAP ENERGY DISSIPATION MEASURES SHOWN ON THIS PLAN WAS DERIVED FROM THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK (2ND EDITION, MARCH 2009) SECTION "OP". (NPDES PERMIT SECTION 3.5.4).
17. MAINTENANCE NEED IDENTIFIED IN INSPECTIONS OR BY OTHER MEANS SHALL BE ACCOMPLISHED BEFORE THE NEXT STORM EVENT, BUT IN CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED PER NPDES PERMIT SECTION 3.5.7.
18. ALL SEDIMENT CONTROL TO BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART PER NPDES PERMIT SECTION 3.5.8.2.a.

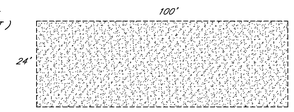
SWPPP CONSTRUCTION SEQUENCING OF WORK (NPDES PERMIT SECTION 3.5.1.b)

(ALTERNATE SEQUENCING MAY BE PROPOSED IF APPROVED BY THE CITY OF GALLATIN STORM WATER INSPECTOR.)

LIMITATION OF CONSTRUCTION DISTURBED AREA
FIELD STAKE CONSTRUCTION LIMITS BEFORE COMMENCING WORK IN ORDER TO VERIFY THE DISTURBED AREA LIMITS FOR THE CONTRACTOR.

1. FIELD STAKE AND INSTALL INITIAL EPSC MEASURES INCLUDING CONSTRUCTION EXIT, TEMPORARY SILT FENCE, AND CHECK DAMS (AS SHOWN ON EROSION CONTROL PLAN "A").
2. CLEAR & GRUB AS REQUIRED (MINIMAL).
3. STRIP TOPSOIL FROM APPROXIMATELY 70' x 120' WATER QUALITY BIORETENTION BASIN AND CONSTRUCT BASIN. ADD PERMANENT MEASURES TO OUTSIDE SLOPES ONCE BASIN IS COMPLETE.
4. ADD SILT FENCE AND ROCK CHECKS AT TOE OF WALL SLOPE TO PREPARE FOR MASS GRADING.
5. STRIP TOPSOIL FROM AREAS TO BE MASS GRADED. COMPACT BY WALKING A DOZER. (D-6 OR GREATER) UNTIL TOPSOIL PILE IS IN PLACE. TOPSOIL MUST BE REMOVED FROM SITE. WHILE HAUL TRUCKS ARE BRINGING FILL MATERIAL IN, TOPSOIL CAN BE LOADED AND REMOVED FROM THE SITE. NECESSARY TOPSOIL MUST BE TAKEN TO A PERMITTED SITE FOR REUSE AT STEPS 8 AND 11.
6. MASS GRADE SITE. WHEN INDIVIDUAL AREAS OF MASS GRADING ARE COMPLETED, TEMPORARY SEED & MULCH WITHIN 14 DAYS. ADD 4" OF BASE STONE TO FUTURE PAVED AREAS AS ALTERNATE TO TEMPORARY SEEDING THESE AREAS. CONSTRUCT RETAINING WALL IN CONJUNCTION WITH MASS GRADING THE SITE.
7. INSTALL STORM DRAINS AND ALL UTILITIES INCLUDING SERVICES. INSTALL INLET AND OUTLET EROSION CONTROL MEASURES ON STORM STRUCTURES AS SOON AS STRUCTURE CONSTRUCTION IS COMPLETED.
8. APPLY TOPSOIL TO ALL GRADED AREAS AND SEED AND MULCH. APPLY MATTING AND PERMANENT SEEDING AS SHOWN ON PLANS. AREAS ARE TO BE PERMANENTLY STABILIZED AS SOON AS GRADING IS COMPLETE IN ANY AREA.
9. POUR CONCRETE BUILDING SLAB AND CONSTRUCT BUILDING.
10. INSTALL REMAINING BASE STONE AND BINDER WITH CURBING.
11. FINISH GRADE BEHIND CURBS.
12. INSTALL REMAINDER OF PERMANENT EROSION CONTROL MEASURES (EROSION MAT AND/OR PERMANENT SEED).
13. INSTALL SURFACE PAVING.
14. REMOVE TEMPORARY MEASURES ONCE A GOOD STAND OF GRASS IS ESTABLISHED (70% OR ABOVE OF SURFACES COVERED WITH GRASS). SEED ANY REMAINING BARE AREAS.

CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)



CONSTRUCTION EXIT
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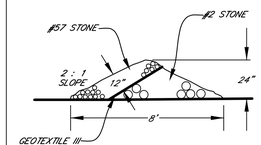
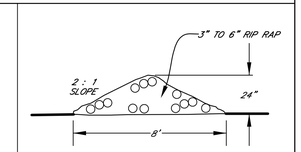
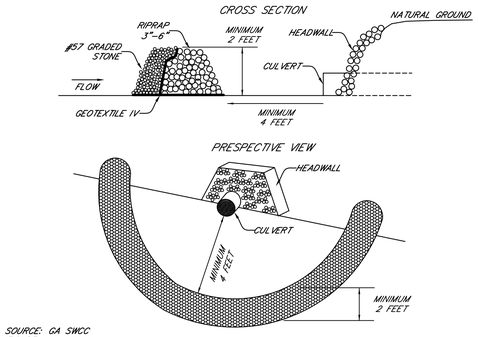


CHECK DAM
NOT TO SCALE



ROCK CHECK
NOT TO SCALE

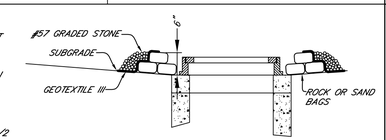


SOURCE: GA SWCC
FIGURE 1
FR-3

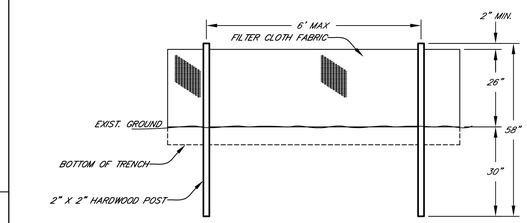
STONE FILTER RING
NOT TO SCALE

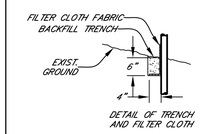
NOTES:

1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALTI BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.



AREA DRAIN INLET PROTECTION
NOT TO SCALE



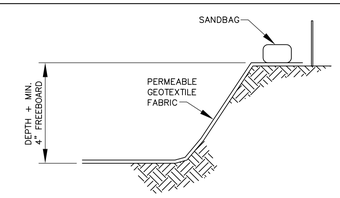


DETAIL OF TRENCH AND FILTER CLOTH

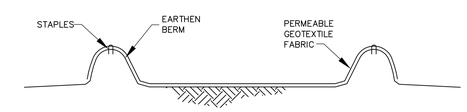
NOTE:
REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC STR 3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

TEMPORARY SILT FENCE
NOT TO SCALE

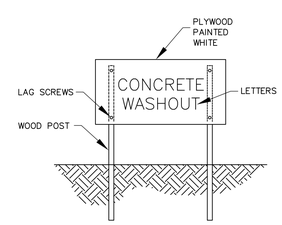
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
FILE NO. - 7.16



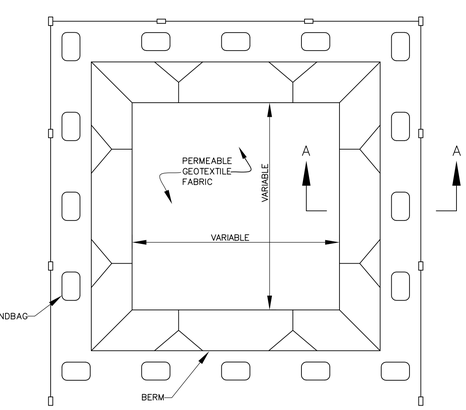
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



CONCRETE WASHOUT SIGN (OR EQUIVALENT)



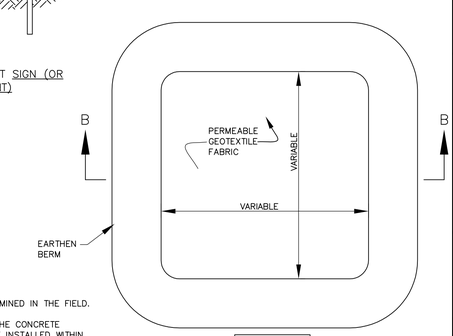
PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS

CONCRETE WASHOUT

ROGERS ENGINEERING GROUP
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Gallatin, Tennessee 37066
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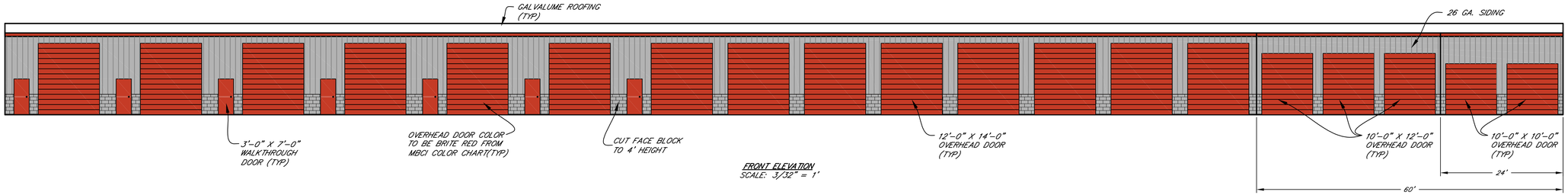
STORMAXX SELF STORAGE
EROSION CONTROL DETAILS
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NUMBER 115908
STATE OF TENNESSEE
11/12/2015

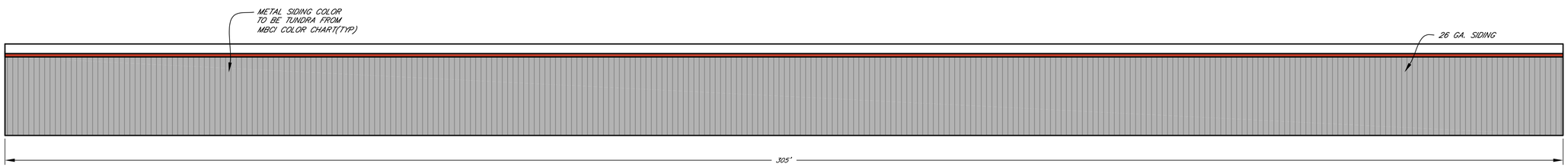
SHEET NO.
C 10.0

REVISIONS
REVISION 1: 11-12-2015 PER PLANNING COMMENTS DATED 11-23-2015

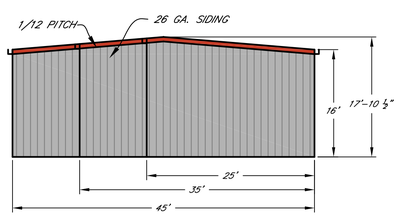
SHEET 10 OF 10	
PROJECT #	15-038
DATE	28 OCTOBER 2015



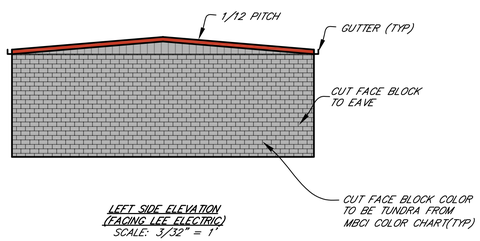
FRONT ELEVATION
SCALE: 3/32" = 1'



REAR ELEVATION
SCALE: 3/32" = 1'



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'



LEFT SIDE ELEVATION
(FACING LEE ELECTRIC)
SCALE: 3/32" = 1'

PERCENTAGE OF BUILDING MATERIALS	
BUILDING FACE 4 SIDES	10,818 SF
BUILDING DOORS	3,059 SF
TOTAL FINISH FACE LESS DOORS	7,759 SF
% FINISH CUT FACE BLOCK	12.29%
% FINISH METAL SIDING	87.71%

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GRAPHIC SCALE
10'-8" 5'-4" 0 10'-8"
(IN FEET)
3/32 inch = 1 ft.

STORMAXX SELF STORAGE

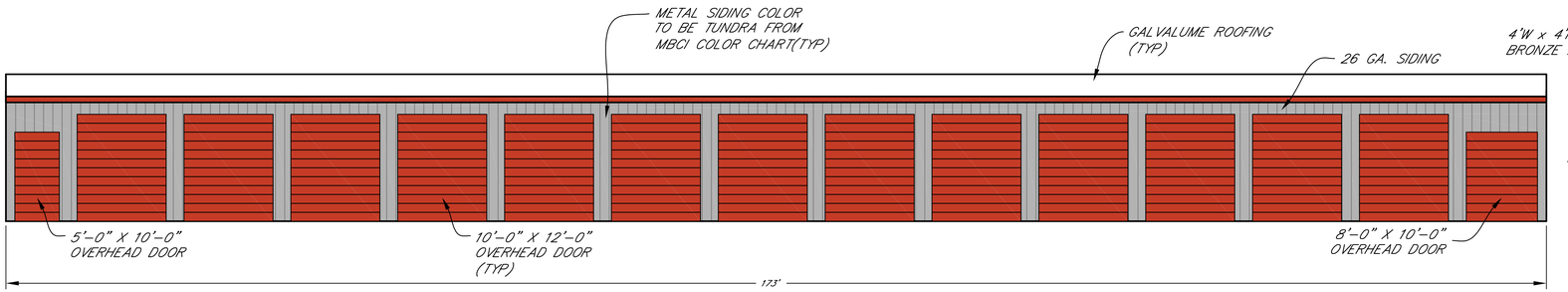
BUILDING A ELEVATIONS
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NUMBER
NO. 015908
STATE OF TENNESSEE
11/12/2015

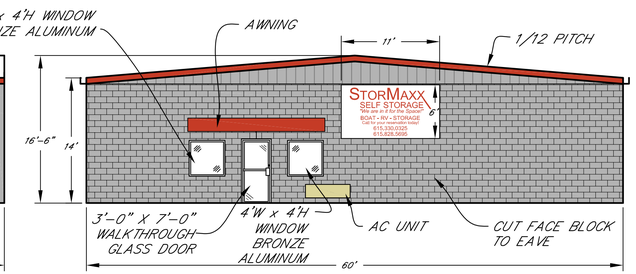
SHEET NO.
A 1.0

REVISIONS
REVISION 1: 11-12-2015 PER PLANNING COMMENTS DATED 11-23-2015

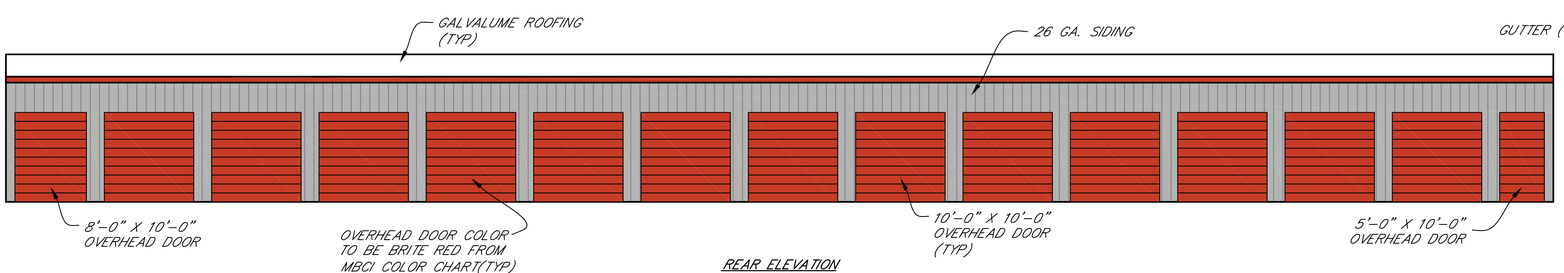
PROJECT #	15-038
DATE	28 OCTOBER 2015



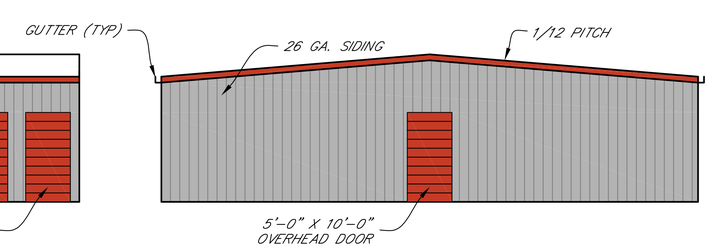
FRONT ELEVATION
SCALE: 1/8" = 1'



RIGHT SIDE ELEVATION (FACING ACCESS DRIVE)
SCALE: 1/8" = 1'



REAR ELEVATION
SCALE: 1/8" = 1'



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'

PERCENTAGE OF BUILDING MATERIALS	
BUILDING FACE 4 SIDES	6,363 SF
BUILDING DOORS	3,223 SF
TOTAL FINISH FACE LESS DOORS	3,140 SF
% FINISH CUT FACE BLOCK	23.78%
% FINISH METAL SIDING	76.22%

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GRAPHIC SCALE
8 4 0 8
(IN FEET)
1/8 inch = 1 ft.

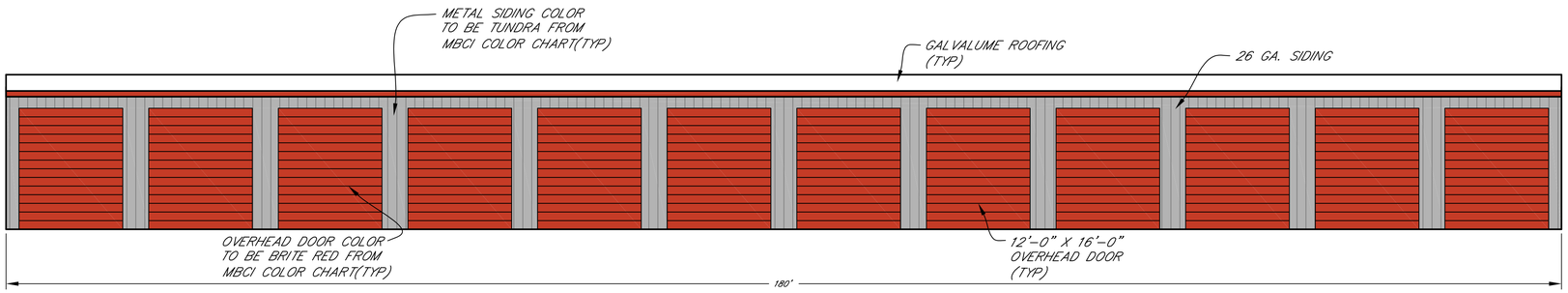
STORMAXX SELF STORAGE
BUILDING B ELEVATIONS
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 015908
STATE OF TENNESSEE
11/12/2015

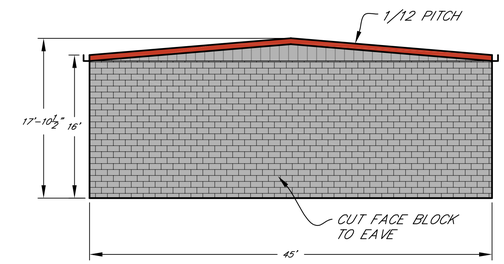
SHEET NO.
A 2.0

REVISIONS
REVISION 1: 11-12-2015 PER PLANNING COMMENTS DATED 11-23-2015

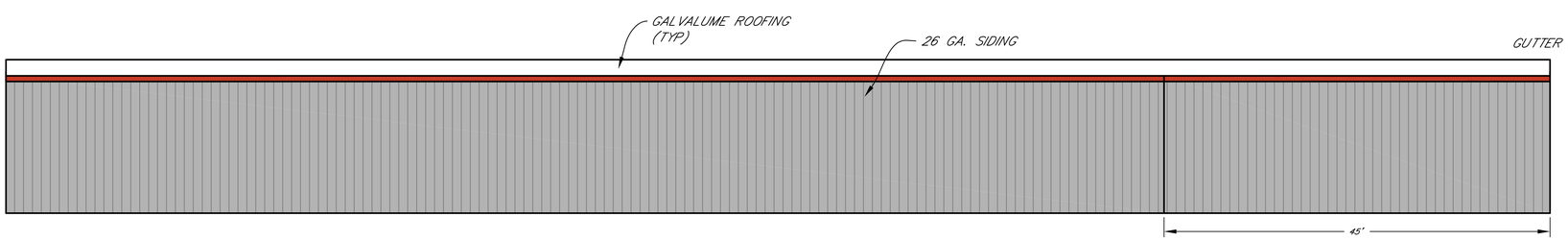
PROJECT #	15-038
DATE	28 OCTOBER 2015



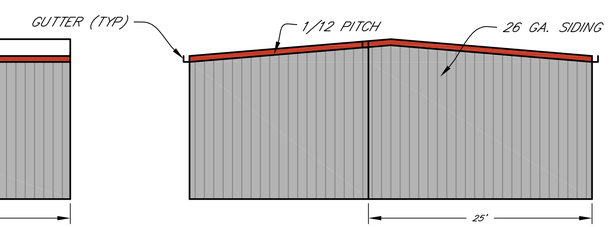
FRONT ELEVATION
SCALE: 1/8" = 1'



RIGHT SIDE ELEVATION
(FACING ACCESS EASEMENT)
SCALE: 1/8" = 1'



REAR ELEVATION
SCALE: 1/8" = 1'



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'

PERCENTAGE OF BUILDING MATERIALS	
BUILDING FACE 4 SIDES	6,984 SF
BUILDING DOORS	2,016 SF
TOTAL FINISH FACE LESS DOORS	4,968 SF
% FINISH CUT FACE BLOCK	13.89%
% FINISH METAL SIDING	86.11%

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GRAPHIC SCALE
8 4 0 8
(IN FEET)
1/8 inch = 1 ft.

STORMAXX SELF STORAGE
BUILDING C ELEVATIONS
1771 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015808
STATE OF TENNESSEE
11/12/2015

SHEET NO.
A 3.0

REVISIONS
REVISION 1: 11-12-2015 PER PLANNING COMMENTS DATED 11-23-2015

PROJECT #	15-038
DATE	28 OCTOBER 2015

ITEM 9

GMRPC Resolution No. 2015-151

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING RE-AFFIRMING THE MIXED USE (MU) DISTRICT ZONING ON THREE (3) PARCELS TOTALING 1.35 (+/-) ACRES AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE 378, 382 & 386 BIG STATION CAMP BOULEVARD LOCATED SOUTH OF THE INTERSECTION OF BIG STATION CAMP BOULEVARD AND LONG HOLLOW PIKE. (PC 3-1283-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Master Development Plan submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on November 23, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff, in the Planning Commission Staff Report, the Preliminary Master Development Plan and architectural elevations and the evidence and testimony presented during the meeting.

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. §13-7-202, and §13-7-203 and G.Z.O. § 12.02.020:

1. The Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Emerging Suburban Neighborhood Character Area Category.
2. The Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02 including the alternative bufferyard and alternative architectural design.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval re-affirming the Mixed Use (MU) zoning of three (3) parcels totaling 1.35 (+/-) acres and approval of a Preliminary Master

ITEM 9

Development Plan for 378, 382 & 386 Big Station Camp Boulevard, consisting of a two (2) sheet plan, prepared by Bruce Rainey and Associates, Inc. of Hendersonville TN, with project No. 090022 and dated October 26, 2015, with a revised date of November 11, 2015, and Architectural Elevations of Retail Center and Phase 1, consisting of two (2) sheet plan, prepared by Matchett and Associates of Gallatin TN, with project No. 1534 and dated November 13, 2015 with the following conditions:

1. Correct "Phase 5" to "Phases" in note about purpose.
2. Provide two (2) handicapped spaces, including one (1) van accessible handicapped space, to Phase 1 of development.
3. Submit copy of signed affidavit for Public Notice letters.
4. Provide screening for the roof top mechanical units.
5. Update the proposed architectural elevations to reflect the additional box tower and add another box tower at the northern tenant space to ensure the front facade to be symmetrical in appearance or add a note to the proposed architectural elevations for Phase 1 stating the additional box tower will be removed when the remaining tenant spaces are built.
6. Provide a complete set of architectural elevations for the multi-tenant retail center identifying heights, materials, percentage of materials, etc.
7. Provide a sidewalk from the building to the public sidewalk.
8. Remove the six (6) foot wide sidewalk on the western side of Big Station Camp Boulevard or indicate that the sidewalk will be provided by others.
9. Provide an Engineering letter confirming the trip generation for Phase 1 and provide a plan note indicating future development will be required to contribute to a pro-rata share of transportation improvements for the Big Station Camp Road Corridor on this corridor on this project.
10. Submit three (3) corrected and folded copies, one (1) full size and two (2) half-size, of the Preliminary Master Development Plan to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/2015

ITEM 9

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCCAULEY
CITY ATTORNEY

ITEM 9

PLANNING DEPARTMENT STAFF REPORT

Preliminary Master Development Plan for 378, 382 & 386 Big Station Camp Boulevard
(PC 3-1283-15)
Big Station Camp Boulevard and Long Hollow Pike
Date: November 19, 2015

PUBLIC COMMENT

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL RE-AFFIRMING THE MIXED USE (MU) DISTRICT ZONING ON THREE (3) PARCELS TOTALING 1.35 (+/-) ACRES AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR 378, 382 & 386 BIG STATION CAMP BOULEVARD, LOCATED SOUTH OF THE INTERSECTION OF BIG STATION CAMP BOULEVARD AND LONG HOLLOW PIKE.

OWNER:	**THAUN LAM**
APPLICANT:	**BRUCE RAINEY AND ASSOCIATES**
STAFF RECOMMENDATION:	**RECOMMEND RESOLUTION 2015-151 TO CITY COUNCIL**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**NOVEMBER 23, 2015**
CITY COUNCIL DATE:	**DECEMBER 8, 2015 (COUNCIL COMMITTEE)**

PROPERTY OVERVIEW: **The owner and applicant are requesting approval re-affirming the Mixed Use (MU) District Zoning on three (3) parcels totaling 1.35 (+/-) acres (S.B.E. Tax Map 124J, Group B, Parcels 013.00, 014.00 and 015.00) and a Preliminary Master Development Plan for 378, 382 & 386 Big Station Camp Boulevard. The property is zoned Mixed Use (MU) and is located south of the intersection of Big Station Camp Boulevard and Long Hollow Pike. The PMDP illustrates the site layout, landscaping, phases, and architectural elevations and materials. The development features a multi-tenant building containing four (4) individual tenant units. Each unit contains 3,000 square feet of leasable space for a total of 12,000 square feet for the entire commercial building. Phase 1 of the commercial development will include one (1) tenant unit, parking, landscaping, dumpster enclosure, and all site improvements for the Phase 1 tenant unit. (Attachment 9-1 and Attachment 9-2)**

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since it does not provide the required 70 percent brick or stone on each building facade (Attachment 9-4 and Attachment 9-5). The owner and applicant are requesting approval of an alternative architectural plan per Section 13.08.010.D of the Gallatin Zoning Ordinance. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

The owner and applicant are also requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

CASE BACKGROUND:

Previous Approvals

On February 22, 2010, the Planning Commission recommended approval of a Plan of Service and Annexation for 378, 382 & 386 Big Station Camp Boulevard on 1.35 (+/-) acres to the Gallatin City Council. The Plan of Service and Annexation passed Second Reading at the June 15, 2010 Gallatin City Council meeting.

At the March 8, 2010 Work Session, the Planning Commission briefly discussed the Food Service Drive-In use proposed at the north end of the multi-tenant retail center.

At the April 12, 2010 Work Session, the Planning Commission discussed the rezoning of this property and further discussed the request for the north end unit of the multi-tenant retail center to be used for a drive-thru restaurant. The Planning Commission reviewed the surrounding zoning and existing Community Character Areas with the applicant at that meeting. The Planning Commission asked Staff to review the proposed alternative bufferyards for the development.

On April 26, 2010, the Planning Commission recommended approval of a rezoning from Sumner County LDRP to Mixed Use (MU) zone district three (3) parcels totaling 1.35 (+/-) acres with the Preliminary Master Development Plan, including the Food Service Drive-In, for 378, 382 & 386 Big Station Camp Boulevard (PC 3-5-10) to the Gallatin City Council meeting with conditions. The rezoning with PMDP, passed Second Reading at the June 15, 2010 Gallatin City Council meeting.

The Preliminary Master Development Plan for 378, 382 & 386 Big Station Camp Boulevard expired on June 15, 2012.

DISCUSSION:

Project Description and Proposed Uses

The owner and applicant requests approval to re-affirm the Mixed Use (MU) zoning on three (3) parcels totaling 1.35 (+/-) acres and approval of the Preliminary Master Development Plan for the for 378, 382 & 386 Big Station Camp Boulevard, located south of the intersection of Big Station Camp Boulevard and Long Hollow Pike. Per Section 12.02.040.A of the Gallatin Zoning Ordinance, the Planning Commission must review the Preliminary Master Development Plan and provide the Mayor and Alderman with a recommendation.

The PMDP plan includes changes to the site layout indicating phases and architectural elevations and materials, and re-affirms the Mixed Use (MU) zoning on three (3) parcels totaling 1.35 (+/-) acres.

The owner and applicant plans to construct a multi-tenant retail center consisting of a 12,000 square foot building, which will be divided into four (4) separate tenant spaces. Since the final users of the property are unknown at this time, the applicant has listed the uses on the Preliminary Master Development Plan; including Business and Communication Service, Financial, Consulting, and Administrative, Food Service, General Retail Sales & Service (excluding manufactured home sales facilities), Limited Retail Sales Activities, Medical Office/Service, Research Service, and Limited Child Care. Each of these uses are permitted in the MU zone district.

The original Preliminary Master Development Plan (PC 3-5-10) was approved with the Food Service Drive-In use. Food Service Drive In is a conditional use in the MU zone district. According to Gallatin Zoning Ordinance Section 12.02.020.F.2, Waiver of Board of Zoning Appeals Approval of Conditional Use Permits, the Planning Commission may approve conditional uses as part of the Preliminary Master Development Plan.

A portion of a 100-foot TVA easement runs along the south side of this property and provides a natural barrier between the residential property and this commercial property.

Phase 1 of the multi-tenant retail center project is expected to be completed within 24 months of approval of the Final Master Development Plan by the Planning Commission.

Lapse of Approval

Gallatin Zoning Ordinance Section 12.02.040.A, Preliminary Master Development Plan indicates that a Preliminary Master Development Plan shall become void two (2) years after the date of Planning Commission approval unless a Final Master Development Plan (previously referred to as a Final Site Development Plan) for the subject property, or portion thereof, has been approved by the Planning Commission in accordance with Section 12.02.030.

If a Final Master Development Plan has not been approved by the end of this two (2) year period (now three (3) year period), the owner may not apply for approval of a Final Master Development Plan until the Planning Commission approves or re-approves the Preliminary Master Development Plan and provide the Mayor and Alderman with a recommendation to either: (1) extend the approval of the Preliminary Master Development Plan of the subject property for a period not to exceed two (2) years (now three (3) years); (2) revise the Preliminary Master Development Plan in regards to the use, bulk, and/or design standards required of the previous approval; or (3) cancel the approval and impose a new base zoning district on the subject project. The Preliminary Master Development Plan for 378, 382 & 386 Big Station Camp Boulevard expired on June 15, 2012.

The owner and applicant requests the Planning Commission recommend approval of an Preliminary Master Development Plan for 378, 382 & 386 Big Station Camp Boulevard. The amended plan includes changes to the site layout indicating phases and architectural elevations and materials, and re-affirms the Mixed Use (MU) zoning on three (3) parcels totaling 1.35 (+/-) acres.

Natural Features of the Site
The natural topography for the existing vacant land slopes, from the highest point of elevation (542') located at the northeast corner of the site, with a steady and even decline, towards the lowest point of elevation (528') located at the southwest corner of the site along Big Station Camp Boulevard. There are few existing mature trees located throughout the site that will be removed for the construction of the multi-tenant retail center. No portion of this development for 378, 382 & 386 Big Station Camp Boulevard is located within a flood hazard area.

Adjacent Development and Zoning
This area of Big Station Camp Boulevard and Long Hollow Pike has an unusual mixture of commercial, mixed use, and residential zoning. The property is adjacent to Sumner County Commercial 2 Planned Unit Development (C2 PUD) zoning to the north, Sumner County Low Density Residential Planned Unit Development (LDRP) zoning to the south, City of Gallatin Mixed Use (MU) zoning to the west, and Sumner County Estate A zoning to the east.

Sumner County approved a Final Master Development on the property to the north for a 10,000 square foot commercial building for a bank, restaurant, or a drugstore. The property to the south is part of the Newman Downs Phase 2 Subdivision with recently constructed residential homes. The City of Gallatin approved a Revised Preliminary Master Development Plan for Newman Downs on property to the west for a 96,000 square foot multi-tenant retail center. The property to the east includes several existing residents scattered throughout the area.

Gallatin on the Move 2020 General Development and Transportation Plan
The Gallatin on the Move 2020 General Development and Transportation Plan identifies this property on the Community Character Map as Suburban Neighborhood Emerging, which typically features suburban residential subdivisions with low to medium densities. It is important to note however, that the adjacent property is identified on the Community Character Map as a Neighborhood Center Community Character Area, which is described as providing some commercial uses to local residents close to where they live. In addition, the Neighborhood Center Community Character Area provides opportunities for easy access to goods and services while reducing the need for vehicular trips to more established commercial areas.

According to the Preliminary Master Development Plan, this project features many of the characteristics of a Neighborhood Center, which calls for new developments with interconnected streets in nodes located at major roadway intersections.

Staff believes the Preliminary Master Development Plan meets the characteristics of a Neighborhood Center by providing an all commercial building with limited driveway spacing along the Big Station Camp Boulevard and providing inter-parcel access.

Although the plan is not in strict compliance with all characteristics of the Suburban Neighborhood Emerging Community Character Area, the project meets many of the goals identified with the adjacent Neighborhood Center Community Character Area. The PMDP

meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan* and is consistent with the established zoning.

Access and Traffic Study

The plan shows one (1) access point into the development off Big Station Camp Boulevard. The plan shows an interconnected driveway at the front of the site, which will allow traffic to flow from the site to the adjoining commercial property to the north. The joint access easement aligns with the main entrance to the John F. Newman property across Big Station Camp Boulevard. A sidewalk connection to the building is needed

A traffic study is not required; however, the owner and applicant shall provide an Engineering letter confirming the trip generation for Phase 1 and add plan note indicating that future development will be required to contribute to a pro-rata share of transportation improvements for the Big Station camp Road Corridor on this corridor on this project.

Architectural Elevations

- Original Approved Architecture (PC 3-5-10) (Attachment 9-3)
  The architectural elevations for the multi-tenant retail center showed all four (4) facades of the 12,000 square foot building. The architectural elevations showed a predominantly tan color brick building with gray E.I.F.S. details across the front (west elevation) and side (north and south elevation) facades. A dark green, standing seam metal hipped roof with gables was shown with a 4:12 pitch and with rooftop mechanical equipment fully screened from view. Aluminum and glass windows and doors were indicated along the front and north side of the building, which lead to the separate tenant spaces. Two (2) doors were also shown on the back of the building (east elevation). The design of this proposed building was very similar to the multi-tenant commercial building approved to the west across Big Station Camp Boulevard. The proposed architectural elevations met the brick or stone requirements of Section 13.08 of the Gallatin Zoning Ordinance.

- Proposed Architecture (PC 3-1283-15) (Attachment 9-2)
  The proposed architectural elevations for the multi-tenant retail center show all four (4) facades of the 12,000 square foot building. The architectural elevations show a mixture of materials with predominantly tan color brick siding (front-40%, sides-50%, and rear 100%), gray E.I.F.S. material along the top of the sides and portion of the front (front-25%, sides-50%) and horizontal fiber-cementitious board across the front of the third tenant facade (100%). Aluminum and glass windows and doors will be installed along the front and both sides of the building, which will lead to the separate tenant spaces. The rear of the building shows no exit doors from each individual tenant space; however, the owner and applicant shall provide exit doors to the rear of the building for each individual tenant space to comply with building codes.

  The front facade of the multi-tenant retail center has a mixture of a straight line parapet wall with box towers at the two (2) end tenant spaces with gable fronts at the middle two (2) tenant spaces providing a contemporary aesthetic storefront appearance common to today's modern retail architecture. The side facades have a straight line parapet wall with a box tower located at the front of the building and the rear facade is a straight

brick wall with no parapet wall. The owner and applicant are shown to have some type of canopy structure to be located over the entrances to the tenant spaces.

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since it does not provide the required 70 percent brick or stone on each building facade. The owner and applicant are requesting approval of an alternative architectural plan per Section 13.08.010.D of the Gallatin Zoning Ordinance. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

Since the rear facade shows no parapet wall and the mechanical units will be located on top of the roof, the owner and applicant shall provide screening for the roof top mechanical units. The owner and applicant shall provide a complete set of architectural elevations for the multi-tenant retail center (heights, materials, percentage of materials, identifications, etc.)

- Proposed Architecture-Phase 1 (PC 3-1283-15) (Attachment 9-4)
  The proposed architectural elevations for Phase 1 of the multi-tenant retail center is the same as described above with the exception that an additional box tower will be located on the left side of the front facade and shutters located on the north side to present a more finished appearance. The owner and applicant shall update the proposed architectural elevations to reflect the additional box tower and add another box tower at the northern tenant space to ensure the front facade is symmetrical in appearance or add a note to the proposed architectural elevations for Phase 1 stating the additional box tower will be removed when the remaining tenant spaces are built.

  Final architectural elevations and building designs shall be approved at the Final Master Development Plan stage.

Landscaping and Bufferyards

The owner and applicant is requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

The Preliminary Master Development Plan shows bufferyards along the entire perimeter of the property.

An Alternative Type 15 Commercial Bufferyard is shown at the front of the property along Big Station Camp Boulevard. The applicant provided an Alternative Type 15 Commercial Bufferyard detail on the landscaping plan, which calls for one (1) large deciduous tree every 60 feet and two (2) small deciduous or ornamental trees every 60 feet planted between the large deciduous trees.

An Alternative Type 50 Bufferyard, 25 feet wide, is shown along the rear of the property adjacent to property zoned (Sumner County) Estate A. The applicant provided an Alternative Type 50 Bufferyard detail on the landscaping plan, which calls for one (1)

medium evergreen tree for every ten (10) feet, one (1) small deciduous or ornamental tree every 80 feet, and one (1) large deciduous tree every 80 feet along the opaque barrier. A 2.5 foot high berm with eight (8) foot tall plantings is shown as the opaque barrier in this location.

If the Planning Commission is not satisfied with the design of the opaque barrier along the rear of the site, they may choose to require the construction of a masonry wall in this location, at a minimum height of three (3) feet, or require another method of screening as described in Section 13.04.080.A.2 of the Gallatin Zoning Ordinance.

An Alternative Type 50 Bufferyard, 25 feet wide, is shown along the south side of the property adjacent to property zoned Sumner County LDRP. The applicant has shown fewer plantings in this bufferyard since a portion of a 100-foot TVA easement runs along the property boundary in this location. The applicant would like to avoid conflicts with the transmission lines on the south side of the property.

A Type 10 Commercial Bufferyard is shown along the north side of the property adjacent to property zoned Sumner County C2 PUD. The applicant provided a Type 10 Commercial Bufferyard detail on the landscaping plan, which calls for one (1) large deciduous tree every 60 feet, and two (2) small deciduous or ornamental trees every 60 feet planted between the large deciduous trees.

The landscaping shown for the interior parking area meets the requirements of the Gallatin Zoning Ordinance. In addition, the applicant has shown landscaping screening the dumpster.

Staff recommends that the Planning Commission approve the landscaping plan. Final landscaping plans shall be approved at the Final Master Development Plan stage.

Parking

Parking calculations are based on the use of the property. The PMDP shows several proposed uses for the multi-tenant retail center. The multi-tenant retail center requires one (1) space per 250 square feet of gross retail floor area per Section 11.03 of the Gallatin Zoning Ordinance. The proposed multi-tenant retail center will have a total of 12,000 square feet of gross floor area. Based on the number of units, 48 parking spaces, including two (2) handicapped parking spaces are required.

The proposed multi-tenant retail center is providing a total of 57 parking spaces, including three (3) handicapped parking spaces.

Staff is satisfied that adequate parking is provided and complies with the minimum number of required regular parking spaces, including handicapped parking requirements, for each building per G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking*.

Drainage and Retention
The owner and applicant have not shown the stormwater infrastructure on the PMDP. The owner and applicant shall provide more detailed information for the stormwater infrastructure on the Final Master Development Plan.

Signage
A sign is shown at the entrance to the development on Big Station Camp Boulevard; however, a preliminary sign package was not submitted as part of the PMDP. A detailed sign package shall be submitted as part of the Final Master Development Plan.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Master Development Plan. Most of the Planning Department comments have been satisfied; however, the applicant shall comply with the following:

1. Correct "Phase 5" to "Phases" in note about purpose.
2. Provide two (2) handicapped spaces, including one (1) van accessible handicapped space, to Phase 1 of development.
3. Submit copy of signed affidavit for Public Notice letters.
4. Provide screening for the roof top mechanical units.
5. Update the proposed architectural elevations to reflect the additional box tower and add another box tower at the northern tenant space to ensure the front facade to be symmetrical in appearance or add a note to the proposed architectural elevations for Phase 1 stating the additional box tower will be removed when the remaining tenant spaces are built.
6. Provide a complete set of architectural elevations for the multi-tenant retail center identifying heights, materials, percentage of materials, etc.
7. Provide a sidewalk connection from the building to the public sidewalk.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Master Development Plan. Most of the Engineering Division comments have been satisfied; however, the applicant shall comply with the following:

1. Remove the six (6) foot wide sidewalk on the western side of Big Station Camp Boulevard or indicate that the sidewalk will be provided by others.
2. Provide an Engineering letter confirming the trip generation for Phase 1 and provide a plan note indicating future development will be required to contribute to a pro-rata share of transportation improvements for the Big Station Camp Road Corridor on this corridor on this project.

White House Public Utilities District Comments
This development is serviced by the White House Public Utilities District. The applicant shall coordinate all development with White House Public Utilities District to ensure all future utility infrastructures are installed to the satisfaction of the White House Public Utilities District standards. The White House Public Utilities District reviewed the Preliminary Master Development Plan and made the following comment indicated below:

1. The owner/developer needs to submit for availability for this property to ensure that all needs can be supplied.

Other Departmental Comments

Other City Departments reviewed and had no comments on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Other Departmental Comments.

FINDINGS:

1. The Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Emerging Suburban Neighborhood Character Area Category.
2. The Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02 including the alternative bufferyard and alternative architectural design.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-152, re-affirming the Mixed Use (MU) zoning of 1.35 (+/-) acres and approval of a Preliminary Master Development Plan for 378, 382 & 386 Big Station Camp Boulevard, consisting of a two (2) sheet plan, prepared by Bruce Rainey and Associates, Inc. of Hendersonville TN, with project No. 090022 and dated October 26, 2015, with a revised date of November 11, 2015, and Architectural Elevations of Retail Center and Phase 1, consisting of two (2) sheet plan, prepared by Matchett and Associates of Gallatin TN, with project No. 1534 and dated November 13, 2015 with the following conditions:

1. Correct "Phase 5" to "Phases" in note about purpose.
2. Provide two (2) handicapped spaces, including one (1) van accessible handicapped space, to Phase 1 of development.
3. Submit copy of signed affidavit for Public Notice letters.
4. Provide screening for the roof top mechanical units.
5. Update the proposed architectural elevations to reflect the additional box tower and add another box tower at the northern tenant space to ensure the front facade to be symmetrical in appearance or add a note to the proposed architectural elevations for Phase 1 stating the additional box tower will be removed when the remaining tenant spaces are built.

6. Provide a complete set of architectural elevations for the multi-tenant retail center identifying heights, materials, percentage of materials, etc.
7. Provide a sidewalk from the building to the public sidewalk.
8. Remove the six (6) foot wide sidewalk on the western side of Big Station Camp Boulevard or indicate that the sidewalk will be provided by others.
9. Provide an Engineering letter confirming the trip generation for Phase 1 and provide a plan note indicating future development will be required to contribute to a pro-rata share of transportation improvements for the Big Station Camp Road Corridor on this corridor on this project.
10. Submit three (3) corrected and folded copies, one (1) full size and two (2) half-size, of the Amended Preliminary Master Development Plan to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City and prior to inclusion in the City Council agenda package.)

ATTACHMENTS

Attachment 9-1 Location Map

Attachment 9-2 Preliminary Master Development Plan with Proposed Multi-Tenant Retail Center Architectural Elevations (3-1283-15)

Attachment 9-3 Approved Multi-Tenant Retail Center Architectural Elevations

Attachment 9-4 Proposed Phase 1 Architectural Elevations

378, 382 & 386 Big Station Camp Boulevard

LOCATION MAP

Long Hollow Pike and Big Station Camp Boulevard
Tax Map #124J/B/013.00, 014.00 and 015.00
Zoned MU
PC 3-1283-15

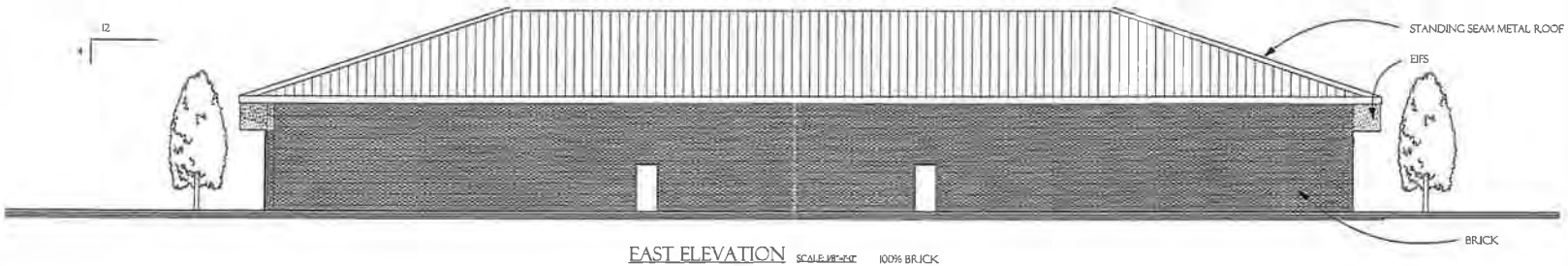
ATTACHMENT 9-1

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

70% BRICK
30% EIFS

70% BRICK
30% EIFS

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



EAST ELEVATION SCALE: 1/8"=1'-0" 100% BRICK

SOUTH ELEVATION SCALE: 1/8"=1'-0" 70% BRICK 30% EIFS

MATERIAL SUMMARY:

TOTAL BRICK PERCENTAGE: 75%
TOTAL EIFS PERCENTAGE: 25%

RECEIVED
MAY 05 2010
GALLATIN PLANNING & ZONING

Project No.: 0917
Drawn By: rm
Reviewed By:

M&A

Matchett and Associates Architects

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

Rezoning and Prelim. Master Development Plan

378, 382 & 386 Big Station Camp Blvd.

GALLATIN, TENNESSEE

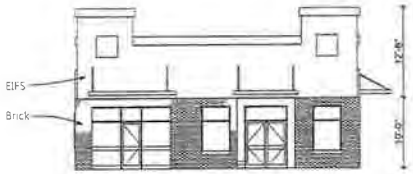
Exterior Elevations

DATE: 2/11/10
REVISIONS:
DATE: MARK:

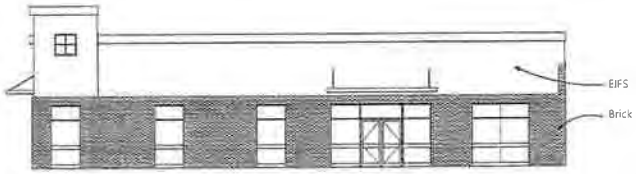
A-1
SHEET 1 OF 1

3-1283-15 3-5-10

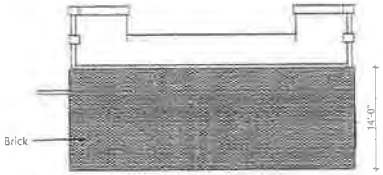
ATTACHMENT 9-3



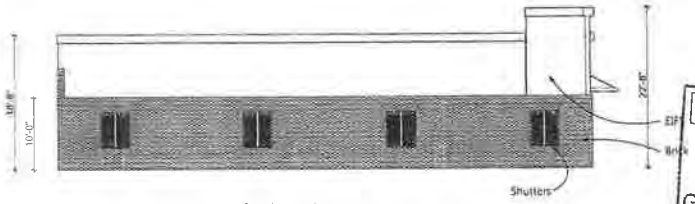
Front Elevation Scale: 1/8"=1'-0"



Right Elevation Scale: 1/8"=1'-0"



Rear Elevation Scale: 1/8"=1'-0"



Left Elevation Scale: 1/8"=1'-0"

RESUBMITTAL

RECEIVED
NOV 12 2015
GALLATIN PLANNING & ZONING

3-1283-15

Project No. 1534
Drawn by:
Reviewed by:

M&A
Matchett and Associates Architects

113 East Main St
Gallatin, TN 37066
615/451-1505

Retail Center

382 Big Station Camp Blvd

Gallatin, Tennessee

Phase 1 Exterior Elevations

Date: 11/13/15
Revisions:
Date Mark

A2.2
Sheet of

C:\Users\Roger\Documents\1534 American Nail\Parsons

ATTACHMENT 9-4

SITE CONTAINS: 1.35 AC.±

OWNER NAME	SITE ZONING	TAX MAP	GROUP	PARCELS	SITE ADDRESS	EXISTING ZONING & USE	PROPOSED ZONING
THUAN LAM 705 HARDING PLACE NASHVILLE, TN 37211	MU	124J	B	13.00, 14.00 & 15.00	378, 382 & 386 BIG STATION CAMP BLVD.	MU VACANT	MU

PROPOSED DEVELOPMENT

BLDG. S.F.	LOT COVERAGE	FLOOR AREA RATIO	BUILDING HEIGHT
12,000	58,992 S.F. TOTAL 41,080 S.F. IMPERVIOUS 69.6% IMPERVIOUS	0.20	20'

LANDSCAPE/GREEN SPACE: 17,912 S.F. TOTAL

MU SETBACKS & YARD REQUIREMENTS

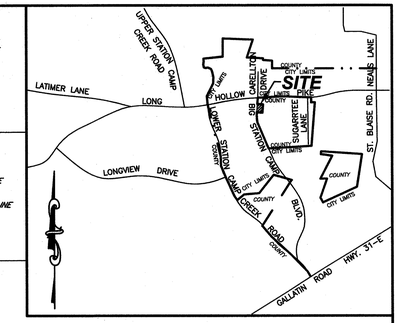
YARDS PER GALLATIN ZONING ORD. :

FRONT : 25'
SIDE : 10'
REAR : 20'

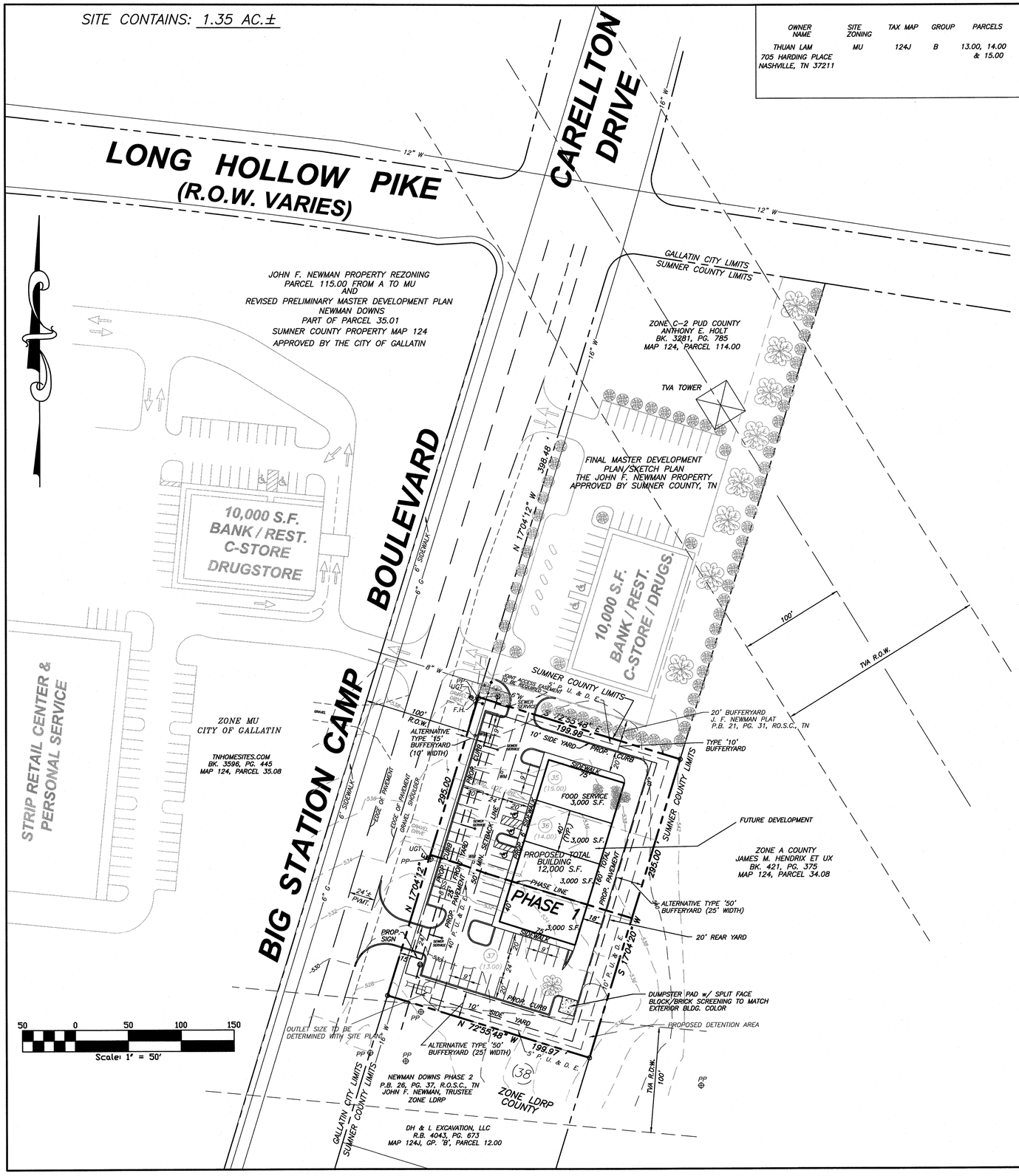
MIN. BLDG. SETBACK LINE:
50' M.B.S.L. (ADJACENT TO ARTERIAL ROADS)

LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- 12" W — WATER LINE
- OHE — OVERHEAD UTILITY LINE
- EASEMENT LINE
- MIN. BLDG. SETBACK LINE
- YARD LINE
- BUFFERYARD LINE
- PP — UTILITY POLE
- 510 — EXISTING CONTOUR



LOCATION MAP
N.T.S.



PHASE 1

TOTAL PARKING SPACES PROVIDED: 32 (30 REG. + 2 HC)
TOTAL PARKING SPACES REQUIRED: 12 (11 REG & 1 HC)
PARKING SPACES REQUIRED: 3,000/250 =12 SPACES
(BASED ON MULTI-TENANT RETAIL CENTER)

PARKING REQUIREMENTS MAY CHANGE DEPENDING ON ACTUAL USES

PARKING SPACES

TOTAL PARKING SPACES PROVIDED: 57 (54 REG. + 3 HC)
TOTAL PARKING SPACES REQUIRED: 48
PARKING SPACES REQUIRED: 12,000/250 =48 SPACES
(BASED ON MULTI-TENANT RETAIL CENTER)

PARKING REQUIREMENTS MAY CHANGE DEPENDING ON ACTUAL USES

PROPOSED USES IN MU

BUSINESS & COMMUNICATION SERVICE
FINANCIAL, CONSULTING & ADMINISTRATION
FOOD SERVICE & FOOD SERVICE DRIVE-IN
GENERAL RETAIL SALES & SERVICE - EXCLUDING
MANUFACTURED HOME SALES FACILITIES
LIMITED RETAIL SALES ACTIVITIES
MEDICAL OFFICE/SERVICE
RESEARCH SERVICE
LIMITED CHILD CARE

PROPOSED USES: THOSE SHOWN ABOVE
PERMITTED FLOOR AREA RATIO: 1.00 REQUESTED: 0.20
BUILDING HEIGHT REQUESTED: 20' (MAX. ALLOWED 35')

NOTE:
THE PURPOSE OF THIS PLAN IS TO REAFFIRM THE MU ZONING FOR PARCELS 13.00, 14.00 & 15.00 IN THE CITY OF GALLATIN, TN AND TO AMEND THE PREVIOUSLY APPROVED PMDP BY ADDING PHASE 5.

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 REFERENCES: THUAN LAM
   PARCELS 13.00, 14.00 & 15.00: R.B. 3736, PG. 452, 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 PLAN CONSISTS OF PARCELS 13.00 (LOT 37), 14.00 (LOT 36) & 15.00 (LOT 35) ON SUMNER COUNTY PROPERTY MAP 124J, GROUP 'B'.
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 DARE DIG FOR UNDERGROUND UTILITY LOCATIONS.
5. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED FOR THIS SURVEY.
6. THIS PROPERTY IS ZONED MU (CITY OF GALLATIN) AS OF THE DATE OF THIS SUBMITTAL.
7. NORTH BASED ON THE RECORDED PLAT OF RECORD OF NEWMAN DOWNS, PH. 2 OF RECORD IN P.B. 26, PG. 37, R.O.S.C., TN. LOTS 35, 36 & 37 ARE RECORDED ON THIS PLAT.
8. TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM FIELD RUN TOPO BY BRUCE RAINEY & ASSOCIATES. CONTOURS SHOWN AT 2' INTERVALS.
9. PROPOSED LANDSCAPING AND BUFFERS AS SHOWN.
10. SIGNAGE TO BE MONUMENT TYPE NOT TO EXCEED 6' IN HEIGHT. SIGN PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION OF ANY SIGNAGE ON SITE
11. STORMWATER DRAINAGE WILL BE DESIGNED WITH SUBMITTAL OF FINAL MASTER DEVELOPMENT PLAN. DRAINAGE TO BE COLLECTED IN A DETENTION FIXTURE AT THE SOUTHERN PORTION OF THE PROPERTY AND RELEASED AS PRESCRIBED BY GALLATIN REGULATIONS.
12. PROPOSED TOTAL BUILDING TO CONTAIN 12,000 S.F. PHASE 1 BUILDING TO CONTAIN 3,000 S.F.
13. FINANCIAL RESPONSIBILITY TO BE RESPONSIBILITY OF THUAN LAM.
14. FINAL ARCHITECTURAL BUILDING ELEVATIONS TO BE APPROVED BY PLANNING COMMISSION.
15. ACCORDING TO FIRM COMMUNITY PANEL 47165C0293G DATED 04/17/12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE "X".
16. ANTICIPATED BUILDOUT WITHIN 24 MONTHS OF APPROVAL BY PLANNING COMMISSION FOR PHASE 1.
17. MECHANICAL UNITS TO BE ROOF MOUNTED AND MUST BE SCREENED.
18. PHOTOMETRIC PLAN LIGHTING FIXTURE DETAILS TO BE SUBMITTED WITH FINAL MASTER DEVELOPMENT PLANS.
19. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.
20. 5' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE OF COMMON SIDE LOT LINES FOR LOTS 35-36 AND 36-37 TO BE ABANDONED.
21. TRASH PICK UP TO BE PRIVATE.

378, 382 & 386 BIG STATION CAMP BOULEVARD
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
REAFFIRMING ZONING MU

PARCELS 13.00, 14.00 & 15.00 ON
SUMNER COUNTY PROPERTY MAP 124J, GROUP 'B'

LOCATED AT 378, 382 & 386 BIG STATION CAMP BLVD. & SOUTH OF LONG HOLLOW PIKE
IN THE CITY OF GALLATIN, 8TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : OCTOBER 26, 2015 REV: 11/11/15

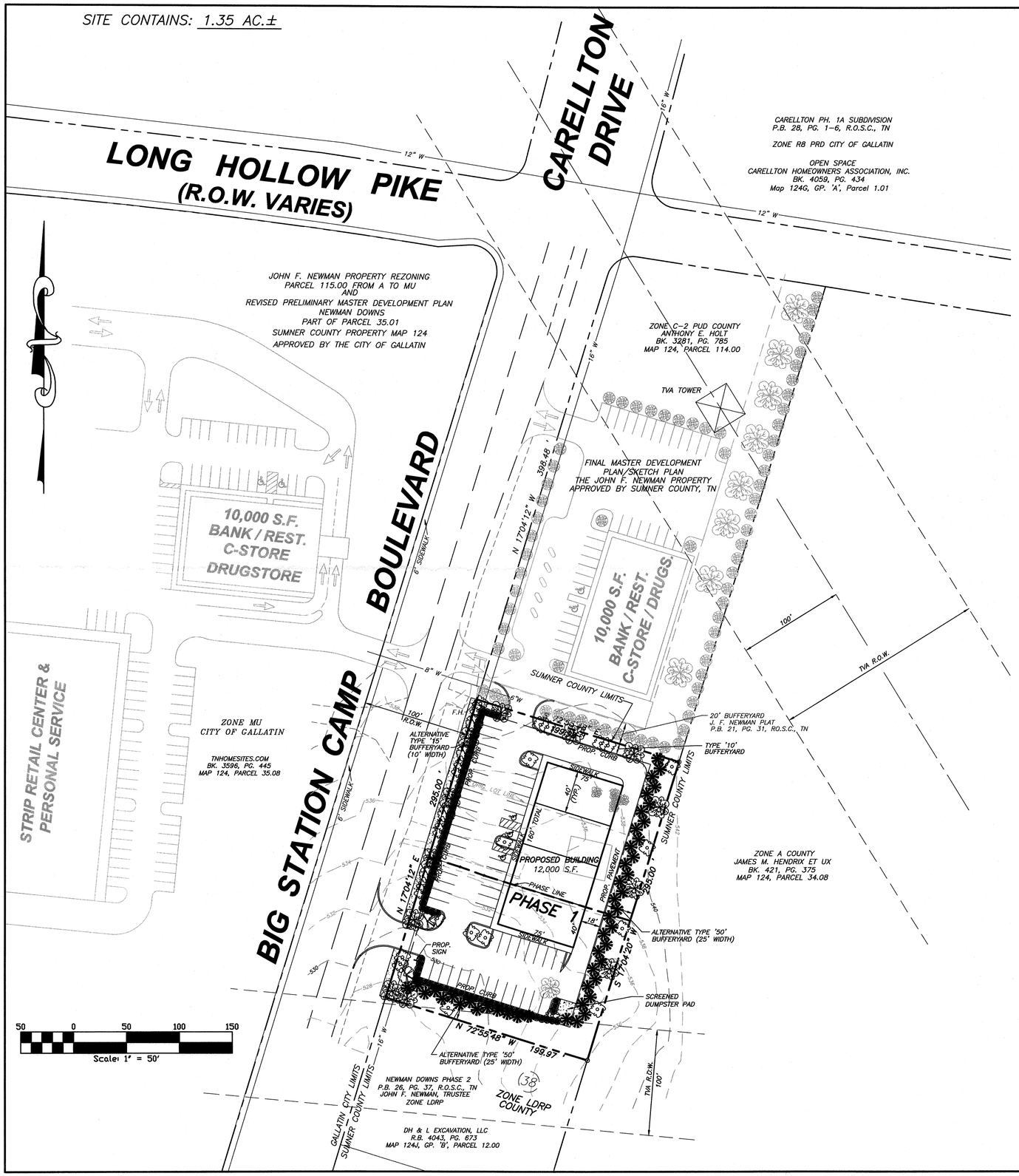
SCALE : 1" = 50'

OWNER/DEVELOPER :
THUAN LAM
705 HARDING PLACE
NASHVILLE, TN 37211

PREPARED BY :

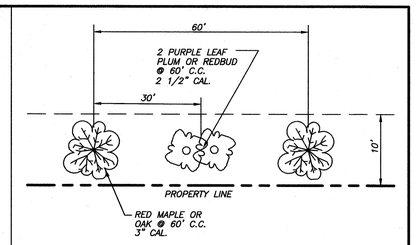
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

SITE CONTAINS: 1.35 AC.±



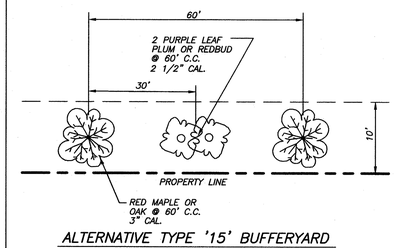
PARKING LOT LANDSCAPING

PARKING AREAS ABUTTING PUBLIC RIGHT-OF-WAYS:
REQUIRED: 295/50 = 6 CANOPY TREES (3" CAL.) + CONTINUOUS ROW OF EVERGREEN SHRUBS
PROVIDED: 6 CANOPY TREES (3" CAL.) + CONTINUOUS ROW OF EVERGREEN SHRUBS
INTERIOR TREES IN PARKING LOT REQUIRED: 57/10 = 6 CANOPY TREES (2 1/2" CAL.)
INTERIOR TREES IN PARKING LOT PROVIDED: 6 CANOPY TREES (2 1/2" CAL.)



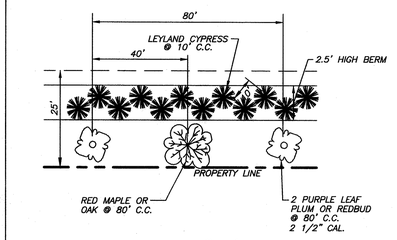
TYPE 10 BUFFERYARD

N.T.S.



ALTERNATIVE TYPE '15' BUFFERYARD

N.T.S.



ALTERNATIVE TYPE "50' BUFFERYARD

N.T.S.

LANDSCAPE PLAN
FOR
378, 382 & 386 BIG STATION CAMP BOULEVARD
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
REAFFIRMING ZONING MU

PARCELS 13.00, 14.00 & 15.00 ON
SUMNER COUNTY PROPERTY MAP 124J, GROUP 'B'

LOCATED AT 378, 382 & 386 BIG STATION CAMP BLVD. & SOUTH OF LONG HOLLOW PIKE
IN THE CITY OF GALLATIN, 8th CIVIL DISTRICT OF SUMNER COUMTY, TENNESSEE

DATE : OCTOBER 26, 2015

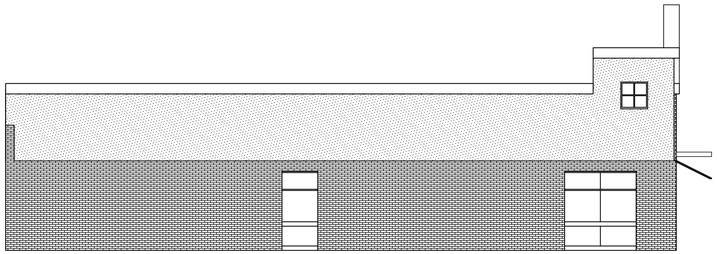
SCALE : 1" = 50'

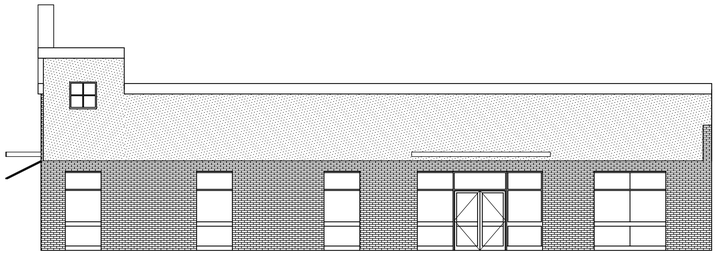
OWNER/DEVELOPER :
THUAN LAM
705 HARDING PLACE
NASHVILLE, TN 37211

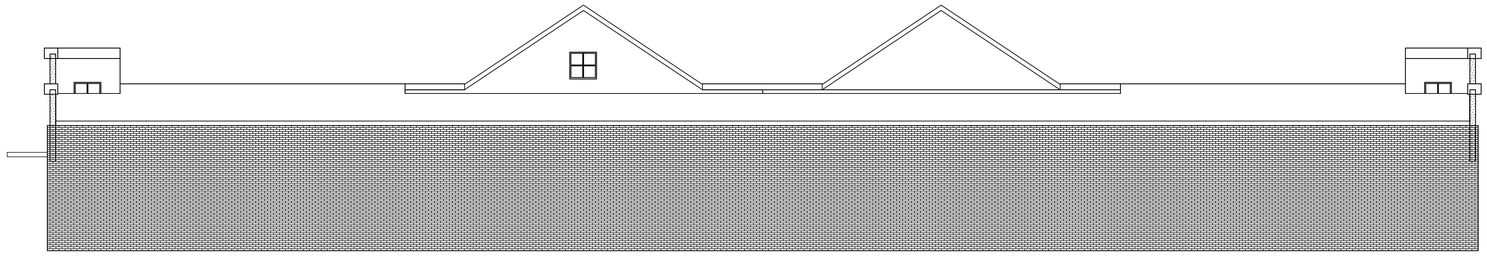
PREPARED BY :

Bruce Rainey AND ASSOCIATES

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







Project No. 1534
Drawn by:_____
Reviewed by:_____

M&A

Matchett and Associates
Architects

113 East Main St.
Gallatin, TN 37066
615/451-1505

Retail
Center

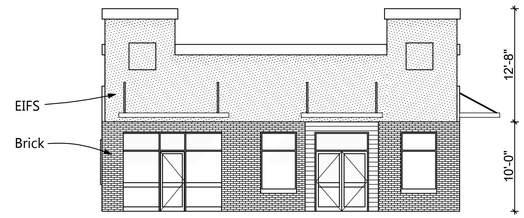
382
Big Station
Camp Blvd.

Gallatin,
Tennessee

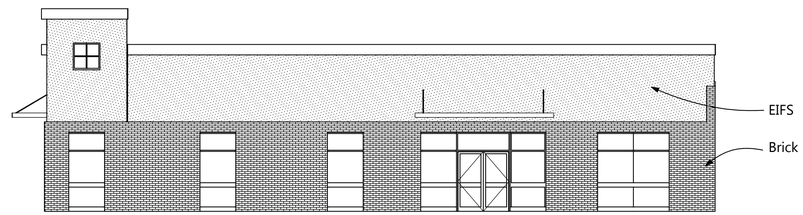
Date:_____
Revisions:
Date: Mark:
_____
_____
_____

Sheet___of____

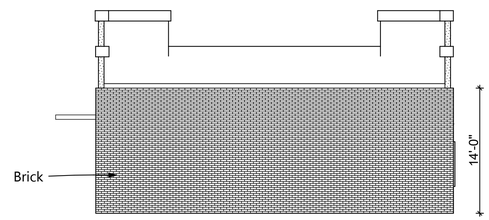
C:\Users\Roger\Documents\1534 American Nail\Plan.pln



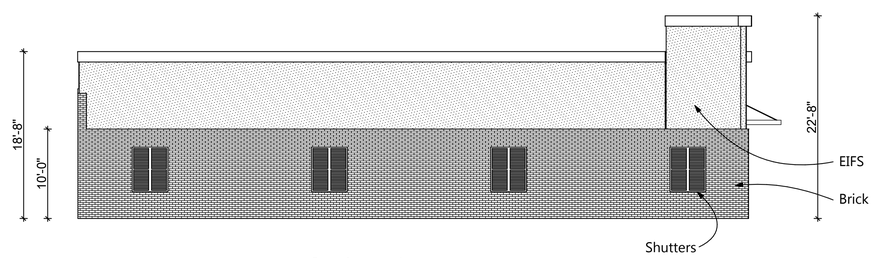
Front Elevation Scale: 1/8"=1'-0"



Right Elevation Scale: 1/8"=1'-0"



Rear Elevation Scale: 1/8"=1'-0"



Left Elevation Scale: 1/8"=1'-0"

Project No. 1534
Drawn by:
Reviewed by:

M&A

Matchett and Associates
Architects

113 East Main St.
Gallatin, TN 37066
615/451-1505

Retail Center

382
Big Station
Camp Blvd.

Gallatin,
Tennessee

Phase 1
Exterior
Elevations

Date: 11/13/15
Revisions:
Date: Mark:

A2.2
Sheet ___ of ___

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ITEM 10

GMRPC Resolution No. 2015-154

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL OF ORDINANCE NO. O15XX-XX, AMENDING THE ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE ARTICLE 2, DEFINITIONS AND ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.07 SIGN REGULATIONS – (3-1291-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the text amendments request submitted by the applicant, City of Gallatin Planning Department, at its regular meeting on November 23, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103, §13-4-102, § 13-3-104, §13-3-301 and §13-7-202:

1. The United States Supreme Court decided in the case of *Reed v. Town of Gilbert* that signs must be content neutral and undergo strict scrutiny of review to protect free speech rights.

2. The proposed zoning code text amendments are necessary to comply with recent court decisions and to accommodate newer technologies promulgated by the sign industry.

3. The text amendments are in agreement and consistent with the recommendations of the General Development and Transportation Plan.

4. The proposed sign code amendments will provide for additional advertising opportunities without adversely affecting the aesthetics of the community or adversely affecting property values or creating distractions to vehicle operators.

5. More businesses desire to apply advanced technology which permits signs to change copy electronically to better convey messages about products and services offered by such businesses

6. The legal purposes for which zoning regulations exists are not contravened.

7. The proposed change to the sign regulations will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

8. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the text amendment to Article 2 and Article 13, Section 13.07, Gallatin Zoning Ordinance to the Gallatin City Council as indicated in Exhibit 'A'.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH MCAULEY
CITY ATTORNEY

Attachment - Exhibit 'A' – Ordinance O15XX-XX Amending Article 13.00 Performance and Design Standards, Section 13.07, Sign Regulations

EXHIBIT A

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE AMENDING THE ZONING ORDINANCE, ARTICLE II, SECTION 2.02, DEFINITIONS, ARTICLE 13, SECTION 13.07, SIGN REGULATIONS TO ESTABLISH CONTENT-NEUTRAL SIGNS STANDARDS AND TO PERMIT AUTOMATIC CHANGEABLE COPY ELECTRONIC MESSAGE CENTER SIGNS AS A PERMITTED SIGN TYPE IN THE CITY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the United States Supreme Court decided in the case of *Reed v. Town of Gilbert* that signs must be content neutral and undergo strict scrutiny of review to protect free speech rights, and

WHEREAS, the proposed zoning code amendments are necessary to comply with recent court decisions and to accommodate newer technologies promulgated by the sign industry.

WHEREAS, signs are one of many way that businesses can effectively advertise products and services to provide a benefit for citizens and to promote economic development, and

WHEREAS, innovations and emerging technologies have allowed for the advertising industry to more effectively display product and services for clients and such technology and platforms offer greater opportunities for clients to advertise their products and services, and

WHEREAS, the proposed sign code amendments will provide for additional advertising opportunities without adversely affecting the aesthetics of the community or adversely affecting property values or create distractions to vehicle operators, and

WHEREAS, more businesses desire to apply advanced technology which permits signs to change copy electronically to better convey products and services offered by such businesses, and

WHEREAS, newer technologies may create adverse impacts to adjacent or area uses unless regulated in a reasonable manner, and

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance reviewed and recommends approval of these amendments in GMRPC Resolution 2015-154; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendments pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance and Tennessee Code Annotated Section 13-7-203;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Article 2.00, Language and Definitions, Article 13, Performance and Design Standards, Section 13.07, Sign Code of the Zoning Ordinance of Gallatin, Tennessee is hereby amended as described in Exhibit 'A':

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this ordinance shall take effect on final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

_____

MAYOR PAIGE BROWN

ATTEST:

_____

CONNIE KITTRELL

CITY RECORDER

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY

CITY ATTORNEY

DRAFT

EXHIBIT 'A'

Article 2.00

Language and Definitions

Section 2.02 Definitions or add to Section 13.07.045

Billboard – An off-premises or off-site sign, regulated by the Tennessee Department of Transportation, that is affixed to or erected upon a freestanding framework that directs attention to a profession, business, commodity, service, products or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Changeable Copy Signs (automated Changeable message signs per TCA 54-21-122) – A sign or portion thereof that displays letters or numbers, characters, symbols, graphics, images, non-moving animations or illustrations, (1) which ~~are not themselves~~ may be itself an illumination device, and (2) which may be changed or rearranged by computer or microprocessor generated electronic commands, which commands may be programmed to change at pre-determined intervals or may be activated by an operator from either a proximate or remote location. Automated changeable copy signs such as "flip matrix," and "segmented." ~~Excludes~~ Includes electronic display screen and electronic message center signs.

Commercial zones – Commercial zones include the following zoning districts: CC, CG, CS, CSL, PGC, PNC, PBP and the Industrial zones of IR and IG and the A zone when a business is authorized for the property.

Electronic Display Screen Sign – see Section 13.07.045.

Electronic Message Center Sign - see Section 13.07.045

Illuminated Sign – A sign lighted by or exposed to artificial lighting either by lights on or in the sign not directed toward the sign. This also includes *Electronic Display Screen Signs* and *Electronic Message Center Signs.*

Mixed-use Zones – Mixed-use zones include the following zoning districts: GO, OR, MRO, MPO, MUG, MUL, MU and SP.

Off-site sign (TCA 13-7-208 (h)) – (also see Billboard) Any sign that advertises or gives direction to any business, product, service, attraction, or any other purpose or interest, other than on the property where the industrial, commercial, institutional or other business establishment or premises is located.

Off-Premises Sign – A permanent or temporary sign that directs attention to a profession, business, commodity, service, product, event or entertainment not located or sold on the premises on which the sign is located.

On-Premises Sign - Any sign identifying or advertising a profession, business, commodity, service, product, event or entertainment located on the premises where

the sign is installed and maintained.

Residential zones – Residential zones include the following zoning districts: A (with no business associated with the property), R40, R20, R15, R8, R6 and PRD or the MRO, MU, OR, MUG,and SP district when residential uses are authorized for the property.

ADMINISTRATION
13.07.005 Purpose

B. Allow for the communication of information necessary for the conduct of commerce and to inform the public of community events and activities.

* * * * * * * * * * *

J. Preclude signs from creating ~~conflicting~~ conflicts with the ~~principal permitted use of the site~~ signs, or structures on ~~or~~ adjoining sites.

* * * * * * * * * * *

N. Protect the future of public rights-of-way. ~~Limit~~ Regulate the location of signs so that reasonable expansion of the public right-of-way can occur in conformance with the City's General Development and Transportation Plan and without disturbance of the existing conforming ~~and legal non-conforming~~ signs.

O. Encourage the removal of non-conforming signs or the replacement of non-conforming signs with conforming signs.

Section 13.07.010 Rationale, Applicability, Effect, System for Regulation and Overall Use

A. Rationale – The word "sign" is chosen to signify all non-verbal communication in public viewed area because of its traditional use. The word "graphic" is synonymous with "sign" and the two may be used interchangeably within the context of this sign code. ~~An on-premises~~ A sign shall not be considered a principal use except where legally permitted as a non-conforming sign for outdoor advertising as defined in Tenn. Code Annotated, Title 54, Chapter 21.

* * * * * * * * * * *

D. System for Regulation - Before erecting, altering, or relocating any signage, the owner or his agent shall obtain a sign permit from the ~~Codes/Planning Department~~ City pursuant to 13.07.030, except as otherwise exempted herein. If any person, company, or facility violates the provisions of this ordinance, the Zoning Administrator or designee, shall take any or all of the enforcement actions prescribed in the Zoning Ordinance to ensure compliance with, and/or to remedy a violation of this Ordinance.

E. Message Substitution Clause – Subject to the land owner's consent, a noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message; provided, that the

sign structure or mounting device is legally permitted ~~without any additional approval or permitting~~. This provision prevails over any more specific provision to the contrary within this chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

Section 13.07.015 Code Compliance, Construction, and Maintenance

* * * * * * * * * * *

B. Permanency Required – All signs, except temporary signs, shall be constructed of permanent materials and shall be permanently attached to the ground or building unless exempt herein

* * * * * * * * * * *

Section 13.07.020 Permits and Inspections

A. Permit Required - No sign or sign structure, except as provided in Subsections 13.07.055 and 13.07.060, shall be erected, displayed, altered, relocated, or replaced until a sign permit has been issued. ~~All signs shall be located on the premises of the principal use to which they pertain.~~ The following items are required when applying for a sign permit.

* * * * * * * * * * *

5. All outside agency permits must be provided with any application for a City sign permit.

6. No signs shall be permitted on any property without a permit except where exempted.

B. Fees - Each application for a sign permit shall be accompanied by the applicable fees. An application and fee schedule can be obtained by contacting the City of Gallatin Codes or Planning Department.

* * * * * * * * * * * * *

13.07.030 Enforcement and Remedies

Any person, firm, or corporation violating any provisions of this ordinance shall upon conviction thereof, be appropriately fined as cited below. Each day that a violation continues shall be considered a separate offense and an additional violation. Upon receiving actual notice of a violation, if within seven (7) calendar days, the owner of a sign fails to contact the Zoning Administrator or designee in order to bring said sign into

compliance with this ordinance, or to obtain a permit for said sign, then the Zoning Administrator or designee is herein empowered to have the sign removed and destroyed without further notice.

Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined in a sum not to exceed Fifty Dollars ($50.00) for each violation.

The Zoning Administrator or designee shall have the authority to remove or order the removal ~~of all signs~~, at owner's expense, and without notice to the owners thereof, <u>any sign</u> placed within any right-of-way, or attached to trees, fence posts, telephone poles, utility poles, or other natural features.

The property owner, tenant, or occupant of any building, structure, premises, or any part thereof, and any contractor, builder, architect, engineer, agent, or other person who commits, aids, or participates in, or maintains such violation may be found guilty of a separate offense and is subject to the penalties as provided herein.

DEFINITIONS

13.07.045 Definitions

Words and phrases used in this sign ordinance shall have the meanings set forth herein. Words and phrases not defined in this sign ordinance, but defined elsewhere in the zoning ordinance of the City of Gallatin shall be given the meanings set forth therein.

A-Frame Sign – See, Sandwich Board Sign

Abandoned, Obsolete, Defaced Sign - Any sign which: (1) advertises or pertains to a business, profession, commodity, service, product or entertainment which has not been conducted, sold, or offered on the premises upon which said sign is located for a continuous period of ninety (90) days or (2) was created for an occupant, product, or business unrelated to the present occupant of the premises or (3) a site plan or final master development plan has expired or (4) the sign faces are missing.

Awning - An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

Awning Sign - An awning sign is any lettering, numbering or logo that is placed on the valance/curtain area of an awning. See Subsection 13.07.105 for example of display surface area of awning.

Banner - Any sign constructed of canvas, cloth, paper, flexible plastic, fabric, or any other non-rigid material.

Beacon - Any stationary or revolving light with one or more beams that flashes or projects illumination into the atmosphere or is directed at one or more points on the same zone lot.

Billboard - An off-premises, or off-site sign regulated by the Tennessee Department of Transportation, that is affixed to or erected upon a freestanding framework that directs attention to a profession, business, commodity, service, product or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Brightness - the degree that lighting emits a luminance that exceeds standards established by the Tennessee Department of Transportation in Section 54-21-122.

Building Marker - Any sign indicating the name of a building, date and/or incidental information about its construction, which is cut into a masonry surface or made of bronze or other permanent material.

Cabinet Sign - Sign panel(s) within a frame.

Canopy - A rigid or non-rigid multisided overhead structure covered with fabric, metal, or other material, but not enclosed by walls and supported by a building at one (1) or more points or extremities, and by columns or posts embedded in the ground at other points or extremities.

Canopy Signs – A canopy sign is any lettering, numbering or logo that is placed on a canopy and is considered wall-mounted signage.

Changeable Copy Sign (Automated Changeable Copy) - A sign or portion thereof that displays letters or numbers, characters, symbols, graphics, images, nonmoving animations, or illustrations, (1) which may be itself ~~are not themselves~~ an illumination device, and (2) which may be changed or rearranged by computer or microprocessor generated electronic commands, which commands may be programmed to change at pre-determined intervals or may be activated by an operator from either a proximate or a remote location. Automated changeable copy signs such as "flip matrix," and "segmented." ~~Excludes~~ Includes electronic display screen and electronic message center signs.

Changeable Copy Sign (Manual) - A sign or portion thereof in which the message can only be changed manually.

Changeable Copy Sign (Multi-Vision) - A sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows the sequential display of one of two or more images on a single sign structure. May also be known as "Tri-Vision" signs.

Channel Letters - Individual letters mounted directly to the wall.

Commemorative Sign – A sign, tablet, or plaque memorializing a person, event, structure or site.

Commercial zones – Commercial zones include the following zoning districts: CC, CG, CS, CSL, PGC, PNC, PBP and the Industrial zones of IR and IG and the A zone when a business is authorized for the property.

~~Community Event Sign – A temporary sign advertising or announcing a special communitywide event such as fairs, job fairs, carnivals, circuses, sporting events, flea markets, educational, or those conducted by, or sponsored by, or on behalf of a unit of local government, a charitable organization, a not-for-profit corporation, or religious event or function.~~

~~Contractor Sign – A temporary sign placed by a contractor or other professional business such as, but not limited to, a landscaper or painter, to advertise the work currently being done on that property.~~

~~Development-In-Progress Sign – A temporary sign which, by means of symbol or name, identifies a project that requires a site plan or final master development plan such as, but not limited to, a shopping center, commercial or industrial park, or other development that may contain a mixture of residential, mixed use, commercial, or industrial uses. Information could contain architect, engineer, contractor, lending agency, and/or developer on construction sites.~~

Digital Sign – see Electronic Display Screen (Digital) Sign

Directional Sign - A sign that provides on-site directional assistance for the convenience of the public, such as, entrances, exits, drive-thru windows, parking lots, or signs of a similar nature.

Directory Sign - See, Multi-Tenant Wall-Mounted Sign

Display Surface Area - The area of a sign that is used for display purposes excluding the minimum frame and supports. In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display. See Subsections 13.07.100 and 13.07.105.

~~Educational Campus – An area of land made up of ten (10) or more contiguous acres constituting and making up the grounds of a college or university. It contains the main building or buildings and other accessory buildings or uses on the site.~~

Electronic Display Screen (Digital) Sign - A sign, or portion of a sign, that displays an electronic image or video, which may or may not include text and animation. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.

Electronic Message Center Sign - Any sign, or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by

electronic processes. Electronic message center signs may also include electronic time and temperature and variable message signs.

Equipment/Machinery Signage - Attached sign frame that is incorporated into/onto machinery, equipment, cart corals, gas pumps, vending machines, newspaper racks, telephone booths, fee collection boxes or any other type similar device, which identifies or advertises a product or service dispensed by the machine or equipment, or offered on the same zone lot in which it is located.

Face/Sign Face – See, Display Surface Area

Flags - Any fabric, or bunting containing distinctive colors or patterns, and used as a symbol of government, institution, business, or other entity. Neither the flag, flagpole nor other support structure may extend over a public right-of-way unless approved by City Council, or an adjoining property line.

Flagpole, Ground - A freestanding structure on a parcel of record and used for the sole purpose of displaying flags of political entities. For purposes of the Sign Ordinance, a flagpole is deemed to be a sign support structure and subject to all requirements applicable to sign support structures as found in the International Building Code.

Flagpole, Outrigger Wall-Mounted – An outrigger wall-mounted flagpole is one that extends outward from a wall at an inclined angle.

Flashing Sign – Shall be construed to be any sign that flashes or blinks, appears to flash or blink or gives a spectacular or twinkle illusion.

Freestanding/Ground Sign <u>or Monument Sign</u>– A sign supported by a sign structure that is secured in the
ground and that is wholly independent of any building or object, other than the sign structure, for support.

Frontage-Business - The façade of the business that abuts the required front yard as stipulated in this zoning code shall be considered the business frontage.

Frontage-Primary Business - For individual businesses with multiple frontages the primary business frontage shall be considered the façade of the business that abuts the required front yard as stipulated in this zoning code. The entrance door does not have to be in this façade.

Frontage-Secondary Business - An additional elevation not designated as a primary business frontage that has a public entrance to the business, faces a public right-ofway, has a drive-thru window and/or a primary parking area.

Frontage-Street - The length of the property line(s) of any single lot or zone lot along a public way.

Grade Level – The finished average ground elevation around the perimeter of the sign.

~~Grand Opening – The introduction, promotion, or announcement of a new business, or the announcement, introduction or promotion of an established business changing ownership or location. "Grand Opening" does not mean an annual or occasional promotion of retail sales, or service by a business.~~

Height (of Sign) - The vertical distance measured from the base of the sign at grade level to the top of the sign structure.

Human Directionals - Also known as sign twirlers, sign spinners, human arrows, sign holders, and mascots.

Illuminated Sign - A sign lighted by or exposed to artificial lighting either by lights on or in the sign not directed toward the sign.

Illuminated Sign (Direct) - All illuminated signs not included in the definition of "Luminous Background" or "Illuminated Sign (Indirect)."

Illuminated Sign (Indirect) - Illumination of a sign that is affected by a source of light not contained within or on the sign itself. This includes electronic display screen signs and electronic message center signs.

Incidental Sign - A sign which includes information of a general directive or informational nature such as no parking, handicapped parking, loading area, selfservice, and rest room; which bears no advertising matter.

Inflatable and Airborne Sign - A stationary or mobile inflated device of any nature used to attract attention.

Legal Notices or Official Instruments - Any sign erected and maintained by public officials or public agencies.

Luminous Background - A sign created by trans-illuminating or backlighting of a translucent plastic or glass panel, or panels of similar material, which may be integrally pigmented, painted, or made to be opaque~~d~~.

Menu Board - A permanently affixed freestanding or wall-mounted sign displaying food and beverage information sold in connection with a restaurant.

Mixed-use Zones – Mixed-use zones include the following zoning districts: GO, OR, MRO, MPO, MUG, MUL, MU and SP.

Monument Sign - see Freestanding/Ground Sign

Multi-Tenant Development - A permanent on-premises freestanding sign, in nonresidential, mixed use and industrial zone districts, to advertise businesses within a multi-tenant development with 5 or more tenants; is approved under one (1) preliminary master development plan or site plan; with or without individual street frontage and with a common parking lot or private drive. Multi-Tenant Developments that do not qualify for a Multi-Tenant Development sign shall share a single ground sign per Subsections 13.07.065 and 13.07.075.F.

Multi-Tenant Wall-Mounted Sign - An identification sign for a commercial site with two (2) or more tenants, displaying the names of each tenant on the site.

Neon Sign - A sign containing glass tube lighting that is bent to form letters, symbols, or other shapes. Gas and phosphors are used in combination to create a colored light.

Nonconforming Sign - A sign lawfully existing and maintained at the time of adoption, revision, or amendment of this ordinance, which has subsequently come under the requirements of this ordinance, but no longer conforms because of said revision or amendment.

Off-Premises Sign - A permanent or temporary sign that directs attention to a profession, business, commodity, service, product, event or entertainment not located or sold on the premises on which the sign is located. (Also known as a Billboard.)

Off-site sign (TCA 13-7-208 (h)) – (also see Billboard) Any sign that advertises or gives direction to any business, product, service, attraction, or any other purpose or interest, other than on the property where the industrial, commercial, institutional or other business establishment or premises is located.

On-Premises Sign - Any sign identifying or advertising a profession, business, commodity, service, product, event or entertainment located on the premises where the sign is installed and maintained.

Out Parcel - Individual lots located within a multi-tenant development; a tract of land adjacent to a larger tract of which it was originally an integral part.

Pennant Streamer - A geometric shaped sign, with or without a logo, made of flexible materials suspended from one (1) or two (2) corners on a stringer with other such signs to create the impression of a line.

~~Political Sign - A temporary sign expressing support for a candidate for public office or another position regarding a public figure or a public issue, but bearing no commercial message whatsoever.~~

Portable Sign - Any sign, by design or construction, intended to be easily and readily

relocated, and not permanently affixed to the ground, a frame, a building, or other structure. Portable signs shall include, but are not limited to, signs mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure with or without wheels.

Projecting Sign - A projecting sign is any sign that is permanently attached to a building and projects outward. A projecting sign may project outward over a sidewalk if the building is built to the right-of-way.

~~Public Purpose Sign - A temporary or permanent sign erected by a governmental or quasi-governmental entity for the sole purpose of displaying public awareness or public health, safety and welfare information. Public purpose signs may be erected on public property with permission from the appropriate governmental entity/agency.~~

Raceway - Individual letters mounted on a track (raceway). Track (raceway) is then mounted to the wall.

~~Real Estate Sign - A sign advertising property or a building for sale, lease, rent, or auction upon which the sign is located.~~

~~Real Estate/Auction Directional Sign - A temporary sign that provides off-premise directional assistance to the property for sale, auction or lease.~~

Residential Sign - An accessory sign which indicates the names and/or address of the occupant or a permitted home occupation.

Residential zones – Residential zones include the following zoning districts: A (with no business associated with the property), R40, R20, R15, R8, R6 and PRD or the MRO, MU, OR, MUG,and SP district when residential uses are authorized for the property.

Right-Of-Way - A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, utility poles and drainage facilities.

Roof Line - The top edge of a peaked roof or, in the case of an extended façade or parapet, the uppermost point of said façade or parapet.

Roof Sign - A sign erected on a roof or signs that project above the highest point of the roof line.

Sandwich Board - A sandwich board sign, also known as an A-Frame sign, is a double faced temporary sign that is placed on the sidewalk in front of a business only during business hours.

Sign - Any writing (including letter, word, or numeral); pictorial presentation (including illustration or decoration); emblem (including device, graphic, symbol, or trademark); flag (including banner or pennant); inflatable structure; or any other

figure or similar character, which:
1. Is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure, and;
2. Is used to announce, direct attention, or advertise.

Suspended Sign - A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary Sign - A sign intended to display messages of a temporary nature. Portable signs or any sign not permanently embedded in the ground or permanently affixed to a building or structure embedded in the ground are considered temporary signs.

Traffic Control Sign - Temporary or permanent signs identifying traffic control measures, such as stop, yield, and similar signs, the sign face of which meet the Manual for Uniform Traffic Control Devices and which contain no logo or commercial message of any sort.

Vehicle Sign - A permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer, or other parked device capable of being towed, which is displayed in public view such that the primary purpose of said display is to attract the attention of the public, rather than to serve the business of the owner thereof in the manner which is customary for said vehicle.

Wall-Mounted Sign - A sign fastened parallel to or painted on a wall of a building or structure in such a manner that the wall is the supporting structure for or forms the background surface of the sign.

Warning Sign - Indicates the dangers of trespassing, swimming, animals, or similar hazards for non-residential uses.

Wind Sign - Any banner, pennant, ribbon, spinner, streamer, inflatable sign, balloons, or similar device, or object or material, fastened in such a manner as to move upon being subjected to pressure by wind.

Window Sign - A sign posted, placed, painted, or affixed to the interior or exterior surface of a window or door of a building with its message intended to be visible and readable from the public way.

Zoning Administrator or Designee - Zoning Administrator or designee charged with enforcement of this ordinance.

REGUALTIONS

Section 13.07.050 Prohibited Signs

* * * * * * * * * * * * *

C. *Billboards*, except existing *billboards* along the state roadway network conforming with and having a Tennessee Department of Transportation permit, which is being replaced with a *changeable message copy sign* comprised of an *Electronic Display Screen Sign* or an *Electronic Message Center Sign*, as regulated herein.

D. Electronic Display Screen Signs are prohibited within~~ the City of Gallatin. Electronic display screen signs existing prior to February 19, 2008 shall be operated according to standards specified in the Gallatin Municipal Code~~ and placed on buildings including any such signs visible from the street through windows or openings in the building including signs displaying a video or continuous message and animated signs per TCA 54-21-122 (b)(3).

~~E. Electronic Message Center Signs are prohibited within the City of Gallatin. Electronic display screen signs existing prior to February 19, 2008 shall be operated according to standards specified in the Gallatin Municipal Code.~~ Reserved.

K. Vehicle Signs (*Do we want to change this to make the Dept. of Economic Development Sign compliant?)*

L. Nonconforming sigsn(s), except as permitted by Tenn. Code Annotated, Section 13-7-208 (h) as amended from time to time, or permitted upon granting a variance.

P. Signs erected on public or private property (such as private utility poles) ~~located on public property~~, other than signs erected by public authority for public purposes or as otherwise permitted by the Mayor and Alderman.

T. Exterior or interior decorative lighting including but not limited to, strings, strips or individual bulbs outlining architectural features including windows and doors, containing~~,~~ LED, neon or incandescent lighting, which are displayed to attract attention of the public. This does not include traditional holiday decorations.

* * * * * * * * * * * * *

U. The following signs are generally prohibited unless special conditions apply as specified under Subsection 13.07.060:
1. Banners
2. Inflatable and Airborne Signs
3. Off-Premise Signs
4. Temporary Signs
5. Wind Signs

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Section 13.07.055 Exempt Signs

A. Guidance and Restriction for the Use of Sign

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4. Signs shall not be located in the rights-of-way, except when authorized by the governmental agency maintaining such road.

B. Permissible Exempt Signs

1. Building Marker
2. Commemorative Sign
3. Equipment/Machinery Signage
4. Flagpoles ~~for one-family and two-family dwellings~~
5. Holiday lights and decorations with no commercial message
6. Incidental Signs
7. Legal Notices and Official Instruments
8. Traffic Control Signs ~~must~~ which meet the requirements in the Manual for Uniform Traffic Control Devices.
9. Warning Signs

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Section 13.07.060 Temporary Signs

A. Guidance and Restriction for the Use of Signs

~~1.~~ Temporary signs are permitted to indicate temporary ~~special events~~ activities or messages without regard to content. ~~Special events include, but are not limited to, grand openings, new business locations, business closings and special promotional events such as seasonal sales, services and product promotions.~~

~~2. Temporary signs are also permitted to indicate the availability of goods for sale within a temporary structure, such as a tent.~~

3. A temporary sign shall not be constructed of or operated by electrical, electronic, or mechanical parts or erected so as to create a hazard of any kind through the obstruction of vision by motorists and pedestrians.
4. Temporary signs shall be non-illuminated and not harmful to minors as defined by this Subsection _____.
5. The Zoning Administrator or designee shall determine whether a sign's placement is hazardous or vision is obstructed.
6. Temporary signs shall not be mounted on a street signs or public utility pole.
7. Signs shall not be located in the rights-of-way unless authorized by the agency maintaining the roadway.

B. Permissible Temporary Signs and Restrictions

INSERT EXISTING TABLE (~~with strike-throughs~~)

B. Permissible Temporary Signs and Restrictions

The following temporary signs are subject to the restrictions imposed by this Subsection and other relevant parts of this Article.

Types of Signs	Permissible Zone District	Maximum Sign Face Area per side	Maximum Height	Minimum Setback	Maximum Number of Signs	May be Displayed Beginning	Must be Removed	Sign Permit Required	Other Conditions
Banners	Non-Residential and Mixed Use	60 sq. ft.	N/A	N/A	1 banner is permitted at a time. It is permissible to change the message displayed on the banner during the display period authorized by the sign permit.	See Other Conditions	See Other Conditions	Yes	On-premise only. Permitted for 30 consecutive days, 3 times a year. Banner must be wall-mounted, hung flat on the building and secured at all corners and sides.
Banners (Grand Opening)	Non-Residential and Mixed Use	60 sq. ft.	N/A	N/A	1 banner	7 days prior to the official grand opening to the public, or upon issuance of the Certificate of Occupancy or Use and Occupancy Permit, whichever applies	See other Conditions	Yes	On- premise only, permitted for 30 consecutive days, shall be wall-mounted, grand opening banners are not applicable 45 days after the official grand opening to the public
Community Event	All	N/A	N/A	N/A	N/A	No sooner than 14 days prior to event	Within 3 days after the event	No	May be on or off-premise, wall-mounted or freestanding.
Contractor	All	6 sq. ft.	3 ft.	N/A	1 per lot	After issuance of permit if a permit is required, or first day of project if no permit is required	Within 14 days after completion of project	No	On-premise only. If a sign is displayed pursuant to this section, but the project is discontinued for a period of 60 days, the message shall be removed pending continuation of project activities.
Development-In-Progress	All	32 sq. ft.	10 ft.	10 ft. from right-of-way	1 per development entrance	After the issuance of a building permit	Prior to issuance of Certificate of Occupancy in non-residential and mixed use zone districts; upon 80% build out or 3 years whichever occurs first in residential and mixed use zone districts	No	On-premise only. Signs are not permitted on single residential lots. Signs shall be spaced at least 100 ft. from all other signs on property.

Prohibited per 13.07.050 U.2.

See Ch. 15 Sec. 15-14 Code of ORD.

Types of Signs	Permissible Zone District	Maximum Sign Face Area per side	Maximum Height	Minimum Setback	Maximum Number of Signs	May be Displayed Beginning	Must be Removed	Sign Permit Required	Other Conditions
Garage/Yard Sale	All	6 sq. ft.	3 ft.	N/A	1 per lot	No sooner than 4 days before event	Within 2 days after event	No	May be on or off-premise. Only permitted Friday through Sunday, and on holidays.
Inflatable & Airborne Signs (Tethered)	All	18 inches in diameter or 1 sq. ft.	Shall not extend above roofline	15 ft. from right-of-way	N/A	Friday	Sunday	No	On-premise only. Only permitted 4 times per year, Friday through Sunday, and on holidays.
Political	All	16 sq. ft.	6 ft.	5 ft.	N/A	No sooner than 30 days prior to a primary election	Within 7 days after a primary election for losing candidates; within 7 days after a general election for all candidates	No	Shall be placed on private property with the permission of the property owner.
Public Purpose	All	N/A	N/A	N/A	N/A	See Other Conditions		No	Approval by Mayor or City Council required. May be on or off-premise.
Real Estate	Non-Residential and Mixed Use	32 sq. ft.	10 ft.	5 ft. from right-of-way	1 per street front	As long as property is for sale, lease or auction		No	On-premise only
	Residential and Mixed Use	12 sq. ft.	6 ft.						
Real Estate Open House	Residential	12 sq. ft.	6 ft.	5 ft. from right-of-way	1 per street front	Friday	Sunday	No	May be on or off-premise. Only permitted Friday through Sunday only, and on holidays.
Real Estate Development	All	32 sq. ft.	10 ft.	10 ft. from right-of-way	1 per development entrance	after the issuance of a building permit	Prior to issuance of Certificate of Occupancy in non-residential and mixed use zone districts; upon 80% build out or 3 years whichever occurs first in residential and mixed use zone districts	No	On-premise only. Signs are not permitted on single residential lots. Signs shall be spaced at least 100 ft. from all other signs on property.
Real Estate Auction Directional	All	24 sq. ft.	6 ft.	10 ft. from right-of-way	4	No sooner than 14 days prior to event	Within 3 days after the event	No	Off-premise
Real Estate Directional	All	6 sq. ft.	3 ft.	10 ft. from right-of-way	1 per street front	As long as property is for sale, lease or auction		No	Off-premise
Sandwich Board/A-Frame	Non-Residential and Mixed Use	8 sq. ft.	4 ft.	There must be 5 ft. between sign and front of building for ADA compliance	1	N/A	N/A	No	On-premise only. Must be located on the sidewalk directly in front of the business
Interior Window Signs	Non-Residential and Mixed Use	20% window area per façade	N/A	N/A	N/A	N/A	N/A	No	Window panels separated by muntins, mullions or piers shall be considered as one continuous window area

Permissible Zone Districts	Maximum Sign Face per Side	Maximum Height	Minimum Setback	Maximum Number of Signs	Sign Permit Required
Residential Districts^	16 sq. ft.	6 feet	5 feet	1 per street frontage	No
Commercial Districts	32 sq. ft.	8 feet	5 feet	1 per street frontage	No
Banners	60 sq. ft.	N/A	5 feet	1 per street frontage	Yes

^ Includes portions of Planned Unit Developments and MRO Districts or other mixed-use districts where the developed portion of the property is of residential use.

Most temporary signs includes advertising of community events, yard/garage sales/ real estate offering, Auctions, activities and services offered, etc. The content of such signs is not regulated by the City.

No temporary sign shall be permitted for more than 30 consecutive days on any parcel/lot.

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The following temporary signs are subject to the restrictions imposed by this Subsection and other relevant parts of this Article.

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Section 13.07.061 _ Non-conforming off-Premises (billboard) Signs

A. Replacement of Non-Conforming off-premises (billboard) signs (off-site signs)

A permitted non-conforming billboard off-premises or off-site sign may be replaced as permitted by a sign complying with Tenn. Code Annotated, Title 13, Section 13-7-208 (h). However, if an off-premises sign, including a billboard, is replaced with a changeable copy (or changeable message sign) then no expansion of the sign shall be permitted.

B. Design of Replacement billboard off-premises (off-site) signs

1. Any billboard off-premises or off-site sign replaced as permitted herein shall be located in the same location as the previously permitted sign. For purposes of permitting the replacement sign the same location shall mean within five (5) feet of the location of the previous sign and shall comply with all required setbacks for signs and required by Section 13.07.065.

2. Any billboard off-premises (off-site) sign replaced shall be the same height or lesser height of the sign being replaced.
3. Any billboard off-premises or off-site signs replaced as permitted herein shall be erected on a single pole or ground mounted column constructed completely with decorative material including brick, stone, stucco treated frame or ornamental iron base and shall contain a border around the face of the sign matching the color of the support column.
4. No single-faced billboard off-premise (off-site) sign shall be replaced with a double-faced or more billboard or double faced changeable copy sign (changeable message sign).
5. Any billboard off-site or off-premise sign removed as a result of a right-of-way taking or loss of lease shall not be replaced.
6. Any billboard off-premises or off-site signs replaced shall require the installation of low-level landscaping consisting a hedge row shrubs on the leased or owned parcel surrounding the base of the sign extending a minimum of five feet (5) from the base of the sign.
7. Any off-premises (off-site) changeable message sign shall be located at least two-hundred and fifty (250) feet from any residentially zoned property measured from the closest point of any structural element of the sign to the residentially zoned property boundary.
8. No replacement sign shall be permitted to be placed on-top on under an existing billboard or beside an existing billboard.
9. All billboard replacements with a digital or automatic changeable message copy may include a sign face for 100% or the coverage of the sign or display surface area.
10. All billboard replacements as authorized herein shall, in addition to this code, comply with the requirements of Title 54, Chapter 21, Section 122, Tenn. Code Annotated. Any conflicts between the Code and the Statute the more restrictive standard shall apply.

Section 13.07.065 General Provisions for Permanent On-Premises Signs

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A. Guidance for the Use of Signs

1. An on-premises sign is for the purpose of conveying information in clear, concise, safe, and compatible units to general motorists and pedestrians on travel ways and within each site.

2. A permanent on-premises sign may be permitted as a freestanding or wall-mounted sign subject to the restrictions imposed by this Subsection and other relevant restrictions imposed by this Article.

3. A single tenant or multi-tenant sign shall be considered an on-premises sign when

located within the boundaries of the same approved site plan or final master development plan authorized by this ordinance.

4. A permit is required for all permanent signs unless otherwise exempt under Subsection 13.07.055.

5. All electrical service to freestanding signs shall be placed underground. Electrical service to all other signs shall be concealed from public view.

6. No permanent sign shall be permitted on any property unless a permanent structure of at least 500 square feet exists on the property.

B. Setback and Height Requirements

Refer to Subsection 13.07.100 for illustrations of proper setback and height measurements

1. The height of freestanding/ground signs shall be computed as the distance from the base of the sign at grade level to the top of the sign structure. The maximum height for all freestanding/ground signs is eight (8) feet above grade level. The maximum ground clearance between the bottom of the sign and grade level shall be three (3) feet.

2. The leading edge of freestanding/ground signs shall have a minimum setback of five (5) feet from the right-of-way, provided the placement of the sign does not interfere with the sight triangle per Subsection 13.06.050. Should the City's General Development and Transportation Plan state a greater right-of-way width than currently exists, the greater right-of-way width shall apply. Refer to Subsection 13.07.125 for an example on determining the sight triangle.

3. ~~On-premises~~ wall-mounted signs shall not extend above the roof line of the structure. ~~On-premises~~ wall-mounted signs shall not extend above the top of the wall or parapet more than twenty-five percent (25%) of the height of such sign, to a maximum of eighteen (18) inches for a solid panel sign, or fifty percent (50%) of the height of the letter for individual mounted letters.

C. Calculation of Sign Area

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8. Any *Changeable Copy (message) Signs (automated changeable copy) including Electronic Display Screen Signs or Electronic Message Center Signs* shall be limited to no more than fifty percent (50%) of the total permitted sign area except replacement billboards with digital display as permitted in Section 13.07.061..

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Section 13.07.070 Permitted Permanent On-Premises Signs in Residential and Mixed Use Zone Districts

Permanent on-premises freestanding signs and on-premises wall-mounted signs that serve the specific function of identifying a residential development are permitted subject to the following restrictions:

A. Each residential development containing three (3) through fifteen (15) dwelling units and approved under one (1) plat, final master development plan or site plan shall be permitted one (1) on-premise freestanding sign per development entry from a public street, up to a maximum of two (2) from a public street, with a maximum size sign face of eighteen (18) square feet each. The following provisions shall apply:

   1. The leading edge or face of the sign or any building or other structure to which the sign is attached must be setback from the right-of-way a minimum of five (5) feet;

   2. No residential freestanding sign shall exceed eight (8) feet in height;

   3. All residential freestanding signs shall be illuminated by direct and steady means only;

   4. Each residential freestanding sign shall be maintained perpetually by the developer, sign owner, owner's association, or some other person who is legally accountable under an approved maintenance agreement. Signs that are not maintained shall be removed by the developer or owner.

B. Each residential development containing at least sixteen (16) units and approved under one (1) plat, final master development plan or site plan shall be permitted one (1) on-premise freestanding sign per development entry from a public street, up to a maximum of three (3) from a public street, with a maximum size sign face of thirty-two (32) square feet each. The following provisions shall apply:

   The on-premises signage at each development entry shall be one (1) of the following:

   * * * * * * * * * * * *

   Non-residential uses shall be eligible for a *Changeable message Copy Signs (automated Changeable Copy) including Electronic Display Screen Signs or Electronic Message Center Signs (on-site or off-site) in residential districts.*

   All electronic message signs shall be displayed as illuminated text against a black or non-illuminated background. Black or dark text against an illuminated or bright background is not permitted. Messages shall be text only and only one color.

Section 13.07.075 Permitted Permanent On-Premises Signs in Non-Residential and Mixed Use Zone Districts

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C. Changeable (electronic message center) Copy Sign (Automated) – The background of each changeable copy portion of the sign must be of a single, constant color, except for *Changeable (message) Copy Signs (automated Changeable (message) Copy) including Electronic Display Screen Signs or Electronic Message Center Signs*. The copy or other message display shall not be changed more than eight (8) times in a twenty-four (24) hour ~~one (1) minute~~ period with a one (1) second change interval.

Any *Changeable (message) Copy Signs (automated Changeable (message) Copy) including Electronic Display Screen Signs or Electronic Message Center Signs* shall have be limited to no more than fifty percent (50%) of the total sign area of a detached signs. *Changeable (message) Copy Signs (automated Changeable (message) Copy), including Electronic Display Screen Signs or Electronic Message Center Signs,* shall not be permitted as a *wall-mounted sign* or *window sign* except when used as a wall-mounted menu sign for drive-thru services.

D. Directional Signs – Permitted within non-residential and mixed use zone districts. Signs shall not exceed six square feet in sign face area, two and one-half (2.5) feet in height, and shall have a minimum setback of two (2) feet from the right-of-way. Signs shall not be located in the rights-of-way. No directional sign shall consist of a *Changeable (message) Copy Signs (automated Changeable (message)Copy) including Electronic Display Screen Signs or Electronic Message Center Signs.*

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G. Menu Boards

1. Freestanding – Two (2) freestanding menu board signs shall be permitted per drive-thru lane. Each freestanding drive-thru menu board shall be spaced a minimum of ten (10) feet apart, and from other freestanding signs on the property. A single freestanding menu board sign shall not exceed fifty (5) square feet in area including all attached signs. The total aggregate of all freestanding menu board signs in a single drive-thru lane shall not exceed sixty (60) square feet in area. The maximum sign height shall not exceed eight (8) feet. A Menu Board may consist of a *Changeable (message) Copy Signs (automated Changeable (message)Copy) including Electronic Display Screen Signs or Electronic Message Center Signs* provided that copy may change only 3 times per day.
2. Wall-Mounted – Two (2) wall-mounted menu board signs shall be permitted in a drive-thru lane. The total aggregate of all wall-mounted menu board signs shall not exceed twenty-four (24) square feet.

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Section 13.07.080 Permanent Signs in the CC Zone District

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B. Permitted Signs

11. Monument Signs

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d. Internally lit freestanding signs ~~are not permitted~~ and *Changeable (message) Copy Signs (automated Changeable (message) Copy) including Electronic Display Screen Signs or Electronic Message Center Signs* are permitted within the CC zone district provided that the changeable message area shall not exceed seventy-five percent (75%) of the total sign area.

D. Sign Materials

1. Permitted Materials

All signs permitted under Subsection 13.07.080 shall be constructed of wood, metal, synthetic wood materials, glass, and/or encased Styrofoam.

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E. Performance Standards for Glare and Maximum Illumination

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2. In addition to the provisions of Subsection 13.07.090, illuminated signage shall not:

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d. Internally illuminated signs are not permitted, except as a *Changeable (message) Copy Signs (automated Changeable Copy) including Electronic Display Screen Signs or Electronic Message Center Signs* or with ~~but~~ backlighting ~~is permitted~~.

Section 13.07.085 Community Facility-On-Premises Signs in Residential Zone Districts

Community Facilities granted a Conditional Use Permit shall be eligible for a *Changeable message Copy Signs (automated Changeable Copy) including Electronic Display Screen Signs or Electronic Message Center Signs (on-site or off-site) in residential districts.*

All electronic message signs shall be displayed as illuminated text against a black or non-illuminated background. Black or dark text against an illuminated or bright background is not permitted. Messages shall be text only and only one color.

A. Signs for Community Facilities:

Each service/institution/public facility shall be permitted one (1) on-premise sign. The sign shall not exceed sixty (60) square feet in area, equally divided between not more than two (2) sign faces. The maximum height of a freestanding sign shall be eight (8) feet. The minimum setback shall be fifteen (15) feet from the right-of-way. The sign shall not encroach in required side yard setbacks of the zone district and only one (1) such freestanding sign shall be permitted per street frontage.

B. Flagpoles, Ground – Maximum of three (3) per lot; no more than two (2) flags per pole; and a maximum of thirty five (35) feet in height. Combined size and weight of all flags must meet the wind load requirements per pole.

C. Educational Campus – A comprehensive plan for the signage of a college or university campus, as defined in Subsection 13.07.045, must be prepared by an architect or engineer and submitted to the Codes and Planning Departments for review and approval before a sign permit is issued.

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Section 13.07.090 Performance Standards Regulating Glare and Illuminated Sign Brightness

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B. Limitation of Glare

In all zone districts, any operation or activity, including signage, producing glare shall be conducted so that direct and indirect light from the source shall not cause illumination in excess of 0.5 foot candles and *Changeable Copy Signs (automated Changeable Copy) including Electronic Display Screen Signs* or *Electronic Message Center Signs* shall not exceed 0.2 (0.3 per TCA) foot candles and comply with Title 54, Section 54-21-122, Tenn. Code Annotated.

C. Illuminated Sign Brightness – The brightness and surface illumination of all illuminated signs shall not exceed the provision below in the zone district indicated.

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Section 13.07.100 Freestanding Sign Height, Setback Requirements and Display Surface Area

Signs display without changeable surface.

INSERT GRAPHICS (EXISTING)

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Sign displays with changeable surface.

INSERT GRAPHICS

Any *Changeable Copy Signs (automated Changeable Copy) including Electronic Display Screen Signs or Electronic Message Center Signs* shall have be limited to no more than fifty percent (50%) of the total display surface/sign area as indicated below.

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Section 13.07.110

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1. An electronic message center may only be constructed on a parcel or lot having a minimum of 100 feet of roadway frontage.

2. Any *Changeable Copy Signs (automated Changeable Copy) including Electronic Display Screen Signs or Electronic Message Center Signs* shall have be limited to no more than fifty percent (50%) of the total sign area.

3. The conversion of any existing permitted sign to an electronic message center or the installation of an electronic message center on or within an existing permitted signs shall require the approval of a new sign permit pursuant to the procedures described in Article 13, Section 13.07___ herein.

4. An electronic message center shall be part of a freestanding or ground mounted (monument) style sign no greater than eight (8) feet above grade except in an area where on-street parallel parking is permitted. An electronic message center may not be installed on an existing permitted signs which is taller than eight (8) feet above grade.

5. An electronic message center signs shall not be installed within 250 feet of a conforming single-family residence measured along each side of the right-of-way.

6. An electronic message sign with a sign face on two sides and no more than 4.5 feet of separation between faces shall be considered a single sign, and the total sign area shall be the area on a single face.

7. The copy content of an electronic message sign may change at intervals of no less than six times in a twenty-four (24) hour period with a one (1) second change interval. The content image must remain stable. Continuous scrolling or flashing of the image is prohibited.

8. The copy content of an electronic message center shall not contain effects that are designed to resemble a traffic signal or emergency vehicle strobe lighting.

9. A malfunctioning electronic message center sign shall be programmed to turn off or otherwise display a blank screen. Electronic message centers must be equipped with software programming controls that automatically turn the sign off it the display is malfunctioning in any way.

10. Exposed neon or fiber-optic tubing on electronic message centers is prohibited.

11. Electronic message centers shall be equipped with a sensor or other devise that automatically determines the ambient illumination and can be programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements.

12. The illuminance of an electronic message center sign shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimal points. Illuminance shall be measured with the electronic message center off, and gain with the electronic message displaying a white image for full color-capable signs, or a solid message for a single color signs. All measurements shall be taken perpendicular to the face of the electronic message center as distance determined by the total square footage of the signs as set forth in the accompanying "Electronic Message Center Signs Area Versus Measurements Distance Table" below:

Electronic Message Center Signs Area Versus Measurement Distance

Area of Sign (Square footage)	Measurement from Sign (Distance in Feet)
10	32
15	39
20	45
25	50
30	55
35	59

DRAFT

ITEM 10
PLANNING DEPARTMENT STAFF REPORT
Sign Code Text Amendment - G.Z.O. Article 2, Definitions and 13, Section 13.07, Sign Regulations (# 3-1291-15)
Date: November 20, 2015

REQUEST: CITY OF GALLATIN REQUEST TO AMEND THE GALLATIN ZONING ORDINANCE, ARTICLE 2.0 DEFINITIONS AND ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.07 SIGN REGULATIONS.

APPLICANT:	**CITY OF GALLATIN**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF ORDINANCE NO. O15XX-XX**
STAFF CONTACT:	**WILLIAM D. MCCORD & DENISE BROWN**
PLANNING COMMISSION DATE:	**NOVEMBER 23, 2015**
COUNCIL COMMITTEE DATE:	**DECEMBER 8, 2015**

PROPERTY OVERVIEW: The City of Gallatin is requesting approval of an amendment to the Gallatin Zoning Ordinance, Article 2, Definitions and Article 13.00, Performance and Design Standards, Section 13.07 Sign Regulations to establish content-neutral signs standards for permitted permanent and temporary signs and to permit electronic (digital) message center signs or automatic changeable copy signs in certain areas of the city.

CASE BACKGROUND:

Analysis

The City of Gallatin requests approval of an amendment to Article 2, Definitions, and Article 13, Section 13.07, Sign Regulations, of the Gallatin Zoning Ordinance. The purpose of the proposed amendment is to eliminate the content-based language for permitted signs and to consider permitting changeable message signs. This will provide internal consistency with the recent US Supreme Court decision of *Reed v. Town of Gilbert* and authorize the use of automatic changeable copy/electronic message center signs using digital and intermittent lighting technology within the City.

DISCUSSION:

History

Since February 19, 2008, the City has prohibited Electronic Display Screen Signs/Electronic Message Center Signs. These types of signs display electronic images or video, including text

and animation, and could include television screens, plasma screens, digital screens, flat screens, LED screens, video boards and holographic displays. It also includes signs that include changing lights that creates a sign message in text form or a sequence of messages which is electronically programmed. This includes electronic time and temperature and other variable message signs.

On February 18, 2013, the Planning Commission considered allowing electronic signs. The Planning staff recommended that the code continue to prohibit electronic signs and the Planning Commission confirmed (Attachment 1). Council considered the sign ordinance amendment on October 15, 2013 and voted to approve the ordinance which prohibited electronic signs. (Ordinance O1304-22 (File #PC-0031-12), Attachment 2). The Ordinance established a list of prohibited signs and identified a list of Exempt Signs and permitted Temporary Signs, with specific content identified. The Ordinance also included a list of on-premises signs allowed in various zoning districts but did not identifying any content.

Proposed Amendment and issues of Ordinance structure

On August 10, 2015, representatives of Lamar Signs presented information on digital billboards at the Planning Commission Work Session. A similar presentation was made before the City Council at a Council Committee meeting on August 25, 2015. Council then requested staff to prepare an amendment to the sign regulations that would permit Electronic Display Screen Signs and Electronic Message Center Signs (a.k.a. automated changeable copy message signs, digital display signs or Commercial Electronic Variable Message Signs) as a replacement for its billboards.

On November 9, 2015 the Planning Commission discussed the proposed amendments to the sign code including the possibility of permitting electronic message display signs and allowing replacing off-site signs (billboards) with electronic message signs.

Staff has identified two separate issues related to proposed amendments to the sign code. The first is to amend the code to comply with the recent Supreme Court Case (*Reed v. Town of Gilbert*) and the second is to permit changeable message-digital display signs. The two issues are complexly entwined.

In the *Reed* case, the Supreme Court determined that signs must be content-neutral and that separate sign sizes, other than those regulated by zoning district, or permitting or not permitting signs based on the content is unconstitutional because it is considered content-based regulation of speech which may result in regulating or favoring certain types of speech over another type of speech. Obviously, all signs are content based including the ones specifically listed in the City's zoning code. This may include not only on-premises signs, which advertises goods or services offered on the property where the sign is located, but also off-premises signs which includes outdoor advertising or what are traditionally called billboards (or off-site signs used in Tennessee's Zoning statutes[1]) as well as temporary signs (Section 13.07.060 of the Gallatin Zoning Ordinance). In the *Reed* case, the court determined that the town's code "imposes more stringent restrictions on these signs (certain temporary signs) than it does on signs conveying

[1] Title 13, Chapter 7, Section 13-7-208(h), Tennessee Code Annotated

other messages."[2] Within this decision the court reaffirmed that "a municipal government… has no power to restrict expression because of its message, its ideas, its subject matter, or its content."[3] (Attachment 3) Apparently requiring like type signs (temporary signs) to be of different sizes or to be restricted to different display periods is considered regulating speech.

Clearly, the listing of "Permissible Temporary Signs and Restrictions" listed in Section 13.07.060 B. is very similar to the "Ideological Signs", "Political Signs" and " Temporary Directional Signs Relating to a Qualifying Event" that caused the Supreme Court to apply strict scrutiny when considering the *Reed* case. Therefore, the City should consider changes to the code to ensure that these types of signs remain content-neutral. Currently, depending on the type of message displayed on these types of signs, all are required to be of different sizes and have different times when they can be displayed. To survive the strict scrutiny concern of the court these type of signs should be of uniform size and permitted on like zoned properties for limited amounts of time. The Board will need to discuss what size of signs should be permitted and what, if any, time limits should be applied for placing these signs and under what conditions (i.e. to be eligible for a sign should a building first be constructed on the property?). Staff proposes a much simpler chart to regulate these signs by removing the identifying sign types (context-sensitive) and establishing only a few size differences not based on content.

In other decisions the courts have determined that "government regulation of speech is content based if a law applies to particular speech because of the topic discussed or the idea or message expressed."[4] This clearly prohibits the City from establishing separate sign standards based on the content of speech as displayed on signs except when treated equally under standards allowed in distinct zoning districts. The *Reed* decision appears not to address a distinction between regulating commercial or non-commercial speech displayed on signs. Thus, it applies to a variety of signs regardless of whether they are on-premises signs or off-premises signs since one would have to know the content of the message of an off-premise or on-premise sign to determine if it advertised or conveyed a message that occurred off-premise or on-premise. It is unclear if the court now allows a sign to express any message regardless if it is an on-premise or an off-premise sign. Based on the decision, it appears that the distinction between an on-premises sign and an off-premise sign is now blurred with the exception that a sign, regardless of content, is either physically located on a property or not on a property where the advertised business or product being sold occurs. This could mean that, theoretically, that one product or business could arrange to rent every sign in town to advertise his product or service. Since the content-based distinction can no longer be applied, distinguishing between on-premise and off-premise signs may no longer be permitted.

A white paper, apparently prepared by Professor Laurence Tribe, of Harvard University, renders an opinion on the *Reed* case indicating that "the fact that a regulation distinguishes between off-premises and on-premises signs does not render it content-based and thereby subject to strict

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[2] US Supreme Court Decision, Clyde Reed, et. al., v. Town of Gilbert, Arizona, et. Al , Case No 13-502, June 18, 2015

[3] Ibid.

[4] Ibid.

scrutiny."[5] He contends that the distinction could be upheld under 'intermediate scrutiny." Dr. Tribes' opinion is provided in Attachment 4. It appears to staff that one would have to know the content of the sign to determine if it is an on-premises sign or an off-premise sign, although in a more generic sense. Either way, one could argue that simply because of where a sign is located cannot effect or regulate its content.

The second major change to the code is to consider allowing automated changeable copy/electronic message center (digital) on freestanding (monument) signs and allowing existing City designated non-conforming billboards to convert to an automatic changeable copy message sign.

Again, both billboards and automated changeable message signs (with or without digital display) are not permitted in the City. Any existing signs with these characteristics are considered non-conforming signs. If the City is inclined to permit changeable message signs with digital displays then the code will need to be amended to permit them. If the City wishes to permit billboards with automated changeable message signs with digital displays, then the code will need to be amended to permit billboards or at least under certain circumstances, such as only as a replacement with electronic displays for existing City defined non-conforming billboards.

To be able to replace billboards or other signs with electronic message signs the city must make them a permitted use. To permit this, the city can restrict billboards to only replacement signs. It could also be a toll to encourage other non-conforming signs to be replaced with conforming signs, if it allows a digital automatic changeable copy feature.

Tennessee Code Annotated, Title 54, Chapter 21 contains the Billboard Regulation and Control Act of 1972 (Attachment 5). Billboards are defined by Tenn. Code Annotated as "outdoor advertising"[6] (Attachment 6) and are now considered a non-conforming use in Gallatin (Based on the Gallatin Sign Code). Replacing one of these billboards with a larger sign or with an automatic changeable copy (digital) electronic message sign, or a " automatic changeable message sign" with "digital display," as defined by Section 54-21-102, Tenn. Code Annotated, would be permitted by TDOT since TDOT does not consider permitted billboards as non-conforming. Only the City Zoning Code indicates that these signs are non-conforming. TDOT is not obligated to subscribe to the City's regulations when determining conforming or non-conforming status. But to allow this to occur the city must change its code to allow billboards.

Statute (Tenn. Code Annotated Sec. 54-21-122 (a)(3)) includes a number of performance and design standards only permitting digital billboards at least 2000 feet apart, except for small (<100 sq. ft.) limited message signs, controls on brightness, frequency of message changes and prohibiting videos, continuous scrolling messages and animation.

At the state level billboards are regulated by an agreement between the US Department of Transportation, Federal Highway Administration (FHWA) and the Tennessee DOT and must be

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[5]Applying the First Amendment to Regulations Distinguishing Between Off-Premises and On-premises Signs After Reed v. Town of Gilbert, Laurence H. Tribe, University of Harvard

[6]

consistent with the Tennessee Federal State Agreement (FSA) prepared to implement the Highway Beautification Act (HBA).

Part of the HBA language included in the FSA and the statute states that all such billboards in industrial and commercial areas are "under authority of law and whose size, lighting and spacing are consistent with *customary use* as determined between the state and the secretary of transportation of the United States."[7]

In a separate, pending case dealing specifically with electronic changing message signs (also known as Commercial Electronic Variable Message Signs), Scenic America is suing the US DOT, Federal Highway Administration (FHWA) and Outdoor Advertising Association of America, Inc. over the FHWA's decision in 2007 to issue a rule through interpretation which effectively changes the way the Highway Beautification Act (HBA) and the agreements between the federal government and many of the states is applied. A copy of an amici curiae brief in support of the plaintiff is provided in Attachment 7. Essentially, Scenic America claims that allowing changeable message signs is a form of intermittent lighting which is not considered a "customary use" as described in the HBA and the agreements between the states. The Planning Commission should consider this issue in making its decision.

Section 54-21-122, Tenn. Code Annotated, addresses changeable message signs and permits. Permitting existing City-designated non-conforming billboards to be replaced with changeable message signs is described in subsection (e) would be permitted by TDOT except for signs that TDOT considered non-conforming under the statute. This subsection reads as follows:

(e) *The commissioner shall under no circumstances permit or authorize any person to erect, operate, use or maintain a changeable message sign of any type as a replacement for or as an addition to any nonconforming outdoor advertising devise or in any nonconforming location.*

Once billboards replaced with an automatic changeable copy (digital) message sign with electronic message display are no longer considered a non-conforming use, then they would be eligible to be replaced with a changeable message sign (digital or non-digital) because the state statute allows for the replacement of existing, TDOT-permitted conforming billboards with changeable messages. Only legally permitted, conforming billboards may be replaced with changeable message signs.

Tenn. Code Annotated, Section 54-21-122 addresses and establishes standards for changeable message signs and permits. (This subsection was initially adopted in 2007, presumably after the decision by the FHWA to permit changeable message digital signs and most recently amended in 2014 to include specific performance criteria for such signs.) (Attachment 5)

TDOT requires billboards to be within 660 feet of the roadway right-of-way of a state roadway.[8] Signs not on state roadways, such a South Water Avenue, North Water Avenue, Blythe Street, Airport Road and Hancock Street could not be excluded from a provision to allow these to be

[7] Title 54, Chapter 21, Section 54-21-103, Tenn. Code Annotated

[8] State roadways in Gallatin include US31 (SR6), SR 109, SR 386, SR 25 and SR 174.

converted to digital billboards. Under the City's current code, a non-conforming billboard along a state roadway cannot be replaced with a changeable message sign with digital display. Since most signs are located along state roadways, under City Code changing any TDOT conforming billboard sign along one of these roadways most likely will not occur unless they are replaced with a standard conforming sign without a digital display.

The City should take pre-caution on how they approach this. The State statutes (Tenn. Code Annotated, Section 13-7-208 (h) (Attachment 6) allows for certain-sized permitted billboards (Off-site signs) to be replaced and increased in size. If an electronic billboard is to be considered as a replacement billboard, then the ordinance should be back dated to prohibit oversized electronic billboards from replacing an existing-sized billboard. In other words, if the City considers allowing electronic billboards, an applicant could first request an increase in size to an existing billboard as permitted by Section 13-7-208 (h) and then immediately remove the sign and place an electronic billboard in its place of a size much larger than the original billboard.

There are a number of provisions in the *Gallatin on the Move 2020* plan concerning signs that should be considered when determining whether or not to change the sign code. The plan encourages development regulations that provides and maintains "an attractive built environment" and to "limit signs and billboards" in rural, residential and certain commercial corridors, to "focus on appearance with appropriate signage, landscaping and other beautification measures" and to ensure that "sign height, size, placement and type of materials should be compatible with the character of the area," particularly along Gateway and commercial corridors.

As part of the community preference exercise conducted when developing the plan the public indicated that "excessive signage along typical auto-oriented corridors" was the least preferred type of development pattern. Sign codes should comply with the Community Design Component: Signage and the Community Designs Recommendations of the plan (Attachment 8) (pgs. 5-10 & 5-17).

A Community Design objective of the plan is to:

> *"maintain aggressive sign regulations to limit uncontrolled, unattractive signage along commercial corridors and at city gateways." (Pages 6-7 and 6-18)*

This draft ordinance is written to address the content-neutral requirements by the Court and also to permit electronic changeable message sign/digital display signs on both traditional detached signs and as a replacement for existing sized billboards.

Major changes to the ordinance include:

- Amending or adding definitions in Article 2 and Article 13, Section 13.07 including the definitions for billboard, Commercial zones, Mixed-use zones, off-site sign, and residential zones, and removing definitions of signs that are considered content–based or identifying an activity/use. Sign types will be retained but sign purposes related to content will be removed,
- Modifying the Purpose of the code to encourage the removal of non-conforming signs,

- Amending the code to allow billboards under certain circumstances where they will no longer be prohibited, but cannot be erected in any place that they are not currently permitted by TDOT
- Any temporary sign that is content based is being removed from the code and the table identifying unique requirements for these types of signs is being condensed to address zoning districts vs. sign content
- A Non-conforming section (Section 13.07.061) is being added to address replacement of non-conforming billboards
- The Changeable copy portion of a sign, including electronic display signs, will be limited to 50% of the total sign area, except for replacement billboards
- Electronic Display Screen Signs, Electronic Message Center Signs will be permitted to change only every hour with a one second interval to complete the change with the exception of digital menu signs which are permitted to change three times daily.
- Electronic Display Screen Signs, Electronic Message Center Signs will only be permitted on detached-monument style signs and on the replacement billboard

FINDINGS:

1. The text amendment is in agreement and consistent with the recommendations of the *Gallatin on the Move 2020* General Development and Transportation Plan.
2. The proposed zoning code text amendments are necessary to comply with recent court decisions and to accommodate newer technologies promulgated by the sign industry.
3. Innovations and emerging technologies have allowed for the advertising industry to more effectively display product and services for clients and such technology and platforms offer greater opportunities for local businesses to advertise their products and services,
4. The proposed changes will allow for businesses and individuals to more effectively advertise messages to benefit citizens and to promote economic development,
5. The proposed sign code amendments will provide for additional advertising opportunities without adversely affecting the aesthetics of the community and adversely affecting property values or create distractions to vehicle operators.
6. More businesses desire to apply advanced technology which permits signs to change copy electronically to better convey products and services offered by such businesses.
7. Newer technologies may create adverse impacts to adjacent or area uses unless regulated in a reasonable manner
8. The legal purposes for which zoning regulations exist are not contravened.
9. There will not be an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.
10. No one property owner or small group of property owners will benefit materially from the code changes to the detriment of the general public.

RECOMMENDATION:

The Planning Department recommends approval of Ordinance No. O15xx-xx.

ATTACHMENTS

Attachment 10-1 Feb 18, 2013 Planning Commission minutes

Attachment	**10-2**	**Ordinance O1304-22 & Council minutes of October 15, 2015**
Attachment	**10-3**	**US Supreme Court Decision, *Reed v. Town of Gilbert, Arizona***
Attachment	**10-4**	**Memo from Laurence H, Tribe, PHD discussing the application of the First Amendment to regulation distinguishing between off-premise and on-premise signs after Reed v. Town of Gilbert**
Attachment	**10-5**	**Tenn. Code Annotated, Title 52, Chapter 21, Sections 101-122**
Attachment	**10-6**	**Tenn. Code Annotated, Title 13, Chapter 7, Section 208 (h)**
Attachment	**10-7**	**Scenic America v. US DOT/FHWA et. als, brief**
Attachment	**10-8**	**Gallatin on the Move 2020 Plan, pages 5-10 and 5-17**

Julie McGuire (Codes)

From: Jill Sons <jill@americanheatingandcooling.com>
Sent: Friday, November 20, 2015 9:28 AM
To: Julie McGuire (Codes)
Subject: 517 fair plantation permit

Hey Julie, permit request please thanks
1244 Potter Lane lot 517 plantation $10,000.00

Jill Sons
(615)383-3072 Office
(615)620-3170 Direct line / (615)383-0621 Fax
www.americanheatingandcooling.com

Meeting Recordings on "G" drive is more informative.

ATTACHMENT 1
ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
SPECIAL-CALLED MEETING

February 18, 2013

MEMBERS PRESENT

Dick Dempsey, Chair
Johnny Wilson, Secretary
Mayor Jo Ann Graves
Dr. Rick Orgain
John Puryear

STAFF PRESENT

Katherine Schoch, Interim Director Codes/Planning
Jim Svoboda, Community Development Coord.
Denise Knight, Planner I
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

James Robert Ramsey, Vice Chair
Councilman John D. Alexander

OTHERS

Josh Cross, *The News Examiner*
Paige Brown Strong, *Gallatin Chamber of Com.*

The Gallatin Municipal-Regional Planning Commission met in a special-called meeting on Monday, February 18, 2013, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Item 1: Discussion – PC0031-12 – Zoning Text Amendment – Gallatin Zoning Ordinance – Signage, Section 13.07 – City of Gallatin.

Chair Dempsey said this item cannot be on the next regular Planning Commission meeting because there is not enough time to advertise. Chair Dempsey asked if Staff has considered electronic signs. Chair Dempsey asked if this discussion should be delayed until there is a decision on electronic signs.

Mr. Jim Svoboda, Community Development Coordinator, said that electronic signs are now prohibited in the zoning ordinance. Mr. Svoboda suggested that the rest of the sign ordinance be discussed and it would be up to the Planning Commission to decide if they wanted to discuss the electronic signs now or after it has gone to City Council.

Chair Dempsey suggested that the ordinance should not be moved to City Council until a discussion is held on electronic signs.

Mr. Puryear said the discussion of electronic signs is a lot of information. Mr. Puryear said he likes the changes and wants to see them put into effect. Mr. Puryear suggested that any electronic sign changes could be made as an amendment at a later time.

Dr. Orgain asked why electronic signs were not discussed by the committee. Ms. Katherine Schoch, Interim Director Codes/Planning, said the committee did discuss electronic signs and it was decided to keep them prohibited.

Dr. Orgain asked Staff to get an expert on electronic signs to come in and speak to Planning Commission.

Mayor Graves said the City Attorney has attended seminars on electronic signs. Mayor Graves said it is difficult to write regulations narrow enough that would keep "loop holes" from happening and that would prevent electronic signs that are not what the Planning Commission want for Gallatin.

Mayor Graves suggested that the City Attorney address this issue to be sure the Planning Commission is comfortable with any changes.

Mr. Svoboda said this meeting is to be able to allow the Planning Commission to review the changes. Mr. Svoboda said Ms. Denise Knight, Planner I, has addressed the answers to questions previously posed by the Planning Commission. Mr. Svoboda said the Staff's recommendation is to leave electronic signs prohibited.

Mayor Graves said there was a lot of time spent discussing "inflatables". Ms. Knight said the "inflatables" are restricted to less than 18 inches in diameter and only on the weekends. Ms. Knight said tethered inflatable signs that extend above the roofline will not be permitted.

Mayor Graves said a lot of businesses use "inflatables" and it will be an issue. Ms. Knight said inflatables are currently prohibited and some flexibility has been made to allow them with restrictions. Mayor Graves said that several exceptions have made and allowances that are currently not permitted have been added to the new ordinance with restrictions. Ms. Knight said there is a misunderstanding with the public, believing that the City is taking away privileges when really more flexibility has been given.

Chair Dempsey asked Ms. Knight to go through the ordinance and briefly review the prohibited signs. Ms. Knight reviewed the prohibited signs in the proposed ordinance and the exceptions and restrictions of each in comparison with the current sign ordinance.

Mayor Graves asked about political signs. Ms. Knight said she would seek the advice of the City Attorney on these signs.

Chair Dempsey asked Staff to address lights that are around the windows of businesses, but were not a part of the submitted plan.

Chair Dempsey asked Ms. Knight to briefly review the signs listed on the handout. Ms. Knight reviewed the remaining signs on the table and discussed the new signs and regulations in the proposed ordinance in comparison with the current sign ordinance. A copy of all tables is attached along with Exhibit A.

Ms. Knight discussed monument signs. Mr. Svoboda added, freestanding signs are proposed to go to a monument style sign and the maximum height would be eight feet instead of the current 20 feet. Mr. Svoboda

said the proposed ordinance increases the allowance of signs from two street fronts to three street fronts. Ms. Knight said the lower sign height, and the smaller setbacks make the signs more visible.

Ms. Knight said she reviewed the ordinances in other cities, and Gallatin is very generous. Mayor Graves pointed out that the materials allowed for sign use is very lenient. Ms. Knight said extra height and square footage was given to multi-tenant signs. Dr. Orgain said he would be in favor of two shorter signs so that you can see the names of the businesses. Ms. Knight said the idea was to make the signs more legible. Chair Dempsey gave the example of the H.G. Hills shopping center, which is very long and could have more than one sign.

Ms. Knight said the signs would have to be 350 feet apart. Ms. Knight said the height allowance increases with the square footage of the development. Ms. Knight said she researched several cities and this is compatible with other cities.

Ms. Knight said she would like to clarify, that any signs existing would not have to be changed to meet the new sign ordinance. Ms. Knight said those signs are already existing will not have to be changed and are "grandfathered".

Chair Dempsey said the Planning Commission is comfortable with the ordinance, including multi-tenant signs. Chair Dempsey said the applicant can come in with an alternative plan.

Dr. Orgain asked if there is flexibility in approval of alternate plans. Mr. Svoboda said the Planning Commission as the authority to approve an alternate plan within the ordinance regulations. Mayor Graves verified that Staff would not recommend an alternate plan. Mr. Svoboda said Staff may give an opinion, but Planning Commission must approve an alternate plan.

Chair Dempsey said he believes the ordinance should be recommended to City Council as presented, and if Council decides they would like to send this back to Planning Commission to reconsider electronic signs, that is their option.

Ms. Knight said she has had several other cities call and ask for this proposed sign ordinance. Ms. Knight said she feels that other cities would like to model their ordinance after Gallatin's Sign Ordinance.

Mr. Wilson congratulated Staff on the tremendous job they have done on this new sign ordinance. Mayor Graves reiterated that Staff, and in particular Ms. Knight, did a great job.

Ms. Knight said the ordinance must be reviewed by the City Attorney, and then it can be presented at a regular Planning Commission meeting for approval. Ms. Knight said this would probably appear on the March agenda.

Item 2: Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 6:30 p.m.

Respectfully submitted:

Marianne Mudrak, Board Secretary

Approve:

Chair Dick Dempsey

Johnny Wilson, Secretary

ATTACHMENT 2

AMENDED ORDINANCE NO. O13Ø4-22

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING ARTICLE 2.00 LANGUAGE AND DEFINITIONS AND ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of these amendments in GMRPC Resolution 2013-18 attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Gallatin Zoning Ordinance Article 2.00, Language and Definitions, of the Zoning Ordinance of Gallatin,Tennessee is hereby amended as follows:

1. Section 02.02, Definitions, is amended by deleting the following listed definitions in their entirety:

   Awning - A roof-like cover, often made of fabric, designed and intended for protection from the weather or as a decorative embellishment, and which projects outwards over a window, walk or door.

   Billboard – A billboard is an off-premises sign that is affixed to or erected upon a freestanding framework that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

   Display Surface Area (of a Sign) - The entire area within a single continuous perimeter enclosing the extreme limits of wording, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. In any event, the supports or uprights on which such sign is supported shall not be included in determining the display surface area of a sign.

   Sign - Any writing (including letter, word, or numeral); pictorial presentation (including illustration or decoration); emblem (including device, symbol, or trademark); flag (including banner or pennant); inflatable structure; or any other figure or similar character, which:

   A. Is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure, and

   B. Is used to announce, direct attention, or advertise.

   Sign, A-Frame - See Sign, Sandwich Board

   Sign, Accessory Business - An accessory sign which directs attention to a profession, business, commodity, service, or entertainment conducted, sold, or offered upon the same zone lot.

   Sign, Advertising - A sign which directs attention to a business, protection, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same zone lot.

Sign, Animated - Shall be construed to be a sign that is animated, moving, or rotating, or appears to be animated, moving, or rotating.

Sign, Awning - An awning sign is any lettering that is placed on the valance area of an awning.

Sign, Civic - Identifying the nature of activity and other pertinent information for any community facility or activity.

Sign, Development - Denotes the future facility, architect, engineer, contractor, lending agency, and/or developer on construction sites.

Sign, Direct Illumination - All illuminated signs not included in the definition of "Sign, Luminous Background," or "Sign, Indirect Illumination."

Sign, Directory - See, Sign, Multi-Tenant

Sign, Electronic Display Screen – A sign, or portion of a sign, that displays an electronic image or video, which may or may not include text and animation. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.

Sign, Electronic Message Center – Any sign or portion of a sign that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Electronic message center signs include electronic time and temperature and variable message signs.

Sign, Flashing - Shall be construed to be any sign that flashes or blinks or appears to flash or blink.

Sign, Freestanding - A sign supported by a sign structure secured in the ground and which is wholly independent of any building or object, other than the sign structure for support.

Sign, Illuminated - A sign designed to give forth any artificial light or reflects such light from an artificial source.

Sign, Indirect Illumination - Is any illuminated sign which is either a sign illuminated entirely from an external artificial source or an illuminated sign where all attached or internal artificial sources of illumination are not directly visible and shielded by an opaque material.

Sign, Large Realty - Indicates pertinent information regarding property for sale, lease, or rent.

Sign, Luminous Background - A sign created by transilluminating or backlighting of a translucent plastic or glass panel, or panels of similar material, which may be integrally pigmented, painted, or opaqued.

Sign, Multi-Tenant - A multi-tenant sign is any projecting, pier mounted or wall mounted sign that lists two (2) or more businesses on a single sign.

Sign, Off-premises – A sign that directs attention to a business, commodity, service, activity, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed.

Sign, On-premises – Any sign identifying or advertising a business, person, activity, goods, products, or services, located on the premises where the sign is installed and maintained.

Sign, Pier Mounted - A pier mounted sign is any wall mounted sign that is permanently attached to the pier area of the storefront.

Sign, Portable – Any sign, by design or construction, intended to be easily and readily relocated, and not permanently affixed to the ground, a frame, a building or other structure. Portable signs shall include, but are not limited to, signs mounted upon a trailer, bench, wheeled carrier, or other non-motorized mobile structure with or without wheels.

Sign, Projecting - A projecting sign is any sign that is permanently attached to a building and projects outward. A projecting sign may project outward over a sidewalk if the building is built to the street lines.

Sign, Residential - An accessory sign which indicates the names and/or address of the occupant of a permitted home occupation.

Sign, Sandwich Board - A sandwich board sign is any temporary sign that is placed on the sidewalk in front of a business only during business hours.

Sign, Small Realty - Indicates pertinent information regarding property for sale, lease, or rent, of not more than six (6) square feet of maximum display surface area, located on the same lot as the facilities advertised thereon, and if not attached to a building, its height not exceeding five (5) feet above finished grade or if attached to a building its height not extending above the roof line (or parapet wall, if any) of such building.

Sign, Wall-mounted –A sign attached to or painted on the exterior wall of a building. Wall-mounted signs shall be mounted in a flat fashion against the building.

Signage - Area in square feet of the continuous perimeter of copy including any wording, numerals, emblems, or representative which is used to announce, direct attention to, or advertise.

Temporary Signs – A sign, including but not limited to, placards, banners, pennants, posters, or other outdoor advertising displays intended not to be permanently displayed.

Window Sign – A sign posted, placed, affixed, or painted on the interior of a window or door of a building exposed to public view. For the purpose of this Ordinance, a temporary sign placed on the interior of a window for viewing from the exterior shall not be counted as a sign.

2. Section 02.02, Definitions, is further amended by adding the following definition in its proper alphabetical location:

Sign – Refer to Section 13.07 Sign Regulations for all sign definitions

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Article 13.00, Performance and Design Standards, of the Zoning Ordinance of Gallatin, Tennessee is hereby

amended by deleting Section 13.07 Sign Regulations in its entirety and replacing it with a new Section 13.07 Sign Regulations attached hereto as Exhibit B

1. Subsection 13.07.045, Definitions, is further amended by revising a portion of the following definition:

   Multi-Tenant Development Sign- A permanent on-premises freestanding sign, in non-residential, mixed use and industrial zone districts, that is erected to advertise businesses within a multi-tenant development with 5 or more tenants; is approved under one (1) preliminary master development plan or site plan; with or without individual street frontage and with a common parking lot or private drive. Multi-Tenant Developments that do not qualify for a Multi-Tenant Development sign shall share a single ground sign per Subsections 13.07.065 and 13.07.075.F.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that the Gallatin City Council hereby concurs with the recommendation of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A and further described in the Staff Report and Action Form, attached hereto as Exhibit C, and

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this ordinance shall take effect on final passage, the public welfare requiring such.

PASSED FIRST READING: September 3, 2013.

PASSED SECOND READING: October 15, 2013.

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

Public Recognition on Agenda Related Items

Mayor Graves opened public recognition on agenda related items. With no one wishing to speak, Mayor closed public recognition.

Mayor's Comments

Mayor commented on the following:

- Saturday, October 26th from 10:00 AM – 2:00 PM is "Drug Take Back" a drop off for unused or expired prescription medications at both Walgreens locations in Gallatin

- Saturday, October 26th from 9:00 AM – 2:00 PM is "Hazardous Household Waste" drop off at Volunteer State Community College and for more information contact the Sumner County Resource Authority

- Mayor Graves recognized the following departments and individuals for their GNRC Awards:

  - Katherine Schoch, Denise Knight, Ronnie Stiles and Nick Tuttle for the Planning, Engineering and Public Works Award

  - Billy Crook for the Public Safety Award

  - David Brown for the Tourism Award

Agenda

1. Ordinance #O1310-51 – Third Reading

Vice Mayor Alexander presented this ordinance to provide revenue for the City of Gallatin, Tennessee for Municipal purposes for the 2013 Tax Year and the 2014 Fiscal Year.

Vice Mayor Alexander made motion to approve; Councilman Mayberry seconded. Motion carried with 7 ayes and 0 nays.

2. Ordinance #O1304-22 – Second Reading

Councilman Overton presented this ordinance amending Zoning Ordinance of the City of Gallatin, Tennessee by amending Article 2.00 Language and Definitions and Article 13.00 Performance and Design Standards.

Councilman Overton made motion to approve; Councilwoman Brackenbury seconded.

Councilman Overton made motion to amend the section in the Multi-Tenant Development Sign section to provide multi-tenant developments with 5 or more tenants but less than 65,000 square feet; Councilman Hayes seconded. Motion carried with 7 ayes and 0 nays.

Mayor called for the vote on the amended motion. Motion carried with 7 ayes and 0 nays.

3. Ordinance #O1307-40 – Second Reading

Councilwoman Brackenbury presented this ordinance amending Article 14.00, Provisions Governing Non-Conforming Uses and Non-Complying Buildings or Other Structures, of the Zoning Ordinance of the City of Gallatin, Tennessee.

Councilwoman Brackenbury made motion to approve; Vice Mayor Alexander seconded. Motion carried with 7 ayes and 0 nays.

4. Ordinance #O1309-45 – Second Reading

Councilman Hayes presented this ordinance amending Zoning Ordinance of the City of Gallatin, Tennessee by amending Multiple Residential and Office (MRO) Zone District to Planned Neighborhood Commercial (PNC) Zone District – Tiger Management Group LLC, owner(s) – 3.00 (+/-) acres – S.B.E. Tax Map 126I/B/008.00 – located on the south side of Nashville Pike, west of Lock 4 Road at 921 Nashville Pike.

Mayor Graves stated this item has been requested to be deferred.

5. Ordinance #O1309-48 – Second Reading

Councilman Mayberry presented this ordinance appropriating additional funds in the amount of $1,000,000 for Natural Gas Line Extensions under existing contract "Contract 2012 Annual Natural Gas Line Construction".

Councilman Mayberry made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.

6. Ordinance #O1306-35 – First Reading

Councilman Overton presented this ordinance appropriating funds received from Mid-Century Insurance Company for damage to a traffic signal cabinet on Long Hollow Pike.

ATTACHMENT 3

Syllabus

NOTE: Where it is feasible, a syllabus (headnote) will be released, as is being done in connection with this case, at the time the opinion is issued. The syllabus constitutes no part of the opinion of the Court but has been prepared by the Reporter of Decisions for the convenience of the reader. See *United States* v. *Detroit Timber & Lumber Co.*, 200 U. S. 321, 337.

SUPREME COURT OF THE UNITED STATES

Syllabus

REED ET AL. *v.* TOWN OF GILBERT, ARIZONA, ET AL.

CERTIORARI TO THE UNITED STATES COURT OF APPEALS FOR THE NINTH CIRCUIT

No. 13–502. Argued January 12, 2015—Decided June 18, 2015

Gilbert, Arizona (Town), has a comprehensive code (Sign Code or Code) that prohibits the display of outdoor signs without a permit, but exempts 23 categories of signs, including three relevant here. "Ideological Signs," defined as signs "communicating a message or ideas" that do not fit in any other Sign Code category, may be up to 20 square feet and have no placement or time restrictions. "Political Signs," defined as signs "designed to influence the outcome of an election," may be up to 32 square feet and may only be displayed during an election season. "Temporary Directional Signs," defined as signs directing the public to a church or other "qualifying event," have even greater restrictions: No more than four of the signs, limited to six square feet, may be on a single property at any time, and signs may be displayed no more than 12 hours before the "qualifying event" and 1 hour after.

Petitioners, Good News Community Church (Church) and its pastor, Clyde Reed, whose Sunday church services are held at various temporary locations in and near the Town, posted signs early each Saturday bearing the Church name and the time and location of the next service and did not remove the signs until around midday Sunday. The Church was cited for exceeding the time limits for displaying temporary directional signs and for failing to include an event date on the signs. Unable to reach an accommodation with the Town, petitioners filed suit, claiming that the Code abridged their freedom of speech. The District Court denied their motion for a preliminary injunction, and the Ninth Circuit affirmed, ultimately concluding that the Code's sign categories were content neutral, and that the Code satisfied the intermediate scrutiny accorded to content-neutral regulations of speech.

Held: The Sign Code's provisions are content-based regulations of

speech that do not survive strict scrutiny. Pp. 6–17.

(a) Because content-based laws target speech based on its communicative content, they are presumptively unconstitutional and may be justified only if the government proves that they are narrowly tailored to serve compelling state interests. *E.g., R. A. V.* v. *St. Paul*, 505 U. S. 377, 395. Speech regulation is content based if a law applies to particular speech because of the topic discussed or the idea or message expressed. *E.g., Sorrell* v. *IMS Health, Inc.*, 564 U. S. ___, ___–___. And courts are required to consider whether a regulation of speech "on its face" draws distinctions based on the message a speaker conveys. *Id.*, at ___. Whether laws define regulated speech by particular subject matter or by its function or purpose, they are subject to strict scrutiny. The same is true for laws that, though facially content neutral, cannot be " 'justified without reference to the content of the regulated speech,' " or were adopted by the government "because of disagreement with the message" conveyed. *Ward* v. *Rock Against Racism*, 491 U. S. 781, 791. Pp. 6–7.

(b) The Sign Code is content based on its face. It defines the categories of temporary, political, and ideological signs on the basis of their messages and then subjects each category to different restrictions. The restrictions applied thus depend entirely on the sign's communicative content. Because the Code, on its face, is a content-based regulation of speech, there is no need to consider the government's justifications or purposes for enacting the Code to determine whether it is subject to strict scrutiny. Pp. 7.

(c) None of the Ninth Circuit's theories for its contrary holding is persuasive. Its conclusion that the Town's regulation was not based on a disagreement with the message conveyed skips the crucial first step in the content-neutrality analysis: determining whether the law is content neutral on its face. A law that is content based on its face is subject to strict scrutiny regardless of the government's benign motive, content-neutral justification, or lack of "animus toward the ideas contained" in the regulated speech. *Cincinnati* v. *Discovery Network, Inc.*, 507 U. S. 410, 429. Thus, an innocuous justification cannot transform a facially content-based law into one that is content neutral. A court must evaluate each question—whether a law is content based on its face and whether the purpose and justification for the law are content based—before concluding that a law is content neutral. *Ward* does not require otherwise, for its framework applies only to a content-neutral statute.

The Ninth Circuit's conclusion that the Sign Code does not single out any idea or viewpoint for discrimination conflates two distinct but related limitations that the First Amendment places on government regulation of speech. Government discrimination among viewpoints

is a "more blatant" and "egregious form of content discrimination," *Rosenberger* v. *Rector and Visitors of Univ. of Va.*, 515 U. S. 819, 829, but "[t]he First Amendment's hostility to content-based regulation [also] extends . . . to prohibition of public discussion of an entire topic," *Consolidated Edison Co. of N. Y.* v. *Public Serv. Comm'n of N. Y.*, 447 U. S. 530, 537. The Sign Code, a paradigmatic example of content-based discrimination, singles out specific subject matter for differential treatment, even if it does not target viewpoints within that subject matter.

The Ninth Circuit also erred in concluding that the Sign Code was not content based because it made only speaker-based and event-based distinctions. The Code's categories are not speaker-based—the restrictions for political, ideological, and temporary event signs apply equally no matter who sponsors them. And even if the sign categories were speaker based, that would not automatically render the law content neutral. Rather, "laws favoring some speakers over others demand strict scrutiny when the legislature's speaker preference reflects a content preference." *Turner Broadcasting System, Inc.* v. *FCC*, 512 U. S. 622, 658. This same analysis applies to event-based distinctions. Pp. 8–14.

(d) The Sign Code's content-based restrictions do not survive strict scrutiny because the Town has not demonstrated that the Code's differentiation between temporary directional signs and other types of signs furthers a compelling governmental interest and is narrowly tailored to that end. See *Arizona Free Enterprise Club's Freedom Club PAC* v. *Bennett*, 564 U. S. ___, ___. Assuming that the Town has a compelling interest in preserving its aesthetic appeal and traffic safety, the Code's distinctions are highly underinclusive. The Town cannot claim that placing strict limits on temporary directional signs is necessary to beautify the Town when other types of signs create the same problem. See *Discovery Network, supra,* at 425. Nor has it shown that temporary directional signs pose a greater threat to public safety than ideological or political signs. Pp. 14–15.

(e) This decision will not prevent governments from enacting effective sign laws. The Town has ample content-neutral options available to resolve problems with safety and aesthetics, including regulating size, building materials, lighting, moving parts, and portability. And the Town may be able to forbid postings on public property, so long as it does so in an evenhanded, content-neutral manner. See *Members of City Council of Los Angeles* v. *Taxpayers for Vincent*, 466 U. S. 789, 817. An ordinance narrowly tailored to the challenges of protecting the safety of pedestrians, drivers, and passengers—*e.g.*, warning signs marking hazards on private property or signs directing traffic—might also survive strict scrutiny. Pp. 16–17.

707 F. 3d 1057, reversed and remanded.

THOMAS, J., delivered the opinion of the Court, in which ROBERTS, C. J., and SCALIA, KENNEDY, ALITO, and SOTOMAYOR, JJ., joined. ALITO, J., filed a concurring opinion, in which KENNEDY and SOTOMAYOR, JJ., joined. BREYER, J., filed an opinion concurring in the judgment. KAGAN, J., filed an opinion concurring in the judgment, in which GINSBURG and BREYER, JJ., joined

NOTICE: This opinion is subject to formal revision before publication in the preliminary print of the United States Reports. Readers are requested to notify the Reporter of Decisions, Supreme Court of the United States, Washington, D. C. 20543, of any typographical or other formal errors, in order that corrections may be made before the preliminary print goes to press.

SUPREME COURT OF THE UNITED STATES

No. 13–502

CLYDE REED, ET AL., PETITIONERS *v.* TOWN OF GILBERT, ARIZONA, ET AL.

ON WRIT OF CERTIORARI TO THE UNITED STATES COURT OF APPEALS FOR THE NINTH CIRCUIT

[June 18, 2015]

JUSTICE THOMAS delivered the opinion of the Court.

The town of Gilbert, Arizona (or Town), has adopted a comprehensive code governing the manner in which people may display outdoor signs. Gilbert, Ariz., Land Development Code (Sign Code or Code), ch. 1, §4.402 (2005).[1] The Sign Code identifies various categories of signs based on the type of information they convey, then subjects each category to different restrictions. One of the categories is "Temporary Directional Signs Relating to a Qualifying Event," loosely defined as signs directing the public to a meeting of a nonprofit group. §4.402(P). The Code imposes more stringent restrictions on these signs than it does on signs conveying other messages. We hold that these provisions are content-based regulations of speech that cannot survive strict scrutiny.

[1]The Town's Sign Code is available online at http://www.gilbertaz.gov/departments/development-service/planning-development/land-development-code (as visited June 16, 2015, and available in Clerk of Court's case file).

I

A

The Sign Code prohibits the display of outdoor signs anywhere within the Town without a permit, but it then exempts 23 categories of signs from that requirement. These exemptions include everything from bazaar signs to flying banners. Three categories of exempt signs are particularly relevant here.

The first is "Ideological Sign[s]." This category includes any "sign communicating a message or ideas for noncommercial purposes that is not a Construction Sign, Directional Sign, Temporary Directional Sign Relating to a Qualifying Event, Political Sign, Garage Sale Sign, or a sign owned or required by a governmental agency." Sign Code, Glossary of General Terms (Glossary), p. 23 (emphasis deleted). Of the three categories discussed here, the Code treats ideological signs most favorably, allowing them to be up to 20 square feet in area and to be placed in all "zoning districts" without time limits. §4.402(J).

The second category is "Political Sign[s]." This includes any "temporary sign designed to influence the outcome of an election called by a public body." Glossary 23.[2] The Code treats these signs less favorably than ideological signs. The Code allows the placement of political signs up to 16 square feet on residential property and up to 32 square feet on nonresidential property, undeveloped municipal property, and "rights-of-way." §4.402(I).[3] These signs may be displayed up to 60 days before a primary election and up to 15 days following a general election. *Ibid.*

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[2] A "Temporary Sign" is a "sign not permanently attached to the ground, a wall or a building, and not designed or intended for permanent display." Glossary 25.

[3] The Code defines "Right-of-Way" as a "strip of publicly owned land occupied by or planned for a street, utilities, landscaping, sidewalks, trails, and similar facilities." *Id.*, at 18.

The third category is "Temporary Directional Signs Relating to a Qualifying Event." This includes any "Temporary Sign intended to direct pedestrians, motorists, and other passersby to a 'qualifying event.'" Glossary 25 (emphasis deleted). A "qualifying event" is defined as any "assembly, gathering, activity, or meeting sponsored, arranged, or promoted by a religious, charitable, community service, educational, or other similar non-profit organization." *Ibid.* The Code treats temporary directional signs even less favorably than political signs.[4] Temporary directional signs may be no larger than six square feet. §4.402(P). They may be placed on private property or on a public right-of-way, but no more than four signs may be placed on a single property at any time. *Ibid.* And, they may be displayed no more than 12 hours before the "qualifying event" and no more than 1 hour afterward. *Ibid.*

B

Petitioners Good News Community Church (Church) and its pastor, Clyde Reed, wish to advertise the time and location of their Sunday church services. The Church is a small, cash-strapped entity that owns no building, so it holds its services at elementary schools or other locations in or near the Town. In order to inform the public about its services, which are held in a variety of different loca-

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[4] The Sign Code has been amended twice during the pendency of this case. When litigation began in 2007, the Code defined the signs at issue as "Religious Assembly Temporary Direction Signs." App. 75. The Code entirely prohibited placement of those signs in the public right-of-way, and it forbade posting them in any location for more than two hours before the religious assembly or more than one hour afterward. *Id.*, at 75–76. In 2008, the Town redefined the category as "Temporary Directional Signs Related to a Qualifying Event," and it expanded the time limit to 12 hours before and 1 hour after the "qualifying event." *Ibid.* In 2011, the Town amended the Code to authorize placement of temporary directional signs in the public right-of-way. *Id.*, at 89.

tions, the Church began placing 15 to 20 temporary signs around the Town, frequently in the public right-of-way abutting the street. The signs typically displayed the Church's name, along with the time and location of the upcoming service. Church members would post the signs early in the day on Saturday and then remove them around midday on Sunday. The display of these signs requires little money and manpower, and thus has proved to be an economical and effective way for the Church to let the community know where its services are being held each week.

This practice caught the attention of the Town's Sign Code compliance manager, who twice cited the Church for violating the Code. The first citation noted that the Church exceeded the time limits for displaying its temporary directional signs. The second citation referred to the same problem, along with the Church's failure to include the date of the event on the signs. Town officials even confiscated one of the Church's signs, which Reed had to retrieve from the municipal offices.

Reed contacted the Sign Code Compliance Department in an attempt to reach an accommodation. His efforts proved unsuccessful. The Town's Code compliance manager informed the Church that there would be "no leniency under the Code" and promised to punish any future violations.

Shortly thereafter, petitioners filed a complaint in the United States District Court for the District of Arizona, arguing that the Sign Code abridged their freedom of speech in violation of the First and Fourteenth Amendments. The District Court denied the petitioners' motion for a preliminary injunction. The Court of Appeals for the Ninth Circuit affirmed, holding that the Sign Code's provision regulating temporary directional signs did not regulate speech on the basis of content. 587 F. 3d 966, 979 (2009). It reasoned that, even though an enforcement

officer would have to read the sign to determine what provisions of the Sign Code applied to it, the "'kind of cursory examination'" that would be necessary for an officer to classify it as a temporary directional sign was "not akin to an officer synthesizing the expressive content of the sign." *Id.*, at 978. It then remanded for the District Court to determine in the first instance whether the Sign Code's distinctions among temporary directional signs, political signs, and ideological signs nevertheless constituted a content-based regulation of speech.

On remand, the District Court granted summary judgment in favor of the Town. The Court of Appeals again affirmed, holding that the Code's sign categories were content neutral. The court concluded that "the distinctions between Temporary Directional Signs, Ideological Signs, and Political Signs . . . are based on objective factors relevant to Gilbert's creation of the specific exemption from the permit requirement and do not otherwise consider the substance of the sign." 707 F. 3d 1057, 1069 (CA9 2013). Relying on this Court's decision in *Hill* v. *Colorado*, 530 U. S. 703 (2000), the Court of Appeals concluded that the Sign Code is content neutral. 707 F. 3d, at 1071–1072. As the court explained, "Gilbert did not adopt its regulation of speech because it disagreed with the message conveyed" and its "interests in regulat[ing] temporary signs are unrelated to the content of the sign." *Ibid.* Accordingly, the court believed that the Code was "content-neutral as that term [has been] defined by the Supreme Court." *Id.*, at 1071. In light of that determination, it applied a lower level of scrutiny to the Sign Code and concluded that the law did not violate the First Amendment. *Id.*, at 1073–1076.

We granted certiorari, 573 U. S. ___ (2014), and now reverse.

II

A

The First Amendment, applicable to the States through the Fourteenth Amendment, prohibits the enactment of laws "abridging the freedom of speech." U. S. Const., Amdt. 1. Under that Clause, a government, including a municipal government vested with state authority, "has no power to restrict expression because of its message, its ideas, its subject matter, or its content." *Police Dept. of Chicago* v. *Mosley*, 408 U. S. 92, 95 (1972). Content-based laws—those that target speech based on its communicative content—are presumptively unconstitutional and may be justified only if the government proves that they are narrowly tailored to serve compelling state interests. *R. A. V.* v. *St. Paul*, 505 U. S. 377, 395 (1992); *Simon & Schuster, Inc.* v. *Members of N. Y. State Crime Victims Bd.*, 502 U. S. 105, 115, 118 (1991).

Government regulation of speech is content based if a law applies to particular speech because of the topic discussed or the idea or message expressed. *E.g., Sorrell* v. *IMS Health, Inc.*, 564 U. S. ___, ___–___ (2011) (slip op., at 8–9); *Carey* v. *Brown*, 447 U. S. 455, 462 (1980); *Mosley*, *supra,* at 95. This commonsense meaning of the phrase "content based" requires a court to consider whether a regulation of speech "on its face" draws distinctions based on the message a speaker conveys. *Sorrell*, *supra,* at ___ (slip op., at 8). Some facial distinctions based on a message are obvious, defining regulated speech by particular subject matter, and others are more subtle, defining regulated speech by its function or purpose. Both are distinctions drawn based on the message a speaker conveys, and, therefore, are subject to strict scrutiny.

Our precedents have also recognized a separate and additional category of laws that, though facially content neutral, will be considered content-based regulations of speech: laws that cannot be "'justified without reference to

the content of the regulated speech,'" or that were adopted by the government "because of disagreement with the message [the speech] conveys," *Ward* v. *Rock Against Racism*, 491 U. S. 781, 791 (1989). Those laws, like those that are content based on their face, must also satisfy strict scrutiny.

B

The Town's Sign Code is content based on its face. It defines "Temporary Directional Signs" on the basis of whether a sign conveys the message of directing the public to church or some other "qualifying event." Glossary 25. It defines "Political Signs" on the basis of whether a sign's message is "designed to influence the outcome of an election." *Id.,* at 24. And it defines "Ideological Signs" on the basis of whether a sign "communicat[es] a message or ideas" that do not fit within the Code's other categories. *Id.,* at 23. It then subjects each of these categories to different restrictions.

The restrictions in the Sign Code that apply to any given sign thus depend entirely on the communicative content of the sign. If a sign informs its reader of the time and place a book club will discuss John Locke's Two Treatises of Government, that sign will be treated differently from a sign expressing the view that one should vote for one of Locke's followers in an upcoming election, and both signs will be treated differently from a sign expressing an ideological view rooted in Locke's theory of government. More to the point, the Church's signs inviting people to attend its worship services are treated differently from signs conveying other types of ideas. On its face, the Sign Code is a content-based regulation of speech. We thus have no need to consider the government's justifications or purposes for enacting the Code to determine whether it is subject to strict scrutiny.

C

In reaching the contrary conclusion, the Court of Appeals offered several theories to explain why the Town's Sign Code should be deemed content neutral. None is persuasive.

1

The Court of Appeals first determined that the Sign Code was content neutral because the Town "did not adopt its regulation of speech [based on] disagree[ment] with the message conveyed," and its justifications for regulating temporary directional signs were "unrelated to the content of the sign." 707 F. 3d, at 1071–1072. In its brief to this Court, the United States similarly contends that a sign regulation is content neutral—even if it expressly draws distinctions based on the sign's communicative content—if those distinctions can be "'justified without reference to the content of the regulated speech.'" Brief for United States as *Amicus Curiae* 20, 24 (quoting *Ward, supra,* at 791; emphasis deleted).

But this analysis skips the crucial first step in the content-neutrality analysis: determining whether the law is content neutral on its face. A law that is content based on its face is subject to strict scrutiny regardless of the government's benign motive, content-neutral justification, or lack of "animus toward the ideas contained" in the regulated speech. *Cincinnati* v. *Discovery Network, Inc.,* 507 U. S. 410, 429 (1993). We have thus made clear that "'[i]llicit legislative intent is not the *sine qua non* of a violation of the First Amendment,'" and a party opposing the government "need adduce 'no evidence of an improper censorial motive.'" *Simon & Schuster, supra,* at 117. Although "a content-based purpose may be sufficient in certain circumstances to show that a regulation is content based, it is not necessary." *Turner Broadcasting System, Inc.* v. *FCC,* 512 U. S. 622, 642 (1994). In other words, an

innocuous justification cannot transform a facially content-based law into one that is content neutral.

That is why we have repeatedly considered whether a law is content neutral on its face *before* turning to the law's justification or purpose. See, *e.g.*, *Sorrell*, *supra*, at ___–___ (slip op., at 8–9) (statute was content based "on its face," and there was also evidence of an impermissible legislative motive); *United States* v. *Eichman*, 496 U. S. 310, 315 (1990) ("Although the [statute] contains no explicit content-based limitation on the scope of prohibited conduct, it is nevertheless clear that the Government's asserted *interest* is related to the suppression of free expression" (internal quotation marks omitted)); *Members of City Council of Los Angeles* v. *Taxpayers for Vincent*, 466 U. S. 789, 804 (1984) ("The text of the ordinance is neutral," and "there is not even a hint of bias or censorship in the City's enactment or enforcement of this ordinance"); *Clark* v. *Community for Creative Non-Violence*, 468 U. S. 288, 293 (1984) (requiring that a facially content-neutral ban on camping must be "justified without reference to the content of the regulated speech"); *United States* v. *O'Brien*, 391 U. S. 367, 375, 377 (1968) (noting that the statute "on its face deals with conduct having no connection with speech," but examining whether the "the governmental interest is unrelated to the suppression of free expression"). Because strict scrutiny applies either when a law is content based on its face or when the purpose and justification for the law are content based, a court must evaluate each question before it concludes that the law is content neutral and thus subject to a lower level of scrutiny.

The Court of Appeals and the United States misunderstand our decision in *Ward* as suggesting that a government's purpose is relevant even when a law is content based on its face. That is incorrect. *Ward* had nothing to say about facially content-based restrictions because it involved a facially content-*neutral* ban on the use, in a

city-owned music venue, of sound amplification systems not provided by the city. 491 U. S., at 787, and n. 2. In that context, we looked to governmental motive, including whether the government had regulated speech "because of disagreement" with its message, and whether the regulation was "'justified without reference to the content of the speech.'" *Id.,* at 791. But *Ward*'s framework "applies only if a statute is content neutral." *Hill,* 530 U. S., at 766 (KENNEDY, J., dissenting). Its rules thus operate "to protect speech," not "to restrict it." *Id.,* at 765.

The First Amendment requires no less. Innocent motives do not eliminate the danger of censorship presented by a facially content-based statute, as future government officials may one day wield such statutes to suppress disfavored speech. That is why the First Amendment expressly targets the operation of the laws—*i.e.,* the "abridg[ement] of speech"—rather than merely the motives of those who enacted them. U. S. Const., Amdt. 1. "'The vice of content-based legislation . . . is not that it is always used for invidious, thought-control purposes, but that it lends itself to use for those purposes.'" *Hill, supra,* at 743 (SCALIA, J., dissenting).

For instance, in *NAACP* v. *Button,* 371 U. S. 415 (1963), the Court encountered a State's attempt to use a statute prohibiting "'improper solicitation'" by attorneys to outlaw litigation-related speech of the National Association for the Advancement of Colored People. *Id.,* at 438. Although *Button* predated our more recent formulations of strict scrutiny, the Court rightly rejected the State's claim that its interest in the "regulation of professional conduct" rendered the statute consistent with the First Amendment, observing that "it is no answer . . . to say . . . that the purpose of these regulations was merely to insure high professional standards and not to curtail free expression." *Id.,* at 438–439. Likewise, one could easily imagine a Sign Code compliance manager who disliked the Church's

substantive teachings deploying the Sign Code to make it more difficult for the Church to inform the public of the location of its services. Accordingly, we have repeatedly "rejected the argument that 'discriminatory . . . treatment is suspect under the First Amendment only when the legislature intends to suppress certain ideas.'" *Discovery Network,* 507 U. S., at 429. We do so again today.

2

The Court of Appeals next reasoned that the Sign Code was content neutral because it "does not mention any idea or viewpoint, let alone single one out for differential treatment." 587 F. 3d, at 977. It reasoned that, for the purpose of the Code provisions, "[i]t makes no difference which candidate is supported, who sponsors the event, or what ideological perspective is asserted." 707 F. 3d, at 1069.

The Town seizes on this reasoning, insisting that "content based" is a term of art that "should be applied flexibly" with the goal of protecting "viewpoints and ideas from government censorship or favoritism." Brief for Respondents 22. In the Town's view, a sign regulation that "does not censor or favor particular viewpoints or ideas" cannot be content based. *Ibid.* The Sign Code allegedly passes this test because its treatment of temporary directional signs does not raise any concerns that the government is "endorsing or suppressing 'ideas or viewpoints,'" *id.*, at 27, and the provisions for political signs and ideological signs "are neutral as to particular ideas or viewpoints" within those categories. *Id.*, at 37.

This analysis conflates two distinct but related limitations that the First Amendment places on government regulation of speech. Government discrimination among viewpoints—or the regulation of speech based on "the specific motivating ideology or the opinion or perspective of the speaker"—is a "more blatant" and "egregious form of

content discrimination." *Rosenberger* v. *Rector and Visitors of Univ. of Va.*, 515 U. S. 819, 829 (1995). But it is well established that "[t]he First Amendment's hostility to content-based regulation extends not only to restrictions on particular viewpoints, but also to prohibition of public discussion of an entire topic." *Consolidated Edison Co. of N. Y.* v. *Public Serv. Comm'n of N. Y.*, 447 U. S. 530, 537 (1980).

Thus, a speech regulation targeted at specific subject matter is content based even if it does not discriminate among viewpoints within that subject matter. *Ibid.* For example, a law banning the use of sound trucks for political speech—and only political speech—would be a content-based regulation, even if it imposed no limits on the political viewpoints that could be expressed. See *Discovery Network, supra,* at 428. The Town's Sign Code likewise singles out specific subject matter for differential treatment, even if it does not target viewpoints within that subject matter. Ideological messages are given more favorable treatment than messages concerning a political candidate, which are themselves given more favorable treatment than messages announcing an assembly of like-minded individuals. That is a paradigmatic example of content-based discrimination.

3

Finally, the Court of Appeals characterized the Sign Code's distinctions as turning on "'the content-neutral elements of who is speaking through the sign and whether and when an event is occurring.'" 707 F. 3d, at 1069. That analysis is mistaken on both factual and legal grounds.

To start, the Sign Code's distinctions are not speaker based. The restrictions for political, ideological, and temporary event signs apply equally no matter who sponsors them. If a local business, for example, sought to put up

signs advertising the Church's meetings, those signs would be subject to the same limitations as such signs placed by the Church. And if Reed had decided to display signs in support of a particular candidate, he could have made those signs far larger—and kept them up for far longer—than signs inviting people to attend his church services. If the Code's distinctions were truly speaker based, both types of signs would receive the same treatment.

In any case, the fact that a distinction is speaker based does not, as the Court of Appeals seemed to believe, automatically render the distinction content neutral. Because "[s]peech restrictions based on the identity of the speaker are all too often simply a means to control content," *Citizens United* v. *Federal Election Comm'n*, 558 U. S. 310, 340 (2010), we have insisted that "laws favoring some speakers over others demand strict scrutiny when the legislature's speaker preference reflects a content preference," *Turner*, 512 U. S., at 658. Thus, a law limiting the content of newspapers, but only newspapers, could not evade strict scrutiny simply because it could be characterized as speaker based. Likewise, a content-based law that restricted the political speech of all corporations would not become content neutral just because it singled out corporations as a class of speakers. See *Citizens United, supra*, at 340–341. Characterizing a distinction as speaker based is only the beginning—not the end—of the inquiry.

Nor do the Sign Code's distinctions hinge on "whether and when an event is occurring." The Code does not permit citizens to post signs on any topic whatsoever within a set period leading up to an election, for example. Instead, come election time, it requires Town officials to determine whether a sign is "designed to influence the outcome of an election" (and thus "political") or merely "communicating a message or ideas for noncommercial purposes" (and thus "ideological"). Glossary 24. That obvious content-based

inquiry does not evade strict scrutiny review simply because an event (*i.e.,* an election) is involved.

And, just as with speaker-based laws, the fact that a distinction is event based does not render it content neutral. The Court of Appeals cited no precedent from this Court supporting its novel theory of an exception from the content-neutrality requirement for event-based laws. As we have explained, a speech regulation is content based if the law applies to particular speech because of the topic discussed or the idea or message expressed. *Supra,* at 6. A regulation that targets a sign because it conveys an idea about a specific event is no less content based than a regulation that targets a sign because it conveys some other idea. Here, the Code singles out signs bearing a particular message: the time and location of a specific event. This type of ordinance may seem like a perfectly rational way to regulate signs, but a clear and firm rule governing content neutrality is an essential means of protecting the freedom of speech, even if laws that might seem "entirely reasonable" will sometimes be "struck down because of their content-based nature." *City of Ladue* v. *Gilleo,* 512 U. S. 43, 60 (1994) (O'Connor, J., concurring).

III

Because the Town's Sign Code imposes content-based restrictions on speech, those provisions can stand only if they survive strict scrutiny, "'which requires the Government to prove that the restriction furthers a compelling interest and is narrowly tailored to achieve that interest,'" *Arizona Free Enterprise Club's Freedom Club PAC* v. *Bennett,* 564 U. S. ___, ___ (2011) (slip op., at 8) (quoting *Citizens United,* 558 U. S., at 340). Thus, it is the Town's burden to demonstrate that the Code's differentiation between temporary directional signs and other types of signs, such as political signs and ideological signs, furthers a compelling governmental interest and is narrowly tai-

lored to that end. See *ibid.*

The Town cannot do so. It has offered only two governmental interests in support of the distinctions the Sign Code draws: preserving the Town's aesthetic appeal and traffic safety. Assuming for the sake of argument that those are compelling governmental interests, the Code's distinctions fail as hopelessly underinclusive.

Starting with the preservation of aesthetics, temporary directional signs are "no greater an eyesore," *Discovery Network*, 507 U. S., at 425, than ideological or political ones. Yet the Code allows unlimited proliferation of larger ideological signs while strictly limiting the number, size, and duration of smaller directional ones. The Town cannot claim that placing strict limits on temporary directional signs is necessary to beautify the Town while at the same time allowing unlimited numbers of other types of signs that create the same problem.

The Town similarly has not shown that limiting temporary directional signs is necessary to eliminate threats to traffic safety, but that limiting other types of signs is not. The Town has offered no reason to believe that directional signs pose a greater threat to safety than do ideological or political signs. If anything, a sharply worded ideological sign seems more likely to distract a driver than a sign directing the public to a nearby church meeting.

In light of this underinclusiveness, the Town has not met its burden to prove that its Sign Code is narrowly tailored to further a compelling government interest. Because a "'law cannot be regarded as protecting an interest of the highest order, and thus as justifying a restriction on truthful speech, when it leaves appreciable damage to that supposedly vital interest unprohibited,'" *Republican Party of Minn.* v. *White*, 536 U. S. 765, 780 (2002), the Sign Code fails strict scrutiny.

IV

Our decision today will not prevent governments from enacting effective sign laws. The Town asserts that an "'absolutist'" content-neutrality rule would render "virtually all distinctions in sign laws . . . subject to strict scrutiny," Brief for Respondents 34–35, but that is not the case. Not "all distinctions" are subject to strict scrutiny, only *content-based* ones are. Laws that are *content neutral* are instead subject to lesser scrutiny. See *Clark*, 468 U. S., at 295.

The Town has ample content-neutral options available to resolve problems with safety and aesthetics. For example, its current Code regulates many aspects of signs that have nothing to do with a sign's message: size, building materials, lighting, moving parts, and portability. See, *e.g.*, §4.402(R). And on public property, the Town may go a long way toward entirely forbidding the posting of signs, so long as it does so in an evenhanded, content-neutral manner. See *Taxpayers for Vincent*, 466 U. S., at 817 (upholding content-neutral ban against posting signs on public property). Indeed, some lower courts have long held that similar content-based sign laws receive strict scrutiny, but there is no evidence that towns in those jurisdictions have suffered catastrophic effects. See, *e.g.*, *Solantic, LLC* v. *Neptune Beach*, 410 F. 3d 1250, 1264–1269 (CA11 2005) (sign categories similar to the town of Gilbert's were content based and subject to strict scrutiny); *Matthews* v. *Needham*, 764 F. 2d 58, 59–60 (CA1 1985) (law banning political signs but not commercial signs was content based and subject to strict scrutiny).

We acknowledge that a city might reasonably view the general regulation of signs as necessary because signs "take up space and may obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation." *City of Ladue*, 512 U. S., at 48. At the same time, the presence of certain

signs may be essential, both for vehicles and pedestrians, to guide traffic or to identify hazards and ensure safety. A sign ordinance narrowly tailored to the challenges of protecting the safety of pedestrians, drivers, and passengers—such as warning signs marking hazards on private property, signs directing traffic, or street numbers associated with private houses—well might survive strict scrutiny. The signs at issue in this case, including political and ideological signs and signs for events, are far removed from those purposes. As discussed above, they are facially content based and are neither justified by traditional safety concerns nor narrowly tailored.

* * *

We reverse the judgment of the Court of Appeals and remand the case for proceedings consistent with this opinion.

It is so ordered.

SUPREME COURT OF THE UNITED STATES

No. 13–502

CLYDE REED, ET AL., PETITIONERS *v.* TOWN OF GILBERT, ARIZONA, ET AL.

ON WRIT OF CERTIORARI TO THE UNITED STATES COURT OF APPEALS FOR THE NINTH CIRCUIT

[June 18, 2015]

JUSTICE ALITO, with whom JUSTICE KENNEDY and JUSTICE SOTOMAYOR join, concurring.

I join the opinion of the Court but add a few words of further explanation.

As the Court holds, what we have termed "content-based" laws must satisfy strict scrutiny. Content-based laws merit this protection because they present, albeit sometimes in a subtler form, the same dangers as laws that regulate speech based on viewpoint. Limiting speech based on its "topic" or "subject" favors those who do not want to disturb the status quo. Such regulations may interfere with democratic self-government and the search for truth. See *Consolidated Edison Co. of N. Y.* v. *Public Serv. Comm'n of N. Y.*, 447 U. S. 530, 537 (1980).

As the Court shows, the regulations at issue in this case are replete with content-based distinctions, and as a result they must satisfy strict scrutiny. This does not mean, however, that municipalities are powerless to enact and enforce reasonable sign regulations. I will not attempt to provide anything like a comprehensive list, but here are some rules that would not be content based:

Rules regulating the size of signs. These rules may distinguish among signs based on any content-neutral criteria, including any relevant criteria listed below.

Rules regulating the locations in which signs may be

placed. These rules may distinguish between free-standing signs and those attached to buildings.

Rules distinguishing between lighted and unlighted signs.

Rules distinguishing between signs with fixed messages and electronic signs with messages that change.

Rules that distinguish between the placement of signs on private and public property.

Rules distinguishing between the placement of signs on commercial and residential property.

Rules distinguishing between on-premises and off-premises signs.

Rules restricting the total number of signs allowed per mile of roadway.

Rules imposing time restrictions on signs advertising a one-time event. Rules of this nature do not discriminate based on topic or subject and are akin to rules restricting the times within which oral speech or music is allowed.*

In addition to regulating signs put up by private actors, government entities may also erect their own signs consistent with the principles that allow governmental speech. See *Pleasant Grove City* v. *Summum*, 555 U. S. 460, 467–469 (2009). They may put up all manner of signs to promote safety, as well as directional signs and signs pointing out historic sites and scenic spots.

Properly understood, today's decision will not prevent cities from regulating signs in a way that fully protects public safety and serves legitimate esthetic objectives.

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* Of course, content-neutral restrictions on speech are not necessarily consistent with the First Amendment. Time, place, and manner restrictions "must be narrowly tailored to serve the government's legitimate, content-neutral interests." *Ward* v. *Rock Against Racism*, 491 U. S. 781, 798 (1989). But they need not meet the high standard imposed on viewpoint- and content-based restrictions.

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[June 18, 2015]

JUSTICE BREYER, concurring in the judgment.

I join JUSTICE KAGAN's separate opinion. Like JUSTICE KAGAN I believe that categories alone cannot satisfactorily resolve the legal problem before us. The First Amendment requires greater judicial sensitivity both to the Amendment's expressive objectives and to the public's legitimate need for regulation than a simple recitation of categories, such as "content discrimination" and "strict scrutiny," would permit. In my view, the category "content discrimination" is better considered in many contexts, including here, as a rule of thumb, rather than as an automatic "strict scrutiny" trigger, leading to almost certain legal condemnation.

To use content discrimination to trigger strict scrutiny sometimes makes perfect sense. There are cases in which the Court has found content discrimination an unconstitutional method for suppressing a viewpoint. *E.g., Rosenberger* v. *Rector and Visitors of Univ. of Va.*, 515 U. S. 819, 828–829 (1995); see also *Boos* v. *Barry*, 485 U. S. 312, 318–319 (1988) (plurality opinion) (applying strict scrutiny where the line between subject matter and viewpoint was not obvious). And there are cases where the Court has found content discrimination to reveal that rules governing a traditional public forum are, in fact, not a neutral way of fairly managing the forum in the interest of all

speakers. *Police Dept. of Chicago* v. *Mosley*, 408 U. S. 92, 96 (1972) ("Once a forum is opened up to assembly or speaking by some groups, government may not prohibit others from assembling or speaking on the basis of what they intend to say"). In these types of cases, strict scrutiny is often appropriate, and content discrimination has thus served a useful purpose.

But content discrimination, while helping courts to identify unconstitutional suppression of expression, cannot and should not *always* trigger strict scrutiny. To say that it is not an automatic "strict scrutiny" trigger is not to argue against that concept's use. I readily concede, for example, that content discrimination, as a conceptual tool, can sometimes reveal weaknesses in the government's rationale for a rule that limits speech. If, for example, a city looks to litter prevention as the rationale for a prohibition against placing newsracks dispensing free advertisements on public property, why does it exempt other newsracks causing similar litter? Cf. *Cincinnati* v. *Discovery Network, Inc.*, 507 U. S. 410 (1993). I also concede that, whenever government disfavors one kind of speech, it places that speech at a disadvantage, potentially interfering with the free marketplace of ideas and with an individual's ability to express thoughts and ideas that can help that individual determine the kind of society in which he wishes to live, help shape that society, and help define his place within it.

Nonetheless, in these latter instances to use the presence of content discrimination automatically to trigger strict scrutiny and thereby call into play a strong presumption against constitutionality goes too far. That is because virtually all government activities involve speech, many of which involve the regulation of speech. Regulatory programs almost always require content discrimination. And to hold that such content discrimination triggers strict scrutiny is to write a recipe for judicial management

of ordinary government regulatory activity.

Consider a few examples of speech regulated by government that inevitably involve content discrimination, but where a strong presumption against constitutionality has no place. Consider governmental regulation of securities, *e.g.,* 15 U. S. C. §78*l* (requirements for content that must be included in a registration statement); of energy conservation labeling-practices, *e.g.,* 42 U. S. C. §6294 (requirements for content that must be included on labels of certain consumer electronics); of prescription drugs, *e.g.,* 21 U. S. C. §353(b)(4)(A) (requiring a prescription drug label to bear the symbol "Rx only"); of doctor-patient confidentiality, *e.g.,* 38 U. S. C. §7332 (requiring confidentiality of certain medical records, but allowing a physician to disclose that the patient has HIV to the patient's spouse or sexual partner); of income tax statements, *e.g.,* 26 U. S. C. §6039F (requiring taxpayers to furnish information about foreign gifts received if the aggregate amount exceeds $10,000); of commercial airplane briefings, *e.g.,* 14 CFR §136.7 (2015) (requiring pilots to ensure that each passenger has been briefed on flight procedures, such as seatbelt fastening); of signs at petting zoos, *e.g.,* N. Y. Gen. Bus. Law Ann. §399–ff(3) (West Cum. Supp. 2015) (requiring petting zoos to post a sign at every exit "'strongly recommend[ing] that persons wash their hands upon exiting the petting zoo area'"); and so on.

Nor can the majority avoid the application of strict scrutiny to all sorts of justifiable governmental regulations by relying on this Court's many subcategories and exceptions to the rule. The Court has said, for example, that we should apply less strict standards to "commercial speech." *Central Hudson Gas & Elec. Corp.* v. *Public Service Comm'n of N. Y.,* 447 U. S. 557, 562–563 (1980). But I have great concern that many justifiable instances of "content-based" regulation are noncommercial. And, worse than that, the Court has applied the heightened

"strict scrutiny" standard even in cases where the less stringent "commercial speech" standard was appropriate. See *Sorrell* v. *IMS Health Inc.*, 564 U. S. ___, ___ (2011) (BREYER, J., dissenting) (slip op., at ___). The Court has also said that "government speech" escapes First Amendment strictures. See *Rust* v. *Sullivan*, 500 U. S. 173, 193–194 (1991). But regulated speech is typically private speech, not government speech. Further, the Court has said that, "[w]hen the basis for the content discrimination consists entirely of the very reason the entire class of speech at issue is proscribable, no significant danger of idea or viewpoint discrimination exists." *R. A. V.* v. *St. Paul*, 505 U. S. 377, 388 (1992). But this exception accounts for only a few of the instances in which content discrimination is readily justifiable.

I recognize that the Court could escape the problem by watering down the force of the presumption against constitutionality that "strict scrutiny" normally carries with it. But, in my view, doing so will weaken the First Amendment's protection in instances where "strict scrutiny" should apply in full force.

The better approach is to generally treat content discrimination as a strong reason weighing against the constitutionality of a rule where a traditional public forum, or where viewpoint discrimination, is threatened, but elsewhere treat it as a rule of thumb, finding it a helpful, but not determinative legal tool, in an appropriate case, to determine the strength of a justification. I would use content discrimination as a supplement to a more basic analysis, which, tracking most of our First Amendment cases, asks whether the regulation at issue works harm to First Amendment interests that is disproportionate in light of the relevant regulatory objectives. Answering this question requires examining the seriousness of the harm to speech, the importance of the countervailing objectives, the extent to which the law will achieve those objectives,

and whether there are other, less restrictive ways of doing so. See, *e.g.*, *United States* v. *Alvarez*, 567 U. S. ___, ___–___ (2012) (BREYER, J., concurring in judgment) (slip op., at 1–3); *Nixon* v. *Shrink Missouri Government PAC*, 528 U. S. 377, 400–403 (2000) (BREYER, J., concurring). Admittedly, this approach does not have the simplicity of a mechanical use of categories. But it does permit the government to regulate speech in numerous instances where the voters have authorized the government to regulate and where courts should hesitate to substitute judicial judgment for that of administrators.

Here, regulation of signage along the roadside, for purposes of safety and beautification is at issue. There is no traditional public forum nor do I find any general effort to censor a particular viewpoint. Consequently, the specific regulation at issue does not warrant "strict scrutiny." Nonetheless, for the reasons that JUSTICE KAGAN sets forth, I believe that the Town of Gilbert's regulatory rules violate the First Amendment. I consequently concur in the Court's judgment only.

SUPREME COURT OF THE UNITED STATES

No. 13–502

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ON WRIT OF CERTIORARI TO THE UNITED STATES COURT OF APPEALS FOR THE NINTH CIRCUIT

[June 18, 2015]

JUSTICE KAGAN, with whom JUSTICE GINSBURG and JUSTICE BREYER join, concurring in the judgment.

Countless cities and towns across America have adopted ordinances regulating the posting of signs, while exempting certain categories of signs based on their subject matter. For example, some municipalities generally prohibit illuminated signs in residential neighborhoods, but lift that ban for signs that identify the address of a home or the name of its owner or occupant. See, *e.g.*, City of Truth or Consequences, N. M., Code of Ordinances, ch. 16, Art. XIII, §§11–13–2.3, 11–13–2.9(H)(4) (2014). In other municipalities, safety signs such as "Blind Pedestrian Crossing" and "Hidden Driveway" can be posted without a permit, even as other permanent signs require one. See, *e.g.*, Code of Athens-Clarke County, Ga., Pt. III, §7–4–7(1) (1993). Elsewhere, historic site markers—for example, "George Washington Slept Here"—are also exempt from general regulations. See, *e.g.*, Dover, Del., Code of Ordinances, Pt. II, App. B, Art. 5, §4.5(F) (2012). And similarly, the federal Highway Beautification Act limits signs along interstate highways unless, for instance, they direct travelers to "scenic and historical attractions" or advertise free coffee. See 23 U. S. C. §§131(b), (c)(1), (c)(5).

Given the Court's analysis, many sign ordinances of that kind are now in jeopardy. See *ante*, at 14 (acknowledging

that "entirely reasonable" sign laws "will sometimes be struck down" under its approach (internal quotation marks omitted)). Says the majority: When laws "single[] out specific subject matter," they are "facially content based"; and when they are facially content based, they are automatically subject to strict scrutiny. *Ante*, at 12, 16–17. And although the majority holds out hope that some sign laws with subject-matter exemptions "might survive" that stringent review, *ante*, at 17, the likelihood is that most will be struck down. After all, it is the "rare case[] in which a speech restriction withstands strict scrutiny." *Williams-Yulee* v. *Florida Bar*, 575 U. S. ___, ___ (2015) (slip op., at 9). To clear that high bar, the government must show that a content-based distinction "is necessary to serve a compelling state interest and is narrowly drawn to achieve that end." *Arkansas Writers' Project, Inc.* v. *Ragland*, 481 U. S. 221, 231 (1987). So on the majority's view, courts would have to determine that a town has a compelling interest in informing passersby where George Washington slept. And likewise, courts would have to find that a town has no other way to prevent hidden-driveway mishaps than by specially treating hidden-driveway signs. (Well-placed speed bumps? Lower speed limits? Or how about just a ban on hidden driveways?) The consequence—unless courts water down strict scrutiny to something unrecognizable—is that our communities will find themselves in an unenviable bind: They will have to either repeal the exemptions that allow for helpful signs on streets and sidewalks, or else lift their sign restrictions altogether and resign themselves to the resulting clutter.*

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*Even in trying (commendably) to limit today's decision, JUSTICE ALITO's concurrence highlights its far-reaching effects. According to JUSTICE ALITO, the majority does not subject to strict scrutiny regulations of "signs advertising a one-time event." *Ante*, at 2 (ALITO, J., concurring). But of course it does. On the majority's view, a law with an exception for such signs "singles out specific subject matter for

Although the majority insists that applying strict scrutiny to all such ordinances is "essential" to protecting First Amendment freedoms, *ante*, at 14, I find it challenging to understand why that is so. This Court's decisions articulate two important and related reasons for subjecting content-based speech regulations to the most exacting standard of review. The first is "to preserve an uninhibited marketplace of ideas in which truth will ultimately prevail." *McCullen* v. *Coakley*, 573 U. S. ___, ___–___ (2014) (slip op., at 8–9) (internal quotation marks omitted). The second is to ensure that the government has not regulated speech "based on hostility—or favoritism—towards the underlying message expressed." *R. A. V.* v. *St. Paul*, 505 U. S. 377, 386 (1992). Yet the subject-matter exemptions included in many sign ordinances do not implicate those concerns. Allowing residents, say, to install a light bulb over "name and address" signs but no others does not distort the marketplace of ideas. Nor does that different treatment give rise to an inference of impermissible government motive.

We apply strict scrutiny to facially content-based regulations of speech, in keeping with the rationales just described, when there is any "realistic possibility that official suppression of ideas is afoot." *Davenport* v. *Washington Ed. Assn.*, 551 U. S. 177, 189 (2007) (quoting *R. A. V.*, 505 U. S., at 390). That is always the case when the regulation facially differentiates on the basis of viewpoint. See *Rosenberger* v. *Rector and Visitors of Univ. of Va.*, 515 U. S. 819, 829 (1995). It is also the case (except in nonpublic or limited public forums) when a law restricts "discussion of an entire topic" in public debate. *Consolidated*

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differential treatment" and "defin[es] regulated speech by particular subject matter." *Ante*, at 6, 12 (majority opinion). Indeed, the precise reason the majority applies strict scrutiny here is that "the Code singles out signs bearing a particular message: the time and location of a specific event." *Ante*, at 14.

Edison Co. of N. Y. v. *Public Serv. Comm'n of N. Y.*, 447 U. S. 530, 537, 539–540 (1980) (invalidating a limitation on speech about nuclear power). We have stated that "[i]f the marketplace of ideas is to remain free and open, governments must not be allowed to choose 'which issues are worth discussing or debating.'" *Id.*, at 537–538 (quoting *Police Dept. of Chicago* v. *Mosley*, 408 U. S. 92, 96 (1972)). And we have recognized that such subject-matter restrictions, even though viewpoint-neutral on their face, may "suggest[] an attempt to give one side of a debatable public question an advantage in expressing its views to the people." *First Nat. Bank of Boston* v. *Bellotti*, 435 U. S. 765, 785 (1978); accord, *ante*, at 1 (ALITO, J., concurring) (limiting all speech on one topic "favors those who do not want to disturb the status quo"). Subject-matter regulation, in other words, may have the intent or effect of favoring some ideas over others. When that is realistically possible—when the restriction "raises the specter that the Government may effectively drive certain ideas or viewpoints from the marketplace"—we insist that the law pass the most demanding constitutional test. *R. A. V.*, 505 U. S., at 387 (quoting *Simon & Schuster, Inc.* v. *Members of N. Y. State Crime Victims Bd.*, 502 U. S. 105, 116 (1991)).

But when that is not realistically possible, we may do well to relax our guard so that "entirely reasonable" laws imperiled by strict scrutiny can survive. *Ante*, at 14. This point is by no means new. Our concern with content-based regulation arises from the fear that the government will skew the public's debate of ideas—so when "that risk is inconsequential, . . . strict scrutiny is unwarranted." *Davenport*, 551 U. S., at 188; see *R. A. V.*, 505 U. S., at 388 (approving certain content-based distinctions when there is "no significant danger of idea or viewpoint discrimination"). To do its intended work, of course, the category of content-based regulation triggering strict scrutiny must

sweep more broadly than the actual harm; that category exists to create a buffer zone guaranteeing that the government cannot favor or disfavor certain viewpoints. But that buffer zone need not extend forever. We can administer our content-regulation doctrine with a dose of common sense, so as to leave standing laws that in no way implicate its intended function.

And indeed we have done just that: Our cases have been far less rigid than the majority admits in applying strict scrutiny to facially content-based laws—including in cases just like this one. See *Davenport*, 551 U. S., at 188 (noting that "we have identified numerous situations in which [the] risk" attached to content-based laws is "attenuated"). In *Members of City Council of Los Angeles* v. *Taxpayers for Vincent*, 466 U. S. 789 (1984), the Court declined to apply strict scrutiny to a municipal ordinance that exempted address numbers and markers commemorating "historical, cultural, or artistic event[s]" from a generally applicable limit on sidewalk signs. *Id.*, at 792, n. 1 (listing exemptions); see *id.*, at 804–810 (upholding ordinance under intermediate scrutiny). After all, we explained, the law's enactment and enforcement revealed "not even a hint of bias or censorship." *Id.*, at 804; see also *Renton* v. *Playtime Theatres, Inc.*, 475 U. S. 41, 48 (1986) (applying intermediate scrutiny to a zoning law that facially distinguished among movie theaters based on content because it was "designed to prevent crime, protect the city's retail trade, [and] maintain property values . . . , not to suppress the expression of unpopular views"). And another decision involving a similar law provides an alternative model. In *City of Ladue* v. *Gilleo*, 512 U. S. 43 (1994), the Court assumed *arguendo* that a sign ordinance's exceptions for address signs, safety signs, and for-sale signs in residential areas did not trigger strict scrutiny. See *id.*, at 46–47, and n. 6 (listing exemptions); *id.*, at 53 (noting this assumption). We did not need to, and so did not, decide the

level-of-scrutiny question because the law's breadth made it unconstitutional under any standard.

The majority could easily have taken *Ladue*'s tack here. The Town of Gilbert's defense of its sign ordinance—most notably, the law's distinctions between directional signs and others—does not pass strict scrutiny, or intermediate scrutiny, or even the laugh test. See *ante*, at 14–15 (discussing those distinctions). The Town, for example, provides no reason at all for prohibiting more than four directional signs on a property while placing no limits on the number of other types of signs. See Gilbert, Ariz., Land Development Code, ch. I, §§4.402(J), (P)(2) (2014). Similarly, the Town offers no coherent justification for restricting the size of directional signs to 6 square feet while allowing other signs to reach 20 square feet. See §§4.402(J), (P)(1). The best the Town could come up with at oral argument was that directional signs "need to be smaller because they need to guide travelers along a route." Tr. of Oral Arg. 40. Why exactly a smaller sign better helps travelers get to where they are going is left a mystery. The absence of any sensible basis for these and other distinctions dooms the Town's ordinance under even the intermediate scrutiny that the Court typically applies to "time, place, or manner" speech regulations. Accordingly, there is no need to decide in this case whether strict scrutiny applies to every sign ordinance in every town across this country containing a subject-matter exemption.

I suspect this Court and others will regret the majority's insistence today on answering that question in the affirmative. As the years go by, courts will discover that thousands of towns have such ordinances, many of them "entirely reasonable." *Ante*, at 14. And as the challenges to them mount, courts will have to invalidate one after the other. (This Court may soon find itself a veritable Supreme Board of Sign Review.) And courts will strike down those democratically enacted local laws even though no

one—certainly not the majority—has ever explained why the vindication of First Amendment values requires that result. Because I see no reason why such an easy case calls for us to cast a constitutional pall on reasonable regulations quite unlike the law before us, I concur only in the judgment.

William McCord (Planning) ATTACHMENT 4

From: Bill Rush <brush@lamar.com>
Sent: Monday, November 09, 2015 12:13 PM
To: William McCord (Planning); Rosemary Bates (Mayor's Office); Denise Shewmake
Subject: Fwd: TN- Thomas Case and related Reed Case
Attachments: 2015-OAAA - Tribe Memo re Gilbert 2, 9-8.docx

Bill:

Attached is the memo I briefly discussed with you regarding the Reed v Gilbert decision that we received from OAAA.

We have placed the meeting on the 23rd on our calendars and look forward to working with the PC on our project.

I'll give you a call tomorrow to discuss the thoughts of the Members from tonight's work session.

Best Regards,
Bill

FYI -

Attached is a memorandum from Harvard University law professor Laurence H. Tribe discussing the application of the First Amendment to regulations distinguishing between off-premise and on-premise signs after Reed v. Town of Gilbert (AZ).

Best,

Myron Laible

Vice President, State, Local & Regulatory Affairs

Outdoor Advertising Association of America

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Applying the First Amendment to Regulations Distinguishing Between Off-premises and On-premises Signs After *Reed v. Town of Gilbert*

The fact that a regulation distinguishes between off-premises and on-premises signs does not render it content-based and thereby subject it to strict scrutiny after the Supreme Court's June 2015 decision in *Reed v. Town of Gilbert*. Instead, courts will follow a wealth of Supreme Court precedent treating such laws as content-neutral regulations of speech and will review – and ordinarily uphold – those laws under intermediate scrutiny. As three Justices made explicit in a concurring opinion in *Reed*, the on-/off-premises distinction was not called into question by *Reed*'s framework for determining when a regulation is content based. Indeed, a straightforward exercise in Supreme Court vote counting demonstrates that there would be at least six votes on the Supreme Court to uphold regulations that treat on- and off-premises signs differently.

Laws regulating signs and billboards must, of course, comply with the First Amendment, as applied to the States through the Fourteenth Amendment, which prohibits the enactment of laws abridging the freedom of speech. The Supreme Court has established two levels of review for evaluating challenges to such laws based on whether they are content based or content neutral. Laws that are deemed "content based" are evaluated under strict scrutiny, and will be upheld only if they are "the least restrictive means of achieving a compelling state interest." *McCullen v. Coakley*, 134 S. Ct. 2518, 2530 (2014). Laws that are deemed "content neutral," in contrast, are evaluated under less-searching intermediate scrutiny, a standard under which laws are upheld provided they are "narrowly tailored to serve a significant governmental interest." *Id.* at 2534 (quoting *Ward v. Rock Against Racism*, 491 U.S. 781, 796 (1989)).

Indeed, the Supreme Court has frequently declined to apply strict scrutiny even to laws that at first blush appear to be content based. *See Turner Broad. Sys., Inc. v. FCC*, 512 U.S. 622, 642 (1994) ("Deciding whether a particular regulation is content based or content neutral is not always a simple task."). For example, the Court refused to apply strict scrutiny in a challenge to a municipal sign law that excepted address numbers and commemorative markers from its restrictions. *See Members of City Council of Los Angeles v. Taxpayers for Vincent,* 466 U.S. 789 (1984); *see also City of Ladue v. Gilleo*, 512 U.S. 43 (1994) (assuming without deciding that exceptions to a sign ordinance for certain types of signs did not trigger strict scrutiny). Similarly, the Court declined to apply strict scrutiny to a zoning law that banned adult movie theatres in designated areas because it was not designed to "suppress the expression of unpopular views." *See Renton v. Playtime Theatres, Inc.,* 475 U.S. 41, 48 (1986).

The Supreme Court issued its most recent formulation of the content-based/content-neutral distinction this June in *Reed v. Town of Gilbert*. 135 S.Ct. 2218 (2015). In *Reed*, the Court applied strict scrutiny to strike down a municipal sign code that expressly singled out "Ideological Signs," "Political Signs," and "Temporary Directional Signs" for different time and size restrictions. *Id.* at 2224 - 25. Justice Thomas, joined by Chief Justice Roberts and Justices Scalia, Kennedy, Alito, and Sotomayor, held that the a law "is content based if [it] applies to particular speech because of the topic discussed or the idea or message expressed." *Id.* at 2227. This "clear and firm rule governing content neutrality," *id.* at 2231, could significantly broaden the sweep of laws vulnerable to invalidation under strict scrutiny.

After *Reed*, many regulations that were previously thought to be content neutral might now be subject to strict scrutiny. For example, since *Reed* was decided, lower federal courts have struck down laws that prohibited or burdened discussion of specific subject matter even when those laws did not manifest any desire to suppress disfavored messages or viewpoints. These include a municipal ban on panhandling, a ban on sharing pictures of completed ballots, and a ban on political "robocalls." *See Norton v. City of Springfield*, No. 13-3581, 2015 WL 4714073 (7th Cir. Aug. 8, 2015) (panhandling); *Rideout v. Gardner*, No. 14-cv-489, 2015 WL 4743731 (Aug. 11, 2015) (ballot photographs); *Cahaly v. Larosa*, No. 14-1651, 2015 WL 4646922 (4th Cir. Aug. 6, 2015) (robocalls).

Notwithstanding such decisions, *Reed* does not have dire implications for regulations making use of the long-standing on-premises/off-premises distinction. Under *Reed*'s own terms, such regulations are content neutral. As an initial matter, it is worth noting that the great majority of signs covered by such regulations are commercial speech, which is categorically afforded less protection than non-commercial expression. Signs displaying the name or logo of a restaurant, gas station, retail store, or any other business are "expression related solely to the economic interests of the speaker and its audience," unlike the signs advertising a religious service that were at issue in *Reed*. *Central Hudson Gas & Elec. Corp. v. Pub. Serv. Comm'n*, 447 U.S. 557, 561 (1980). Because speech proposing a commercial transaction "occurs in an area traditionally subject to government regulation," and for other reasons as well, restrictions on commercial speech are generally subject to nothing beyond a form of *intermediate* scrutiny rather than strict scrutiny. *Id.* at 562. Justice Thomas's opinion in *Reed* made no reference at all to commercial speech and, as three district courts have already held, there is no reason to think that *Reed* silently revolutionized commercial speech doctrine by requiring strict scrutiny rather than intermediate scrutiny of place-based distinctions in the regulation of advertising. *See Contest Promotions, LLC v. City and Cnty. of S.F.*, No. 15-cv-93, 2015 WL 4571564 at *4 (N.D. Cal.

July 28, 2015); *Cal. Outdoor Equity Partners v. City of Corona,* No. 15-cv-3172, 2015 WL 4163346 at *9 (C.D. Cal. July 9, 2015); *Citizens for Free Speech, LLC v. Cnty. of Alameda*, No. C14-2513, 2015 WL 4365439 at *13 (N.D. Cal. July 16, 2015).

Even when the commercial speech doctrine does not rule out the application of strict scrutiny, the on-premises/off-premises distinction would be deemed content neutral under the framework laid out in *Reed*. The Court held in *Reed* that "a speech regulation targeted at a specific subject matter is content based even if it does not discriminate among viewpoints within that subject matter," *Reed*, 135 S. Ct. at 2230, but made clear that "a speech regulation is content based" only "if the law applies to particular speech because of the topic discussed or the idea or message expressed." *Id.*

By contrast, the on-premises/off-premises distinction does not "single[] out specific subject matter for differential treatment." *Reed,* 135 S. Ct. at 2223. Such a distinction "is fundamentally concerned with the location of the sign relative to the location of the product which it advertises." *Contest Promotions*, 2015 WL 4571564, at *4. The very same sign will be permissible in one location but not in another. As one of the district courts to consider the question noted, "one store's non-primary use will be another store's primary use, and there is thus no danger that the challenged law will work as a 'prohibition of public discussion of an entire topic.'" *Id.* (citing *Reed*, 135 S.Ct. at 2230). A regulation that singles out off-premises signs does not apply to a particular topic, idea, or viewpoint. It regulates the locations of commercial signs generally, without imposing special burdens on any particular speaker or class of speakers.

What's more, the Supreme Court itself has concluded, and has not subsequently questioned, that the distinction between on-site and off-site advertising is content neutral and is thus presumptively constitutional. In *Metromedia, Inc. v. City of San Diego,* 453 U.S. 490 (1981), the Court concluded that a city could ban off-site billboards while permitting on-site billboards, a conclusion repeated by a unanimous Court in *City of Ladue v. Gilleo*, 512 U.S. 43, 49 (1994). "[T]he city could reasonably conclude that a commercial enterprise – as well as the interested public – has a stronger interest in identifying its place of business . . . than it has in using or leasing its available space for the purpose of advertising commercial enterprises located elsewhere." *Metromedia*, 453 U.S. at 512. Given this stronger interest in on-site advertisement, a city can reasonably decide to sacrifice its aesthetic and safety interests in one physical location but not the other. As the Court itself has recognized, the on-/off-premises distinction is *location based*, not content based.

Moreover, it is easy to confirm that a majority of the Court continues to view regulations distinguishing between on-site and off-site signs as content neutral simply by counting the Justices who joined the various opinions in *Reed.*

To begin that counting process, three Justices who joined the majority opinion in *Reed* – Justices Kennedy, Sotomayor, and Alito – explicitly affirmed in a concurring opinion by Justice Alito that regulations distinguishing between on-premise and off-premise signs are content neutral under the framework developed by Justice Thomas (which achieved majority support only with the votes of Kennedy, Sotomayor, and Alito). *See Reed*, 135 S. Ct. at 2233 (Alito, J. concurring) ("I will not attempt to provide anything like a comprehensive list, but here are some rules that would not be content-based . . . [r]ules distinguishing between on-premises and off-premises signs.").

Further, it is virtually certain that Justices Breyer, Kagan, and Ginsburg would view a regulation distinguishing between on-site and off-site signs to be content neutral. While all three of these Justices concurred in the Court's judgment in *Reed*, they emphatically disagreed with Justice Thomas's claim that laws which "on [their] face" draw distinctions based on the topics or subject matter discussed necessarily trigger strict scrutiny. *Reed*, slip op. 6-7 (quoting *Ward v. Rock Against Racism*, 491 U.S. 781, 791 (1989)).

Justice Kagan, joined by Justices Ginsburg and Breyer[1], penned a concurrence that rejected Justice Thomas's broad willingness to apply strict scrutiny to all manner of reasonable regulations that cannot be applied without reading what the signs regulated say, instead focusing on the underlying purposes of the First Amendment. Kagan argued that the Court ought to "apply strict scrutiny to facially content-based regulations of speech [*only*] when there is [a] 'realistic possibility that official suppression of ideas is afoot.'" *Reed*, 135 S. Ct. at 2237 (Kagan, J., concurring in the judgment) (quoting *Davenport v. Washington Educ. Assn.*, 551 U.S. 177, 189 (2007)). Justice Kagan thus applied a healthy dose of common sense to Justice

[1] Justice Breyer, though he joined Justice Kagan's opinion, concurred separately in *Reed* to further argue that the majority's pat application of strict scrutiny to all regulations that on their face distinguish between speakers or subjects failed to take into account the "judicial sensitivity both to the Amendment's expressive objectives and to the public's legitimate need for regulation than a simple recitation of categories" that the First Amendment requires, advocating more explicitly the adoption of a test that balances these competing objectives. *Reed*, 135 S. Ct. at 2234 (Breyer, J., concurring in the judgment). This nuance is unlikely to impact his position on the on-/off-premises distinction.

Thomas's strict formulation, expressing her concern that the Supreme Court "may soon find itself a veritable Supreme Board of Sign Review." *Id.* at 2239. This approach to limiting the reach of strict scrutiny would almost certainly lead Kagan, along with Ginsburg and Breyer, not to apply such searching review to regulations distinguishing between on-premises and off-premises signage absent the specter of official suppression.

Thus, based on the opinions in *Reed*, at least six Justices (and possibly seven or more) would not apply strict scrutiny to regulations distinguishing between on-premises and off-premises signs. Justices Alito, Sotomayor, and Kennedy said as much explicitly, while Justices Kagan, Breyer, and Ginsburg favor a more measured and nuanced approach in general. Confronted with the question, Chief Justice Roberts might also take this tack, given his opinion for the Court in *McCullen v. Coakley*, which held that a buffer zone law that applied only to the area surrounding abortion clinics was content neutral because the law did not focus on *what* people say "but simply on where they say it." *McCullen*, 134 S. Ct. at 2531.

Memorandum

U.S. Department
of Transportation
**Federal Highway
Administration**

Subject: **INFORMATION:** Guidance on Off-Premise Changeable Message Signs

Date: September 25, 2007

From: Original signed by:
Gloria M. Shepherd
Associate Administrator for
Planning, Environment, and Realty

In Reply Refer To:
HEPR -20

To: Division Administrators
Attn: Division Realty Professionals

Purpose

The purpose of this memorandum is to provide guidance to Division offices concerning off-premises changeable message signs adjacent to routes subject to requirements for effective control under the Highway Beautification Act (HBA) codified at 23 U.S.C. 131. It clarifies the application of the Federal Highway Administration (FHWA) July 17, 1996 memorandum on this subject. This office may provide further guidance in the future as a result of additional information received through safety research, stakeholder input, and other sources.

Pursuant to 23 CFR 750.705, a State DOT is required to obtain FHWA Division approval of any changes to its laws, regulations, and procedures to implement the requirements of its outdoor advertising control program. A State DOT should request and Division offices should provide a determination as to whether the State should allow off-premises changeable electronic variable message signs (CEVMS) adjacent to controlled routes, as required by our delegation of responsibilities under 23 CFR 750.705(j). Those Divisions that already have formally approved CEVMS use on HBA controlled routes, as well as those that have not yet issued a decision, should re-evaluate their position in light of the following considerations. The decision of the Division should be based upon a review and approval of a State's affirmation and policy that: (1) is consistent with the existing Federal/State Agreement (FSA) for the particular State, and (2) includes but is not limited to consideration of requirements associated with the duration of message, transition time, brightness, spacing, and location, submitted for FHWA approval, that evidence reasonable and safe standards to regulate such signs are in place for the protection of the motoring public. **Proposed laws, regulations, and procedures that would allow permitting CEVMS subject to acceptable criteria (as described below) do not violate a prohibition against "intermittent" or "flashing" or "moving" lights as those terms are used in the various FSAs that have been entered into during the 1960s and 1970s.**

This Guidance is applicable to conforming signs, as applying updated technology to nonconforming signs would be considered a substantial change and inconsistent with the requirements of 23 CFR 750.707(d)(5). As noted below, all of the requirements in the HBA and its implementing regulations, and the specific provisions of the FSAs, continue to apply.

Background

The HBA requires States to maintain effective control of outdoor advertising adjacent to certain controlled routes. The reasonable, orderly and effective display of outdoor advertising is permitted in zoned or unzoned commercial or industrial areas. Signs displays and devices whose size, lighting and spacing are consistent with customary use determined by agreement between the several States and the Secretary, may be erected and maintained in these areas (23 U.S.C. § 131(d)). Most of these agreements between the States and the Secretary that determined the size, lighting and spacing of conforming signs were signed in the late 1960's and the early 1970's.

On July 17, 1996, this Office issued a Memorandum to Regional Administrators to provide guidance on off-premise changeable message signs and confirmed that FHWA has "always applied the Federal law 23 U.S.C. 131 as it is interpreted and implemented under the Federal regulations and individual Federal/State agreements.". It was expressly noted that "in the twenty-odd years since the agreements have been signed, there have been many technological changes in signs, including changes that were unforeseen at the time the agreements were executed. While most of the agreements have not changed, the changes in technology require the State and FHWA to interpret the agreements with those changes in mind". The 1996 Memorandum primarily addressed tri-vision signs, which were the leading technology at the time, but it specifically noted that changeable message signs "regardless of the type of technology used" are permitted if the interpretation of the FSA allowed them. Further advances in technology and affordability of LED and other complex electronic message signs, unanticipated at the time the FSAs were entered into, require the FHWA to confirm and expand on the principles set forth in the 1996 Memorandum.

The policy espoused in the 1996 Memorandum was premised upon the concept that changeable messages that were fixed for a reasonable time period do not constitute a moving sign. If the State set a reasonable time period, the agreed-upon prohibition against moving signs is not violated. Electronic signs that have stationary messages for a reasonably fixed time merit the same considerations.

Discussion

Changeable message signs, including Digital/LED Display CEVMS, are acceptable for conforming off-premise signs, if found to be consistent with the FSA and with acceptable and approved State regulations, policies and procedures.

This Guidance does not prohibit States from adopting more restrictive requirements for permitting CEVMS to the extent those requirements are not inconsistent with the HBA, Federal regulations, and existing FSAs. Similarly, Divisions are not required to concur with State proposed regulations, policies, and procedures if the Division review determines, based upon all relevant information, that the proposed regulations, policies and procedures are not consistent with the FSA or do not include adequate standards to address the safety of the motoring public. If the Division Office has any question that the FSA is being fully complied with, this should be discussed with the State and a process to change the FSA may be considered and completed before such CEVMS may be allowed on HBA controlled routes. The Office of Real Estate Services is available to discuss this process with the Division, if requested.

If the Division accepts the State's assertions that their FSA permits CEVMS, in reviewing State-proposed regulations, policy and procedures for acceptability, Divisions should consider all relevant information, including but not limited to duration of message, transition time, brightness, spacing, and location, to ensure that they are consistent with their FSA and that there are adequate standards to address safety for the motoring public. Divisions should also confirm that the State provided for appropriate public input, consistent with applicable State law and requirements, in its interpretation of the terms of their FSA as allowing CEVMS in accordance with their proposed regulations, policies, and procedures.

Based upon contacts with all Divisions, we have identified certain ranges of acceptability that have been adopted in those States that do allow CEVMS that will be useful in reviewing State proposals on this topic. Available information indicates that State regulations, policy and procedures that have been approved by Divisions to date, contain some or all of the following standards:

- Duration of Message
  - Duration of each display is generally between 4 and 10 seconds – 8 seconds is recommended.
- Transition Time
  - Transition between messages is generally between 1 and 4 seconds – 1-2 seconds is recommended.
- Brightness
  - Adjust brightness in response to changes in light levels so that the signs are not unreasonably bright for the safety of the motoring public.
- Spacing
  - Spacing between such signs not less than minimum spacing requirements for signs under the FSA, or greater if determined appropriate to ensure the safety of the motoring public.
- Locations
  - Locations where allowed for signs under the FSA except such locations where determined inappropriate to ensure safety of the motoring public.

Other standards that States have found helpful to ensure driver safety include a default designed to freeze a display in one still position if a malfunction occurs; a process for modifying displays and lighting levels where directed by the State DOT to assure safety of the motoring public; and requirements that a display contain static messages without movement such as animation, flashing, scrolling, intermittent or full-motion video.

Conclusion

This Memorandum is intended to provide information to assist the Divisions in evaluating proposals and to achieve national consistency given the variations in FSAs, State law, and State regulations, policies and procedures. It is not intended to amend applicable legal requirements. Divisions are strongly encouraged to work with their State in its review of their existing FSAs and, if appropriate, assist in pursuing amendments to address proposed changes relating to CEVMS or other matters. In this regard, our Office is currently reviewing the process for amending FSAs, as established in 1980, to determine appropriate revisions to streamline requirements while continuing to ensure there is adequate opportunity for public involvement.

For further information, please contact your Office of Real Estate Point of Contact or Catherine O'Hara (Catherine.O'Hara@dot.gov).

ATTACHMENT 5

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Statutes > Tennessee > Title-54 > Chapter-21 > 54-21-102

54-21-102. Chapter definitions.

As used in the chapter:

(1) Adjacent area means that area within six hundred sixty feet (660') of the nearest edge of the right-of-way of interstate and primary highways and visible from the main traveled way of the interstate or primary highways;

(2) Changeable message sign means an off-premise advertising device that displays a series of messages at intervals by means of digital display or mechanical rotating panels;

(3) Commissioner means the commissioner of transportation;

(4) Customary maintenance means maintenance of a nonconforming outdoor advertising device, which may include, but shall not exceed, the replacement of the sign face and stringers in like materials, and the replacement in like materials of up to fifty percent (50%) of the device's poles, posts or other support structures; provided, that the replacement of any poles, posts or other support structures is limited to one (1) time within a twenty-four-month period;

(5) Destroyed means, with respect to a nonconforming outdoor advertising device, that more than fifty percent (50%) of the device's poles, posts or other support structures are damaged to the extent that they will no longer support the sign face;

(6) Digital display means a type of changeable message sign that displays a series of messages at intervals through the electronic coding of lights or light emitting diodes or any other means that does not use or require mechanical rotating panels;

(7) Erect means to construct, build, raise, assemble, place, affix, attach, create, paint, draw, or in any other way bring into being or establish, but does not apply to changes of copy treatment on existing outdoor advertising;

(8) Information center means an area or site established and maintained at a safety rest area for the purpose of informing the public of places of interest within this state and providing other information the commissioner may consider desirable;

ITEM

(9) Interstate system means that portion of the national system of interstate and defense highways, located within this state, as officially designated, or as may hereafter be designated, by the commissioner, and approved by the secretary of transportation of the United States, pursuant to title 23 of the United States Code;

(10) Main traveled way means the traveled way of a highway on which through traffic is carried. In the case of a divided highway, the traveled way of each of the separated roadways for traffic in opposite directions is a main traveled way. Main traveled way does not include such facilities as frontage roads, turning roadways, or parking areas;

(11) Nonconforming means an outdoor advertising device that does not conform to the zoning, size, lighting or spacing criteria established by and in accordance with either the current agreement entered into between the commissioner and the secretary of transportation of the United States, or in accordance with the original agreement entered into on or about November 11, 1971, as authorized in § 54-21-116. Any outdoor advertising device that continues to conform to either the current agreement or the original agreement as provided in § 54-21-116 shall not be considered nonconforming;

(12) Outdoor advertising means any outdoor sign, display, device, bulletin, figure, painting, drawing, message, placard, poster, billboard or other thing that is used to advertise or inform, any part of the advertising or informative contents of which is located within an adjacent area and is visible from any place on the main traveled way of the state, interstate, or primary highway systems;

(13) Person means and includes an individual, a partnership, an association, a corporation, or other entity;

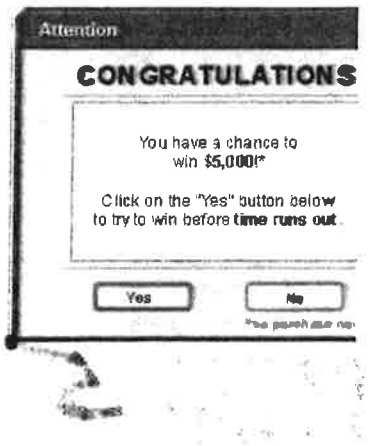
(14) Primary system means that portion of connected main highways, located within this state, as officially designated, or as may hereafter be designated by the commissioner, and approved by the secretary of transportation of the United States, pursuant to title 23 of the United States Code;

(15) Safety rest area means an area or site established and maintained within or adjacent to the right-of-way by or under public supervision or control, for the convenience of the traveling public;

(16) State system means that portion of highways located within this state, as officially designated, or as may hereafter be designated by the commissioner; and

(17) Traveled way means the portion of a roadway for the movement of vehicles, exclusive of shoulders.

[Acts 1972, ch. 655, § 2; impl. am. Acts 1972, ch. 829, § 7; T.C.A., § 54-2602; Acts 1980, ch. 470, §§ 1, 2; 2007, ch. 76, § 1; 2007, ch. 427, §§ 1, 2; 2008, ch. 1155, § 1.]



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54-21-103. Restrictions on outdoor advertising on interstate and primary highways.

No outdoor advertising shall be erected or maintained within six hundred sixty feet (660¢) of the nearest edge of the right-of-way and visible from the main traveled way of the interstate or primary highway systems in this state except the following:

(1) Directional or other official signs and notices including, but not limited to, signs and notices pertaining to natural wonders, scenic and historical attractions that are authorized or required by law;

(2) Signs, displays and devices advertising the sale or lease of property on which they are located;

(3) Signs, displays and devices advertising activities conducted on the property on which they are located;

(4) Signs, displays and devices located in areas that are zoned industrial or commercial under authority of law and whose size, lighting and spacing are consistent with customary use as determined by agreement between the state and the secretary of transportation of the United States; and

(5) Signs, displays and devices located in unzoned commercial or industrial areas as may be determined by agreement between the state and the secretary of transportation of the United States and subject to regulations promulgated by the commissioner.

[Acts 1972, ch. 655, § 3; impl. am. Acts 1972, ch. 829, § 7; T.C.A., § 54-2603; Acts 1980, ch. 470, § 2.]

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54-21-105. Failure to comply with § 54-21-104 Effect.

(a) (1) Any person, either owner or lessee, of any outdoor advertising who has failed to act in accordance with § 54-21-104 shall remove the outdoor advertising immediately.

(2) Failure to remove the outdoor advertising shall render the outdoor advertising a public nuisance and subject to immediate disposal, removal or destruction.

(3) In addition, the failure constitutes a Class C misdemeanor. Each separate day of violation constitutes a separate offense.

(4) In addition, or in lieu of subdivisions (a)(1)(3), the commissioner may enter upon any property on which outdoor advertising is located and dispose of, remove, or destroy the outdoor advertising, all without incurring any liability for those actions.

(b) Prior to invoking the provisions of this section, the commissioner shall give notice either by certified mail or by personal service to the owner of the sign, or occupant of the land on which the advertising structure is located. The notice shall specify the basis for the alleged unlawfulness, shall specify the remedial action that is required to correct the unlawfulness and shall advise that a failure to take the remedial action within thirty (30) days shall result in the sign being removed. For good cause shown, the commissioner may extend the thirty-day period for remedial action for up to an additional one hundred fifty (150) days, so long as all advertising content is removed from the unlawful device within the thirty-day period. If advertising content is placed on the device during any extended period, the device may be immediately removed by the commissioner without further notice. The owner of the structures shall be liable to the state for damages equal to three (3) times the cost of removal, in addition to any other applicable fees, costs or damages, but the owner of the land on which the sign is located shall not be presumed to be the owner of the sign simply because it is on the owner's property.

(c) (1) In addition to any other action authorized in this section, the commissioner shall not issue or transfer any outdoor advertising permits or tags, or issue annual renewal permits for any existing outdoor advertising devices, subject to the limitations set forth in subdivision (c)(5), to any person who has erected a new outdoor advertising device at a new location without first

obtaining a permit and tag as required under § 54-21-104, or issue any permits or tags to any other person acting in affiliation with that person, until either:

(A) The person has removed the unlawful outdoor advertising device within the time period established in the notice given by the department, or any extension of that time period, as provided in subsection (b); or

(B) In the event the department has removed the device, the person has made full payment to the department in the amount of three (3) times the cost of removal, as well as payment of any other fees, costs or damages, as provided in subsection (b).

(2) Solely for the purpose of applying and enforcing the sanctions established in this subsection (c):

(A) Acting in affiliation with means any person who, with respect to any violation or request for a permit or tag, or both, as described in subdivision (c)(1), acts in concert with or under the direct or indirect control of, or who has the power to control, any person who has erected an outdoor advertising device in violation of this subsection (c);

(B) New outdoor advertising device means any outdoor advertising device erected on or after April 1, 2009; and

(C) New location means any location adjacent to a highway on the interstate system or primary system and subject to regulation by the department as provided in this chapter for which the person erecting an outdoor advertising device does not then possess a current permit issued by the department for each sign face of the device; provided, however, that the sanctions established in this subsection (c) shall not apply if the person erecting a new outdoor advertising device then possesses a current permit from the department for each sign face of the device at a different location on the same side and at the same log mile of the highway where the new device is erected, but the person either has failed to erect the device at the actual permitted location or has removed a device from the permitted location.

(3) This subsection (c) shall not apply to any existing outdoor advertising device that, at the time it was erected, did not require a permit from the department under this chapter, even though the device may subsequently require a permit from the department due to changed conditions at the location or within the vicinity of the device.

(4) The additional sanctions provided in this subsection (c) shall not apply to a person who purchases an unlawful outdoor advertising device subsequent to its erection, so long as the person purchasing the device did not erect the device or act in affiliation with the person who erected the device.

(5) (A) The commissioner shall not apply this subsection (c) as cause for refusing to issue an annual renewal permit to any person prior to the expiration of one hundred eighty (180) days from the date of initial notice of violation given to the person pursuant to subsection (b).

(B) Under this subsection (c), nonrenewal of any person's existing permits for outdoor advertising devices shall be applied on a graduated basis based on the number of violations as provided in this subdivision (c)(5)(B). Each separate outdoor advertising structure erected without a permit shall be considered a separate violation. The department shall choose, in its absolute discretion, which existing permits shall be subject to nonrenewal and voiding.

(i) For the first violation of erecting an outdoor advertising device without a permit, the person shall forfeit the same number of permits as the number of unlawful sign faces on the unpermitted device; i.e., one (1) permit for one (1) unlawful sign face, two (2) permits for two (2) unlawful sign faces, etc.;

(ii) For the second violation, the person shall forfeit twice the number of permits as the number of unlawful sign faces on the unpermitted device; and

(iii) For the third and any subsequent violation, the person shall forfeit four (4) times the number of permits as the number of unlawful sign faces on the unpermitted device.

(6) In the event that an existing outdoor advertising device is not issued an annual renewal permit in accordance with this subsection (c), after notice has been given in accordance with subsection (b), the permit for the existing device shall be voided, subject to the opportunity for a contested case hearing in accordance with the Uniform Administrative Procedures Act, compiled in title 4, chapter 5, and the device shall be subject to removal as an unlawful outdoor advertising device by any means authorized in § 54-21-105.

(7) All gross revenues received or payable from the operation of any outdoor advertising device erected without first obtaining a permit as required under § 54-21-104 are subject to being forfeited to the state and placed in the highway fund for the administration of this chapter or any other purpose authorized under § 54-21-106. For the enforcement of this subdivision (c)(7), the department may file a petition in the chancery court for the county in which the unlawful outdoor advertising device is or was located or in the county where the person erecting the device resides. In such case, the jurisdiction of the chancery court shall be limited solely to the authority to issue appropriate orders for the enforcement of this subdivision (c)(7), including, without limitation, the authority to establish a constructive trust for an accounting and receipt of revenues obtained from the operation of the unlawful outdoor advertising device.

(8) This subsection (c) shall be construed to accomplish the purposes of this section both to deter unlawful conduct and to prevent any person from benefitting from unlawful conduct or evading the sanctions authorized in this subsection (c). The sanctions authorized in subsection (c) shall not be construed to apply in any circumstance other than as expressly authorized by the general assembly in this subsection (c).

(d) Notwithstanding any other law to the contrary, in any case or controversy arising from any regulatory or enforcement action taken by the commissioner or department under § 54-21-105 or this chapter, wherein any cause of action, claim, counterclaim, cross-claim or any other claim or request for remedy whatsoever is asserted against the state, the commissioner, the department or any official or employee thereof, jurisdiction shall be vested exclusively in the chancery court for Davidson County; provided, that any contested case hearing with respect to the issuance, denial, nonrenewal or voiding of any outdoor advertising permit shall remain under the jurisdiction of the commissioner in accordance with the Uniform Administrative Procedures Act, compiled in title 4, chapter 5.

(e) It shall be no defense to any enforcement action taken under § 54-21-105 that the person who erects or operates an outdoor advertising device without first obtaining a permit and tag as required under § 54-21-104 may then have a pending contested case proceeding under the Uniform Administrative Procedures Act, compiled in title 4, chapter 5, in which the person's entitlement to a permit for the outdoor advertising device is at issue.

[Acts 1972, ch. 655, § 5; impl. am. Acts 1972, ch. 829, § 7; T.C.A., § 54-2605; Acts 1980, ch. 470, § 2; 1990, ch. 936, § 1; 2009, ch. 451, §§ 2, 3.]

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54-21-109. Restrictions on advertising adjacent to state highways.

(a) Control of outdoor advertising signs, displays and devices is extended to signs, displays and devices located beyond six hundred sixty feet (660¢) of the edge of the right-of-way of the federal-aid interstate or primary systems outside of urban areas erected with the purpose of their message being read from the main traveled ways of the systems. The signs, displays or devices are prohibited, whether or not in commercial or industrial areas, unless they are of a class or type allowed under existing law within six hundred sixty feet (660¢) of the edge of the right-of-way of the systems outside of commercial or industrial areas.

(b) Those outdoor advertising signs, displays or devices lawfully erected prior to July 1, 1976, but prohibited as of July 1, 1976, by subsection (a) shall be removed upon the payment of just compensation in the same manner and subject to the same limitations as signs lawfully erected within six hundred sixty feet (660¢) of the edge of the right-of-way of the federal-aid interstate and primary systems outside of commercial and industrial areas.

(c) Signs lawfully in existence on October 22, 1965, determined by the commissioner, subject to the concurrence of the secretary of transportation of the United States, to be landmark signs, including signs on farm structures or natural surfaces, of historic or artistic significance, the preservation of which would be consistent with the purposes of this section, are not required to be removed.

[Acts 1976, ch. 740, § 1; T.C.A., § 54-2609; Acts 1980, ch. 470, § 2.]

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54-21-121. Restrictions on new outdoor advertising devices.

(a) After July 1, 2001, no permits shall be issued pursuant to this chapter for any new outdoor advertising device in which two (2) or more displays are stacked one (1) above the other. Outdoor advertising devices with two (2) or more displays stacked one (1) above the other that were legally erected on or before July 1, 2001, shall be unaffected by this subsection (a).

(b) The holder of a legal permit under subsection (a) may move the device to a new location, if that location is otherwise eligible for a permit.

[Acts 2001, ch. 357, § 1; 2007, ch. 427, § 9.]

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54-21-122. Changeable message signs.

(a) Changeable message signs may be double faced, back to back or V- type signs.

(b) Changeable message signs with a digital display that meet all other requirements pursuant to this chapter are permissible subject to the following restrictions:

(1) The message display time shall remain static for a minimum of eight (8) seconds with a maximum change time of two (2) seconds;

(2) Video, continuous scrolling messages and animation are prohibited; and

(3) The minimum spacing of the changeable message signs with a digital display on the interstate system or controlled access highways is two thousand feet (2,000¢); provided, however, that an outdoor advertising device that uses only a small digital display, not to exceed one hundred square feet (100 sq. ft.) in total area, to give public information, such as time, date, temperature or weather, or to provide the price of a product, the amount of a lottery prize or similar numerical information supplementing the content of a message otherwise displayed on the sign face shall not be subject to the minimum spacing requirement established in this subdivision (b)(3), or to any application for a specific digital display permit or permit addendum as established in subsections (c) and (d), or to any fee for a permit addendum as established in § 54-21-104(b).

(c) No person shall erect, operate, use or maintain a changeable message sign with a digital display in a new location without first obtaining a permit and tag expressly authorizing a changeable message sign with a digital display, and annually renewing the permit and tag, as provided in § 54-21-104. No outdoor advertising device with a digital display lawfully permitted, erected and in operation prior to June 1, 2008, shall be required to obtain any additional permit under this subsection (c).

(d) No person shall erect, operate, use or maintain a changeable message sign with a digital display in place of or as an addition to any existing permitted outdoor advertising device without first obtaining, and annually renewing with the permit, an addendum to the permit expressly authorizing a changeable message sign with a digital display in that location. No outdoor

advertising device with a digital display lawfully permitted, erected and in operation prior to June 1, 2008, shall be required to obtain any addendum under this subsection (d).

(e) The commissioner shall under no circumstances permit or authorize any person to erect, operate, use or maintain a changeable message sign of any type as a replacement for or as an addition to any nonconforming outdoor advertising device or in any nonconforming location.

(f) Notwithstanding any other state law or regulation to the contrary, a person who is granted a permit or an addendum to a permit authorizing a changeable message sign with a digital display in accordance with subsection (c) or (d) shall have up to, but no more than, one hundred eighty (180) calendar days after the date on which the permit or addendum is granted within which to erect and begin displaying an outdoor advertising message on the changeable message sign. If the permitted or authorized changeable message sign with a digital display is not erected and displaying a message within this required time, the permit or addendum to the permit shall be revoked and the changeable message sign with the digital display shall be removed by the applicant or subject to removal by the commissioner as provided in § 54-21-105.

(g) Any application for a permit or addendum for a digital display as described in this section may be made using the form for an application for permit for an outdoor advertising device existing on June 1, 2008, until a separate form is available.

[Acts 2007, ch. 76, § 2; 2008, ch. 1155, §§ 3, 4.]

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ATTACHMENT 6

(g) The reactivation of the non-conforming use any time prior to the end of the thirty (30) month period; provided, however, that the restrictions of subsections (g) and (i) shall only apply if the property owner intentionally and voluntarily abandons the nonconforming use of the property. In any contested matter on the use of such property, the government has the burden of proving an overt act of abandonment in such matter.

TENN. CODE ANNOTATED TITLE 13 CHAPTER 7 SECTION 208(h)

(h) The provisions of subsections (b)-(d) shall apply to an off-site sign which, for the purposes of this subsection (h), means any sign that advertises or gives direction to any business, product, service, attraction, or any other purpose or interest, other than the industrial, commercial or other business establishment located on the site where the sign is located; provided, however, that any expansion shall be limited as follows:

(1) Any off-site sign smaller than a standard 8-sheet poster which, for the purposes of this subsection (h), means an off-site sign with overall dimensions of at least five feet four inches (5¢ 4^2) to six feet two inches (6¢ 2^2) in height and eleven feet four inches (11¢ 4^2) to twelve feet two inches (12¢ 2^2) in width shall not be expanded to a size greater than a standard 8-sheet poster;

(2) Any standard 8-sheet poster shall not be expanded to a size greater than a 30-sheet poster which, for the purposes of this subsection (h), means an off-site sign with overall dimensions of twelve feet three inches (12¢ 3^2) in height and twenty-four feet six inches (24¢ 6^2) in width;

(3) Any standard 30-sheet poster shall not be expanded to a size greater than any standard bulletin which, for the purposes of this subsection (h), means any off-site sign with overall dimensions of ten feet (10¢) to fourteen feet (14¢) in height and thirty-six feet (36¢) to forty-eight feet (48¢) in width;

(4) Any standard bulletin shall not be expanded to a size greater than any super bulletin which, for the purposes of this subsection (h), means any off-site sign with overall dimensions of sixteen feet (16¢) to twenty feet (20¢) in height and sixty feet (60¢) in width;

(5) Any super bulletin shall not be expanded; or

(6) Any off-site sign with a height larger than standard 8-sheet poster height or width larger than standard 8-sheet poster width but not meeting the definition of a standard 8-sheet poster, a standard 30-sheet poster, a standard bulletin, or a standard super bulletin shall not be expanded by more than one hundred percent (100%) of its surface area.

(i) Notwithstanding the provisions of subsection (d), any structure rebuilt on the site must conform to the provisions of the existing zoning regulations as to setbacks, height, bulk, or requirements as to the physical location of a structure upon the site, provided that this subsection (i) shall not apply to off-site signs.

(j) The provisions of subsections (g), (h) and (i) do not apply to any home rule municipality; provided, however, that subject to the approval of the local legislative body, a home rule municipality may opt into the provisions of these subsections.

(k) Notwithstanding subsections (a)-(i), subsection (g) shall not apply to any industrial establishment location where twenty-five percent (25%) or more of the gross annual sales from such location are derived from sales to or contracts with Local, state or federal governments or as a subcontractor to contracts with local, state or federal governments, or to any industrial establishment location where seventy-five percent (75%) or more of the gross annual sales from the location are made to agriculture or construction businesses.

(l) (1) As used in this subsection (l):

ATTACHMENT 7

Case No. 14-5195
NOT YET SCHEDULED FOR ORAL ARGUMENT

IN THE UNITED STATES COURT OF APPEALS
FOR THE DISTRICT OF COLUMBIA CIRCUIT

Scenic America, Inc.,

Plaintiff-Appellant,

v.

United States Department of Transportation, Anthony Foxx,
Federal Highway Administration, and Gregory Nadeau,

Defendants-Appellees,

and

Outdoor Advertising Association of America, Inc.,

Intervenor-Appellee.

CORRECTED BRIEF OF *AMICI CURIAE* THE AMERICAN PLANNING ASSOCIATION, THE GARDEN CLUB OF AMERICA, SIERRA CLUB, INC., AND THE INTERNATIONAL DARK-SKY ASSOCIATION, INC., IN SUPPORT OF PETITIONER AND REVERSAL OF JUDGMENT

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STATEMENT PURSUANT TO RULE 29(a), FED. R. APP. P.

All parties have consented to the filing of the brief of *amici curiae*. This statement is provided pursuant to Rule 29(a), Federal Rules of Appellate Procedure.

CORPORATE DISCLOSURE STATEMENT

The following *amici curiae* are corporations. In accordance with Rule 29(c)(1), Federal Rules of Appellate Procedure, a disclosure statement like that required of parties by Rule 26.1 is provided below for each *amicus* that is a corporation.

Amicus Curiae The Garden Club of America – a non-profit organization – states that it has no parent corporations or any publicly held corporations that own 10% or more of its stock.

Amicus Curiae Sierra Club, Inc. – a non-profit organization – states that it has no parent corporations or any publicly held corporations that own 10% or more of its stock.

Amicus Curiae International Dark-Sky Association, Inc. – a non-profit organization – states that it has no parent corporations or any publicly held corporations that own 10% or more of its stock.

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Lowell E. Anders, General Counsel, Bureau of Public Roads, Department of Commerce, *Billboards in Commercial and Industrial Areas: Suggested Criteria for Agreement of Outdoor Advertising Control Under the Highway Beautification Act of 1965*, Workshop on Highway Law, University of Colorado (July 12, 1966) (D.E. 28-1), pp. 43-58 11-12

Susan Sharpe, *Between Beauty and Beer Signs: Why Digital Billboards Violate the Letter and Spirit of the Highway Beautification Act of 1965*, 64 Rutgers L. Rev. 515 (2012).....2, 3, 27

GLOSSARY

AHBA	Arizona Highway Beautification Act
AR	Administrative Record
BPR	Bureau of Public Roads
CEVMS	Commercial Electronic Variable Message Signs
D.E.	Docket Entry
FHWA	Federal Highway Administration
FSA	Federal-State Agreement
GCA	The Garden Club of America
Guidance	FHWA September 25, 2007 Guidance Memorandum
HBA	Federal Highway Beautification Act
IDA	The International Dark-Sky Association, Inc.
JA	Joint Appendix
LED	Light Emitting Diode
OAAA	Outdoor Advertising Association of America, Inc.
USDOT	United States Department of Transportation

STATEMENT OF IDENTITY, INTEREST IN CASE AND SOURCE OF AUTHORITY TO FILE OF *AMICI CURIAE*

The following is submitted pursuant to Rule 29(c)(3), Federal Rules of Appellate Procedure.

Amici curiae[1] have common interests in the effective implementation of the federal Highway Beautification Act and observance of the "consistent with customary use" limitation on lighting that was a critical component of the HBA at the time of its passage and which limitation Congress declined to amend in 1978.

The International Dark-Sky Association, Inc. (IDA) is an educational, environmental non-profit association established in 1988. With more than twenty chapters in the United States and members in all fifty states, IDA's mission is to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting.

The American Planning Association (APA) is a non-profit, public interest research organization founded to advance the art and science of land use, economic and social planning at the local, regional, state, and national levels. APA, based in Chicago, Illinois and Washington, D.C., and its professional institute, the American Institute of Certified Planners, represent more than 43,000 practicing

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[1] No party, counsel for any party, or anyone aside from *amici*, either authored any part of, or contributed any money toward the preparation or submission of, this brief. The foregoing statement is submitted in compliance with Rule 29(c)(5), Federal Rules of Appellate Procedure.

planners, elected officials and citizens in forty-six regional chapters, working in the public and private sectors to formulate and implement planning, land use and zoning regulations, including the regulation of signs. APA has long educated the nation's planning professionals on the planning and legal principles that underlie effective sign regulation through publications and training programs, as well as by filing numerous *amicus curiae* briefs in support of sign regulation in state and federal courts across the country.

The Garden Club of America (GCA) is a national non-profit leader in the fields of horticulture, conservation and civic improvement dedicated to preserving America's beauty and natural heritage for future generations. Founded in 1913, it is comprised of 200 member clubs with approximately 18,000 members throughout the country. The GCA has had a strong interest in conservation, roadway beautification, and the control of outdoor advertising along the nation's highways and byways, dating back to its earliest years.

The Sierra Club, Inc. is a national nonprofit organization dedicated, *inter alia*, to exploring, enjoying, and protecting the wild places of the earth; to practicing and promoting the responsible use of the earth's ecosystems and resources; to educating and enlisting humanity to protect and restore the quality of the natural and human environment; and to using all lawful means to carry out these objectives. The Sierra Club has established policy positions on visual

pollution and billboards and opposes the proliferation of off-premise outdoor advertising signs and endorses legislative and other actions at the federal, state, and local levels to strengthen prohibitions against billboard proliferation.

ARGUMENT

This amicus brief focuses on the legal status of digital billboards using lighting to display alternating commercial messages adjacent to federal roadways in four-to-ten-second intervals. The issue may be stated succinctly: Were *commercial* messages displayed through intermittent lights every few seconds "customary" in 1965? The answer is an unequivocal "No."

As enacted in 1965, the HBA required the states to enter into agreements with the federal government to establish effective control over outdoor advertising, particularly with respect to the size, *lighting* and spacing of new billboards. Effective control was to be *consistent* with *customary use* in each state. For example, lighting inconsistent with customary use would be proscribed by the FSAs.

Almost every state FSA prohibited the intermittent display of commercial messages through lights. The exceptions made for the display of messages using intermittent lights contemplated public service information, such as time, date, weather, temperature or similar noncommercial information. No FSA made an exception for the use of intermittent lights to display commercial messages. This was consistent with *customary use* in the states.

For more than thirty years, FHWA recognized that in nearly every state off-premise advertising signs could not use intermittent lighting except as

contemplated by the limited exceptions for public service information. This recognition was emphasized in a 1996 memorandum authorizing rotating *mechanical* signs: "In nearly all States, these signs *may still not contain* flashing, *intermittent*, or moving *lights*." JA 182 (emphasis supplied). The 1996 memorandum did not change, nor could it change, statutory lighting restrictions. Only lighting that was *consistent* with *customary use* was permitted.

The "consistent with customary use" limitation was a principal element of the HBA, but the agency charged with its implementation has now abandoned the same. In its 2007 Guidance Memorandum (Guidance), FHWA inexplicably interpreted the HBA to allow digital billboards to use intermittent lights to display commercial messages in eight second intervals.[2] Scenic America's position was that FHWA's supposed interpretation is so at odds with the HBA's "customary use requirement" as to justify invalidation of the Guidance. However, the district court missed this central question and focused instead on whether notice-and-comment rulemaking was required before FHWA could issue the "interpretive" Guidance.

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[2] JA 535-538. Perhaps the explanation for this interpretation lies in its appeal to outdoor advertising companies. Eight seconds is reported to be the "perfect flip" to "maximize viewers and the message imprint." Sharpe, *infra*, at page 524, n. 228; *see also* Rick Romell, *Digital Billboards Light up Landscape, Signs Increase as Advertisers are Sold on Convenience*, Milwaukee J. Sentinel, Sept. 25, 2010, available at http://www.jsonline.com/business/103769174.html (visited Dec. 26, 2014).

The district court's dismissive approach to the question of "customary use" should be vacated.

Digital billboards are a recent technology, as the district court recognized. As such, the customary use requirement is an obstacle to FHWA's ability to interpret the HBA as generally permitting digital billboards. It is not difficult to understand that, because digital billboards did not exist when the HBA was enacted, they could not have constituted a "customary use." The very nature of those words requires that the contemplated use not only have existed, but with such prevalence as to have become *customary* along federal-aid highways.

There is simply no logic to any claim that a digital billboard displaying commercial messages that alternate every eight seconds because of changes in countless lights does not use intermittent lighting. The suggestion that a digital billboard is instead a static sign with a static message, which just happens to change to a different static message *every eight seconds* (ten thousand times each day), is absurd and verges on Orwellian double-speak.[3] Rather, billboards that incorporate such intermittent light(s) to display commercial messages are prohibited by the "consistent with customary use" limitation in nearly all FSAs.

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[3] *See* Susan Sharpe, *Between Beauty and Beer Signs: Why Digital Billboards Violate the Letter and Spirit of the Highway Beautification Act of 1965*, 64 Rutgers L. Rev. 515, 545 (2012) (noting that the billboard industry misuses the word "static" in a manipulative way).

The inclusion of this language in the HBA reflects the compromise, between different approaches to outdoor advertising control, reached in October 1965. Moreover, because the particular compromise that Congress struck in 1965 turns on whether a type of outdoor advertising use is "customary," FHWA does not have free reign to amend the HBA.

This case involves not only the word "intermittent' in the FSAs, but even more fundamentally the word "customary" as incorporated into the body of the HBA in October 1965. An analogous decision was reached by the Supreme Court in 2012 when the Court addressed "customary" modes of travel in determining the navigability of a river at the time of statehood. The word "customary" appears in the standard governing the navigability of rivers for the purpose of deciding whether the federal government has the power to regulate navigation on it, and whether the riverbed is federally-owned. For well over a century, the Supreme Court held that rivers are considered navigable for these purposes if "they are used, or are susceptible of being used, in their ordinary condition, as highways for commerce, over which trade and travel are or may be conducted in *the customary modes* of trade and travel on water." *The Daniel Ball,* 77 U.S. 557, 563 (1871)(emphasis added); *PPL Montana, LLC v. Montana*, 132 S. Ct. 1215, 1228 (2012).

In *PPL Montana,* the Supreme Court held that the lower court "erred as a matter of law in its reliance upon the evidence of *present-day*, primarily recreational *use* of the" river in question because the standard required a "historical determination." 132 S. Ct. at 1233 (emphasis added), "If modern watercraft permit navigability where the historical watercraft would not, or if the river has changed in ways that substantially improve its navigability, then the evidence of present-day use has little or no bearing on navigability at statehood." *Id.* at 1233-34.

The legal issue before this court is whether an agency can take action in direct contravention of a federal statute that it is charged to implement. *Amici curiae* urge the court to answer this question with respect to the rule of law as framed by the HBA (as enacted), which requires lighting to be "consistent" with a state's "customary use." The judgment below should be reversed.

I. The Bonus Act in 1958.

In 1958, the Eisenhower Administration proposed a limited program for outdoor advertising control. The program known as the Bonus Act was limited to new segments of the interstate highway system and applied to on-premise and off-premise advertising on the new segments. It provided a very small increment of additional highway funding in exchange for a state's entry into an agreement to control outdoor advertising on new interstates according to certain standards. *See* Pub. L. No. 85-767, 72 Stat. 885 (1958). Approximately half the states entered into

such agreements. 111 Cong. Rec. H26,250 (October 7, 1965) (statement of Rep. Fallon).

II. The Highway Beautification Act (HBA) in 1965.

In 1965 the federal government undertook a more ambitious approach toward highway beautification that functioned as a grant in aid program. With ten percent of a state's federal highway funding conditioned upon meeting the effective control provisions of an enactment known as the Highway Beautification Act (HBA). *See generally* Craig J. Albert, *Your Ad Goes Here: How the Highway Beautification Act of 1965 Thwarts Highway Beautification*, 48 Kansas L.Rev. 463, 492-498 (April 2000).

In the fall of 1965, Congress heard concerns about the threats to the beauty of the Nation's highways. "An essential part of our national heritage is the beauty with which God endowed this continent. For too long we have stood aside while the manmade blights along our road system have become the vicious destroyers of this heritage." 111 Cong. Rec. S23,891 (September 15, 1965) (statement of Senator Dodd). "The public deserves protection of America's beauty." *Id.* "Amid the clutter of debate over billboards and junkyards, [we should] keep our eye on the principal purpose of this entire piece of legislation, which is the greater beautification of this land of ours." 111 Cong. Rec. H26,275 (October 7, 1965) (statement of Rep. Howard).

Spurred by these concerns, the Senate considered a bill (S. 2084) to provide for the scenic development of the federal-aid highway systems.[4] As proposed, the Senate bill provided that outdoor advertising signs would conform to national standards to be promulgated by the Commerce Secretary, which standards would contain provisions regarding the *lighting*, size and number of signs and such other requirements as may be appropriate to implement the bill. *See* 111 Cong. Rec. S24,141-42 (September 16, 1965). The "other requirements" in the Senate bill were not restricted in their scope, and could have included height and setback restrictions for billboards.

On October 7, 1965, the House debated the proposed legislation (*see* 111 Cong. Reg. H26,247-69, H26,272-322) focusing on the notion that the federal government was going to set standards for outdoor advertising control along federal roadways. Congressional allies of the outdoor advertising industry sought to defeat *national* standards and curtail any standards other than those for size, lighting and spacing. Through a classic legislative compromise, standards for other criteria such as height and setback were not included in the House measure, and any standards for size, *lighting* and spacing would have to be *consistent* with what was then *customary use* in the States. As in the Senate bill, outdoor advertising

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[4] *See* S23,796-99 (September 14, 1965), S23,854, 23,868-92 (September 15, 1965), S23,892 (September 16, 1965).

would not proliferate beyond commercial and industrial areas, zoned or unzoned. This provision remained unchanged in the legislation as received from the Senate. However, the House compromise ensured that the industry would be able to keep the size, *lighting* and spacing that was then consistent with *customary use* in the States, and prevented the application of federal standards as envisioned in the Senate version of the bill.

Specifically, in his amendment, Rep. Tuten of Georgia added a comma after the word "spacing" followed by the language "**consistent with customary use**" in the first sentence of what would become 23 U.S.C. § 131(d) upon its enactment. The proposed amendment is italicized in bold below:

> In order to promote the reasonable, orderly and effective display of outdoor advertising while remaining consistent with the purposes of this section, signs, displays, and devices whose size, lighting and spacing, ***consistent with customary use*** is to be determined by agreement between the several States and the Secretary, may be erected and maintained…

See 111 Cong. Rec. H26,295 (October 7, 1965) (emphasis added). National standards were thereby taken off the table.

Rep. Tuten stated, "If we intend to conform to 'customary use' … let us word the bill accordingly." *Id.* Subsequently, a colloquy between Reps. Olsen and Wright made clear that Rep. Tuten's "customary use" clause was intended to apply to more than just billboard size. It was intended to apply to two other standards,

i.e., lighting and spacing. *See* 111 Cong. Rec. H26,296 (October 7, 1965).[5] The Tuten amendment was approved (111 Cong. Rec. H26,300) and the House passed its version of the bill the same day. *Id.* at H26,321-22 (October 7, 1965). The Senate accepted the House version of the bill with the "customary use" limitations rather than the originally envisioned national standards. *See* 111 Cong. Rec. S26,863 (October 13, 1965) (Senator Randolph supporting the "customary use" standards and noting that there were provisions for future public hearings). Thus, the HBA provided that only signs, displays, and devices that could be erected and maintained were those whose size, *lighting* and spacing were consistent with *customary* use to be determined by agreement between the several States and the Secretary.[6] The HBA was signed into law on October 22, 1965.

The HBA minimum standards did not preclude local governments from adopting *even stricter* outdoor advertising controls. *Libra Group, Inc. v. State*, 805 P.2d 409 (App.), *pet. rev. denied*, 813 P.2d 318 (1991).

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[5] "This amendment deals with questions of lighting and questions of spacing, absolutely vital, I think, to the proper implementation of this bill." 111 Cong. Rec. H26,295 (October 7, 1965) (statement of Rep. Edmondson).

[6] In 1965, the Secretary was the Secretary of Commerce.

A. The "Customary Use" Limitation Was A Critical Component of HBA.

The HBA required effective signage control in large part by its focus on what was then *customary* use, for size, *lighting* and spacing. Nineteen months after its passage, and nearly one year after the conclusion of the last public hearings in the states (discussed in Argument Section II.B *infra*), Congress held hearings on what constituted "customary use." In an exchange with Transportation Secretary Boyd,[7] Congressman Wright[8] emphasized that the law clearly says "customary use" and that those provisions within Subsection 131(d) must be carried out:

> Mr. WRIGHT. . . . , I would direct your attention, *the law clearly says customary use*. Whether that is right or wrong I do not attempt to say, but I do believe I can say to you with some authority that in the absence on the floor of the House of subsection (d), this Highway Beautification Act of 1965 would not have passed the House. That is my opinion.
>
> Secretary BOYD. I believe you too.
>
> Mr. WRIGHT. Therefore, in fairness to our colleagues on the floor of the House, who considered and voted for the adoption of subsection (d), I think it must be carried out.

Hearings on H.R. 7797 Before the House Committee on Public Works, 90th Cong. 960-961 (May 2, 1967).

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[7] The Transportation Department was created in 1967 and the Secretary was elevated to a Cabinet position.

[8] Congressman Wright was a floor manager of the House bill in October 1965.

B. Section 303 of the HBA directed the Secretary of Commerce to hold Public Hearings in each State for the Purpose of Gathering Information on which to Base Standards and Criteria.

After the HBA's passage, public hearings were scheduled in state capitals across the country. *See* Notice of Public Hearings, Department of Commerce, Bureau of Roads, Highway Beautification, 31 Fed. Reg. 1162-1166 (January 28, 1966). HBA Section 303(a) provided in pertinent part:

> Sec. 303. (a) Before the promulgation of standards, criteria, and rules and regulations, necessary to carry out sections 131 and 136 of title 23 of the United States Code, the Secretary of Commerce shall hold public hearings in each State *for the purpose of gathering all relevant information on which to base such standards, criteria, and rules and regulations.*

Public hearings were scheduled for March 1, 1966 in the capitals of six states, and continued throughout the balance of March in the District of Columbia and the state capitals of twenty-three other states. *Id.* at 1162. Public hearings in April 1966 were scheduled in the state capitals of sixteen other states, leaving Puerto Rico and the remaining states for early May 1966. *Id.*

C. The 1966 Hearings Produced a Record of Then "Customary Use" in Most States as to Lighting for the Display of Outdoor Advertising Messages.

Following the public hearings, a report was prepared by the General Counsel of the federal Bureau of Public Roads (BPR), the predecessor to the FHWA. Lowell E. Anders, General Counsel, BPR, Department of Commerce, *Billboards in*

Commercial and Industrial Areas: Suggested Criteria for Agreement of Outdoor Advertising Control Under the Highway Beautification Act of 1965, Workshop on Highway Law, University of Colorado (July 12, 1966), D.E. 28-1, at pp. 43-58. The BPR estimated that approximately 8,000 people attended and 2,000 persons testified, and that 20,000 pages of testimony and 40,000 pages of exhibits were received. *Id.*

Before the public hearings were completed, a committee was set up to review criteria for size, *lighting*, and spacing permitted in commercial and industrial zones and areas. *Id.* at p. 48. The General Counsel stated that "*subsection 131(d) is the heart of the legislation* with respect to control of outdoor advertising." *Id.* at p. 44.

As to *customary* use for lighting, the General Counsel stated that the BPR's first *lighting* requirement would *prohibit* intermittent lights except those giving *public service information* such as time, date, temperature, weather or similar information. JA 111. The General Counsel reported industry spokesmen testified during the public hearings that it was *customary* in outdoor advertising to provide *public service information* on signs by the use of intermittent lights. *Id.* There was no indication whatsoever in the report that it was customary to display commercial messages by the use of intermittent lights. *See* D.E. 28-1, pp. 43-58.

III. The Federal-State Agreements (FSAs).

As noted above, Congress directed the Secretary of Commerce to gather information to develop standards. The Commerce Department, through the BPR, wasted no time in setting up the required public hearings to drill down into what was customary use, what was the standard practice.

However, the BPR's Report is not the end of the matter. It is what was reduced to writing in the FSAs that followed. Nearly all of the FSAs found common ground on their *customary use* standard for *lighting*. Intermittent lighting was prohibited except for limited public service information.[9] When the display of public service information was excluded from an FSA's prohibition on intermittent lighting, the excluded display included time, date and temperature. Not a single FSA referenced intermittent lighting being customary for the display of commercial messages.

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[9] This is the case with at least 43 FSAs. *See* FSAs for Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maryland, Massachusetts, Mississippi, Missouri, Montana, Nebraska, Nevada, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Utah, Texas, Vermont, Virginia, Washington, Wisconsin, and Wyoming. Such provisions are not included in the FSAs for the District of Columbia, Puerto Rico, Hawaii, Idaho, Michigan, Minnesota, New Hampshire, and West Virginia. Maine prohibits intermittent lights without exception.

By the end of 1967, FSAs had been reached in five states: Vermont (AR971-979), Hawaii (AR594-597), Virginia (AR980-990), Connecticut (AR533-542) and Maine (AR680-689).[10] The 1967 FSAs for Vermont, Virginia, and Connecticut each prohibited any sign that contained or included any intermittent light, except those giving public service information such as time, date, temperature, weather or similar information. The typical FSA stated:

> LIGHTING
> Signs may be illuminated, subject to the following *restrictions*:
>
> 1. Signs which contain, include, or are illuminated by any flashing, *intermittent*, or moving light or lights are *prohibited*, except those giving *public service information* such as time, date, temperature, weather, or similar information.

Id. (emphasis added). The FSAs signed by Vermont, Virginia, and Connecticut were consistent with the broad findings on *lighting* that followed the public hearings in the spring of 1966.

Maine's FSA (AR680-689) was signed on December 27, 1967, but included *no exceptions* from the prohibition on the display of intermittent lighting to display messages, even for the occasional change in the display of temperature or the once per day change of the date.

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[10] Hawaii had no billboards. Hawaii's FSA referred to its Bonus Act agreement and state law.

In the first half of 1968, more states signed FSAs, including Utah (AR943-954), Maryland (AR690-698), Alaska (AR489-495), Delaware (AR543-551) and New York (AR815-825). Each was consistent with the same broad findings published by the BPR General Counsel and each contained the same restrictions and prohibitions as the Vermont, Virginia, and Connecticut FSAs. California's FSA was similarly restrictive: "signs shall not include ... intermittent ... lights except that part necessary to give public service information such as time, date, temperature, weather or similar information." *See* AR512-521.

Ohio prohibited advertising devices with intermittent light or lights except those giving public service information such as time, date, temperature, weather or similar information, except in business districts. AR851-865 (Ohio FSA). *Id.* Inside business districts there were no limitations on intermittent message displays. The FSAs continued to be negotiated and executed into the early 1970s.

IV. In 1978 Congress Rejected the Amendment of 23 U.S.C. Section 131(d) to Allow Electronic Signs.

Under certain circumstances, the legislative failure of efforts to give an agency certain authority is meaningful in determining whether a court should treat such authority as if it had already been bestowed. *See Food and Drug Admin. v. Brown & Williamson Tobacco Corp.,* 529 U.S. 120, 147-48 (2000). In 1978, the U.S. House of Representatives included a controversial amendment to 23 U.S.C.

§131 in a transportation bill, but a similar provision was not included in the companion transportation bill that was passed by the U.S. Senate.

The *proposed* amendment to Section 131(d), if passed by Congress, would have added at the end of Section 131(d):

> Nothing in this section shall authorize the Secretary to prohibit the use of any sign, display, or device which may be changed by electronic processes or by remote control in any commercial or industrial area (whether zoned or unzoned) subject to this subsection.

See 124 Cong. Rec. H30,724 (September 21, 1978); H.R. Rep. No. 95-1485 (August 11, 1978), at 17, *reprinted in* 1978 U.S.C.C.A.N. 6575, 6593.

The House further proposed the following to accompany the above proposed amendment:

> The Secretary of Transportation shall make such revisions in agreements entered into with States under section 131 of title 23, United States Code, relating to the control of outdoor advertising in any commercial or industrial area (whether zoned or unzoned) as may be necessary to carry out the amendments made by [the above-quoted proposed amendment.].

Id.

On the House floor, it was argued that allowing such signage for off-premise signs was a *very drastic altering* of the *current law*. 124 Cong. Rec. H31,064 (Representative Kostmayer) (September 22, 1978).

On the Senate floor, it was noted that it was an *entirely different matter* to allow electronic signs for billboards (off-premise signs). *See* 124 Cong. Rec. S26,917-18 (Senator Jackson)(August 18, 1978).

The House amendment to Section 131(d) did not survive a Conference Committee,[11] and there was no amendment to Section 131(d) in the Surface Transportation Assistance Act of 1978, Pub. L. 95-599, 92 Stat. 2689 (1978), as it was finally passed.

V. The Prior Guidance for Mechanically Rotating Slats (Tri-Visions) Did Not Change the Prohibition on Intermittent Lighting.

FHWA's prior guidance documents from 1990[12] and 1996[13] on the subject of commercial electronic variable message signs and changing message signs, respectively, involved *mechanically* changing slats known as tri-visions. Tri-vision signs did not *contain* or *include* lights. These two previous guidance documents recognized the distinction as to these devices. They simply did not involve light or lights as set forth in the FSAs. When placing the 1990 and 1996 memoranda side by side, and reviewing each, the conclusion is clear.

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[11] *See* House Conf. R. No. 95-1797 (October 14, 1978), at 91-92 *reprinted in* 1978 U.S.C.C.A.N. 6705-6706 (adopting Senate provision for Electronic signs as Conference substitute).

[12] JA 163.

[13] JA 182.

In the 1996 memorandum, the FHWA stated:

> Changeable message signs are acceptable for off-premise signs, regardless of the type of technology used, if the interpretation of the State/Federal agreement allows such signs. *In nearly all States, these signs may still not contain* flashing, *intermittent*, or moving *lights*.

JA 182 (emphasis added). The 1996 memorandum made it clear that FHWA still adhered to *customary use* as incorporated into the FSAs; of course, Congress had rejected an attempt to amend Subsection 131(d) to allow intermittent lights.[14]

Just before the Guidance's release, FHWA Headquarters employee Robert Black attempted to craft the illusion that the Guidance was consistent with the 1996 Memo. JA 533. The effort smacks of a sham. On September 24, 2007 FHWA's Robert Black sent an email to FHWA's Gloria Shepherd and other top staff, forwarding his edits just hours before the Guidance's release. Mr. Black is candid in his email and reveals that he had "tried" to "tie" the Guidance (CEVMS memo) to the 1996 memo "more" so that it is "seen as" the natural "evolution" of the 1996 policy. But try as he might to make something appear to be "seen as" the evolution of a document from 1996 pertaining to *mechanically* changing slats, the Guidance still ran afoul of the HBA's *customary use* provisions on lighting, as the

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[14] The 1978 Congressional history [discussed in the Section IV above] appears on the FHWA website. *See* FHWA, A History and Overview of The Federal Outdoor Advertising Control Program (http://www.fhwa.dot.gov/realestate/oacprog.htm (last visited December 28, 2014).

vast majority of the FSAs prohibited intermittent lighting for messages, with the only exceptions (if any) being for public service information.

VI. FHWA Headquarters Chose to Ignore the HBA's "Consistent With Customary Use" Mandate When It Issued the 2007 Guidance Memorandum ("Guidance").

In the face of a plea on August 7, 2007 from FHWA Kentucky Division Administrator that sought action grounded in the integrity of the letter and intent of the law (*see* AR437), FHWA Headquarters chose a different path - expanding customary use to permit CEVMS. The chosen path was not without internal controversy at FHWA Headquarters, as Point of Contact Catherine O'Hara shared her judgment with other Headquarters personnel that "any illuminations which go on or off more than once a day are intermittent lights." JA518. Given the public service exceptions for a change in the date -- besides a change in the time or the temperature -- her position was logical. Indeed, this position was followed not only by the State of New York, but by the State of Arizona for more than three decades in applying the language found in its 1971 FSA[15] which derived from the 1970 Arizona Highway Beautification Act (AHBA).

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[15] AR496-502.

VII. The 1971 Arizona FSA and Arizona's "Customary Use" That Prohibited Intermittent Lighting

Several years after the public hearings, the state of Arizona enacted a state highway beautification act. The Arizona Highway Beautification Act's restrictions on lighting were very similar to those found to be customary throughout the United States in the months following the passage of the HBA.

As codified in May 1970, Arizona's statutory limitations restricted intermittent lighting "excepting that part necessary to give public service information such as time, date, weather, temperature or similar information." Ariz. Session Laws 1970, Ch. 214, § 1, at Ch. 7, art. I, § 18-713.A.5.[16] In the same legislation, the Legislature authorized the Arizona Highway Commission to enter into an agreement with the U.S. Secretary of Transportation to ensure effective control over outdoor advertising consistent with the HBA. *See* Ariz. Session Laws 1970, Ch. 214, § 1, at Ch. 7, art. I, § 18-716.

On November 17, 1971, the Arizona FSA was signed. The FSA provided a prohibition on lighting identical to the language incorporated into the 1970 Session Law. The only exceptions were limited to public service information such as time, date, weather, temperature or similar information. As was the case with all FSAs, there were no exceptions for commercial messages.

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[16] This statutory prohibition continued until May 2012. *See* Ariz. Rev. Stat. § 28-7903(A)(4).

The 1970 enactment of §§ 18-711, et seq. was continued in 1972 with only minor amendments. *See* Ariz. Session Laws, 1972, Ch. 17, § 3. In 1972, § 18-713.A.2 was deleted, and § 18-713.A.5 was renumbered as § 18-713.A.4, and the comma after the term "intermittent" was deleted. The Arizona FSA did not change. In 1973, and again in 1995, the provisions regulating outdoor advertising were moved, without substantive changes. *See* Ariz. Session Laws 1973, Ch. 146, § 69; Ariz. Session Laws 1995, Ch. 132, § 69. The prohibition on intermittent lighting remained the same. The 1995 Law provided:

> 28-7903 Outdoor Advertising Prohibited
>
> A. Outdoor advertising shall not be placed or maintained adjacent to the interstate, secondary or primary systems at the following locations or positions or under any of the following conditions, or if the outdoor advertising is of the following nature:
>
> * * *
>
> 4. If it is visible from the main traveled way and displays a red, flashing, blinking, intermittent or moving light or lights likely to be mistaken for a warning or danger signal, except that part necessary to give public service information such as time, date, weather, temperature or similar information.

This continued to be the law in Arizona and was at issue in *Scenic Arizona v. City of Phoenix Board of Adjustment*, 268 P.3d 370 (Ariz. Ct. App.), *appeal denied* (Ariz. August 28, 2012).

VIII. The One State Court to Adjudicate This Matter Concluded that Digital Billboards Violated Customary Use.

On September 24, 2007, as discussed above, as Robert Black admittedly "tried" to tie the draft Guidance to the prior 1996 memorandum, he was facing a tough time at FHWA Headquarters. On the eve of the release of the Guidance, he explained his difficulty with the term intermittent and that he was still "playing" with it.[17]

> I am having a tough time with coming up with a clear way to define the term "intermittent" (used in all or most Fed/State agreements). I am still playing with it, and any suggestions are welcome. I do think we need some explanation. The scenic organizations are going to hit us hard on that point, and *any lawsuits might turn on that word.*

JA 533 (emphasis added).

As it turned out, Mr. Black was correct that lawsuits might turn on that word. Of course, a key to the FSAs was the HBA language that FSA standards

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[17] The pressure on the agency to "play" with the word intermittent may be explained by the enforcement efforts in New York. The FHWA New York Division Administrator had pointed out in 2005 to the NYDOT Chief Operating Officer that *no ambiguity exists in this wording.* JA 261-262 (which followed prior correspondence as to the same illegally operated billboard in Syracuse displaying messages every seven seconds [*see* JA 260]). However, at FHWA Headquarters in 2007, when addressing New York Congressman Higgins on the subject of the Syracuse CEVMS billboard, the FHWA Administrator appended a personal handwritten note on May 2, 2007 to Congressman Higgins with an exclamation mark, "Brian … We are ready to work this issue with NYDOT!" JA 410. Prior to the flip-flop in the GM, the FHWA New York Division had "required the CEVMS to change only once a day." AR403.

must be "consistent with customary use" and the accompanying HBA mandate for public hearings to be held for the purpose (discussed at Section II.B, below) to of gathering information for the standards. The record developed for *lighting* demonstrated what was then *customary use* in the States.

In *Scenic Arizona* the appellants challenged a hearing officer's decision that upheld the issuance of a permit for a digital billboard that would have a minimum display time of eight seconds for each image. The appellants argued that the permit violated the AHBA. The appellate court reversed the lower court's decision on the merits because the billboard constituted intermittent lighting and intermittent lighting was not allowed under the AHBA. The pertinent part of the AHBA was as stated in Section VII, *supra*. *See also Scenic Arizona*, 268 P.3d at 377, quoting A.R.S. § 28–7903(A) (1998) (emphasis omitted).

The Arizona court noted that there had been legislative attempts in 2003 and 2005 to change the AHBA to specifically allow digital billboards. *Scenic Arizona*, 268 P.3d at 377, 384-85. Those two legislative attempts failed. *Id.* at 377. The appellate court noted ADOT's previous position was that the AHBA prohibited digital billboards, and that the ADOT had then abandoned that position in 2008. *Id.* at 381.

The Arizona court found that it could not defer to the ADOT's interpretation of the AHBA because of its conflict with "the plain meaning of the statute," stating

> Thus, the lack of formality and the inconsistency with which ADOT has approached the issue persuade us that ADOT's interpretations of the statute are not entitled to judicial deference. Therefore, we are left with the plain meaning of the statute, which, as discussed supra ¶ 22, does not permit digital billboards.

268 P.3d at 382.

In reaching its decision in favor of Scenic Arizona, the appellate court ruled that its conclusion was consistent with the 1971 Arizona FSA, as well as the AHBA and the HBA.

> In sum, the conclusion we reach here is consistent with the AHBA, the Agreement, and [the federal HBA]. *We emphasize that we are interpreting the law as it has existed for over forty years.* Our decision confirms that neither the legislature nor ADOT has formally addressed the effects of substantial technological changes relating to the operation and use of off premises outdoor advertising displays. Because we hold that a digital billboard uses intermittent lighting and is therefore prohibited by the AHBA, the use permit was granted in violation of state law and is therefore invalid.

Id. at 387 (emphasis added). The court noted that if an image on a billboard changes every eight seconds, then the billboard's lighting *necessarily* is intermittent under the *plain meaning* of the statute. *Id.* at 378, 379. Following the decision, The Arizona Legislature amended the AHBA to allow the digital billboards, but it could not change customary use incorporated into the FSA. If there is to be a change in the customary use standard, the U.S. Congress must act; internal staff memos cannot invent uncustomary uses contrary to the letter and intent of the HBA.

X. The Prohibition on the Display of Commercial Messages Through Intermittent Lighting is "Consistent with Customary Use" and Is Easily Enforceable.

Missing from the 2007 Guidance is the recognition of the significance of a single exception from the prohibition on intermittent lights - for public service information. This exception is found in at least 43 of the FSAs.[18] The display of commercial messages is *not* public service information. There is not a single FSA that contains any exception for the display of *commercial* messages.

Furthermore, the HBA is the Highway *Beautification* Act. The notion that the Beautification Act's purpose would be served by federal standards that would allow 1,200-square foot devices spaced every one hundred feet along either side of the roadway is ludicrous. Within municipal commercial areas, a typical FSA like the 1967 Virginia FSA (AR980-990) allows, as minimum standards, billboards that are up to 1,200 square feet in area spaced as close as 100 feet apart, on both sides of the road and oriented in each direction. Would the government and the OAAA have this Court believe that it was *customary* in 1965 to allow giant television-like screens every one hundred feet to display different commercial messages every four to ten seconds? Would such lighting standards comport with the *customary* use written into the *Beautification* Act? The FHWA in its Guidance actually

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[18] See footnote 9.

recommends the display of commercial advertisements to passing motorists every eight seconds to carry out the purposes enunciated in the HBA. The mind reels.

While states and local governments may set stricter standards than the minimum standards in the HBA, the HBA speaks in terms of *consistent with customary use* in 1965. Because digital billboards did not exist when the HBA was enacted, they could not have constituted a "customary use," because the very nature of those two words requires that the use not only have existed, but existed with such prevalence as to have become "customary" along federal-aid highways.

On the issue of enforcement, the State of Arizona enforced a prohibition on intermittent lights and limited any changes to once per day.[19] FHWA's New York Division noted that such a limitation was *easily enforceable* when referring to a rogue outdoor advertiser's display of different commercial messages every seven seconds. JA 261. The New York Division had required the CEVMS change only once a day.[20] AR403. Indeed, with exceptions for date, time, and temperature from the intermittent prohibition, limiting changes to once per day is logical. For

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[19] In an amicus brief in *Scenic Arizona*, Sierra Club and Scenic America pointed to ADOT's 2003 position that a sign which turned on at sunrise, which did not change message, and then turned off at midnight, did not fall within the prohibition on intermittent lights. *See* 2010 WL 2355939, at *23. *See also* Scenic Arizona's Opening Brief in *Scenic Arizona*, 2009 WL 4027501, at *12, n. 41.

[20] The Division Administrator at that time noted that "without question" the billboard along the interstate was "intermittent." *Id.*

example, the date does not change more than once per day. The FHWA Kentucky Division Administrator pled the month before the release of the Guidance for something other than a *soft position* from FHWA Headquarters. AR437. This plea was unheeded. While the Arizona courts considered the issue in *Scenic Arizona*, a Rutgers Law Review article concluded that digital billboards violated both the letter and spirit of the HBA.[21]

The article noted FHWA's recognition more than thirty years ago that "harsh visual contrast with the ambient environment is generally considered to be an unaesthetic" just as is "a dense clustering of signs and sign structures."[22] The obtrusiveness of devices[23] that operate like large television screens with changing commercial messages every few seconds is self-evident to all but the blind. HBA's purposes include promoting the recreational value of public travel and the preservation of natural beauty. The Guidance's uncustomary standards are a disservice to the HBA's purposes.

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[21] Sharpe, at p. 554.

[22] Sharpe at p. 532, quoting CEVMS Study by Wachtel and Netherton (D.E.31-1).

[23] 23 U.S.C. Subsection 131(d) refers to devices and extends outdoor advertising controls to devices. At issue here are intermittent light-emitting devices for the display of commercial messages akin to giant television screens aimed at traveling motorists. They are far from being even remotely consistent with *customary* use in any state in 1965. They cannot be *customary* as they did not exist in 1965.

Respectfully submitted December 30, 2014.

/s/ William D. Brinton
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The American Planning Association, The Garden Club of America, Sierra Club, Inc., and International Dark-Sky Association, Inc.

CERTIFICATE OF COMPLIANCE

This brief complies with the type and volume limitations of Rule 32(a)(7), Fed. R. App. P. The brief contains 6,808 words.

Dated: December 30, 2014.

/s/ William D. Brinton
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CERTIFICATE OF SERVICE

I, William D. Brinton, hereby certify that on December 30, 2014, I served copies of the Corrected Brief of *Amici Curiae* on the following parties by way of electronic mail (ECF):

Party: Plaintiff-Appellant Scenic America, Inc.
Counsel: Daniel H. Lutz and Hope M. Babcock

Party: Defendants-Appellees U.S. Department of Transportation, Anthony Foxx, and Federal Highway Administration, and Gregory Nadeau
Counsel: Jeffrey Sandberg and Mark Freeman

Party: Intervenor-Defendant-Appellee Outdoor Advertising Association of America, Inc.
Counsel: Kannon Shanmugam

Dated: December 30, 2014

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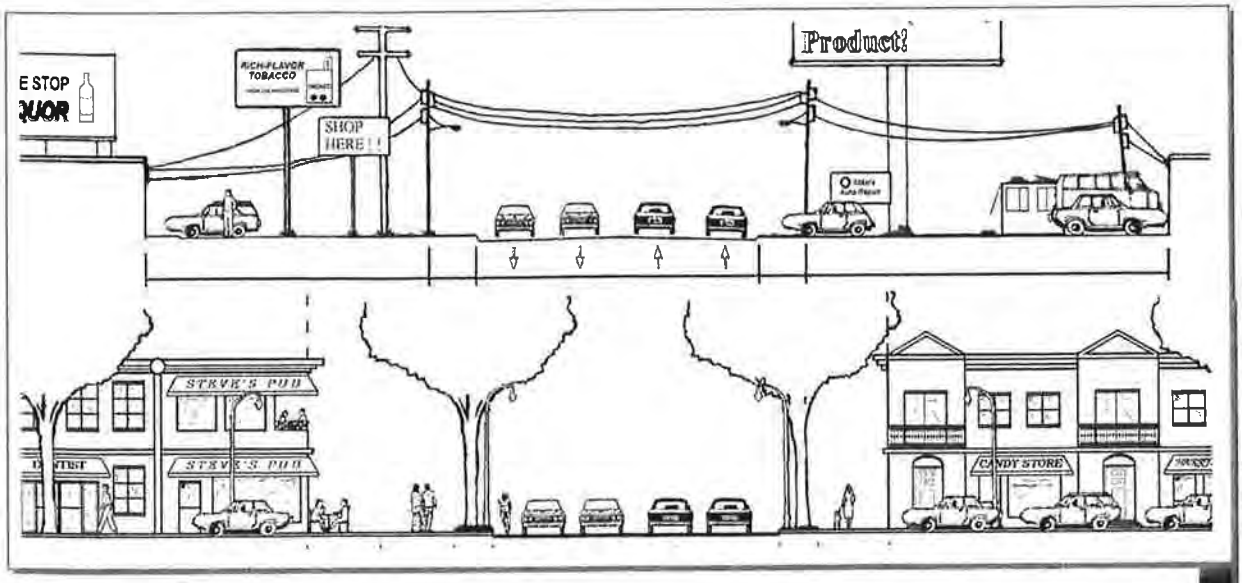
Least Preferred

Least preferred commercial images tended to portray strip commercial shopping centers (many of which have become dated and underutilized), large parking lots void of trees and landscaping, and images of areas with incompatible land uses. The least favorite overall image was the "Sprawl Corridor" image from the Transportation section. This image showed a typical suburban auto-oriented corridor lined with excessive signage, a web of utility wires and polls, and one-story single-use commercial buildings with parking visible.

Least preferred overall image from the Community Character Survey



Source: City of Atlanta

Commercial Corridors have over time become more like the top image with deep setbacks to allow for parking in front of the buildings, overhead utilities, limited landscaping and a proliflration of pole-mounted signage and billboards. In contrast, quality commercial corridors should include a mix of uses built to accodate a variety of transportation options and provide for a pleaseant pedestrian experience.

physical enhancements so that the corridor does not become just another commercial strip. In addition, corridors should be organized in a nodal fashion with nodal commercial/mixed use development opportunities at intersections with major streets and new secondary roads. Areas between these development nodes along the corridor provide opportunities for development of higher intensity residential uses that would create more housing choices for the City that are in proximity to commercial areas and major transportation arteries.

Corridors should provide a pedestrian-friendly environment with wide sidewalks and bicycle lanes when possible. In urban areas, landscaping buffers, buildings placed closer to the street and parking to the rear of the building. In suburban areas, sidewalks should be included along all corridors and provided at a safe distance from the edge of pavement.

Increase landscaping is needed along most of the City's corridors, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Community Design Component: Signage

The design and placement of signage graphics on buildings and along the streetscape contributes to the character of the community and influences the public's perception of a community. Standardized design regulations for the types, sizes, lighting and placement of commercial identification signage brings order to commercial and industrial districts, reduces clutter and distracting elements along the streetscape and ensures that signage graphics are appropriate for the surroundings in which they are located. Standardized design regulations should, however, be sensitive to the character of the community. For example, design standards for Downtown should be developed specific to the needs of a walkable, urban center.

ITEM 11

GMRPC Resolution No. 2015-152

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SIX (6) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETY FOR FAR AWAY HILLS, (SUBDIVISION); PC FILE #1-66-04C/1-9-04C

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a request for a six (6) month renewal and extension of the performance surety for: Far Away Hills, (Subdivision); PC File #1-66-04C/1-9-04C, submitted by the applicant, City of Gallatin, at its regular meeting on November 23, 2015 and;

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to the Gallatin Subdivision Regulations, Chapter 3:

1. The renewal and extension of the performance surety will cover the cost of all public improvements and infrastructure not yet completed in the subdivision as determined by the City Engineering Division.

2. The subdivision surety is necessary to protect the public interest as described in Chapter 3, Gallatin Subdivision Regulations.

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a six (6) month renewal and extension of the performance surety with the following conditions:

1. A new Letter of Credit in the amount of $64,000 shall be provided to the City of Gallatin by no later than November 25, 2015.

2. No extension will be provided for the performance surety. All subdivision improvements must be completed by May 26, 2016.

3. Upon completion of all required improvements the developer shall submit a request for Acceptance of Dedication by the City Engineering Division and provide a maintenance bond in form and substance acceptable to the City Attorney and City Engineer.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

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: CHARLES S. SUDBURY, ETUX R.B. 1864, PG. 860, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCEL 30.06 AND PARCEL 30, ON TAX MAP 112 AND ALL OF PARCEL 2.01, ON TAX MAP 112-I "B".
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. 47165C03180, DATED NOVEMBER 21, 2002, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YR. FLOOD PLAIN. ZONE X.
9. THIS PROPERTY IS ZONED "R-20" AND "R-20 P.R.D." AS OF THE DATE OF THIS SURVEY.
10. ACCESS IS DENIED FROM LOTS 1 AND 22 TO EAST MAIN STREET.
11. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
12. DETENTION POND TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
13. THIS EASEMENT SHALL BE ABANDONED WHEN AND IF THE WATER LINE SHOWN IS MOVED TO THE FRONT AND / OR SIDE LOT EASEMENTS.
14. THE OPEN SPACE AREA ADJACENT TO A LOT SHALL BE MAINTAINED BY THE OWNER OF THAT LOT.
15. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF "FAR AWAY HILLS", P.B. 25, PGS. 356-359, R.O.S.C., TN.

CURVE TABLE

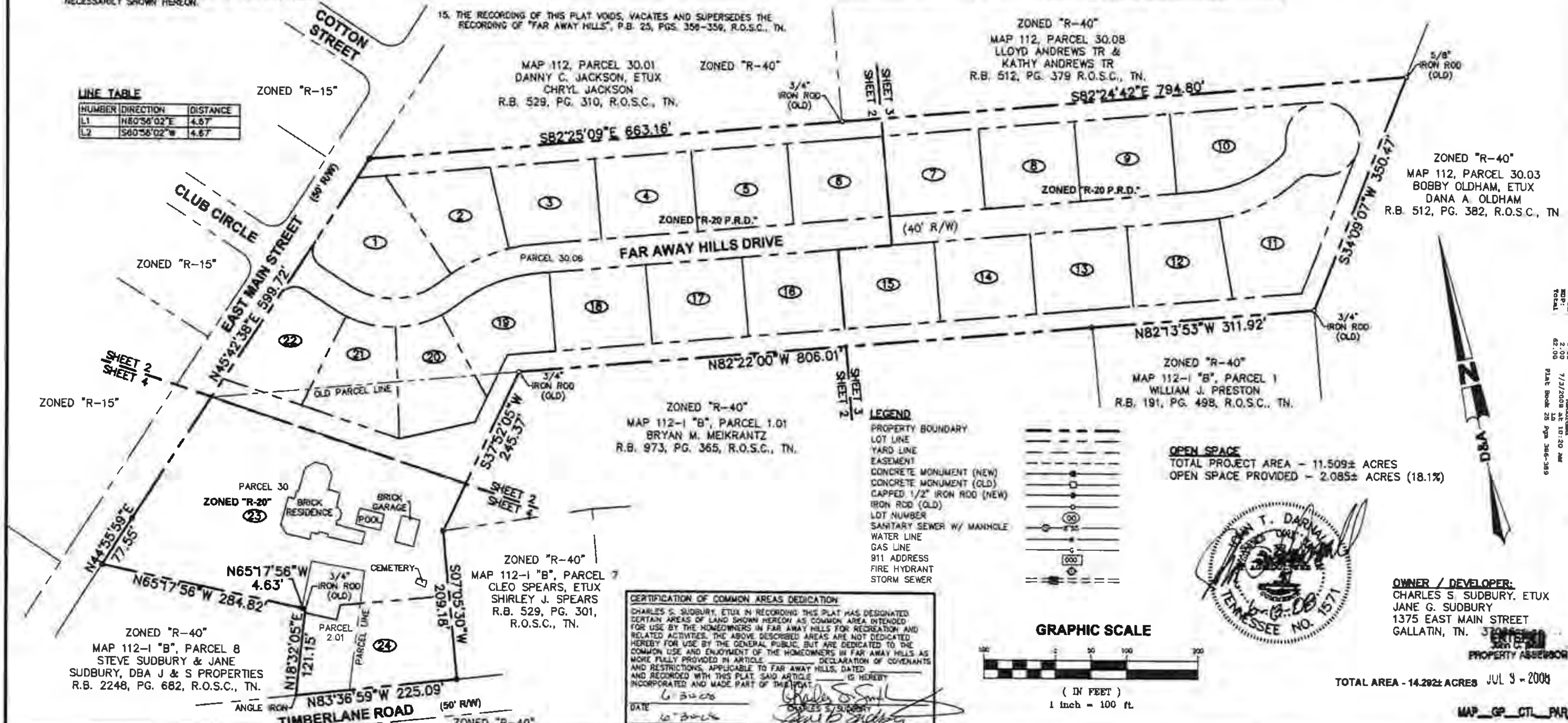
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	N00°42'38"E	35.36'
C2	72°07'21"	105.00'	132.17'	N80°21'03"W	123.62'
C3	34°02'25"	245.00'	145.56'	N80°36'29"E	143.43'
C4	36°41'39"	180.00'	115.28'	S79°16'52"W	113.32'
C5	54°14'18"	25.00'	23.67'	S33°48'53"W	22.79'
C6	288°28'36"	52.00'	261.81'	S29°03'58"E	60.78'
C7	54°14'18"	25.00'	23.67'	N88°03'11"E	22.79'
C8	36°41'39"	220.00'	140.90'	S79°18'52"W	138.50'
C9	34°02'25"	205.00'	121.79'	N80°36'29"E	120.01'
C10	72°07'21"	145.00'	182.52'	N80°21'03"W	170.71'
C11	90°00'00"	25.00'	39.27'	S89°17'22"E	35.36'
C12	04°40'43"	245.00'	20.01'	N65°55'38"E	20.00'
C13	20°48'20"	245.00'	88.82'	N78°39'09"E	88.34'
C14	08°35'22"	245.00'	36.73'	S86°40'00"E	36.70'
C15	90°53'33"	52.00'	82.49'	N52°08'31"E	74.11'
C16	81°01'13"	52.00'	73.53'	S74°39'44"W	67.56'
C17	31°42'28"	220.00'	121.75'	S78°47'16"W	120.20'
C18	04°59'11"	220.00'	19.15'	N84°51'34"W	19.14'
C19	10°15'02"	145.00'	25.94'	S68°42'47"W	25.91'
C20	28°33'25"	145.00'	87.21'	S87°07'01"W	86.81'
C21	28°07'47"	145.00'	71.19'	N65°32'24"W	70.48'
C22	07°11'08"	145.00'	18.18'	N47°52'56"W	18.17'

LOCATION MAP

NOT TO SCALE

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N60°58'02"E	4.67'
L2	S60°58'02"W	4.67'



LEGEND

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

OPEN SPACE
TOTAL PROJECT AREA - 11.509± ACRES
OPEN SPACE PROVIDED - 2.085± ACRES (18.1%)

JOHN T. DARNALL ... TENNESSEE NO. 1571
6-13-08

OWNER / DEVELOPER:
CHARLES S. SUDBURY, ETUX
JANE G. SUDBURY
1375 EAST MAIN STREET
GALLATIN, TN. 37066

ENTERED
John C. Isbell
PROPERTY ASSESSOR
JUL 9 - 2008

TOTAL AREA - 14.292± ACRES

MAP__GP__CTL__PAR__

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 702054 Instrument #: 807145
Rec'd: 60.00
State: 0.00 Recorded
Clerk: 0.00 7/3/2008 at 10:20 AM
EDP: 2.00 in
Total: 62.00 Plat Book 25 Pgs 386-389

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

CERTIFICATION OF COMMON AREAS DEDICATION

CHARLES S. SUDBURY, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN FAR AWAY HILLS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAR AWAY HILLS AS MORE FULLY PROVIDED IN ARTICLE ______ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO FAR AWAY HILLS, DATED ________ AND RECORDED WITH THIS PLAT. SAID ARTICLE ______ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

6-30-08 DATE — CHARLES S. SUDBURY
6-30-08 DATE — JANE G. SUDBURY

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

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

WATER SYSTEM 6-30 2008 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE
SEWER SYSTEM 6-30 2008 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 1864, PG. 860, R.O.S.C., TN. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

6-30-08 DATE — CHARLES S. SUDBURY
6-30-08 DATE — JANE G. SUDBURY

CERTIFICATE OF ACCURACY

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

6-13-08 DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

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

07/01/08 DATE — CITY ENGINEER

Darnall & Associates, LLC
LAND SURVEYING - LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING - DESIGN
106 Joslin Avenue Gallatin, Tennessee 37066
Ph: 615-206-6942 Fax 615-206-6943 darnallandassoc@comcast.net

CERTIFICATE OF APPROVAL FOR RECORDING

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

7-2-08 DATE — SECRETARY, PLANNING COMMISSION
7-1-08 DATE — CHAIRMAN'S INITIALS

FAR AWAY HILLS

REVISED FINAL PLAT

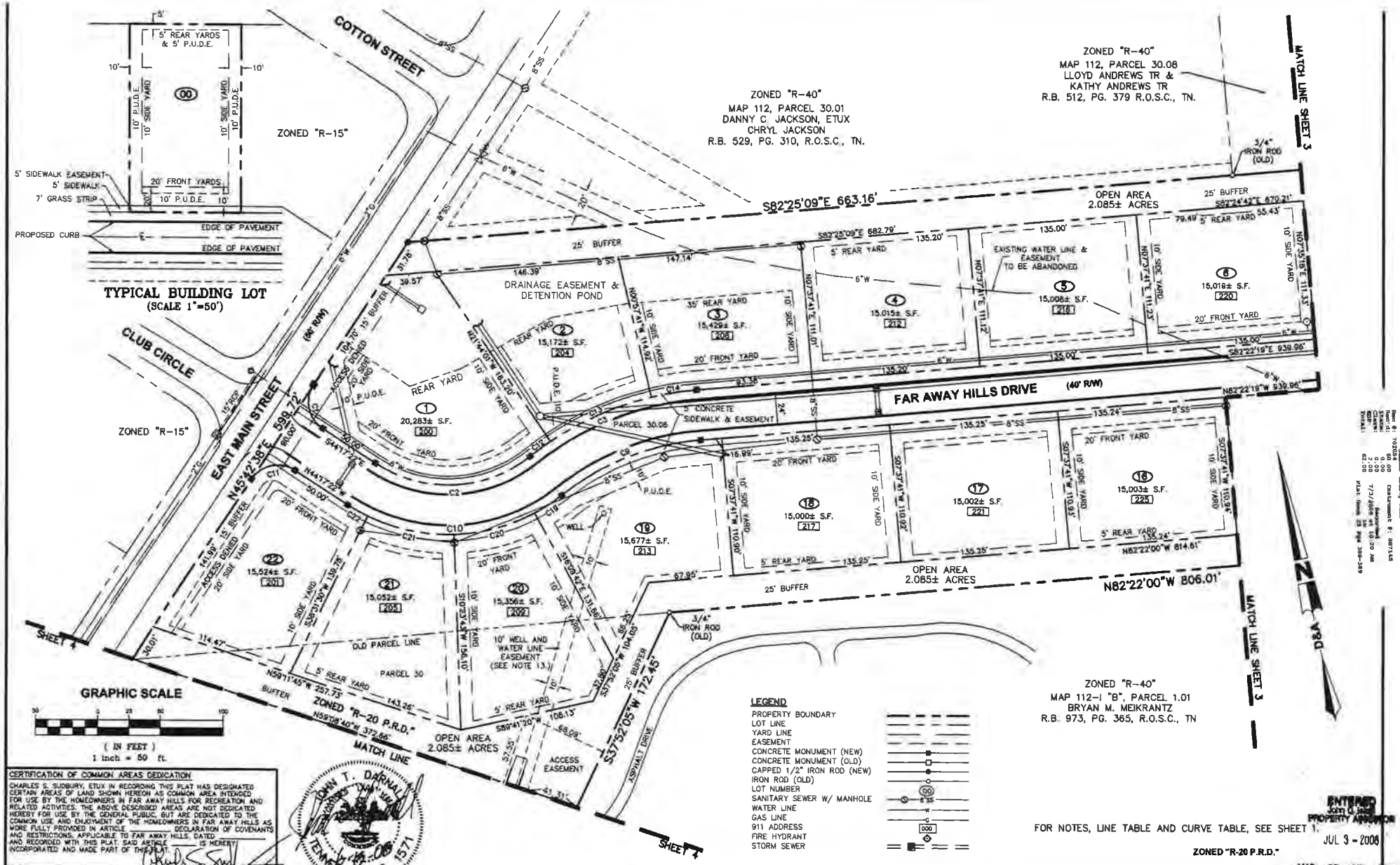
EAST MAIN STREET, CITY OF GALLATIN,

3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 14.292±	TOTAL LOTS = 24
ACRES OF NEW ROAD = 1.535±	FEET OF NEW ROAD = 1526'±
OWNER: AS SHOWN	CIVIL DISTRICT: 3RD
SCALE: 1"=100'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	SUMNER COUNTY
JOB #03-090	STATE OF TENNESSEE
DATE: JUNE 3, 2008	SHEET NO. 1 OF 4

09003-FP-REV.DWG

1-97-040C



CERTIFICATION OF COMMON AREAS DEDICATION

CHARLES S. SUDBURY, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN FAR AWAY HILLS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAR AWAY HILLS AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO FAR AWAY HILLS, DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ CHARLES S. SUDBURY

DATE _____ JANE Q. SUDBURY

DANNY T. DARNALL
TENNESSEE REG. NO. 1571
6-13-08

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

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

WATER SYSTEM 6-30 ,2008 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 6-30 ,2008 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 1884, PG. 860, R.O.S.C., TN. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

6-30-08 DATE — CHARLES S. SUDBURY

6-30-08 DATE — JANE Q. SUDBURY

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 ONE MONUMENT TO HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

6-13-08 DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

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

07/01/08 DATE — CITY ENGINEER

Darnall & Associates, LLC

LAND SURVEYING – LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING – DESIGN

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

7-2-08 DATE — SECRETARY, PLANNING COMMISSION

7-1-08 DATE — CHAIRMAN'S INITIALS DD

FAR AWAY HILLS

REVISED FINAL PLAT

EAST MAIN STREET, CITY OF GALLATIN,

3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 14.292±	TOTAL LOTS = 24
ACRES OF NEW ROAD = 1.535±	FEET OF NEW ROAD = 1526'±
OWNER: AS SHOWN	CIVIL DISTRICT: 3RD
SCALE: 1"=50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	SUMNER COUNTY
JOB #03-099	STATE OF TENNESSEE
DATE: JUNE 3, 2008	SHEET NO. 2 OF 4

09003-FP-REV.DWG

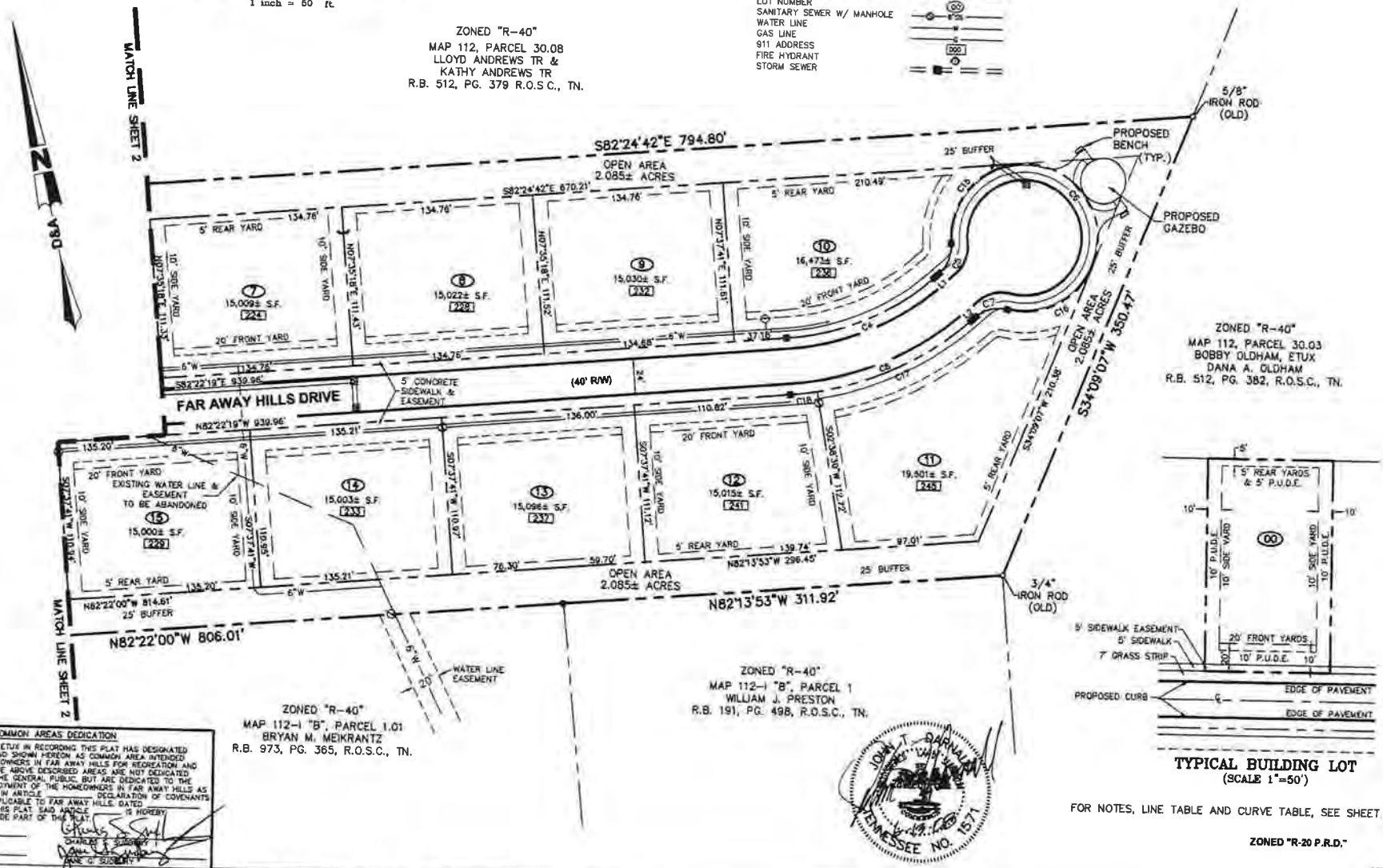
Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 702024
Rec d: 50.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 52.00
Instrument #: 687145
Recorded
7/3/2008 at 10:20 AM
in
Plat Book 25 Pgs 388-389

LEGEND

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

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



TYPICAL BUILDING LOT
(SCALE 1"=50')

FOR NOTES, LINE TABLE AND CURVE TABLE, SEE SHEET 4

ZONED "R-20 P.R.D."

ENTERED
JOHN C. ADAMS
PROPERTY ASSESSOR
JUL 3 - 2008
MAP__GP__CTL__MPL__

CERTIFICATION OF COMMON AREAS DEDICATION

CHARLES S. SUDBURY, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN FAR AWAY HILLS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAR AWAY HILLS AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO FAR AWAY HILLS, DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ CHARLES S. SUDBURY

DATE _____ JANE G. SUDBURY

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

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

WATER SYSTEM 6-30 ,20 08 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 6-30 ,20 08 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

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DATE 6-30-08 — JANE G. SUDBURY

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DATE 6-19-08 — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

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

DATE 07/01/08 — CITY ENGINEER

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CONSTRUCTION STAKING – DESIGN

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DATE 7-2-08 — SECRETARY, PLANNING COMMISSION

DATE 7-1-08 — CHAIRMAN'S INITIALS

FAR AWAY HILLS

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EAST MAIN STREET, CITY OF GALLATIN,

3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 14.292±	TOTAL LOTS = 24
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OWNER: AS SHOWN	CIVIL DISTRICT: 3RD
SCALE: 1"=50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	SUMNER COUNTY
JOB #03-090	STATE OF TENNESSEE
DATE: JUNE 3, 2008	SHEET NO. 3 OF 4

09003-FP-REV.DWG

2PD-97-1

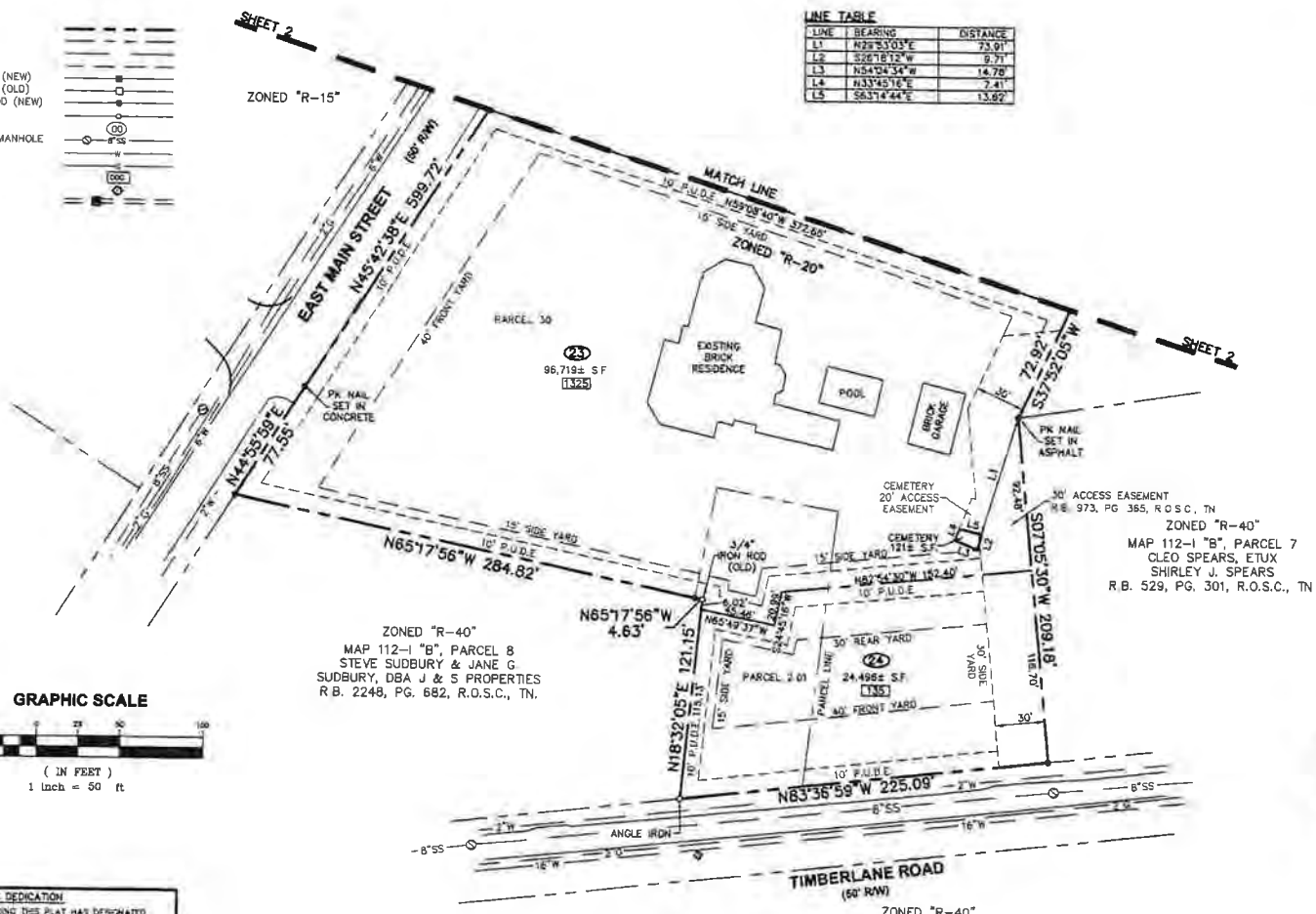
Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 702854
Rec'd: $0.00
State: $.00
Clerk: $.00
EDP: $.00
Total: $2.00
Instrument #: SU7145
Recorded
7/3/2008 at 10:20 AM
in
Plat Book 25 Pgs 386-389

LEGEND

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N29°53'03"E	73.91'
L2	S26°18'12"W	9.71'
L3	N54°04'34"W	14.78'
L4	N33°45'16"E	7.41'
L5	S63°14'44"E	13.92'



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft

FOR NOTES AND CURVE TABLE, SEE SHEET 1.

ZONED "R-20"

ENTERED
JUL 3 - 2008
PROPERTY ASSESSOR
MAP__GP__CTL__PAR__

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SURVEYOR: DARNALL & ASSOC.	SUMNER COUNTY
JOB #03-080	STATE OF TENNESSEE
DATE: JUNE 3, 2008	SHEET NO. 4 OF 4

09003-FP-REV.DWG

Far Away Hills

City of Gallatin

Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision	Far Away Hills			Phase/Section	N/A
PC #	1-9-04C	Site Contact	Steve Sudbury	Site Contact #	452-6849

DATE	REASON FOR INSPECTION							
2-21-2011		Surety Inspection		ROW Acceptance		Violation	x	Other
STORM WATER INFRASTRUCTURE								
All drainage structures are in.								
ROADWAY INFRASTRUCTURE								
Binder and curb is in.								
NOTES							INSPECTOR	
This inspection is to update previous inspection reports. Topping and sidewalk are still needed.							JZW/RES	

DATE	REASON FOR INSPECTION							
2-21-2011	x	Surety Inspection		ROW Acceptance		Violation		Other
STORM WATER INFRASTRUCTURE								
All drainage structures are in.								
ROADWAY INFRASTRUCTURE								
Still needs topping and sidewalk. Rutting occurring at end of cul-de-sac.								
NOTES							INSPECTOR	
Subdivision is substantially incomplete.							JZW	

DATE	REASON FOR INSPECTION							
2-14-2012	x	Surety Inspection		ROW Acceptance		Violation		Other
STORM WATER INFRASTRUCTURE								
All drainage structures are in.								
ROADWAY INFRASTRUCTURE								
Rutting occurring at end of cul-de-sac. No sidewalk in.								
NOTES							INSPECTOR	
							JZW	

1-66-04C

DATE	REASON FOR INSPECTION							
7/16/13	x	Surety Inspection		ROW Acceptance		Violation		Other

STORM WATER INFRASTRUCTURE

All drainage structures are in.

ROADWAY INFRASTRUCTURE

Rutting occurring at end of cul-de-sac. No sidewalk in.

NOTES	INSPECTOR
Developer to renew surety for amount determined by Engineering Division	Buck

DATE	REASON FOR INSPECTION							
8/24/15	x	Surety Inspection		ROW Acceptance		Violation		Other

STORM WATER INFRASTRUCTURE

Storm structures are installed.

ROADWAY INFRASTRUCTURE

Curb and gutter is installed, asphalt binder is in place and in good condition except for the areas noted below.
Final asphalt surface course is not installed.
Street signage is in, but stopbar and crosswalk are not striped.
Sidewalk installed for 17 lots (2,700 lf)

NOTES	INSPECTOR
Install asphalt surface course ≈ 400 Tons Need to install remaining 477 lf of sidewalk. Repair 20 lf of broken curb. Install thermoplastic stopbar, crosswalk and 25 MPH speed limit sign. Main signage into subdivision has Far Away Hills Drive street name missing. Road repair areas: (10' x 30') + (10' x 40') + (5' x 50') + 2*(10' x 10') + (10' x 25') + 2*(5' x 25') ≈ 26 Tons **Updated Surety Amount set to $62,000.00**	BMR

64.000
per Brian

ITEM 12

GMRPC Resolution No. 2015-153

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SIX (6) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETY FOR ALBION DOWNS, PHASE 3 (SUBDIVISION); PC FILE #1-53-04C

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a request for a six (6) month renewal and extension of the performance surety for: Albion Downs, Phase 3, (Subdivision); PC File #1-53-05C, submitted by the applicant, City of Gallatin, at its regular meeting on November 23, 2015 and;

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Gallatin Zoning Ordinance, §15.03.080 and Gallatin Subdivision Regulations, Chapter 3:

1. The renewal and extension of the performance surety will cover the cost of all public improvements and infrastructure not yet completed in the subdivision as determined by the City Engineering Division.

2. The subdivision surety is necessary to protect the public interest as described in Chapter 3, Gallatin Subdivision Regulations.

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a six (6) month renewal and extension of the performance surety with the following conditions:

1. A new Letter of credit in the amount of $77,000 shall be provided to the City of Gallatin by no later than December 1, 2015.

2. No extension will be permitted for the performance surety. All Subdivision improvements must be completed by May 26, 2016.

3. Upon completion of all required improvements the development shall submit a request for Acceptance of Dedication to the City Engineering Division and provide a maintenance bond in form and substance acceptable to the City Attorney and City Engineer.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ALBION DOWNS PHASE 3 FINAL PLAT

LOCATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

SCALE : 1" = 60'
DATE : NOVEMBER 30, 2005
SIZE : 11.27 ACRES+-
DEED : R. B. 1755, PG. 331, R.O.S.C.T.
MAP : MAP 126, PAR. 9.00, T.A.O.S.C.T.

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

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 11/13/06
Jim Sulecki, AICP
Secretary Planning Commission
11-9-06 DD
Date Chairman's Initials

NOTES:

1. OWNER: CHARLES HAYNES TRUSTEE 335 NASHVILLE PIKE GALLATIN TN 37066
2. CURRENT ZONING: MRO (ALL LOTS EXCEPT #83 AND #84) CURRENT ZONING: IP (LOTS #83 AND #84)
3. EACH LOT CONTAINS A MINIMUM OF 6,000 SQ. FT.
4. YARDS AS SHOWN: FRONT 20 FEET, SIDE 10 FEET AND REAR 10 FEET
5. PER FIRM COMMUNITY #470126, PANEL# 47-125C-0430 AND 0310D DATED NOVEMBER 21, 2002; THIS PROPERTY IS IN ZONE "X" OUTSIDE OF THE 100 YEAR FLOOD PLAIN
6. THIS SITE CONTAINS 40 RESIDENTIAL LOTS FOR SINGLE FAMILY DETACHED UNITS. DENSITY IS 3.6 UNITS PER ACRE.
7. EACH SINGLE FAMILY UNIT IS TO BE 800-1,200 SQ. FT. STICK BUILT ON SITE. NO EXPOSED BLOCK FOUNDATIONS.
8. STYLE, ARCHITECTURE AND DESIGN ARE TO BE COMPARABLE TO EXISTING ALBION DOWNS PHASE 1
9. THERE ARE TO BE NO STRUCTURES IN THE REQUIRED BUFFER YARDS
10. BUFFER YARDS ARE TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS
11. WHERE THE SEWER IS OUTSIDE OF THE RIGHT-OF-WAY, THERE IS A 10' SEWER EASEMENT ON EACH SIDE OF THE SEWER.
12. THE TYPE 3A BUFFER ON THE EAST SIDE OF LOTS #70 THROUGH #83 OF ALBION DOWNS PHASE 3 AND LOTS #19 THROUGH #32 OF ALBION DOWNS PHASE 2 SHALL BE A DOUBLE ROW OF 7' TALL EVERGREENS 10' CENTER TO CENTER STAGGERED, AND A ROW OF ORNAMENTAL TREES 40' CENTER TO CENTER ON A 4' TALL BERM WITH 3:1 SIDE SLOPES
13. DEVELOPMENT IS TO BEGIN WHEN ALL APPROVALS ARE FINALIZED, AND IS TO BE DEVELOPED IN ONE PHASE AS SOON AS POSSIBLE THEREAFTER
14. ACREAGE SHOWN IN LOTS 23, 69-105 IS 8.77 ACRES+- ACREAGE SHOWN IN ROADWAY IS 2.50 ACRES+- TOTAL DEVELOPMENT CONTAINS 11.27 ACRES+-
15. LOTS 83 AND 84 CANNOT BE ACCESSED VIA AIRPORT ROAD
16. THE DETENTION POND ON LOT #83 IS TO BE MAINTAINED BY THE OWNER OF LOT #83

LOT SIZE TABLE

Lot#	SQ.FT.	Lot#	SQ.FT	Lot#	SQ.FT
23	7,501	76	6,611	91	9,725
62	6,917	77	6,611	92	7,816
63	6,010	78	6,611	93	7,832
64	6,010	79	6,611	94	8,220
65	6,010	80	6,611	95	6,760
66	6,010	81	6,611	96	6,400
67	6,010	82	6,610	97	6,010
68	6,010	83	18,398	98	6,222
69	6,834	84	68,166	99	7,313
70	6,611	85	6,082	100	7,292
71	6,611	86	7,046	101	6,216
72	6,611	87	7,943	102	6,010
73	6,611	88	7,588	103	6,217
74	6,611	89	8,224	104	7,313
75	6,611	90	12,768	105	7,292

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON

CARROLL DEAN CARMAN
REGISTERED LAND SURVEYOR
TENNESSEE NO. 910

SIGNED: Carroll Carman

CARROLL CARMAN, SURVEYING
150 MIDDLE FORK ROAD
HARTSVILLE, TENNESSEE
PHONE (615) 374-3344

GALLATIN HOUSING ASSOCIATES LIMITED PARTNERSHIP
RECORD BOOK 2058, PAGE 497
MAP 126, PARCEL 9.00 P/O
ZONED "MRO"

LOCATION SKETCH n.t.s.

75' WIDE POWERLINE EASEMENT

HARTFORD CIRCLE

SEABISCUIT DRIVE

ALBION CIRCLE

AIRPORT ROAD

PROPOSED DETENTION AREA

12' WIDE RIGHT TURN LANE 75' LONG WITH A 25' TAPER

TYPICAL LOT

STREET

PREPARED FOR:
CHARLES HAYNES
335 NASHVILLE PIKE
GALLATIN, TN 37066
615-452-7500

PREPARED BY:
CARROLL CARMAN
150 MIDDLE FORK ROAD
HARTSVILLE, TN 37074
615-374-3344

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear
1	984.83'	78.38'	152.41'	8°51'38"	152.26	N 50°04'17" E
2	25.00'	23.97'	38.22'	87°35'07"	34.60'	N 10°42'43" E
3	425.00'	142.40'	274.81'	37°02'31"	270.04	N 14°33'28" W
4	25.00'	24.68'	39.13'	89°40'10"	35.25'	N 40°52'08" W
5	125.00'	8.77'	13.52'	6°11'48"	13.51'	N 82°36'18" W
6	125.00'	25.34'	50.00'	22°53'04"	49.67'	N 68°02'49" W
7	125.00'	25.34'	50.00'	22°53'08"	49.67'	N 45°07'43" W
8	125.00'	25.34'	50.00'	22°53'08"	49.67'	N 22°12'37" W
9	125.00'	18.52'	32.85'	15°03'26"	32.76'	N 03°13'21" W
10	25.00'	23.00'	38.27'	90°00'00"	35.36'	N 40°41'37" W
11	25.00'	25.15'	39.42'	90°20'23"	35.46'	N 49°08'12" E
12	25.00'	24.85'	39.12'	89°38'37"	35.23'	N 40°51'48" W
13	25.00'	25.14'	39.41'	90°19'50"	35.46'	S 49°07'55" W
14	75.00'	75.21'	117.83'	90°00'32"	106.07'	N 40°41'54" W
15	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 49°18'23" E
16	25.00'	24.85'	39.12'	89°38'38"	35.23'	S 40°51'48" E
17	25.00'	23.57'	37.78'	86°37'08"	34.30'	N 78°30'38" W
18	375.00'	118.78'	231.89'	35°25'47"	228.21'	N 1°28'12" W
19	375.00'	5.68'	11.36'	1°44'20"	11.36'	N 03°03'31" E
20	984.83'	48.82'	97.57'	5°40'33"	97.53'	S 57°20'33" E
21	125.28'	98.71'	167.23'	76°37'34"	155.08'	N 58°04'25" E

LINATEX CORP. OF AMERICA
RECORD BOOK 240, PAGE 493
MAP 126, PARCEL 7.03
ZONED "IR"

GRAPHIC SCALE - FEET
60 0 60 120 180

ENTERED
John C. Wood
PROPERTY ASSESSOR
NOV 13 2006

MAP___GP___CTL___PAR

Pamela G. Wilkins' Register
Sumner County Tennessee

Rec #	63572	Instrument # 817744
Sec d	16.00	
State	0.00	
Clerk	0.00	Recorded
MTG	0.00	11/13/2006 at 1:48 PM
Tax	17.00	
Total	17.00	Plat Book 23 Pgs 387-387

J59-59-1

Albion Downs

City of Gallatin

Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision		Albion Dows		Phase/Section	3
PC #	1-53-05C	Site Contact	Clay Haynes	Site Contact #	

DATE	REASON FOR INSPECTION							
8-30-2011	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Final Surface is not complete as of this inspection.								
DRAINAGE INFRASTRUCTURE								
All drainage infrastructure is installed. Open ditches may need to be regraded and stabilized before acceptance by the City. Detention pond will need to be regraded and stabilized.								
NOTES								INSPECTOR
Renew bond for amount specified by Engineering Division.								Buck Rogers

DATE	REASON FOR INSPECTION							
10-17-12	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
FINAL SURFACE IS NOT COMPLETE AS OF THIS INSPECTION.								
DRAINAGE INFRASTRUCTURE								
ALL STORM DRAIN PIPE AND STRUCTURES ARE INSTALLED. SOME OF THE OPEN DITCHES STILL NEED TO BE REGRADED AND STABILIZED. THE DETENTION POND NEEDS GRADE WORK AND STABILIZATION. STILL NEED BOX INSTALLED BETWEEN 2 HOUSES TO TIE THE PIPE IN. 2ND GENERATION FOR JIM SWEENY SAID THEY WOULD INSTALL BUT NOW THEY WONT. SIDEWALKS ARE INSTALLED.								
NOTES								INSPECTOR
RENEW THE BOND AMOUNT PER ENGINEERING DIVISION.								RES

DATE	REASON FOR INSPECTION							
10-31-13	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
STILL NEEDS FINAL TOPPING,STRIPPING COMPLETED								
DRAINAGE INFRASTRUCTURE								
1.STORM DRAIN PIPES AND CATCH BASINS ARE INSTALLED. 2.DITCHES STILL NEED TO BE REGRADED PER PLANS. 3.THE DETENTION POND STILL NEEDS TO BE REGRADED PER PLANS. 4.STILL NEED BOX INSTALLED BETWEEN 2 HOUSES TO CONNECT 2 PIPES . MR. GUY FROM 2ND GENERATION FOR JIM SWEENY SAID HE WOULD DO IT BUT NOW HE SAYS HE WONT BUILD IT NOW. IT WAS DONE TO ALLOW HIM TO BUILD A HOME ON THAT LOT.								
NOTES								INSPECTOR
								RES

1-65-05C

DATE	REASON FOR INSPECTION							
11-4-2014		**Surety Inspection**	X	**ROW Acceptance**		**Violation**		**Other**

TRANSPORTATION INFRASTRUCTURE

Listed below are issues that need to be corrected before final acceptance of Subdivision.
1. Install stop bars at all intersections.
2. Install sidewalk along Seabiscuit Drive from property line to Apartment entrance per plans.

DRAINAGE INFRASTRUCTURE

Listed below are issues that need to be corrected before final acceptance of Subdivision.
1. Clean out all catch basins.
2. Remove sediment from all drainage pipes.
3. Remove busted concrete aprons form ditch along eastern boundary.
4. Mow ditch along eastern boundary. Inspection of ditch was not possible due to dense vegetation. Engineering will reinspect after ditch is mowed.
5. Backfill headwall and regrade outlet ditch at rear of lots #414/#416.
6. Install area drain at headwall and pipe inlet between lots #500/#502.

NOTES	INSPECTOR
Engineering Division will do reinspection after developer makes all corrections.	Buck

DATE	REASON FOR INSPECTION							
09/23/2015	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**

TRANSPORTATION INFRASTRUCTURE

Install thermoplastic stopbars and crosswalks.
Install truncated domes (DWS) to accessible ramps.
Install sidewalk along Seabiscuit Drive from property line to Apartment entrance per plans.
Install sidewalk on both sides along Albion Circle to Airport Road.

DRAINAGE INFRASTRUCTURE

Clean out all catch basins.
Remove sediment from all drainage pipes.
Install area drain at headwall and pipe inlet between lots #500/#502.

NOTES	INSPECTOR
Need to install remaining sidewalk. Install thermoplastic stopbars and crosswalks. Accessible ramps do not have truncated Detectable Warning Surfaces installed. Install area drain at headwall and pipe inlet between lots #500/#502. **Updated Surety Amount set to $25,000.00**	ASH

Performance Bond Estimate

Date: 9/16/11
By: TDR

PC/BZA #: 1-53-05C

Subdivision Name: Albion Downs Phase 3

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL - DE - SAC RADIUS (ft)	BASE STONE (in)	A MIX (in)	BMOD (in)	TOPPING (in)	R.O.W (ft)
Albion Circle	950	24	0	6	0	2.5	1.5	50
Hartford Circle	550	20	0	6	0	2.5	1.5	50
Seabiscuit Drive	600	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	1848	$55,430	100%	$0.00
A-Mix (TON)	$65.00	0	$0	0%	$0.00
Prime Coat (TON)	$550.00	7	$4,050	100%	$0.00
Binder-B-Mod (TON)	$75.00	770	$57,740	100%	$0.00
Tack Coat (TON)	$400.00	2	$893	100%	$0.00
Asphalt Surface Coarse Grade D (TON)	$100.00	462	$46,192	100%	$0.00
Clearing and Grubbing (AC)	$15,000.00	1.30	$19,500.00	100%	$0.00
Strip Topsoil (CY)	$8.75	1944.44	$17,013.89	100%	$0.00
Roadway Excavation (CY)	$4.05	2605.56	$10,552.50	100%	$0.00
Staking (AC)	$2,000.00	1.30	$2,600.00	100%	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	100%	$0.00
6' Sidewalk (LF)	$25.00	0	$0.00	0%	$0.00
5' Sidewalk (LF)	$20.00	4200	$84,000.00	95%	$4,200.00
5' Stamped Sidewalk (LF)	$41.00	0	$0.00	0%	$0.00
Detectable Warning Surface (EA)	$175.00	0	$0.00	0%	$0.00
Extruded Curb (LF)	$15.00	4200	$63,000.00	100%	$0.00
Curb and Gutter (LF)	$25.00	0	$0.00	0%	$0.00
Post Curb (LF)	$20.00	0	$0.00	0%	$0.00
Concrete Monuments (EA)	$75.00	0	$0.00	0%	$0.00

Total Cost: $366,970.37 Cost To Complete: $4,200.00

1-65-05C

Street Signs and Markings

Description	Price	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	5	$475.00	100%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	10	$300.00	100%	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	1	$75.00	100%	$0.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6)	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Standard Signs	$75.00	0	$0.00	0%	$0.00
Decorative Stop Sign (R1-1) w/ Street Names (D3)	$1,040.00	0	$0.00	0%	$0.00
Decorative Sign	$560.00	0	$0.00	0%	$0.00
Installation of Decorative Signs	$300.00	0	$0.00	0%	$0.00
Stop Bar	$200.00	5	$1,000.00	0%	$1,000.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	0	$0.00	0%	$0.00
Single Line (LF)	$1.50	0	$0.00	0%	$0.00
Double Line (LF)	$3.00	0	$0.00	0%	$0.00

Total Cost:	$1,850.00	**Cost To Complete:**	$1,000.00
Sign Bill:	$850.00		

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000	12	$24,000.00	100%	$0.00
Headwalls (EA)	$1,000	7	$7,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	$35	325	$11,375.00	100%	$0.00
Pipe Culverts 30"+ (LF)	$50	150	$7,500.00	100%	$0.00
Ditches up to 2' bottom (LF)	$18	850	$14,875.00	50%	$7,437.50
Ditches over 3' bottom (LF)	$25	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	$50	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	$25,000	1	$25,000.00	90%	$2,500.00
Detention Ponds (Large) (EA)	$35,000	0	$0.00	0%	$0.00
Construction entrance (EA)	$1,500	1	$1,500.00	100%	$0.00
Temporary stabilization (ACRE)	$1,000	2	$2,000.00	100%	$0.00
Final Stabilization (Avg.) (ACRE)	$2,000	1.0	$2,000.00	50%	$1,000.00
Sediment Basin (EA)	$15,000	0	$0.00	0%	$0.00
Silt fence (LF)	$2.50	800	$2,000.00	100%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Check Dams (EA)	$350	5	$1,750.00	100%	$0.00
Sand Bags (EA)	$4.00	0	$0.00	0%	$0.00
Rock inlet protection (EA)	$0	0	$0.00	0%	$0.00
Curb inlet protection (EA)	$250	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	$75	12	$900.00	100%	$0.00
Temporary EC Blanket (SY)	$1.50	0	$0.00	0%	$0.00
Permanent EC Blanket (SY)	$9.00	0	$0.00	0%	$0.00
Rip Rap (Ton)	$18.00	0	$0.00	0%	$0.00

Total Cost	$99,900.00	**Cost To Complete:**	$10,937.50
EC Bond:	$11,000.00		

Repair Areas

Description	Unit Price	Quantitiy	Cost	% Complete	Cost to Complete
Extruded Curb Replacement (LF)	$17.00	0	$0	0%	$0.00
Curb and Gutter Replacementl (LF)	$5.00	0	$0	0%	$0.00
Sidewalk Replacement (SF)	$23.00	0	$0	0%	$0.00
Full Depth Pavement Repair (Ton)	$100.00	0	$0	0%	$0.00
Binder Repair (Ton)	$100.00	0	$0	0%	$0.00

Total Repair Cost: $0 **Cost To Complete:** $0

Comments:

Total Project Cost(110%)= $515,900 **Cost To Complete(110%)=** $18,000

15% of Principal Amount= $77,000

Maintenance Bond Amount = $51,600
(10% Total Project Cost)

Updates:

NAME	DATE	UPDATE	OLD AMOUNT	UPDATED AMOUNT
Buck Rogers	10/24/2012	Surety Rewnal	$119,000	$119,000
Buck Rogers	11/8/2013	Surety rewnewal update Revised sidewalk completeion % from 35% to 65%	$119,000	$91,000
		Surety rewnewal update Revised sidewalk completeion % from 35% to 65%	$91,000	
Buck Rogers	11/13/2014	Surety update. Developer asked for acceptance Inspection was completed A few issues were found that need attention	$91,000	$77,000
		Surety update (15% minimum) Inspection was completed		
Aaron Hickson	9/25/2015	Revised sidewalk completion from 90% to 95% 5 Stopbars need to be installed	$77,000	$77,000

ITEM 13

GMRPC Resolution No. 2015-155

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SIX (6) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETY FOR WRENWOOD, SECTION 3 (SUBDIVISION); PC FILE #1-91-05C/1-57-05C

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a request for a six (6) month renewal and extension of the performance surety for: Wrenwood, Phase 3, (Subdivision); PC File #1-91-05C/1-57-05C, submitted by the applicant, City of Gallatin, at its regular meeting on November 23, 2015 and;

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to the Gallatin Subdivision Regulations, Chapter 3:

1. The renewal and extension of the performance surety will cover the cost of all public improvements and infrastructure not yet completed in the subdivision as determined by the City Engineering Division.

2. The subdivision surety is necessary to protect the public interest as described in Chapter 3, Gallatin Subdivision Regulations.

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a six (6) month renewal and extension of the performance surety with the following conditions:

1. A new Letter of Credit in the amount of $56,000 shall be provided to the City of Gallatin by no later than December 1, 2015.

2. No extension will be provided for the performance surety. All subdivision improvements must be completed by May 26, 2016 or any building permits will be suspended.

3. Upon completion of all required improvements the developer shall submit a request for Acceptance of Dedication by the City Engineering Division and provide a maintenance bond in form and substance acceptable to the City Attorney and City Engineer.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/23/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

GRAPHIC SCALE

0" 60' 120' 180'

SCALE: 1" = 60'

LEGEND

- FOUND PIN OR PIPE (PO)
- SET IRON PIN (PIN)
- FOUND MONUMENT (MON)
- SET MONUMENT (MON)
- PROPERTY LINE
- YARD LINE
- EASEMENT LINE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- GUY WIRE
- STREET ADDRESS

ENTERED
John C. Isbell
PROPERTY ASSESSOR

MAY 23 2008

MAP__GP__CTL__PAR__

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec #	699147
Rec d.	15 00
State.	0 00
Clerk.	0 00
EDP	2 00
Total:	17 00

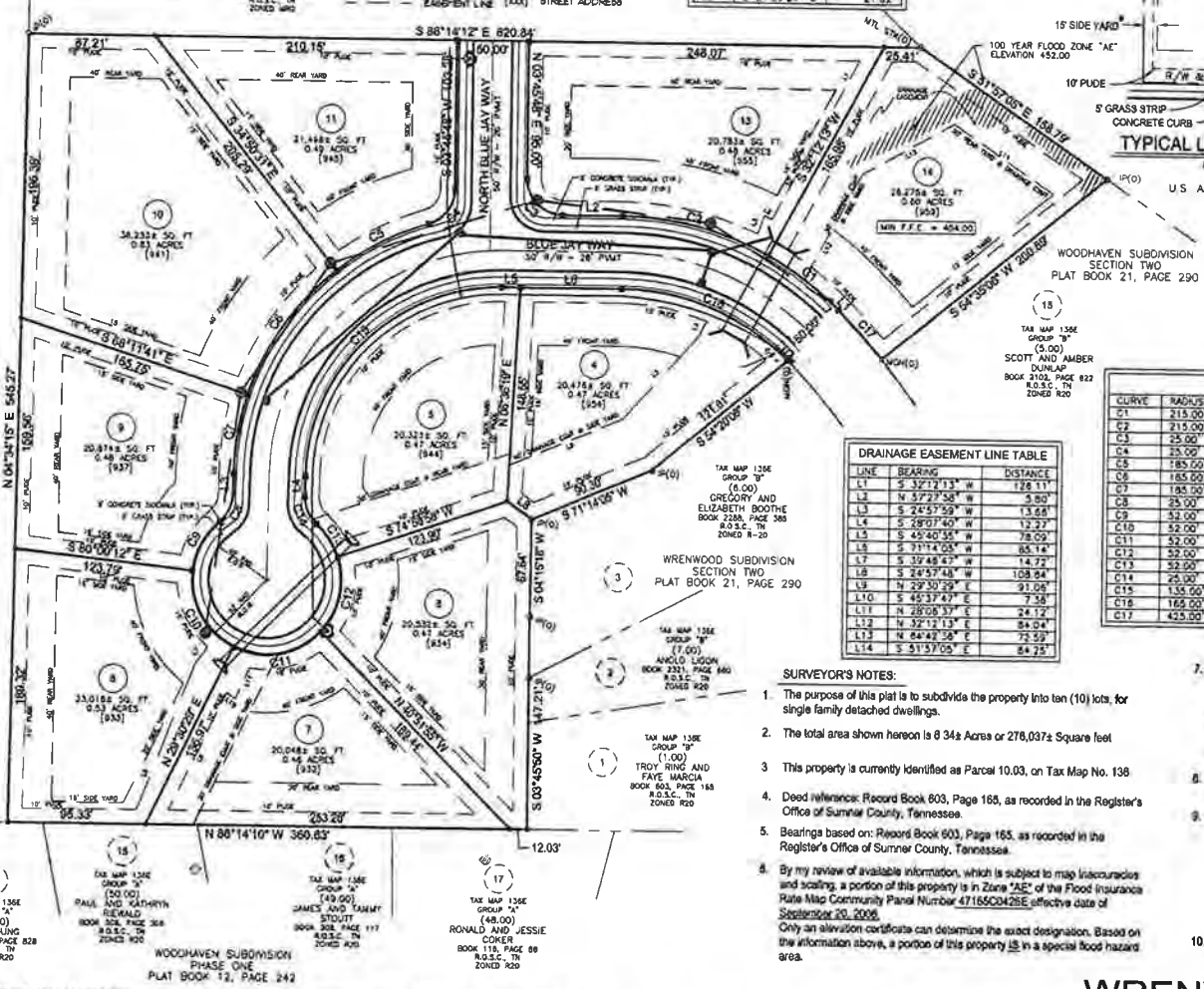
Instrument #: 892697

Recorded
5/23/2008 at 11 59 AM
in
Plat Book 25 Pgs 360-360

TAX MAP 138
(10.02)
EDDIE AND WYNONA WYATT
BOOK 404, PAGE 158
R.O.S.C., TN
ZONED MRO

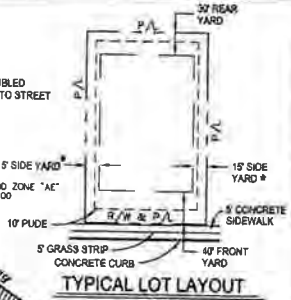
TAX MAP 138
(12.03)
LAST PLANTATION PARTNERSHIP, LLC
BOOK 1813, PAGE 80
R.O.S.C., TN
ZONED MRO

THE COTTAGES AT LAST PLANTATION
PLAT BOOK 21, PAGE 341



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41°29'05" W	1.01'
L2	N 86°14'12" W	41.63'
L3	S 04°34'15" W	13.70'
L4	N 04°34'15" E	13.70'
L5	S 86°14'12" E	12.89'
L6	S 86°14'12" E	70.37'
L7	S 41°29'05" E	1.01'
L8	S 51°52'21" E	21.02'

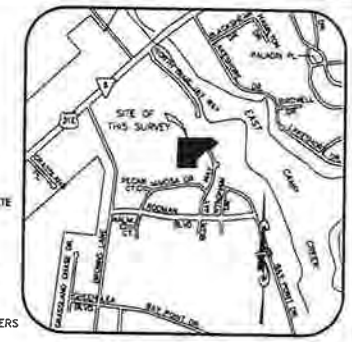
DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°12'13" W	126.11'
L2	N 57°27'58" W	5.80'
L3	S 24°57'59" W	13.68'
L4	S 28°07'40" W	12.27'
L5	S 45°40'55" W	78.09'
L6	S 31°14'05" W	85.14'
L7	S 39°48'42" W	14.72'
L8	S 24°57'48" W	108.84'
L9	N 29°30'29" E	91.06'
L10	S 46°13'43" E	7.38'
L11	N 28°08'37" E	24.12'
L12	N 32°12'13" E	84.04'
L13	N 64°42'58" E	72.59'
L14	S 51°57'05" E	84.25'



* NOTE:
SIDE YARD IS DOUBLED WHEN ADJACENT TO STREET

TYPICAL LOT LAYOUT
(N.T.S.)

U.S. ARMY CORP OF ENGINEERS
EAST CAMP CREEK
OLD HICKORY LAKE



VICINITY MAP
(N.T.S.)

OWNER / DEVELOPER
FAYOLA SLOAN
122 PRINCE STREET
GALLATIN, TENNESSEE 37066

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	215.00'	61.21'	61.00'	S 42°38'26" E	16°18'42"	30.81'
C2	215.00'	106.72'	105.63'	S 72°01'00" E	28°26'23"	54.48'
C3	25.00'	39.27'	35.36'	N 41°14'12" W	90°00'00"	25.00'
C4	25.00'	32.23'	30.04'	S 40°41'39" W	73°51'42"	18.79'
C5	185.00'	72.54'	72.08'	N 58°23'50" E	22°28'01"	36.74'
C6	185.00'	107.69'	106.18'	N 38°28'54" E	33°21'11"	55.42'
C7	185.00'	55.65'	55.44'	N 13°11'12" E	17°14'04"	28.04'
C8	25.00'	21.60'	20.94'	S 29°19'28" W	49°30'28"	11.53'
C9	52.00'	40.01'	39.03'	N 32°02'15" E	44°04'54"	21.05'
C10	52.00'	63.97'	60.01'	N 25°14'51" W	70°29'19"	38.74'
C11	52.00'	68.12'	61.75'	S 83°04'56" W	72°51'03"	38.57'
C12	52.00'	55.97'	53.31'	S 15°49'12" W	61°40'28"	31.04'
C13	52.00'	27.15'	26.85'	S 29°58'37" E	29°55'09"	13.88'
C14	25.00'	21.60'	20.94'	N 20°10'58" W	49°30'28"	11.53'
C15	135.00'	210.15'	189.57'	N 49°10'02" E	89°11'33"	133.11'
C16	165.00'	129.86'	125.62'	S 63°51'39" E	44°45'07"	67.93'
C17	425.00'	45.02'	45.00'	N 38°37'00" W	06°04'11"	22.53'

SURVEYOR'S NOTES:

1. The purpose of this plat is to subdivide the property into ten (10) lots, for single family detached dwellings.
2. The total area shown hereon is 6 34± Acres or 276,037± Square feet
3. This property is currently identified as Parcel 10.03, on Tax Map No. 138
4. Deed reference: Record Book 603, Page 165, as recorded in the Register's Office of Sumner County, Tennessee.
5. Bearings based on: Record Book 603, Page 165, as recorded in the Register's Office of Sumner County, Tennessee.
6. By my review of available information, which is subject to map inaccuracies and scaling, a portion of this property is in Zone "AE" of the Flood Insurance Rate Map Community Panel Number 47165C0425E effective date of September 20, 2006.
   Only an elevation certificate can determine the exact designation. Based on the information above, a portion of this property IS in a special flood hazard area.
7. 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 1:34,151
   This survey is classified as a:
   ☒Urban and Subdivision (Category I)
   ☐Suburban and Subdivision (Category II)
   ☐All Other Land Surveys (Category III)
8. Lot 14 shall require an elevation certificate and development permit prior to construction.
9. 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 "R20" Low Density Residential
   Front Yard - 40'
   Side Yard - 15'
   Rear Yard - 30'
10. Restrictions for these lots are recorded in Recrod Book 2078, Page 95.

WRENWOOD SUBDIVISION SECTION THREE
FINAL PLAT
4TH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
DATE OF SURVEY: NOVEMBER 3, 2004

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 BOOK 603, PAGE 165, 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 IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

3-26-08 — DATE
OWNER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

3-27-08 — DATE
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF ACCURACY

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

3/26/08 — DATE
REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

3-27-08 — DATE
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

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

05/21/08 — DATE
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

5-22-08 — DATE
SECRETARY OF PLANNING COMMISSION

5-22-08 — DATE
CHAIRMAN'S INITIALS

3/26/08

BLUE RIDGE SURVEYING, INC.
231 WITHERSPOON AVENUE GALLATIN, TENNESSEE
OFFICE (615) 451-8739 CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM

DATE OF DRAWING: March 28, 2008

1-91-050

Wrenwood

City of Gallatin

Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision	Wrenwood			Phase/Section	3
PC #	1-57-05C	Site Contact	Hayne Sloan Jr.	Site Contact #	

DATE	REASON FOR INSPECTION							
9-16-2011	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Final topping has not been completed.								
DRAINAGE INFRASTRUCTURE								
All drainage infrastructure is installed. Ditch running through property needs some work before acceptance of phase.								
NOTES								INSPECTOR
Renew surety for amount set by Engineering Division.								Buck

DATE	REASON FOR INSPECTION							
10-17-12	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
CURBS ARE INSTALLED. FINAL TOPPING HAS NOT BEEN COMPLETED YET. PLUS STRIPING								
DRAINAGE INFRASTRUCTURE								
ALL STORM DRAIN PIPES AND STRUCTURES IS INSTALLED.								
NOTES								INSPECTOR
RENEW THE BOND FOR THE AMOUNT SET BY ENGINEERING.								RES

DATE	REASON FOR INSPECTION							
10-16-13	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
ALL THE CURBS ARE IN AND BINDER IS COMPLETE BUT NO TOPPING YET								
DRAINAGE INFRASTRUCTURE								
ALL OF THE STORM IS INSTALLED								
NOTES								INSPECTOR
NEEDS TO RENEW THE BOND SET BY ENGINEERING								RES

DATE	REASON FOR INSPECTION							
10-24-14	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
ALL THE CURBS ARE IN AND BINDER IS COMPLETE BUT NO TOPPING YET.								
DRAINAGE INFRASTRUCTURE								
ALL OF THE STORM IS INSTALLED								
NOTES								INSPECTOR
NEEDS TO RENEW THE BOND SET BY ENGINEERING								RES

1-91-05C

THE BINDER IS STARTING TO UNRAVEL NOW IN SEVERAL LOCATIONS*	

DATE	REASON FOR INSPECTION							
9-16-15	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
THE CURBS ARE INSTALLED.THE BINDER IS DOWN BUT STARTING TO COME APART IN SOME AREAS. STILL NEEDS FINAL TOPPING AND SIDEWALKS.								
DRAINAGE INFRASTRUCTURE								
THE STORM INFRASTRUCTURE IS INSTALLED								
NOTES								**INSPECTOR**
NEEDS TO RENEW THE BOND SET PER ENGINEERING								RES

DATE	REASON FOR INSPECTION							
9/23/15	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Curb and gutter is installed, asphalt binder is in place and in good condition except for the areas noted below. Final asphalt surface course is not installed. Sidewalk installed for 3 lots (312 lf)								
DRAINAGE INFRASTRUCTURE								
Storm structures are installed.								
NOTES								**INSPECTOR**
Install asphalt surface course ≈ 216 Tons Need to install remaining 1,662 lf of sidewalk. Road repair areas: 4*(10' x 10') ≈ 8 Tons **Updated Surety Amount set to $56,000.00**								BMR