



**Gallatin Municipal-Regional Planning Commission  
Work Session Agenda**

**Monday, April 13, 2015**

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

1. Discuss requested renewal and extension for Baywood Pointe, Phase 3 subdivision Letter of Credit (PC File #1-2-06C and #1-41-06C).
2. Discuss request for approval of a Final Master Development Plan for the Sudden Service gas station on property containing 1.40 (+/-) acres located at 1845 Nashville Pike (PC File #8-454-15).
3. Discuss request for approval of an amendment to the approved Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) to change the use from Commercial to Multifamily Dwelling on Tract A for the GreenLea Apartments at GreenLea Commons containing 304 Multifamily Dwelling units on property containing 41.60 (+/-) acres on GreenLea Boulevard (PC File #3-290-15).
4. Discuss annexation and rezoning request from Residential-20 (R20) to Residential-15 (R15) for property containing two (2) lots on 5.10 (+/-) acres located in the Estates of Fairway Heights Subdivision located on Red River Road (PC File #6-404-15, 6-416-15 and #3-415-15 and 3-417-15).
5. Discuss proposed amendment to the *Gallatin on the Move 2020 General Development and Transportation Plan* Community Character Area Map and rezoning request from Agriculture (A) to Industrial Restrictive (IR) for property containing 162 (+/-) acres located at the terminus of Gateway Drive (PC File #7-423-15 and #3-424-15).
6. Discussion request for approval of a minor amendment to the Preliminary Master Development Plan for Miracle Ford and approval of a Final Master Development Plan to construct a 10,029 square foot body shop on 10.95 (+/-) acres located at 1394 Nashville Pike (PC File #3-457-15 and #8-456-15).
7. Discuss rezoning request for 0.99 (+/-) acre from Agricultural (A) to Residential-15 (R15) and 1.50 (+/-) acres from Agricultural (A) to Residential-40 (R40) for property located at 1009 Pittman Drive (PC File #3-466-15).
8. Other Business

**ITEM 1**

Joe L. Wall  
405E Two Mile Pike  
Goodlettsville, TN 37072  
615-851-6667

March 13, 2015

City of Gallatin  
Planning Department  
Attn: Katherine Schoch  
132 West Main Street  
Gallatin, TN 37066

**RE: Phase 3 Baywood Pointe**

Ms. Schoch,

I am an owner and developer of Baywood Pointe Phase 3.

I am requesting a one-year extension to finalize development of this phase. We have not met the normal requirement of 85-90% build-out in this phase. There are currently seven homes under construction in Phase 3 of Baywood Pointe. We have an agreement from Eastland Construction to take down the remaining lots as these homes are sold.

Completing improvements and defects by July 31, 2015 is not practical. Installing sidewalks, etc on vacant lots is not a good idea. Final paving is also not practical with several vacant lots as the construction traffic might damage final paving.

Should these lots be built upon prior to the one-year extension period, we have no problem completing improvements and defects at that time.

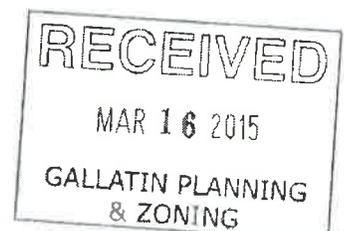
Your approval of this request will be greatly appreciated and result in a better final development of Baywood Pointe Phase 3

If you have any questions, please feel free to call.

Thank you,



Joe L. Wall



1-2-060 (WALL)

6. Revise subdivision phase to Phase 8 only in plan inset 1.
7. Correct FEMA date to April 17, 2012 in all plan insets.
8. Add a note to the revised FMDP indicating the Fairvue Plantation Homeowners Association (HOA) will assume full responsibility for any infrastructure damaged by the installation or growth of the trees and enter into a Hold Harmless Agreement with the City acceptable to the City Attorney.
9. Conditions shall be met prior to issuance of any building permits.
10. Submit a current Certificate of Liability Insurance to the Planning Department prior to final approval of the plan.
11. Submit three (3) corrected copies of the revised FMDP to the Planning Department.

#### Election of Officers GMRPC Resolution 2015-17

Mr. Ramsey motioned to nominate Mr. Dempsey as Chair; Mr. Puryear seconded the motion and the motion passed 4 ayes, 0 nays.

Chair Dempsey motioned to nominate Mr. Ramsey as Vice Chair; Mr. Puryear seconded the motion and the motion passed 4 ayes, 0 nays.

Chair Dempsey motioned to nominate Mr. Wilson as Secretary; Mr. Ramsey seconded the motion and the motion passed 4 ayes, 0 nays.

#### Regular Agenda

#### 9. GMRPC Resolution No. 2015-12 – 1-41-06C – Baywood Pointe Phase 3 (Sweeny): subdivision surety discussion – City of Gallatin Engineering Division.

Ms. Katherine Schoch, Assistant Director of Planning, said this is a subdivision surety and is made up of three separate developers.

Mr. Zach Wilkinson, Engineering Project Manager, said the subdivision was platted eight (8) years ago and is 75 percent developed. The Engineering Divisions recommends renewal of this surety for six months.

Mr. Ramsey motioned to approve Resolution 2015-12 with the following conditions:

1. Please submit an updated Letter of Credit, including an updated expiration date, in the amount of \$79,500 to the Planning Department by February 11, 2015. All required subdivision improvements shall be completed by July 31, 2015.

Mr. Wilson seconded the motion and the motion passed 5 ayes, 0 nays.

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

1. The site plan is contingent on the review and approval by the Municipal Board of Zoning Appeals of two (2) variances related to the Minimum Building Setback and the Rear Yard area.
2. The project shall comply with International Fire Code Sections 1201.1, 2101.2, 1506, and 1504.7, which provide regulations on the location of powder coating operations, which shall be conducted in enclosed powder coating rooms, enclosed powder coating facilities which are ventilated or ventilated spray booths. Powder coating rooms shall be constructed of noncombustible materials.
3. The project shall comply with International Fire Code Section 1504.3.2, which provides standards of the construction of spray booths. Also, powder coating areas shall be kept free from the accumulation of powder coating dust, including horizontal surfaces such as ledges, beams, pipes, hoods, booths and floor.

Regular Agenda

7. GMRPC Resolution No. 2015-20 – 1-41-06C – Baywood Pointe, Phase 3 (SUGGS); Subdivision Surety Discussion – City of Gallatin Engineering Division

Ms. Katherine Schoch, Assistant Director of Planning, said the situation is unusual because three developers own this surety. Staff recommends approval of a five (5) month extension to the surety, to expire on July 31, 2015.

Dr. Orgain motioned to approve Resolution No. 2015-20 with the following conditions:

1. Please submit an updated Letter of Credit, including an updated expiration date, in the amount of \$40,750, to the Planning Department by March 24, 2015. Please note all required subdivision improvements shall be completed by July 31, 2015.

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

8. GMRPC Resolution No. 2015-21 – 1-41-06-C – Baywood Point, Phase 3 (Wall); Subdivision Surety Discussion – City of Gallatin Engineering Division.

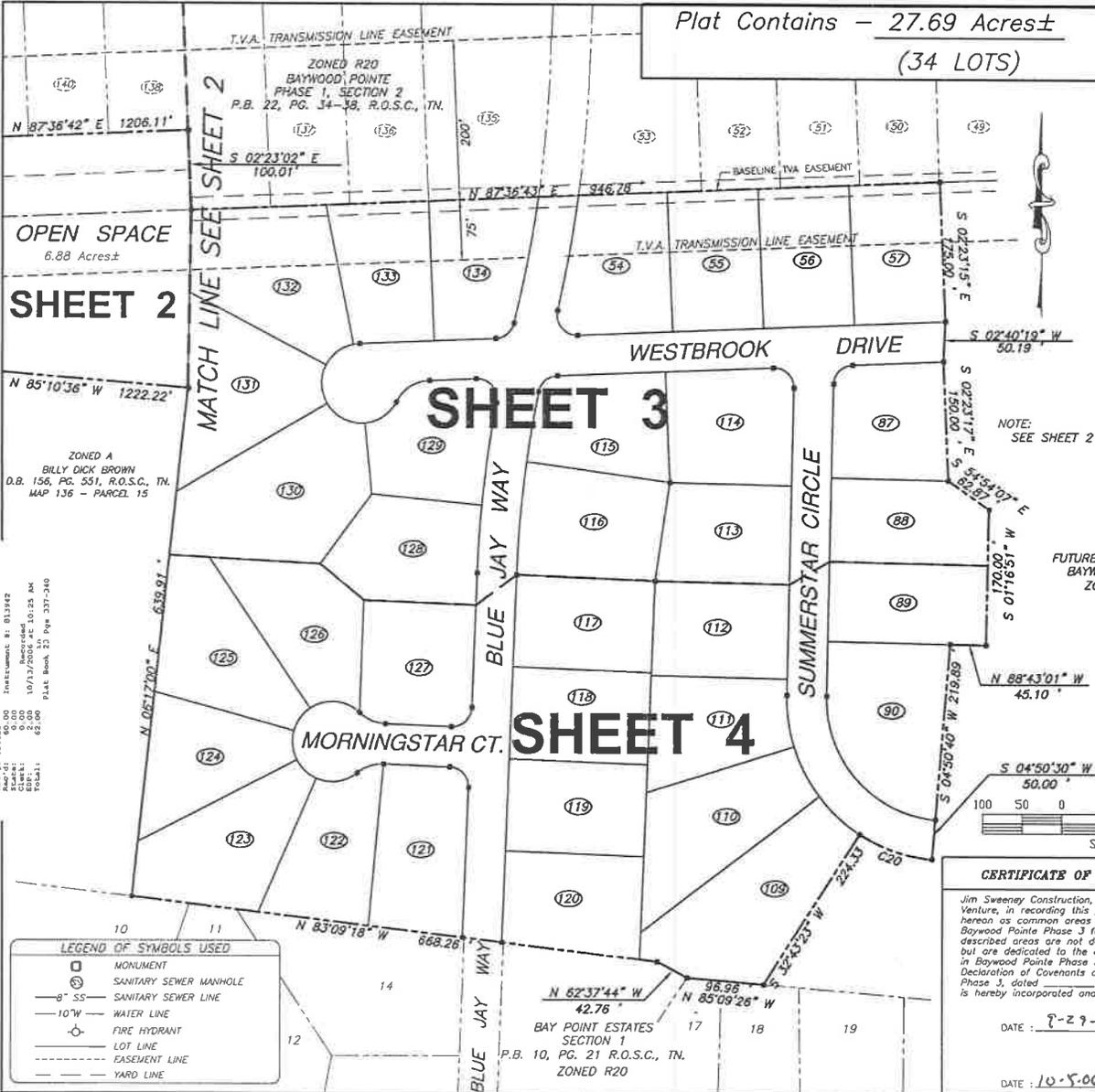
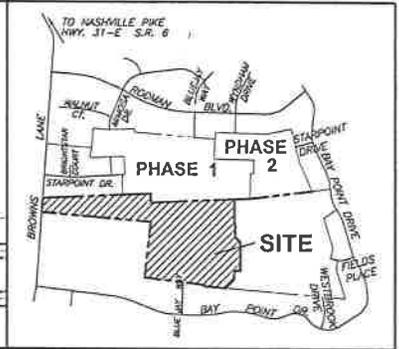
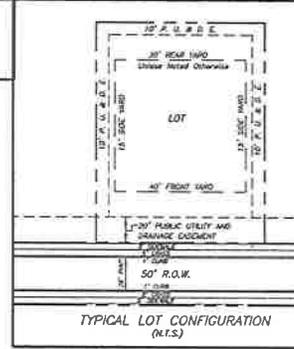
Ms. Katherine Schoch, Assistant Director of Planning, said the situation is unusual because three developers own this surety. Staff recommends approval of a five (5) month extension to the surety to expire on July 31, 2015.

Mr. Wilson motioned to approve Resolution No. 2015-21 with the following conditions:

1. Please submit an updated Letter of Credit, including an updated expiration date, in the amount of \$40,750, to the Planning Department by March 16, 2015. Please note all required subdivision improvements shall be completed by July 31, 2015.

Chair Dempsey seconded the motion and the motion passed by unanimous vote.

Plat Contains - 27.69 Acres±  
(34 LOTS)



- NOTES:
1. NORTH BASED ON DEED OF RECORD IN R.B. 762, PG. 769, R.O.S.C., TN.
  2. PROPERTY SHOWN IS PART OF PARCEL 15.04 ON SUMNER COUNTY PROPERTY MAP 136.
  3. ACCORDING TO F.I.R.M. COMMUNITY PANEL #47185C04260, DATED 11/21/02, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA, ZONE X.
  4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JIM SWEENEY, INC. AND J & M HOMEBUILDERS, INC., A JOINT VENTURE, BY DEED OF RECORD IN R.B. 2384, PG. 581, R.O.S.C., TN.
  5. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
⊗ INDICATES MONUMENT
  6. THERE IS A 20' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT OF EACH LOT.
  7. THERE IS A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINE.
  8. MINIMUM YARDS ARE AS FOLLOWS:  
FRONT - 40 FEET  
REAR - 30 FEET  
SIDE - 15 FEET
  9. PROPERTY IS ZONED R20.
  10. TYPICAL ROADWAY TO BE 50' R.O.W. WITH 25' PAVEMENT, 1' CURB, 5' GRASS STRIP AND 5' CONC. SIDEWALK ON EACH SIDE.
  11. NO CONSTRUCTION PERMITTED IN TVA EASEMENT.
  12. THE DIMENSIONS ON PAVING, SEWER LINES, SIDEWALKS, ETC. REPRESENT DESIGNED IMPROVEMENTS, NOT AS-BUILT IMPROVEMENTS.
  13. LOT(S) 88, 116, 120, 121, 122, 125, & 127 WILL REQUIRE AN ENGINEERED FOOTING AS REQUIRED BY THE GEOTECHNICAL ENGINEERING REPORT FOR THE RODMAN PROPERTY, DATE MAY 22, 2001. THIS REPORT CONTAINS THE FOOTING DESIGN REQUIREMENTS.
  14. [100] INDICATES STREET ADDRESS.
  15. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.

Map No. 1  
Map Date: 10/13/2006  
Map Scale: 1" = 100'  
Map Book: 23 Pgs 337-340

LEGEND OF SYMBOLS USED

□	MONUMENT
⊗	SANITARY SEWER MANHOLE
— SS —	SANITARY SEWER LINE
— W —	WATER LINE
⊕	FIRE HYDRANT
---	LOT LINE
- - - -	EASEMENT LINE
---	YARD LINE

**CERTIFICATE OF COMMON AREAS DEDICATION**

Jim Sweeney Construction, Inc. and J & M Homebuilders, Inc., a Joint Venture, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Baywood Pointe Phase 3 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 Baywood Pointe Phase 3 as more fully provided in Article Declaration of Covenants and Restrictions, applicable to Baywood Pointe Phase 3, dated and recorded with this plat. Said Article is hereby incorporated and made part of this plat.

DATE: 9-29-06 OWNER: Joe I. Uebel

DATE: 10-5-06 OWNER: Dan Shy J

**BAYWOOD POINTE, PHASE 3, FINAL PLAT**

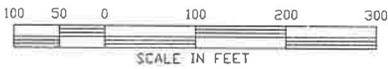
PROPERTY LOCATED IN THE 4th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE: DECEMBER 30, 2005 Rev. 2/9/2006  
SCALE: 1" = 100' Rev. 4/3/2006

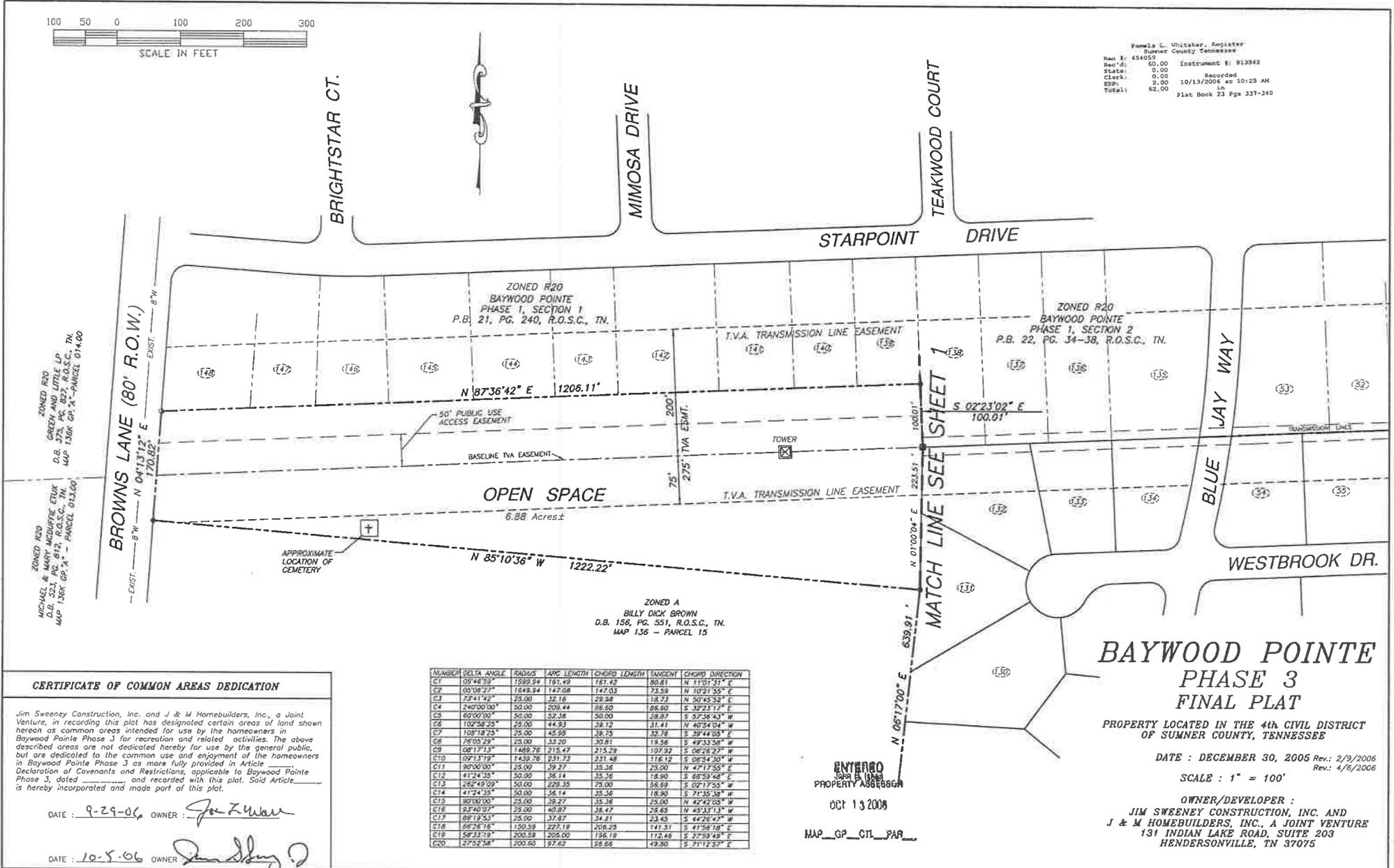
OWNER/DEVELOPER:  
JIM SWEENEY CONSTRUCTION, INC. AND  
J & M HOMEBUILDERS, INC., A JOINT VENTURE  
131 INDIAN LAKE ROAD, SUITE 203  
HENDERSONVILLE, TN 37075

CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF APPROVAL OF BONDING OF ROADS	CERTIFICATE OF APPROVAL FOR RECORDING	RECORD
<p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 2384, page 391, 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.</p> <p>DATE: 9-29-06 OWNER: Joe I. Uebel</p> <p>TITLE: Partner</p> <p>DATE: 10-5-06 OWNER: Dan Shy J</p> <p>TITLE: Partner</p>	<p>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 on this plat, to the specifications of the International Boundary Commission.</p> <p>DATE: 10-9-06</p> <p>REGISTERED LAND SURVEYOR J. B. BRIDGES TENNESSEE</p>	<p>I hereby certify that the utility systems outlined or indicated on the final subdivision plan entitled Baywood Pointe Phase 3 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.</p> <p>WATER SYSTEM: 9/29/06 Date: 9/29/06 Superintendent of Public Utilities, Gallatin, Tennessee</p> <p>SEWER SYSTEM: 9/29/06 Date: 9/29/06 Superintendent of Public Utilities, Gallatin, Tennessee</p>	<p>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.</p> <p>DATE: 10/9/06</p> <p>Ran Cole CITY ENGINEER</p>	<p>I hereby certify that the subdivision plot 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.</p> <p>DATE: 10-9-06 Date: 10-11-06</p> <p>Johy McElroy Secretary, Planning Commission</p> <p>DP Chair's Initials</p>	<p>Recorded _____, 2006 in Book _____ of the Register's Office, Sumner Co., TN.</p> <p>PREPARED BY: BRUCE RAINEY LAND DEVELOPMENT CONSULTANTS 116 MAPLE ROW BLVD HENDERSONVILLE, TN 37075 PHONE: 615-824-0313 FAX: 615-824-1487</p>

1-2-066



Pamela L. Whitaker, Register  
Sumner County Tennessee  
 Rao #: 454059  
 Rec'd: 60.00 Instrument #: 813382  
 Status: 0.00  
 Check: 0.00 Recorded: 10/13/2006 at 10:23 AM  
 ESR: 0.00  
 Total: 62.00  
 Plat Book 23 Pgs 337-340



**CERTIFICATE OF COMMON AREAS DEDICATION**

Jim Sweeney Construction, Inc. and J & M Homebuilders, Inc., a Joint Venture, in recording this plat has designated certain areas of land shown herein as common areas intended for use by the homeowners in Baywood Pointe Phase 3 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 Baywood Pointe Phase 3 as more fully provided in Article Declaration of Covenants and Restrictions, applicable to Baywood Pointe Phase 3, dated \_\_\_\_\_ and recorded with this plat. Said Article is hereby incorporated and made part of this plat.

DATE: 9-29-06 OWNER: *Jim Sweeney*

DATE: 10-5-06 OWNER: *Jim Sweeney*

NUMBER	BEARING	ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	09°48'59"		1592.94	161.49	161.42	66.81	N 11°01'31" E
C2	00°08'27"		1646.94	147.68	147.03	73.59	N 10°21'55" E
C3	23°41'40"		25.00	32.16	29.58	18.71	N 50°45'52" E
C4	240°00'00"		50.00	200.44	86.60	86.60	S 30°21'17" E
C5	60°00'00"		50.00	52.34	50.00	29.67	S 53°28'43" W
C6	102°58'25"		25.00	44.93	39.12	31.41	N 49°54'04" W
C7	105°18'25"		25.00	43.59	38.75	32.76	S 39°44'03" E
C8	78°05'29"		25.00	33.20	30.81	19.56	S 49°33'58" W
C9	08°17'13"		1489.76	215.47	215.29	107.92	S 08°28'23" W
C10	09°13'19"		1432.76	231.72	231.48	116.12	S 06°54'50" W
C11	90°00'00"		25.00	39.27	35.36	25.00	N 47°17'55" E
C12	41°24'35"		50.00	56.14	35.36	18.90	S 66°59'48" E
C13	25°49'09"		50.00	222.35	75.00	86.60	S 02°17'55" W
C14	41°24'35"		50.00	56.14	35.36	18.90	S 71°35'28" W
C15	90°00'00"		25.00	39.27	35.36	25.00	N 42°42'02" W
C16	82°40'07"		25.00	40.87	36.47	26.63	N 45°13'13" W
C17	88°12'53"		25.00	39.87	34.21	23.43	S 44°20'47" W
C18	86°25'16"		150.59	222.19	206.25	141.31	S 41°54'16" E
C19	58°33'19"		200.59	205.00	186.19	112.46	S 27°39'49" E
C20	27°02'58"		200.60	97.62	86.66	49.90	S 71°12'52" E

ENTERED  
OCT 13 2006  
PROPERTY ASSESSOR

**BAYWOOD POINTE  
PHASE 3  
FINAL PLAT**

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE: DECEMBER 30, 2005 Rev.: 2/9/2006  
Rev.: 4/6/2006

SCALE: 1" = 100'

OWNER/DEVELOPER:  
JIM SWEENEY CONSTRUCTION, INC. AND  
J & M HOMEBUILDERS, INC., A JOINT VENTURE  
131 INDIAN LAKE ROAD, SUITE 203  
HENDERSONVILLE, TN 37075

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in book number 2384, page 381 R.O.S.C., TN, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.  
 DATE: 9-29-06 OWNER: *Jim Sweeney*  
 TITLE: *Patna*  
 DATE: 10-5-06 OWNER: *Jim Sweeney*  
 TITLE: *Patna*

**CERTIFICATE OF SURVEY ACCURACY**

I hereby certify that the plan shown and described herein 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 on this plan, to the specifications herein.  
 DATE: 10-5-06  
  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF TENNESSEE

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Baywood Pointe Phase 3 have been installed in accordance with current local and state government requirements, and a sufficient bond or cash has been filed which will guarantee said installation.  
 WATER SYSTEM: *9/29/06* *David M. Sweeney*  
 Date Superintendent of Public Utilities, Gallatin, Tennessee  
 SEWER SYSTEM: *9/29/06* *David M. Sweeney*  
 Date Superintendent of Public Utilities, Gallatin, Tennessee

**CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS**

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.  
 DATE: 10/9/06  
*Ron G. ...*  
 CITY ENGINEER

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown herein 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: 10-13-06 *John Nelson*  
 DATE: 10-11-06 *JD*  
 DATE: \_\_\_\_\_ Secretary, Planning Commission  
 DATE: \_\_\_\_\_ Chair's Initials

**RECORD**

Recorded \_\_\_\_\_, 2006  
 in Book \_\_\_\_\_, Page \_\_\_\_\_  
 of the Register's Office, Sumner Co., TN.  
 PREPARED BY:  
  
 LAND DEVELOPMENT CONSULTANTS  
 116 MAPLE ROW BLVD.  
 HENDERSONVILLE, TN 37075  
 PHONE 615-822-0012  
 FAX 615-824-1487  
 JOB NO. 01-0265  
 SHEET 2 OF 4

1-2-06c



Pamela L. Whitaker, Register  
 Sumner County, Tennessee  
 Date of Issue: 05/10/06  
 Instrument #: 013342  
 Date of Record: 05/11/06  
 Book #: 0100  
 Page #: 42-000  
 File #: 10/13/2006, 10:25 AM  
 10/13/2006, 10:25 AM  
 10/13/2006, 10:25 AM  
 10/13/2006, 10:25 AM

**CERTIFICATE OF COMMON AREAS DEDICATION**

Jim Sweeney Construction, Inc. and J & M Homebuilders, Inc., a joint venture, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Baywood Pointe Phase 3 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 Baywood Pointe Phase 3 as more fully provided in Article Declaration of Covenants and Restrictions, applicable to Baywood Pointe Phase 3, dated and recorded with this plat. Said Article is hereby incorporated and made part of this plat.

DATE: 9-29-06 OWNER: Joe K. Will

DATE: 10-5-06 OWNER: [Signature]

- NOTES:
- ALL NOTES ON SHEET ONE APPLY TO THIS SHEET.
  - SEE SHEET TWO FOR CURVE DATA.

ENTERED  
 PROPERTY ASSESSOR  
 OCT 13 2008  
 MAP\_GP\_CTL\_PAR

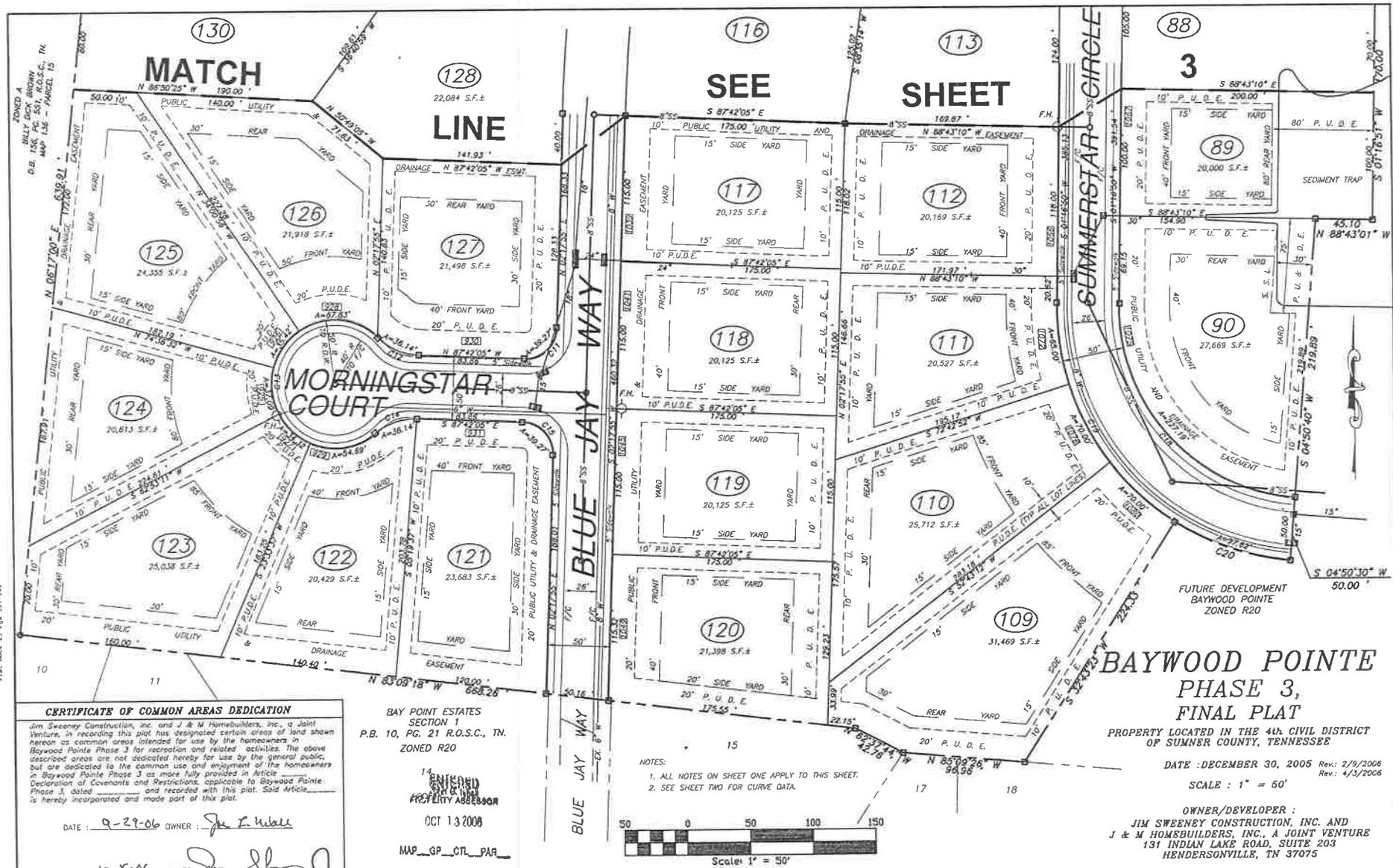
OWNER/DEVELOPER :  
 JIM SWEENEY CONSTRUCTION, INC. AND  
 J & M HOMEBUILDERS, INC., A JOINT VENTURE  
 131 INDIAN LAKE ROAD, SUITE 203  
 HENDERSONVILLE, TN 37075

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT  
 OF SUMNER COUNTY, TENNESSEE

DATE: DECEMBER 30, 2005 Rev: 2/9/2005  
 SCALE: 1" = 50' Rev: 4/3/2005

CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS	CERTIFICATE OF APPROVAL FOR RECORDING	RECORD
<p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 2388, page 381, 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 Galtain Municipal-Regional Subdivision Regulations.</p> <p>DATE: 9-29-06 OWNER: Joe K. Will</p> <p>DATE: 10-5-06 OWNER: [Signature]</p> <p>TITLE: [Signature]</p> <p>TITLE: [Signature]</p>	<p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Galtain Municipal-Regional Planning Commission and that the monuments have been set as placed, as shown hereon, in the specifications and recorded with this plat.</p> <p>DATE: [Signature]</p> <p>REC'D [Signature]</p>	<p>I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Baywood Pointe Phase 3 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.</p> <p>WATER SYSTEM: 9/29/06 [Signature] Date Superintendent of Public Utilities, Galtain, Tennessee</p> <p>SEWER SYSTEM: 9/29/06 [Signature] Date Superintendent of Public Utilities, Galtain, Tennessee</p>	<p>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 Galtain 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.</p> <p>DATE: 10/9/06 [Signature] CITY ENGINEER</p>	<p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Galtain 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.</p> <p>DATE: 10-9-06 [Signature] Secretary, Planning Commission</p> <p>DATE: 10-11-06 [Signature] Chair's Initials</p>	<p>Recorded _____, 2006          in Book _____ Page _____          of the Register's Office, Sumner Co., TN.</p> <p>PREPARED BY:            LAND DEVELOPMENT CONSULTANTS          116 MAPLE BOW BLVD.          HENDERSONVILLE, TN 37075          PHONE 615-824-2013          FAX 615-824-1487</p>

1-2-06c



**BAYWOOD POINTE  
PHASE 3,  
FINAL PLAT**

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT  
OF SUMNER COUNTY, TENNESSEE

DATE : DECEMBER 30, 2005 Rev: 2/9/2006  
Rev: 4/3/2006

SCALE : 1" = 50'

OWNER/DEVELOPER :  
**JIM SWEENEY CONSTRUCTION, INC. AND  
J & M HOMEBUILDERS, INC., A JOINT VENTURE**  
131 INDIAN LAKE ROAD, SUITE 203  
HENDERSONVILLE, TN 37075

NOTES:  
1. ALL NOTES ON SHEET ONE APPLY TO THIS SHEET.  
2. SEE SHEET TWO FOR CURVE DATA.

Scale: 1" = 50'

BAY POINT ESTATES  
SECTION 1  
P.B. 10, PG. 21 R.O.S.C., TN.  
ZONED R20

14  
ENTERED  
OCT 13 2006  
PROPERTY ASSESSOR

MAP\_GP\_CTL\_PAR

**CERTIFICATE OF COMMON AREAS DEDICATION**  
Jim Sweeney Construction, Inc. and J & M Homebuilders, Inc., a joint venture, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Baywood Pointe Phase 3 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 Baywood Pointe Phase 3 as more fully provided in Article Declaration of Covenants and Restrictions, applicable to Baywood Pointe Phase 3, dated \_\_\_\_\_ and recorded with this plat. Said Article is hereby incorporated and made part of this plat.

DATE : 9-29-06 OWNER : Jim E. Wall

DATE : 10-5-06 OWNER : Jim E. Wall

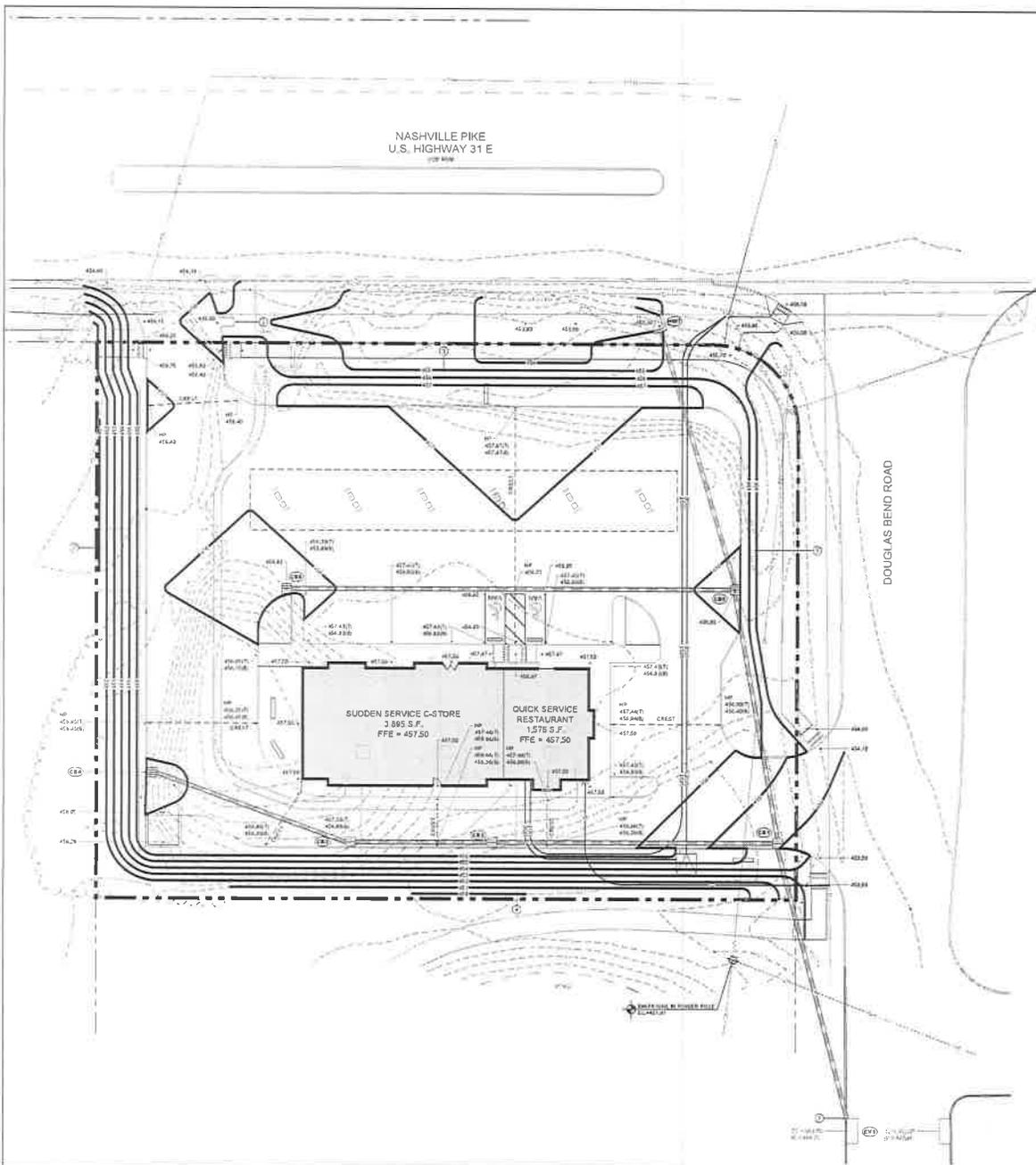
Patricia L. Whitaker, Register  
Sumner County Tennessee  
Sumner County  
Investment #: 81342  
G.D.D.  
10/13/2005  
5:00  
6:00  
62.00  
PLAT BOOK 37 REP. 337-240

CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS	CERTIFICATE OF APPROVAL FOR RECORDING	RECORD
<p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number _____, page _____, R.O.S.C., TN, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building restriction lines, and that unless of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.</p> <p>DATE : 9-29-06 OWNER : <u>Jim E. Wall</u></p> <p>TITLE : <u>Partner</u></p> <p>DATE : 10-5-06 OWNER : <u>Jim E. Wall</u></p> <p>TITLE : <u>Partner</u></p>	<p>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.</p> <p>DATE : _____</p> <p>REGISTER : _____</p>	<p>I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Baywood Pointe Phase 3 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.</p> <p>WATER SYSTEM: <u>9/29/06</u> <u>David L. Sney</u> Date Superintendent of Public Utilities, Gallatin, Tennessee</p> <p>SEWER SYSTEM: <u>9/29/06</u> <u>David L. Sney</u> Date Superintendent of Public Utilities, Gallatin, Tennessee</p>	<p>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.</p> <p>DATE : <u>10/9/06</u> <u>Ra. Al</u> CITY ENGINEER</p>	<p>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.</p> <p><u>10-9-06</u> <u>John Miller</u> DATE: Secretary, Planning Commission</p> <p><u>10-11-06</u> <u>DD</u> DATE: Chair's Initials</p>	<p>Recorded _____, 2006 in Book _____ Page _____ of the Register's Office, Sumner Co., TN.</p> <p>PREPARED BY: <b>Bruce Rainey</b> LAND DEVELOPMENT CONSULTANTS 116 MAPLE ROW BLVD. HENDERSONVILLE, TN 37075 PHONE 615-823-0012 FAX 615-823-1487</p> <p>JOB NO. 01-0265 SHEET 4 OF 4</p>

1-2-06c







**PERRY**  
ENCUMBERING, LLC  
REGISTERED PROFESSIONAL ENGINEER  
NO. 11574 STATE OF TENNESSEE

**H&S PROPERTIES**  
1100 E. HENRY STREET  
GALLATIN, TENNESSEE 37066  
CALL: 615.751.1450  
FAX: 615.751.1450

FINAL MASTER DEVELOPMENT PLAN FOR:  
**SUDDEN SERVICE**  
1845 NASHVILLE PIKE  
GALLATIN, SUMNER COUNTY, TENNESSEE 37066

REV.	DATE	COMMENT

PROJECT NO. 1845-01P

GRADING AND DRAINAGE PLAN

**C-3.1**

SHEET NO. MARCH 25, 2013

**LEGEND**

---(S)---	PROPOSED SEWER MAIN	---(S)---	TEMPORARY SLOPE
---	EXISTING CONTOUR	---	TEMPORARY INLET PROTECTION
---	EXISTING WIDE CONTOUR	---	CONSTRUCTION ENTRANCE
---	TOP OF CURB ELEVATION	---	LAYDOWN AREA
---	BOTTOM OF CURB ELEVATION	---	LANDSCAPING
---	TOP OF ISLAND	---	PROPOSED LAYDOWN PILE
---	TOP OF FOOTING	---	
---	FLOW DIRECTION ARROW	---	
---	SINGLE INLET STRUCTURE	---	

**FLOODPLAIN NOTE:**  
BY MEANS OF GRAPHIC PLOTTING UNDER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD RATE MAP #716C04014 DATED 04/14/12, IT HAS BEEN DETERMINED THAT THE PARCELS DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

- CONTRACTOR KEY NOTES:**
1. THE TIE BETWEEN THE NEW AND EXISTING CONCRETE DRAINAGE PIPING
  2. 8" SLOPE
  3. 2.5% SLOPE ESTABLISHED WITH EROSION CONTROL MATTING

**GRADING, DRAINAGE, AND EROSION CONTROL NOTES:**

1. CONSTRUCTION EROSION CONTROL AS SHOWN ON DRAWINGS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE EROSION CONTROL MEASURES INSTALLED PRIOR TO ACCEPTANCE.
3. ALL NEW STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE EXISTING AND PROPOSED FLOOD PLAINS WITHIN DESIGN FLOODPLAIN.
4. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
5. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE PROJECT PURPOSES IN THE OPINION OF THE OWNER'S REPRESENTATIVE AND CITY ENGINEER, THEY SHALL BE REMOVED.
6. REMOVE SOIL BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
7. CONTRACTOR SHALL LEAVE EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A GRADIENT NOT WITH RESPECT TO DRAINAGE AND SURFACE OF NATURAL OR ARTIFICIAL. THE CONTRACTOR SHALL MAINTAIN ANY GRADIENT OR AN INCREASE WITH CONTINUITY OF GRADIENTS. THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
9. CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
10. ALL SLOPED 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
11. ANY MUDCONSTRUCTION DEVICES THAT MAY BE TRANSPORTED TO PUBLIC ROADS OR PARKING AREAS SHALL BE CLEANED UP IMMEDIATELY.
12. ALL TRUCKING, PUMP TRUCKS, AND TRAILERS SHALL BE IN COMPLIANCE WITH FEDERAL LOAD REGULATIONS.
13. NO TREE ARE TO BE REMOVED UNLESS THEY ARE NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE AND CITY ENGINEER.
14. TERRACES TO BE STABILIZED FROM CUT AND FILL AREAS. TERRACES AND RESTRICTED EROSION GRAZED AREAS TO REMAIN OPEN.
15. NO CUT OR FILL SLOPES SHALL BE SUBSTRUCTURED UNLESS THEY ARE UNLESS OTHERWISE NOTED ON THE PLAN.
16. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION. ALL CONSTRUCTION TRAILER WHEELS, ETC. BEING PRESENT ON SITE, PROHIBITED TO THE CONSTRUCTION ENTRANCE. ALL WEATHER DRIVE MUST BE IN PLACE AND ACCESSIBLE TO ALL AREAS OF THE CONSTRUCTION SITE THAT WILL CONTAIN OPERABLE THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROCESS. THE ALLOWED DRIVE SHALL BE NO LESS THAN 20 FEET OF UNDISTURBED WIDTH WITH SUFFICIENT TURNING RADIUS CAPABLE OF SUPPORTING THE WEIGHTS OF ALL THE EQUIPMENT PHASES.
17. SITE GRADIES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT EROSION. ANY SURFACE WATER ACCUMULATED IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAIN IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
18. ENGINEERED FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS AND 90% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
19. GRADE LINES SHOWN ARE FINISHED GRADE. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUBGRADE EXTENSION FOR PAVING AREAS.
20. CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:
  - (A) NUMBER SHALL PROVIDE 4 POINTS WHERE LANDSCAPING IS ALLOWED EXTENDING PARKING AREAS.
  - (B) SPACES DESIGNATED FOR HANDICAP PARKING AND ACCESS AIDS SHALL HAVE A FINAL SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0%.
21. IF EITHER OF THESE ITEMS ARE NOT CONSTRUCTED AS OBTAINED ABOVE, WORKER WILL BE PROHIBITED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTOR'S EXPENSE.
22. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG WATER LINES ARE FINISH ELEVATIONS FOR FACE OF CURB.
23. SITE ASPECTS SHALL BE MADE AT LEAST TWICE A WEEK AT LEAST 72 HOURS PRIOR TO RAIN GAUGES TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT TO BE RECORDED BY INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
24. EROSION CONTROL MUST BE IN PLACE AND MAINTAINED BY THE TOP OF GULLY OR ENGINEERING DRAINAGE PRIOR TO GRADING.
25. CONTRACTOR IS TO MAINTAIN LAND SURFACES WHERE FEASIBLE PRIOR TO GRADING.
26. CONTRACTOR TO REMOVE SEDIMENT FROM EXISTING STORM SYSTEM IN LOCAL ROAD DRAIN.

**PIPE CHART**

LINE	SIZE	LENGTH	DEPTH	FT. TO	FT. FROM	PIPE POINT	PIPE POINT
NUMBER	INCHES	FEET	FEET	ADJ.	ADJ.	NO.	NO.
SEWER	18"	115	7.0	-	-	-	-
SEWER	18"	86	7.0	-	-	-	-
SEWER	18"	86	7.0	-	-	-	-
SEWER	18"	185	7.0	-	-	-	-
SEWER	18"	174	7.0	-	-	-	-
SEWER	18"	186	2.1	-	-	-	-

**STRUCTURE CHART**

NO.	TYPE	ELEVATION	ELEVATION	INLET	OUTLET	INLET	OUTLET
		FEET	FEET	NO.	NO.	FEET	FEET
011	EXISTING INLET	412.00	412.00	412.00	412.00	-	-
012	BRICK INLET	412.00	412.00	412.00	412.00	-	-
013	BRICK INLET	412.00	412.00	412.00	412.00	-	-
014	BRICK INLET	412.00	412.00	412.00	412.00	-	-
015	BRICK INLET	412.00	412.00	412.00	412.00	-	-
016	BRICK INLET	412.00	412.00	412.00	412.00	-	-
017	BRICK INLET	412.00	412.00	412.00	412.00	-	-
018	BRICK INLET	412.00	412.00	412.00	412.00	-	-
019	BRICK INLET	412.00	412.00	412.00	412.00	-	-
020	BRICK INLET	412.00	412.00	412.00	412.00	-	-
021	BRICK INLET	412.00	412.00	412.00	412.00	-	-
022	BRICK INLET	412.00	412.00	412.00	412.00	-	-
023	BRICK INLET	412.00	412.00	412.00	412.00	-	-
024	BRICK INLET	412.00	412.00	412.00	412.00	-	-
025	BRICK INLET	412.00	412.00	412.00	412.00	-	-
026	BRICK INLET	412.00	412.00	412.00	412.00	-	-
027	BRICK INLET	412.00	412.00	412.00	412.00	-	-
028	BRICK INLET	412.00	412.00	412.00	412.00	-	-
029	BRICK INLET	412.00	412.00	412.00	412.00	-	-
030	BRICK INLET	412.00	412.00	412.00	412.00	-	-
031	BRICK INLET	412.00	412.00	412.00	412.00	-	-
032	BRICK INLET	412.00	412.00	412.00	412.00	-	-
033	BRICK INLET	412.00	412.00	412.00	412.00	-	-
034	BRICK INLET	412.00	412.00	412.00	412.00	-	-
035	BRICK INLET	412.00	412.00	412.00	412.00	-	-
036	BRICK INLET	412.00	412.00	412.00	412.00	-	-
037	BRICK INLET	412.00	412.00	412.00	412.00	-	-
038	BRICK INLET	412.00	412.00	412.00	412.00	-	-
039	BRICK INLET	412.00	412.00	412.00	412.00	-	-
040	BRICK INLET	412.00	412.00	412.00	412.00	-	-
041	BRICK INLET	412.00	412.00	412.00	412.00	-	-
042	BRICK INLET	412.00	412.00	412.00	412.00	-	-
043	BRICK INLET	412.00	412.00	412.00	412.00	-	-
044	BRICK INLET	412.00	412.00	412.00	412.00	-	-
045	BRICK INLET	412.00	412.00	412.00	412.00	-	-
046	BRICK INLET	412.00	412.00	412.00	412.00	-	-
047	BRICK INLET	412.00	412.00	412.00	412.00	-	-
048	BRICK INLET	412.00	412.00	412.00	412.00	-	-
049	BRICK INLET	412.00	412.00	412.00	412.00	-	-
050	BRICK INLET	412.00	412.00	412.00	412.00	-	-

8.454-15

**SUDDEN SERVICE w/ QSR CONCEPT**  
**1845 NASHVILLE PIKE at DOUGLAS BEND ROAD**



Quick Service Restaurant  
w/ Drive Thru  
(1,875sf.)  
Tenant to be Determined

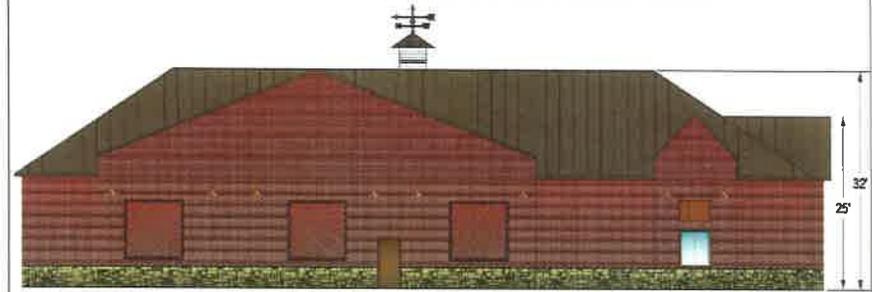
Sudden Service  
Convenience Store  
(3,600 sf.)

**Front Elevation**  
SCALE: 1/4"=1'-0"



- Facade:**
- Stacked Stone & Brick Veneer Exclusive of Windows
  - Standing Seam Metal Roof: Seal Browns
  - Metal Awnings, Window Trim and Lamps: Dark Bronze

**SUDDEN SERVICE w/ QSR CONCEPT**  
**1845 NASHVILLE PIKE at DOUGLAS BEND ROAD**



Sudden Service  
Convenience Store  
(3,600 sf.)

Quick Service Restaurant  
w/ Drive Thru  
(1,875sf.)  
Tenant to be Determined

**Rear Elevation**  
SCALE: 1/4"=1'-0"

- Facade:**
- Stacked Stone & Brick Veneer Exclusive of Windows
  - Standing Seam Metal Roof: Seal Browns
  - Metal Awnings, Window Trim and Lamps: Dark Bronze

**SUDDEN SERVICE w/ QSR CONCEPT**  
**1845 NASHVILLE PIKE at DOUGLAS BEND ROAD**  
**GALLATIN, TN 37066**

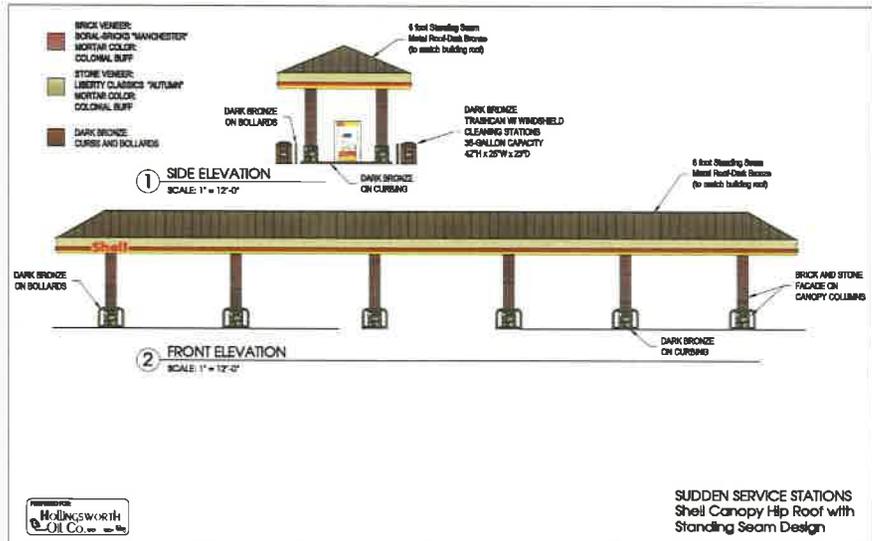


**Left Elevation**  
Quick Service Restaurant  
w/ Drive Thru  
(1,875sf.)

**Right Elevation**  
Sudden Service  
Convenience Store  
(3,600sf.)

- Facade:**
- Stacked Stone & Brick Veneer Exclusive of Windows
  - Standing Seam Metal Roof: Seal Browns
  - Metal Awnings, Window Trim and Lamps: Dark Bronze

SCALE: 1/4"=1'-0"



8-454-15

**ITEM 3**

Member

American Society of  
Landscape Architects

American Institute of  
Architects

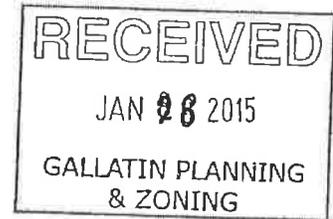
American Society of  
Civil Engineers

American Planning  
Association

January 27, 2015

Jackie Hoyle  
City of Gallatin  
Codes/Planning Dept.  
132 West Main Street  
Gallatin, TN 37066

RE: Purpose of Submittal  
GreenLea Commons  
LA# 14155



Dear Jackie:

The currently approved Greensboro Village PUD multi-family residential use allows 480 residential units within Parcel A. The application request approval to relocate 480 units from Parcel A to Parcel B and allow Parcel A to be developed with a mixture of R-15 and R-6 residential uses. The developer's application is in conformance with the approved City of Gallatin comprehensive plan.

In 2009 the City of Gallatin approved a new comprehensive plan in titled "On the Move 2020". In this plan, Gallatin designated Parcel A with the existing Greensboro PUD as a Special Character Category and named the area GreenLea Business Center. The plan encourages a mixture of high-density residential, commercial, office, and industry uses. The request to move the currently approved residential units from Parcel B to Parcel A is an attempt by the owner/developer to amend the approved Greensboro Village PUD and help align the plan with the vision the City of Gallatin describes and approved within the "On the Move 2020: Comprehensive Plan.

The relocation of the residential units from Parcel B to Parcel A places the homes closer to the future Greensboro North Transit-oriented Development and proposes a less dense residential neighborhood closer to existing residential development adjacent to Parcel B.

The request is to allow the residual acreage within Parcel B to be developed as follows; 43.06 +/- acres of Parcel B would develop as R-06 residential and 8.05 +/- acres of Parcel B would develop as R-15 residential. The density for the residential development within Parcel B shall be governed by the residential units chart on Table 06-01 (page 6-30 of the City of Gallatin Zoning Ordinance.) A copy of this chart has been provided with the application.

Maximum permitted densities for R-06 (43.06 +/- acres) = 301 residential Units  
Maximum permitted densities for R-15 (8.05 +/- acres) = 28 residential units.

**3-290-15**



An updated PUD Master Development Plan and Development Chart from Section 3, page 9 has been included in this application.

If there are any questions please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffery D. Conar'.

Jeffery D. Conar, P.E.



*3-290-15*

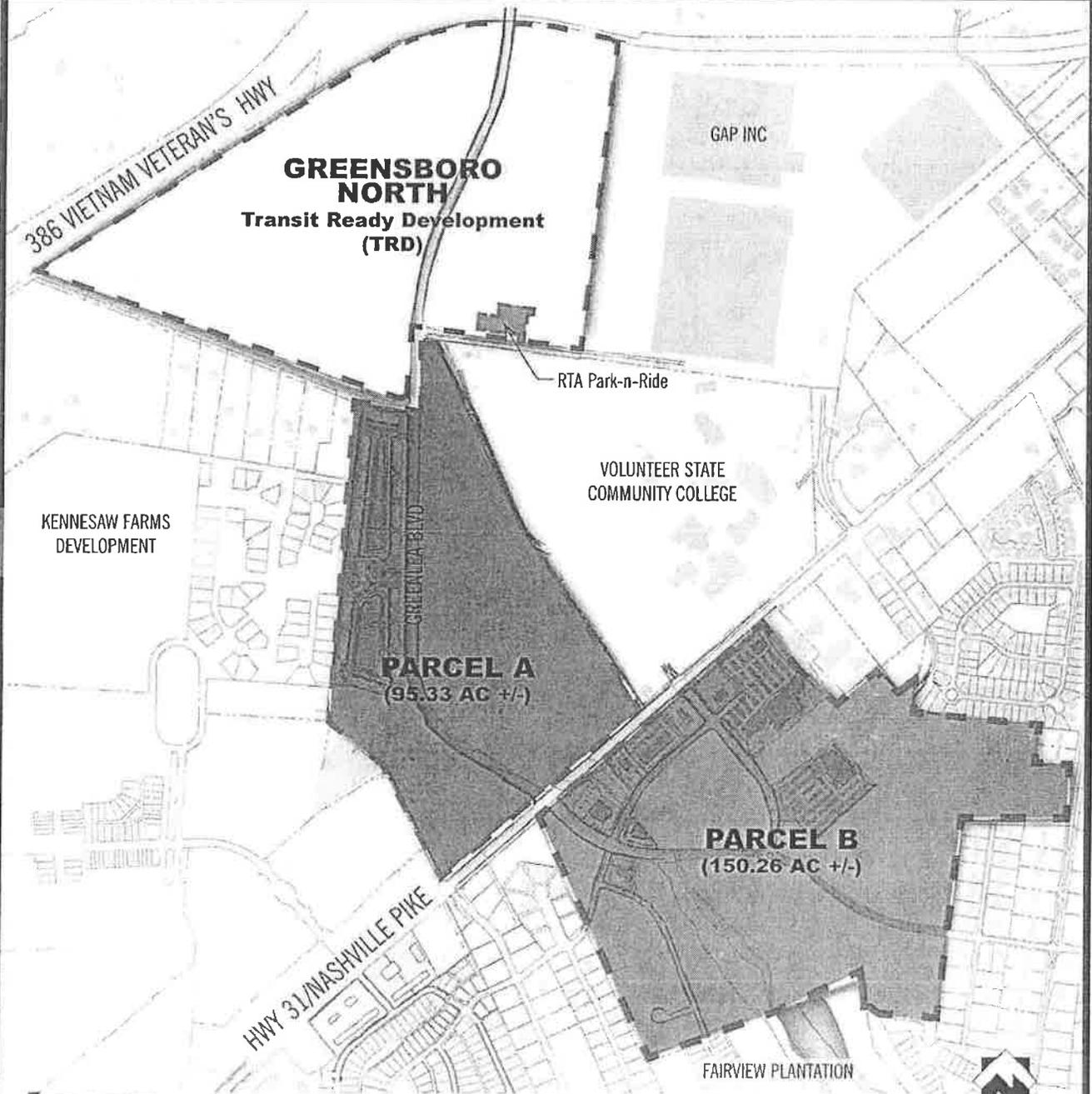
**Revised 1-28-2015 Master Development Plan**

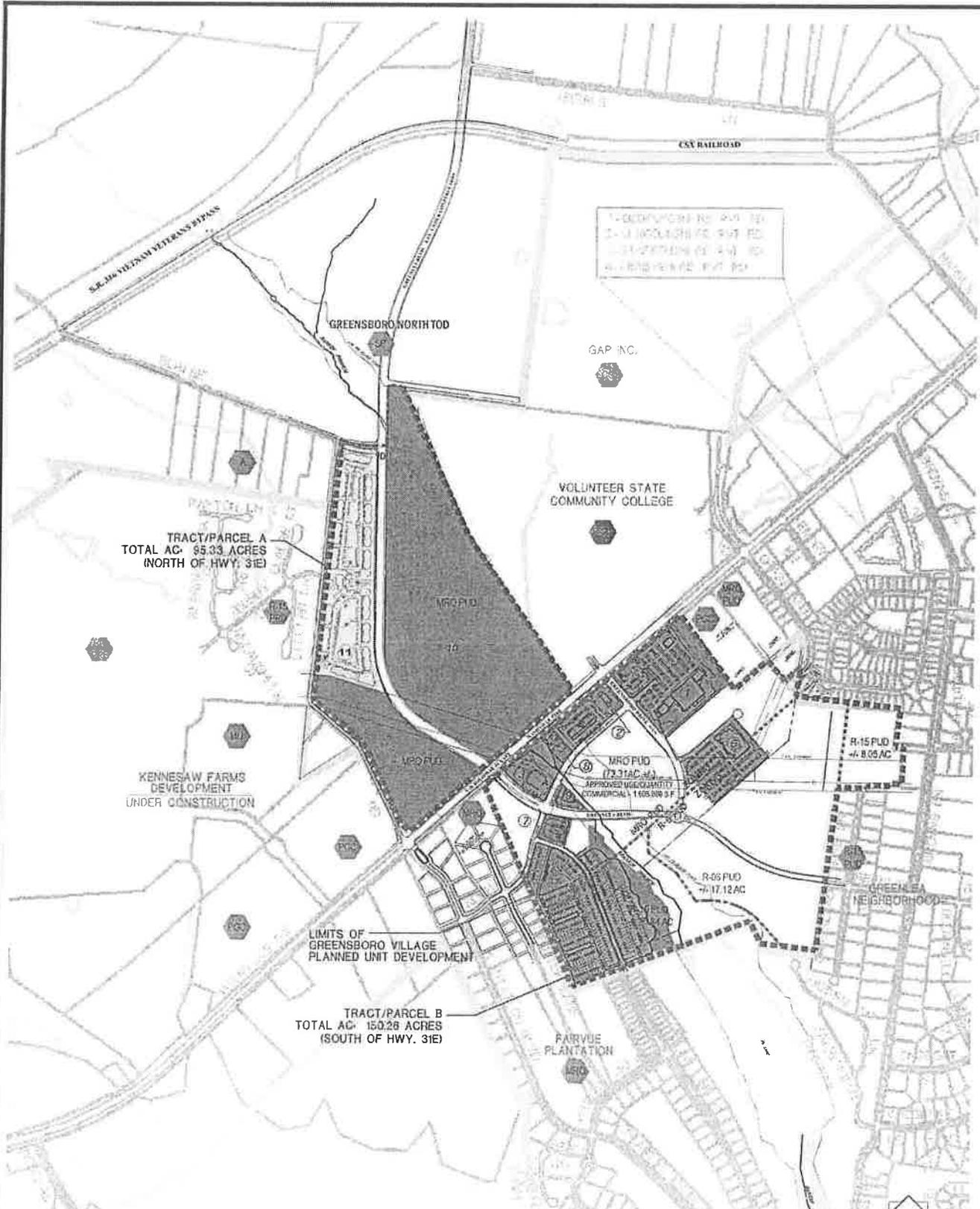
The chart below outlines the land uses in the individual tracts of the revised master development plan. The attached Land Use Plan and revised Master Development Plan illustrate the location of both commercial and residential development within Greensboro Village.

CURRENT (01-28-2015)	PREVIOUS APPROVAL (10-29-2012)	PREVIOUS APPROVAL (03-13-06)	PREVIOUS APPROVAL (09-02)	ORIGINALLY PROPOSED
<p><b>Tract/Parcel A:</b></p> <p>95.33 +/- acres 1,044,000 sq.ft. of commercial</p> <p><b>480 multi-family residential</b></p>	<p><b>Tract/Parcel A:</b></p> <p>95.33 +/- acres 1,044,000 sq.ft. of comm.</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots</p>	<p>291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi-family res. 245 units of cluster housing (6,000 sq.ft./lot) 103 units (15,000 sq. ft./lot) 14 units of estate lots</p>
<p><b>Tract/Parcel B:</b></p> <p>150.26 Total Acres 1,605,000 sq.ft. of commercial</p> <p>R-06 (43.06 +/- acres) = 301 residential units</p> <p>R-15 (8.05 +/- acres) = 28 residential units</p>	<p><b>Tract/Parcel B:</b></p> <p>150.26 acres 1,605,000 sq.ft. of commercial <b>480 multi-family residential</b> 132 multi-family residential : The Retreat at Fairvue</p>	<p>150.26 acres 1,605,000 sq.ft. 480 multi-family residential</p>	<p>319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)</p>	<p>319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)</p>
<p><b>Tract/Parcel C:</b> deleted</p>	<p>deleted</p>	<p>deleted</p>	<p>87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)</p>	<p>87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)</p>

**3-290-15**

## PARCEL MAP





# Greensboro

## VILLAGE

a development by Seay & Little, L.P.

**LEGEND**

- 1 PUBLIX
  - 2 McDONALDS
  - 3 WALGREENS
  - 4 THE SHOPPES
  - 5 MAPCO
  - 6 NCG CINEMA
  - 7 AMERICAN SECURITY BANK
  - 8 VOLUNTEER STATE BANK
  - 9 KENDALL PLAZA
  - 10 THE RETREAT AT FAIRVIEW PLANTATION
- ⑪ GREENLEA APARTMENTS

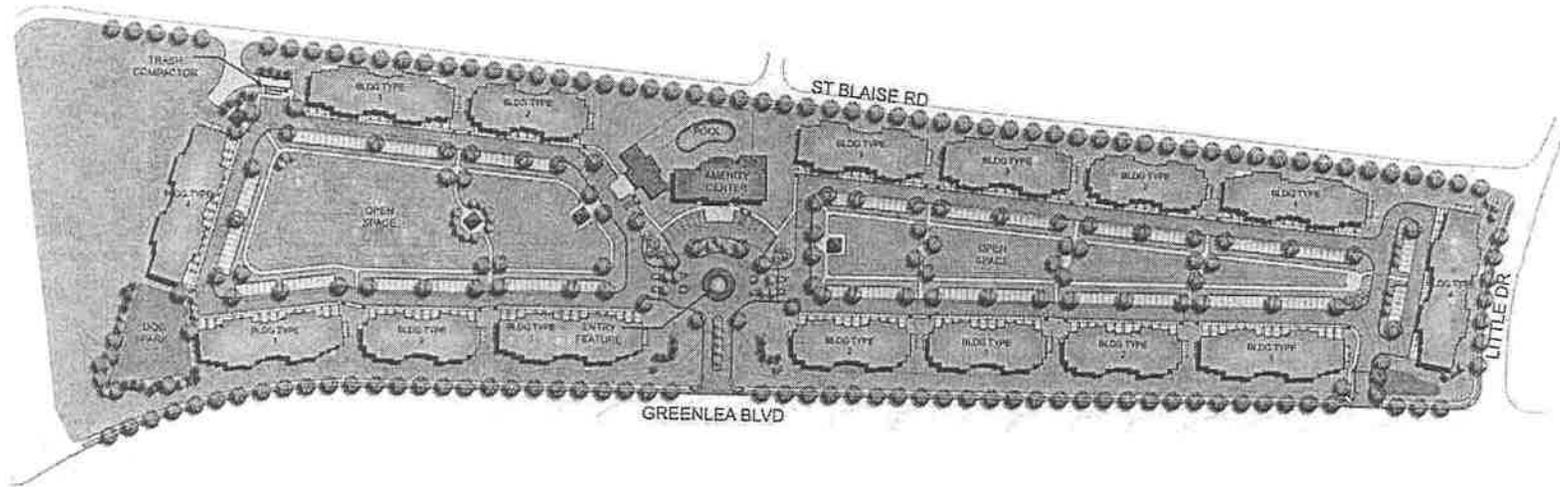
ZONING SYMBOLS  
 GRAY AREAS ARE CURRENTLY UNDER CONSTRUCTION OR IN DEVELOPMENT PROCESS  
 HATCHED AREAS ARE DEVELOPMENT PROPOSED WITH THIS REVISION

## P.U.D. MASTER DEVELOPMENT PLAN

AMENDED: MARCH 13, 2006  
 REVISED: JANUARY 14, 2008  
 REAPPROVED: OCTOBER 29, 2012  
 SUBMITTED FOR REVISION: JANUARY 28, 2015

This is to certify that this is the Official Zoning Map referred to in Article 5.00 of Ordinance Number 079-02 of the City of Gallatin, Tennessee.

**RENDERED MASTER PLAN**



**Green**  
& **Little, L.P.**

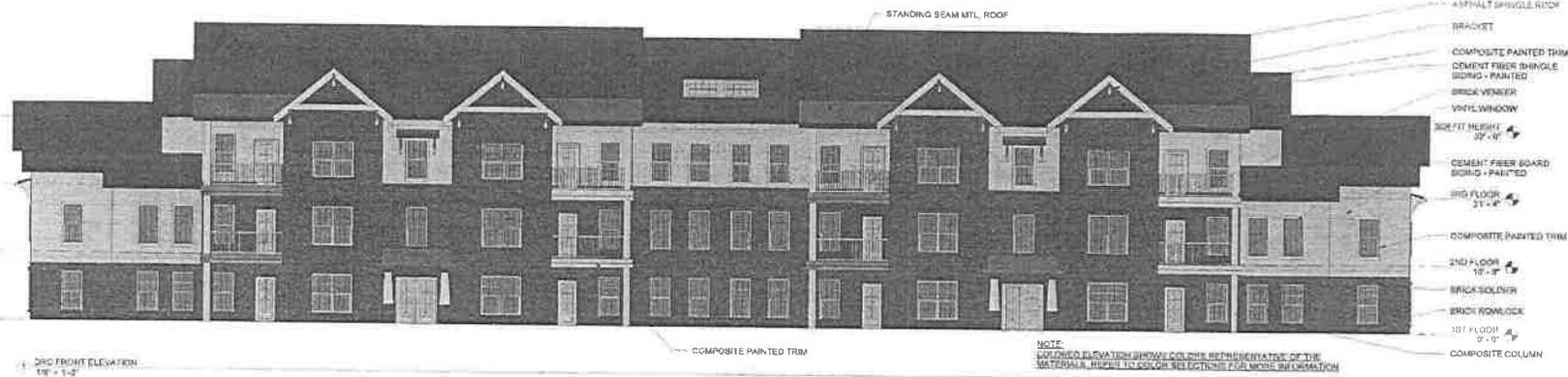
**FLEMING**  
architects

**GREENLEA COMMONS**

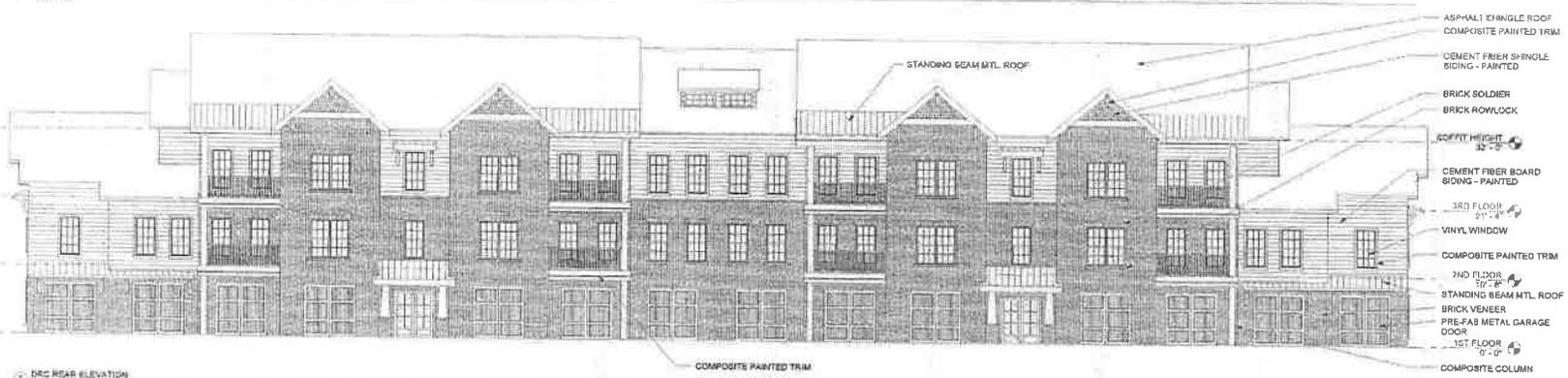
**GALLATIN, TENNESSEE**

**LOSE**  
**& ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING • PLANNING  
www.loseandassociates.com





2ND FRONT ELEVATION  
1/8" = 1'-0"



2ND REAR ELEVATION  
1/8" = 1'-0"



2ND LEFT UNIT ELEVATION  
1/8" = 1'-0"



2ND RIGHT UNIT ELEVATION  
1/8" = 1'-0"

**FLEMING**  
architects

330 WHEELS DRIVE  
SUITE 118  
MEMPHIS, TN 38119  
TEL: 901.747.2824  
FAX: 901.747.2154  
www.flemingarch.com

GREENLEA APARTMENTS  
MAKOWSKY RINGEL GREENBERG  
GREENLEA BLVD  
GALLATIN, TENNESSEE



REVISIONS		
DATE	BY	REVISION

DATE OF ORIGINAL ISSUE  
JANUARY 26, 2011  
SHEET NUMBER  
**A1**

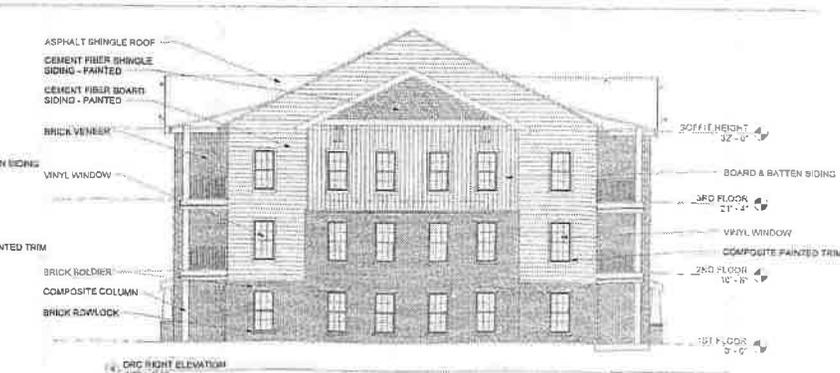
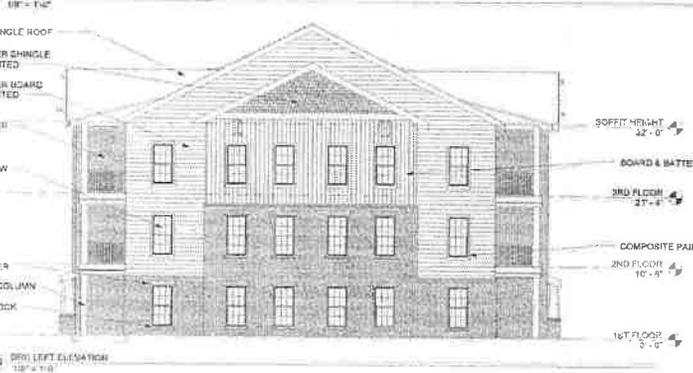
BUILDING TYPE I ELEVATIONS



REVISIONS

Revision	Date	By	Reviewed

BUILDING TYPE II ELEVATIONS

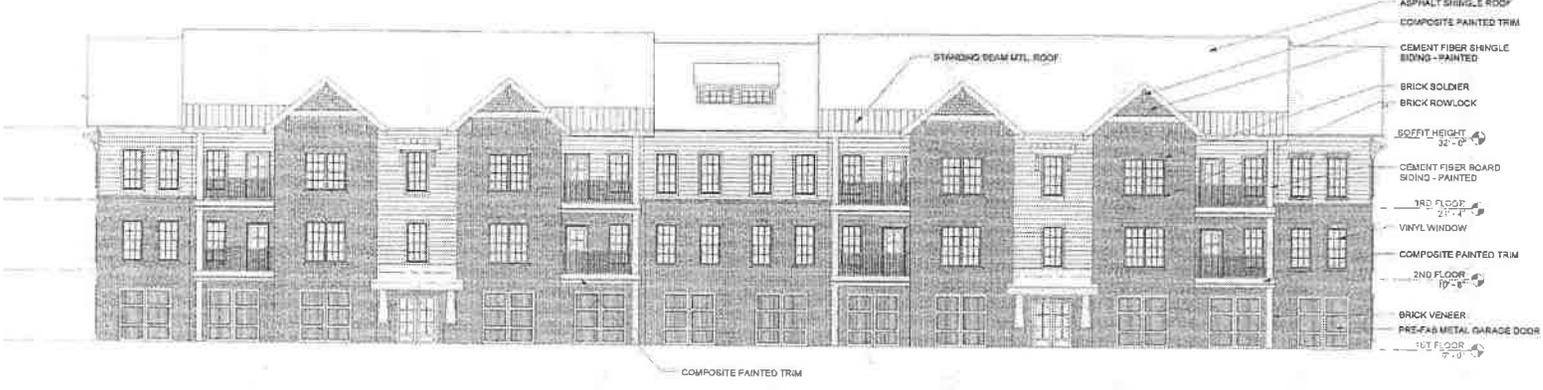


NOTE: COLOR ELEVATION SHOWS COLOR REPRESENTATION OF THE MATERIALS. REFER TO COLOR SELECT BOOK FOR MORE INFORMATION.

REVISED 01/2015



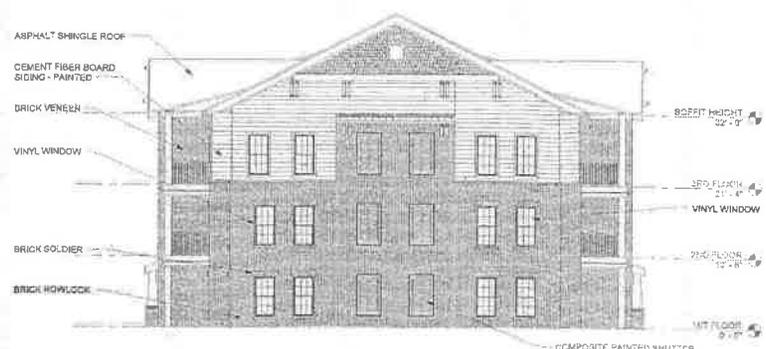
2) DRG FRONT ELEVATION  
18' x 142'



3) DRG REAR ELEVATION  
18' x 142'



4) DRG LEFT BRICK ELEVATION  
18' x 142'



5) DRG RIGHT BRICK ELEVATION  
18' x 142'

**FLEMING**  
architects

5101 WHELAN DRIVE  
SUITE 200  
MEMPHIS, TN 38117  
TEL: 901.787.2824  
F: 901.787.7138  
www.fleming-architects.com

SEAL AND EXPIRES  
DATE OF ORIGINAL  
ISSUANCE 06-20-2016  
SHEET NUMBER

GREENLEA APARTMENTS  
MAKOWSKY RINGEL GREENBERG  
GREENLEA BLVD.  
GALLATI, TENNESSEE



REVISIONS		
Revised By	Rev. No.	Rev. Date

BUILDING TYPE III ELEVATIONS

A3

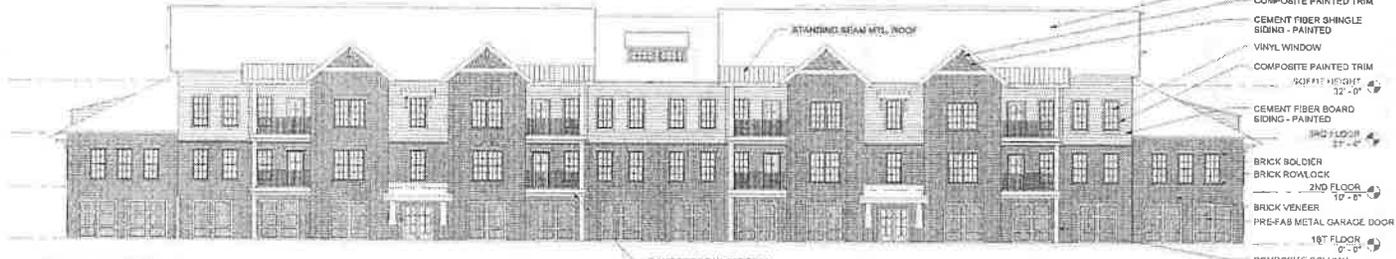


REVISIONS		
Revision	Date	Author



1. 1ST FLOOR FRONT ELEVATION  
502' x 1'-0"

- ASPHALT SHINGLE ROOF
- R-PACKET
- COMPOSITE PAINTED TRIM
- CEMENT FIBER SHINGLE SIDING - PAINTED
- STANDING BEAM MTL. ROOF
- VINYL WINDOW
- COMPOSITE PAINTED TRIM
- DOOR HEIGHT 32'-0"
- CEMENT FIBER BOARD SIDING - PAINTED
- 2ND FLOOR
- BRICK BOLDER
- BRICK ROWLOCK
- 2ND FLOOR 10'-0"
- STANDING BEAM MTL. ROOF
- 1ST FLOOR 0'-0"



2. 1ST FLOOR REAR ELEVATION  
332' x 1'-0"

- ASPHALT SHINGLE ROOF
- COMPOSITE PAINTED TRIM
- CEMENT FIBER SHINGLE SIDING - PAINTED
- VINYL WINDOW
- COMPOSITE PAINTED TRIM
- DOOR HEIGHT 32'-0"
- CEMENT FIBER BOARD SIDING - PAINTED
- 2ND FLOOR
- BRICK BOLDER
- BRICK ROWLOCK
- 2ND FLOOR 10'-0"
- BRICK VENEER
- PRE-FAB METAL GARAGE DOOR
- 1ST FLOOR 0'-0"
- COMPOSITE COLUMN



3. 1ST FLOOR LEFT SIDE ELEVATION  
332' x 1'-0"

- CEMENT FIBER SHINGLE SIDING - PAINTED
- ASPHALT SHINGLE ROOF
- CEMENT FIBER BOARD SIDING - PAINTED
- BRICK VENEER
- VINYL WINDOW
- BRICK BOLDER
- COMPOSITE COLUMN
- BRICK ROWLOCK

- DOOR HEIGHT 32'-0"
- VINYL WINDOW
- COMPOSITE PAINTED TRIM
- 2ND FLOOR 10'-0"
- 1ST FLOOR 0'-0"
- COMPOSITE PAINTED SHUTTER



4. 1ST FLOOR RIGHT SIDE ELEVATION  
332' x 1'-0"

- CEMENT FIBER SHINGLE SIDING - PAINTED
- ASPHALT SHINGLE ROOF
- CEMENT FIBER BOARD SIDING - PAINTED
- BRICK VENEER
- VINYL WINDOW
- BRICK BOLDER
- BRICK ROWLOCK

- DOOR HEIGHT 32'-0"
- VINYL WINDOW
- COMPOSITE PAINTED TRIM
- 2ND FLOOR 10'-0"
- 1ST FLOOR 0'-0"
- COMPOSITE PAINTED SHUTTER

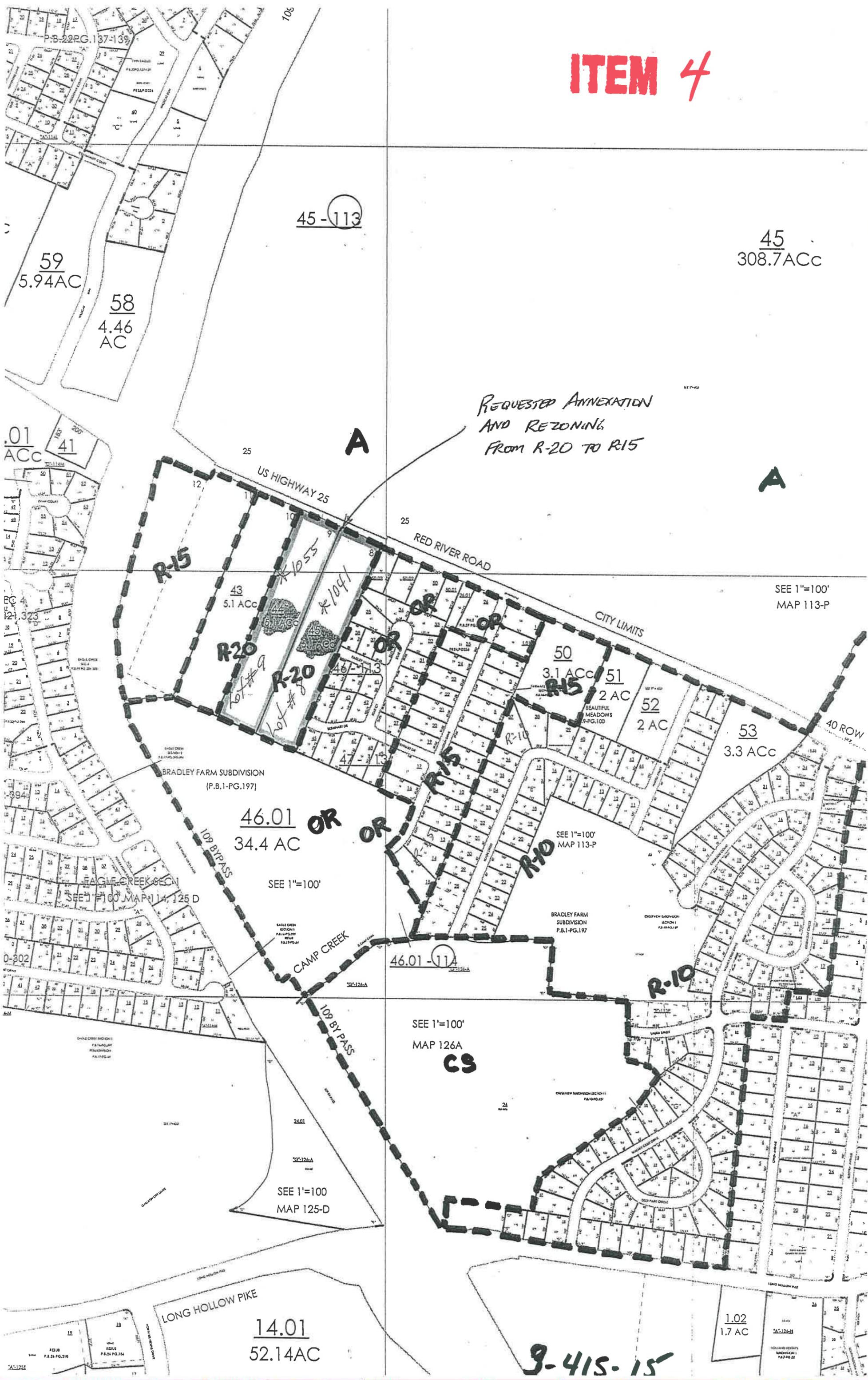
MEMPHIS, TN 38117

# ITEM 4

45-113

45  
308.7 ACC

REQUESTED ANNEXATION  
AND REZONING  
FROM R-20 TO R-15



59  
5.94 AC

58  
4.46 AC

.01  
ACC

41

43  
5.1 ACC

46.01  
34.4 AC

46.01-114

46.01  
52.14 AC

14.01  
52.14 AC

1.02  
1.7 AC

A

A

SEE 1"=100'  
MAP 113-P

SEE 1"=100'  
MAP 113-P

SEE 1"=100'  
MAP 126A

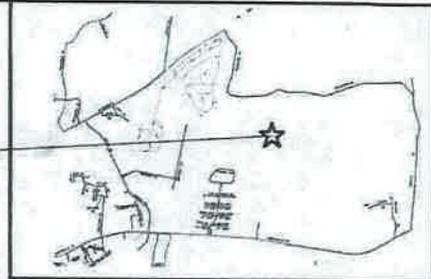
SEE 1"=100'

SEE 1"=100  
MAP 125-D

9-415-15

**ITEM 5**

GREGORY REAL ESTATE, LLC  
TAX MAP 185, PARCEL 062.00  
P.B. 1912, PG. 783, R.O.S.C., TN



LOCATION MAP

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO CREATE A NEW METES AND BOUNDS DESCRIPTION ON THIS SUBJECT PROPERTY FOR REZONING.
2. NORTH BASED ON PLAT OF RECORD IN P.B. 26, PG. 180, R.O.S.C., TN.
3. PROPERTY BEING SHOWN ON TAX MAP 111 AS A PORTION OF PARCEL 061.00 IN THE SUMNER COUNTY, TENNESSEE, TAX ASSESSORS OFFICE.
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GREGORY REAL ESTATE, LLC IN R.E. 1811, PG. 783, R.O.S.C., TN.
5. SUBJECT TO THE PROVISIONS OF A TITLE REPORT, NO REPORT FURNISHED.
6. ACCORDING TO F.L.R.M. 0753031 PG. REVISED APRIL 17, 2012 THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD HAZARD.
7. THE PROPERTY SHOWN HEREON IS UNENCUMBERED BY A PERPETUAL AND PERMANENT 60' INGRESS/EGRESS EASEMENT OF RECORD IN R.E. 1811, PG. 783, R.O.S.C., TN, PROVIDING ACCESS TO STATE HIGHWAY 25.

TOTAL CONTAINS: 162.00 ACRES ±

POD A. KIBLY D/  
TAX MAP 111, PARCEL 062.00  
P.B. 112, PG. 9, R.O.S.C., TN

THE SURVEYOR CERTIFIES THAT THIS IS A CASUALTY SURVEY AND THE BASIS OF PREPARATION OF THE UNADJUSTED SURVEY IS AS SHOWN HEREON.

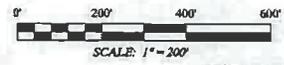
THOMAS DAVID  
SURVEYOR  
2/6/2015  
THOMAS D. GREER  
TN REG. 586

**BOUNDARY SURVEY  
FOR  
ODRIC GREGORY**

BEING PROPERTY SITUATED ALONG THE MARGIN OF GATEWAY DRIVE IN THE 2ND CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE.

DATE: JANUARY 30, 2015

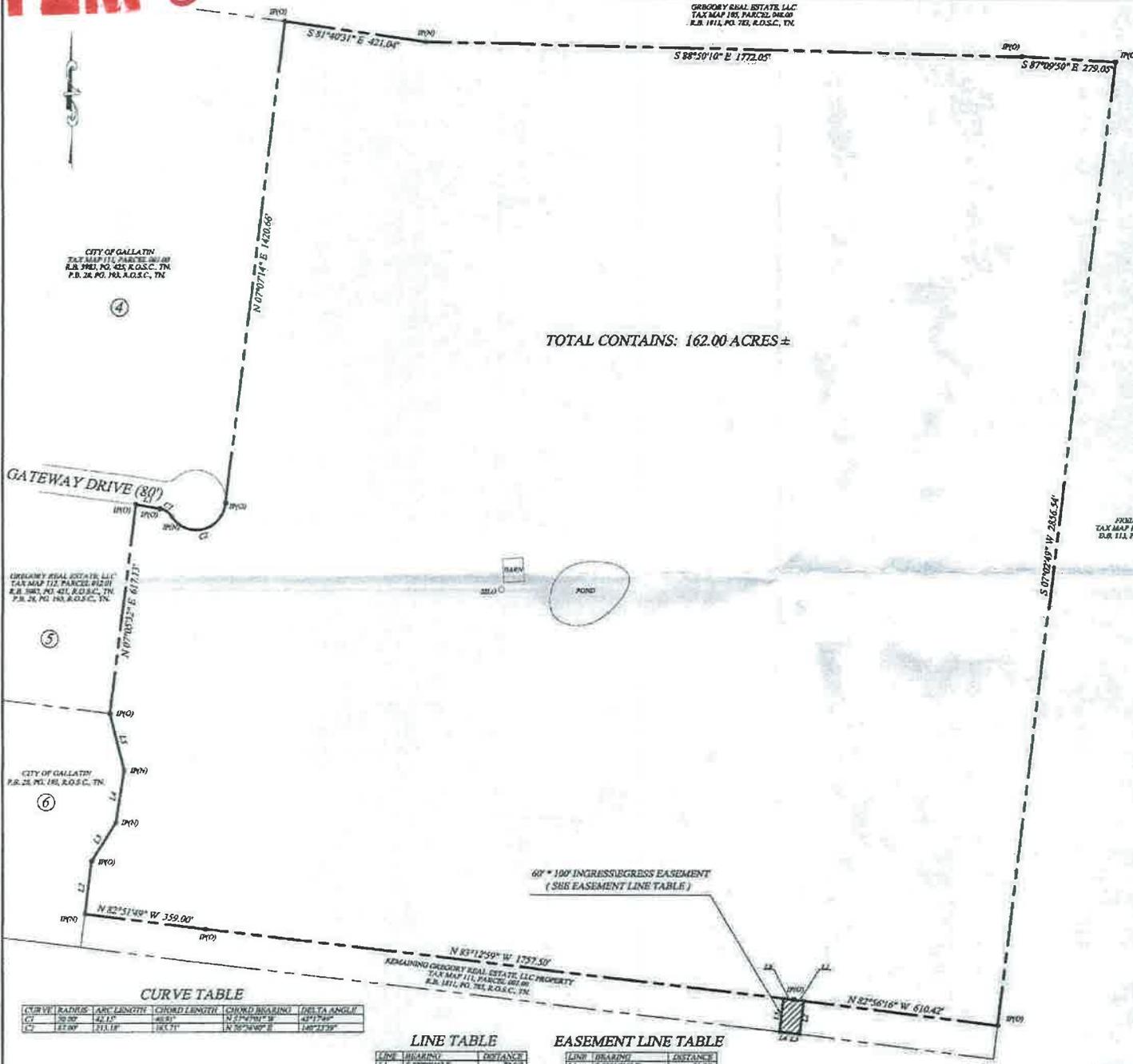
OWNER: GREGORY REAL ESTATE, LLC  
145 ZEGLERS FORT ROAD  
GALLATIN, TN. 37066



REC'D MAR 06 2015

**VESTER LAND SURVEYING LLC**  
294 BRATTONTOWN CIRCLE  
LAFAYETTE, TN. 37083  
tdv\_landsurvey@yahoo.com  
615 - 633 - 1476

RECEIVED  
MAR 11 2015  
GALLATIN PLANNING & ZONING



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	24.12'	16.01'	N 22°51'48" W	49°17'48"
C2	22.00'	213.18'	183.71'	N 10°58'52" W	169°23'36"

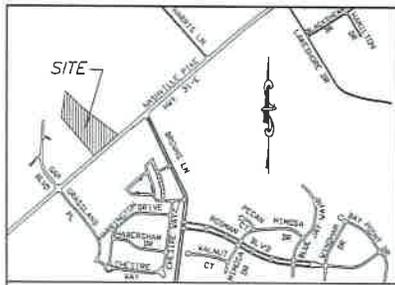
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	E 80°58'48" E	32.60'
L2	N 4°20'00" E	133.60'
L3	N 81°20'00" E	115.00'
L4	N 10°58'52" W	114.48'
L5	N 18°05'54" W	134.12'

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	S 82°07'18" E	36.71'
E2	S 89°07'44" W	100.00'
E3	N 82°07'18" W	29.00'
E4	N 83°1'33" W	88.00'
E5	N 82°07'18" W	100.00'
E6	S 82°07'18" E	36.71'

7-428-15 a 3-924-15



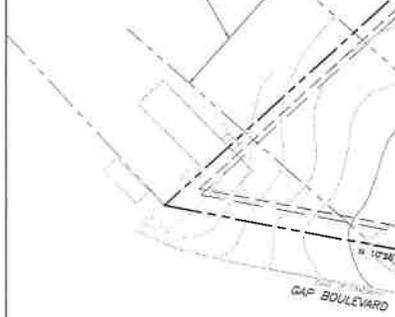
<b>CURRENT OWNER &amp; DEVELOPER</b> GALVIN PROPERTIES, LLC ATTN: MR. JIM GALVIN 317 W. MAIN STREET GALLATIN, TN 37066	<b>SITE ZONING</b> R1C	<b>TAX MAP AND PARCEL</b> MAP 136 PARCELS 7.01 & 6.01	<b>SITE ADDRESS</b> 1394 NASHVILLE PIKE GALLATIN, TN 37066	<b>EXISTING &amp; PROPOSED USE</b> EXIST. HEIGHT: 21.5' @ EAST 40' MAX. HGT. PROF. VEHICULAR EQUIPMENT SALES & REPAIR	<b>BUILDING HEIGHT</b> 21.5' @ EAST 40' MAX. HGT.	<b>F.A.R. HEIGHT</b> 1.0 MAX. 0.008 PROP.
<b>TOTAL SITE CONTAINS = 478.82 S.F. (10.95 AC.)</b>						
<b>PRE-DEVELOPMENT</b> TOTAL IMPROVEMENTS: 12,340 S.F. = 11.02 AC.	<b>PRE-DEVELOPMENT SINGLE-FAMILY</b> ROOF: 33,900 S.F. PMT. CONC. & WALKS: 148,080 S.F.	<b>PRE-DEVELOPMENT MULTIFAMILY</b> ROOF: 30,879 S.F. PMT. CONC. & WALKS: 154,612 S.F.	<b>PRE-DEVELOPMENT LAWN</b> ROOF: 41,813 S.F. PMT. CONC. & WALKS: 134,790 S.F.			
<b>STRIPES &amp; PAINT REQUIREMENTS</b> TRAFFIC PER GALLATIN ZONING ORD. FRONT: 20' SIDE: 10' REAR: 20' BT. WALKS FROM STREETS	<b>PARKING SPACES (MIN. 2.0-2.14 @ SITE PLAN 100% C.A.P.)</b>		<b>PARKING SPACES (MIN. 2.0-2.14 @ SITE PLAN 100% C.A.P.)</b>			
	TYPE: ADMINISTRATIVE SERVICES: 3,815 REPAIR SALES DISPLAY OR SERVICE AREA: 24,885		TYPE: ADMINISTRATIVE SERVICES: 3,815 REPAIR SALES DISPLAY OR SERVICE AREA: 24,885			
	REQUIRED PARKING BY SPACES: PROVIDED PARKING: 114 REAR & 510 = 624 (61 IN SERVICE/REPAIR AREAS)		REQUIRED PARKING BY SPACES: PROVIDED PARKING: 114 REAR & 510 = 624 (61 IN SERVICE/REPAIR AREAS)			
	<b>PARKING SPACES (MIN. 2.0-2.14 @ SITE PLAN 100% C.A.P.)</b>		<b>PARKING SPACES (MIN. 2.0-2.14 @ SITE PLAN 100% C.A.P.)</b>			
	TYPE: ADMINISTRATIVE SERVICES: 3,815 REPAIR SALES DISPLAY OR SERVICE AREA: 24,885 BODY SHOP: 13,000		TYPE: ADMINISTRATIVE SERVICES: 3,815 REPAIR SALES DISPLAY OR SERVICE AREA: 24,885 BODY SHOP: 13,000			
	REQUIRED PARKING: 110 CARS		REQUIRED PARKING: 110 CARS			



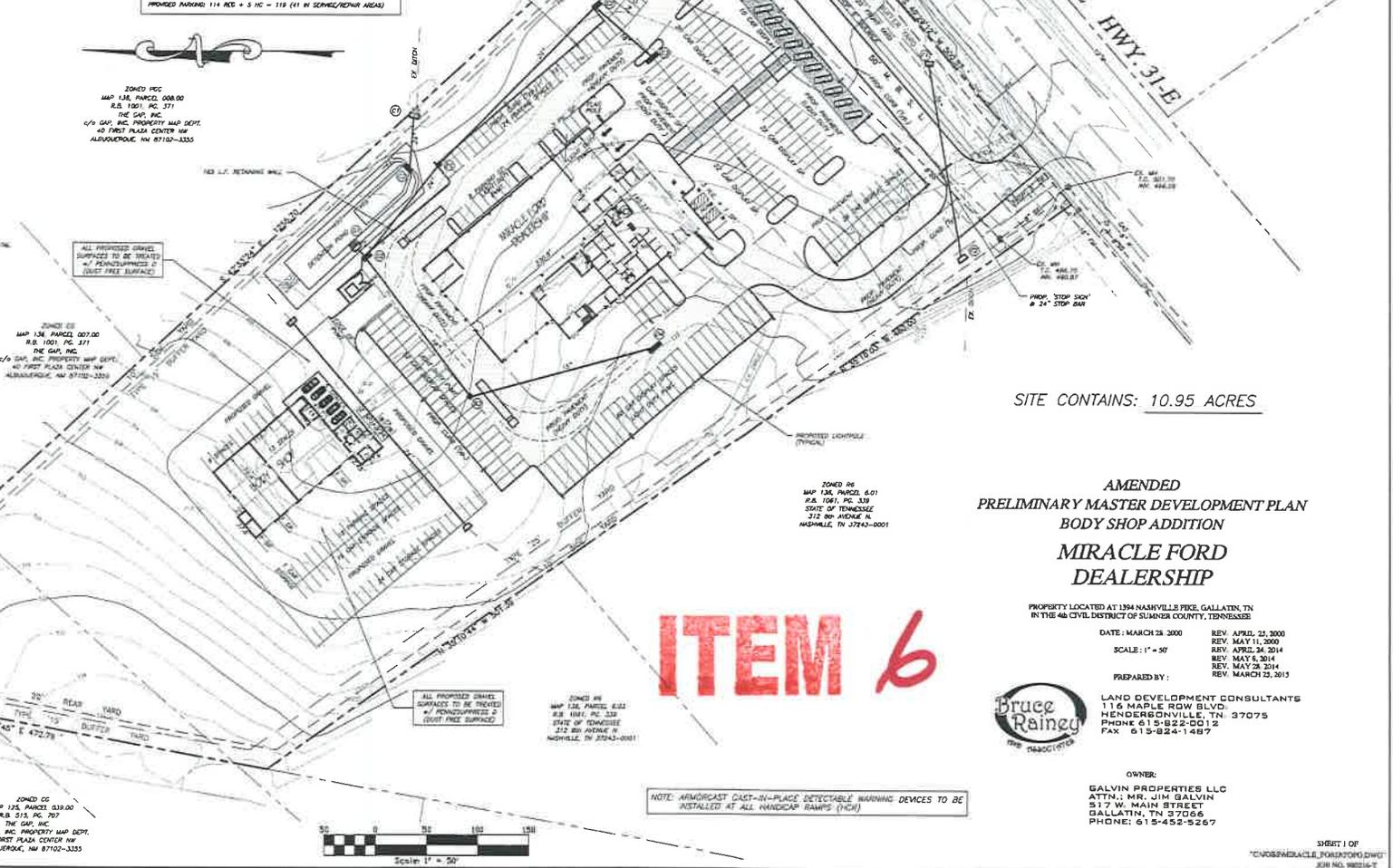
- SUMMARY NOTES:**
- THIS SURVEY HAS NOT BEEN MADE WITH A VIEW TO THE PROVISIONS OF ANY ASSURANCE TITLE SEARCH. ONLY THE INSTRUMENTS REFERRED TO HEREIN HAVE BEEN SEARCHED TO THE QUANTITY PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
  - PROPERTY OWNERS AS PARCELS SET-UP AND SHOWN ON GAVIN COUNTY PROPERTY MAP 136.
  - THE SAID PROPERTY CONVEYED TO GALVIN PROPERTIES, LLC BY DEED OF RECORD MAP 1093, PG. 288, 4/24/02, IN.
  - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE DETERMINED BY VISUAL INSPECTION AND RECORD DRAWINGS. THE LOCATION OF ANY UNDERGROUND UTILITIES NOT SHOWN HEREIN IS THE RESPONSIBILITY OF THE USER. ADDITIONAL BURIED UTILITIES NOT SHOWN ON RECORDS MAY BE ENCOUNTERED. NO PRECAUTIONS WERE MADE DURING THE PROVISIONS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY CONSTRUCTION HAS BEGUN ON THIS SITE, CALL GAIN INC. FOR UNDERGROUND UTILITY LOCATIONS.
  - SURFACE AND AREA OF ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED FOR THIS SURVEY.
  - THIS PROPERTY IS ZONED R1C.
  - ROADWAYS WILL BE MAINTAINED WHERE DAMAGE IS CAUSED BY CONSTRUCTION OF THIS SITE.
  - CONTRACTS DERIVED FROM A FIELD RUN RADIAL TOPOGRAPHICAL SURVEY USING WILSON SURVEY BY BRUCE RAINEY & ASSOCIATES.
  - FOR LANDSCAPING SITE LANDSCAPE PLAN.
  - STRIPES & PAINT REQUIREMENTS: FRONT: 20' @ 10' HGT. REAR: 20' @ 10' HGT. 50' WALKS, NASHVILLE PIKE.

- EXISTING SIDE WALK
- IMPROVED SIDE OF THE BUILDING IS FOR A VEHICULAR DRIVE AND RELATED EQUIPMENT SALES AND REPAIR. BUILDING EXIST HEIGHT IS 21.5'.
- BODY SHOP SHALL BE SEPARATELY DEMARCATED BY THE OWNER FOR OPERATING. BODY SHOP IS REQUIRED FROM THE INSTALLATION OF ALL STRIPES. STRIPES ON CURB BY BRUCE RAINEY & ASSOCIATES. STRIPES MUST BE 2" BY 4".
- LANDSCAPING IS TO BE DONE IN ACCORDANCE WITH LANDSCAPE PLAN.
- THERE IS NO COMMON OPEN SPACE. THE GROUNDS WILL BE MAINTAINED BY THE PROPERTY OWNER.
- STABILIZED PROJECT COMPLETION DATE IS THREE MONTHS FROM DATE OF ASSUMANCE OF BUILDING PERMIT.
- ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 15.03.
- OPERATION AND MAINTENANCE OF EROSION CONTROL DEVICES WILL BE MAINTAINED AT LEAST THREE (3) PER WEEK AT LEAST 72 HOURS AHEAD. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE CHAIRMAN OF THE BOARD FROM TO CHANGE.
- ADDITION TO 2.14 COMMUNITY PLAN AND ATTENDING UNDER DEVELOPMENT THIS PROPERTY SHALL BE SET IN A THREE-PHASE AREA AND IS SET IN ZONE R1C.
- IMPROVED FACILITY SHALL COMPLY WITH ALL APPLICABLE ZONING, ENVIRONMENTAL AND OTHER REGULATIONS.
- GALVIN PROPERTIES, LLC IS RESPONSIBLE FOR ALL CHANGING MATTERS AND IS TO PROVIDE AN ADEQUATE SAFETY IN THE FORM OF A PERFORMANCE BOND AS SPECIFIED IN SECTION 15.03(B)(3) TO ENSURE COMPLETION OF THE PLANNED DEVELOPMENT WITHIN THE PROPOSED PHASE/TIME PERIOD.

CONCEPTUAL LOCATION SHOWN (HALL LANE EXTENSION IS 10' TO 10' W/ PLAN 100%)  
CURRENT MAJOR THROUGH-TRAFFIC



- CONSTRUCTION NOTES:**
- OWNER RECEIVES RIGHT TO ADJUST FINISHED GRADES AS MAY BE NECESSARY TO BALANCE EROSION CONTROL AND EMBANKMENT QUANTITIES ON SITE.
  - ALL CURB AND/OR PAVEMENT EDGE TO BE 6" MOUNTABLE CURB UNLESS OTHERWISE NOTED.



SITE CONTAINS: 10.95 ACRES

**AMENDED  
PRELIMINARY MASTER DEVELOPMENT PLAN  
BODY SHOP ADDITION  
MIRACLE FORD  
DEALERSHIP**

PROPERTY LOCATED AT 1394 NASHVILLE PIKE, GALLATIN, TN  
IN THE 48 CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE: MARCH 28, 2000  
SCALE: 1" = 50'  
REV. APRIL 21, 2000  
REV. MAY 11, 2000  
REV. APRIL 24, 2014  
REV. MAY 13, 2014  
REV. MAY 28, 2014  
REV. MARCH 23, 2015

PREPARED BY:



LAND DEVELOPMENT CONSULTANTS  
116 MAPLE ROW BLVD  
HENDERSONVILLE, TN 37075  
PHONE: 615-822-0012  
FAX: 615-824-1487

OWNER:  
GALVIN PROPERTIES LLC  
ATTN: MR. JIM GALVIN  
317 W. MAIN STREET  
GALLATIN, TN 37066  
PHONE: 615-452-5267

**ITEM 6**

NOTE: ARMORCAST CAST-IN-PLACE DETECTABLE WARNING DEVICES TO BE INSTALLED AT ALL HANDICAP RAMPS (HCR)

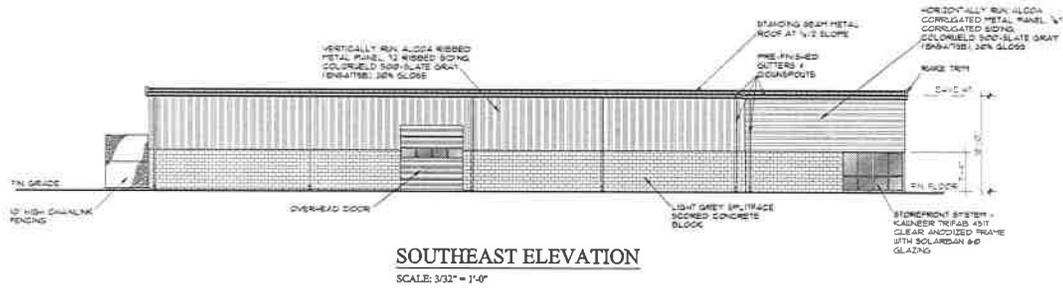


3.457.15

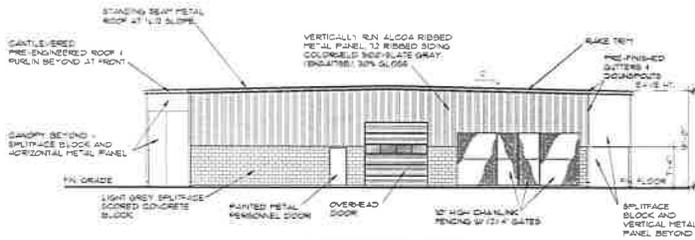
SHEET 1 OF  
"C:\DOB\BNAKLE\FOR\BNAKLE.DWG"  
3/28/15, 9:52:14 AM



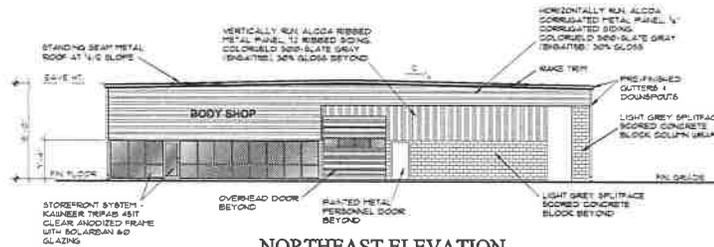




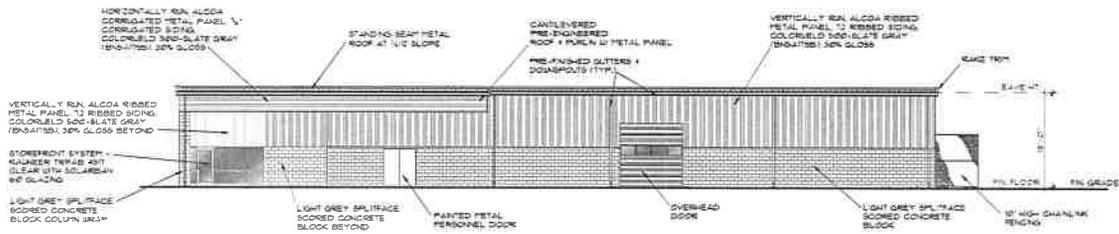
**SOUTHEAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**SOUTHWEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTHEAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTHWEST ELEVATION**  
SCALE: 3/32" = 1'-0"

A NEW FACILITY FOR  
**MIRACLE FORD**  
517 NASHVILLE PIKE  
GALLATIN, TENNESSEE

**ROSE**  
CONSTRUCTION  
3327 NW Road 51 - Murfreesboro, TN  
(615) 598-8370

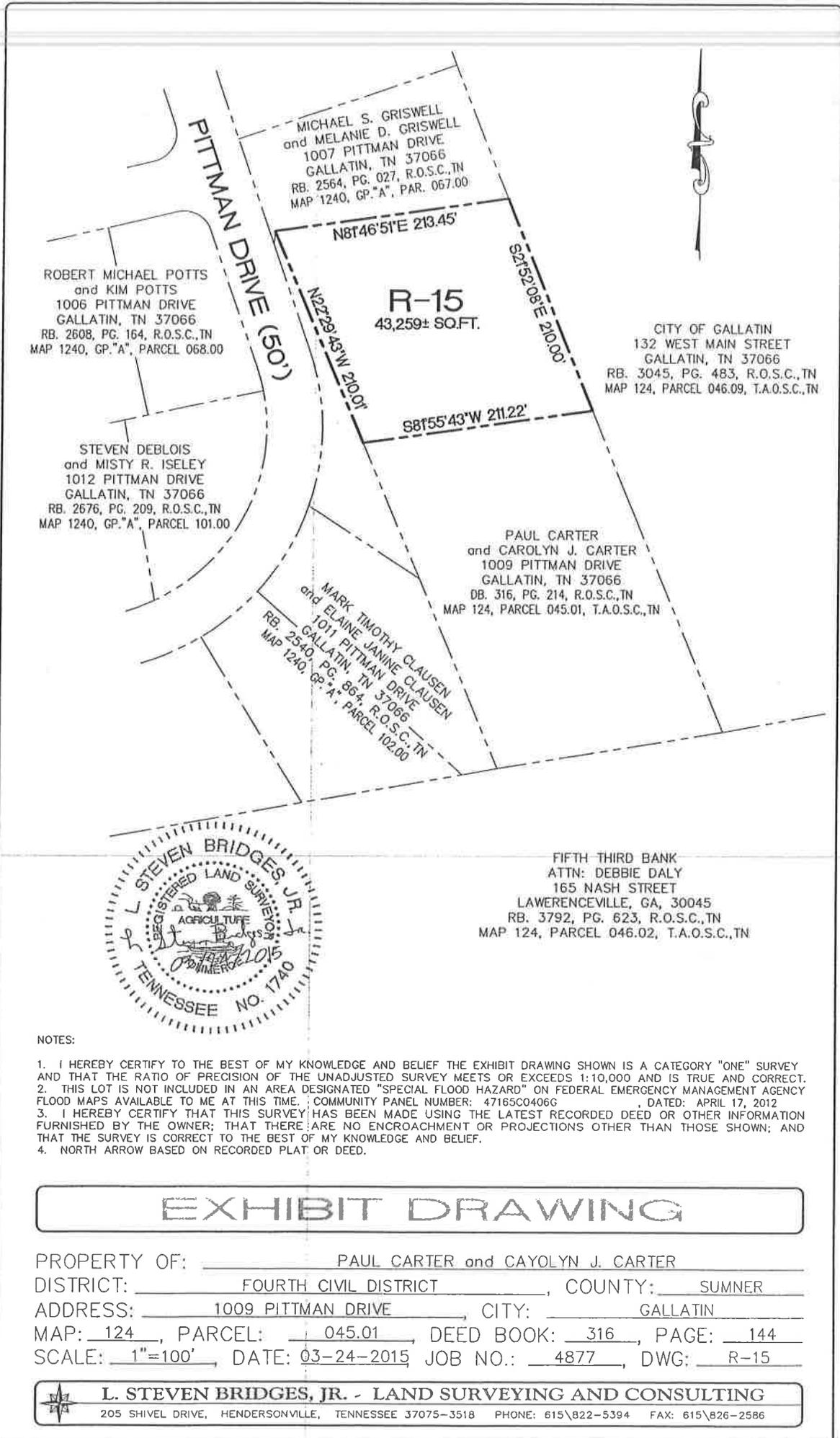
REGISTERED ARCHITECT  
ALEXANDER L. LAHRE  
150 WEST BROAD STREET, SUITE 200  
COOKVILLE, TENNESSEE 38501  
PH: (615) 598-8370  
www.roseconstruction.com

A4.2

FILE: 107-04349  
PROJECT: MURFRESBORO  
DATE: 03/20/18  
DRAWN BY: RBK

8-456-15

# ITEM 7



ROBERT MICHAEL POTTS  
and KIM POTTS  
1006 PITTMAN DRIVE  
GALLATIN, TN 37066  
RB. 2608, PG. 164, R.O.S.C., TN  
MAP 1240, GP. "A", PARCEL 068.00

STEVEN DEBLOIS  
and MISTY R. ISELEY  
1012 PITTMAN DRIVE  
GALLATIN, TN 37066  
RB. 2676, PG. 209, R.O.S.C., TN  
MAP 1240, GP. "A", PARCEL 101.00

MICHAEL S. GRISWELL  
and MELANIE D. GRISWELL  
1007 PITTMAN DRIVE  
GALLATIN, TN 37066  
RB. 2564, PG. 027, R.O.S.C., TN  
MAP 1240, GP. "A", PAR. 067.00

**R-15**  
43,259± SQ.FT.

CITY OF GALLATIN  
132 WEST MAIN STREET  
GALLATIN, TN 37066  
RB. 3045, PG. 483, R.O.S.C., TN  
MAP 124, PARCEL 046.09, T.A.O.S.C., TN

PAUL CARTER  
and CAROLYN J. CARTER  
1009 PITTMAN DRIVE  
GALLATIN, TN 37066  
DB. 316, PG. 214, R.O.S.C., TN  
MAP 124, PARCEL 045.01, T.A.O.S.C., TN

MARK TIMOTHY CLAUSEN  
and ELAINE JANINE CLAUSEN  
1011 PITTMAN DRIVE  
GALLATIN, TN 37066  
RB. 2540, PG. 864, R.O.S.C., TN  
MAP 1240, GP. "A", PARCEL 102.00

FIFTH THIRD BANK  
ATTN: DEBBIE DALY  
165 NASH STREET  
LAWRENCEVILLE, GA, 30045  
RB. 3792, PG. 623, R.O.S.C., TN  
MAP 124, PARCEL 046.02, T.A.O.S.C., TN



**NOTES:**

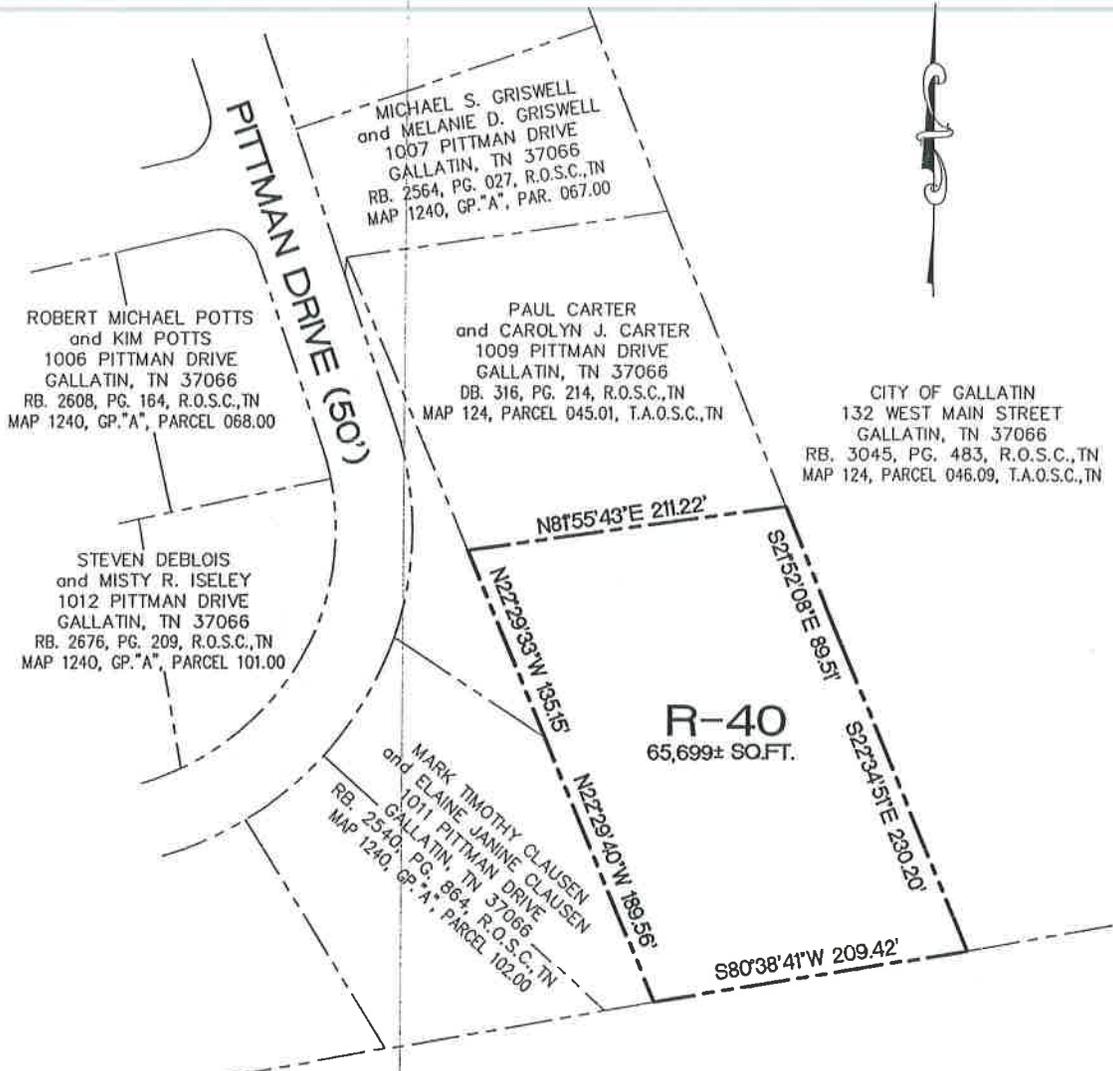
1. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE EXHIBIT DRAWING SHOWN IS A CATEGORY "ONE" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:10,000 AND IS TRUE AND CORRECT.
2. THIS LOT IS NOT INCLUDED IN AN AREA DESIGNATED "SPECIAL FLOOD HAZARD" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS AVAILABLE TO ME AT THIS TIME. COMMUNITY PANEL NUMBER: 47165C04066, DATED: APRIL 17, 2012
3. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED OR OTHER INFORMATION FURNISHED BY THE OWNER; THAT THERE ARE NO ENCROACHMENT OR PROJECTIONS OTHER THAN THOSE SHOWN; AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
4. NORTH ARROW BASED ON RECORDED PLAT OR DEED.

## EXHIBIT DRAWING

PROPERTY OF: PAUL CARTER and CAYOLYN J. CARTER  
 DISTRICT: FOURTH CIVIL DISTRICT, COUNTY: SUMNER  
 ADDRESS: 1009 PITTMAN DRIVE, CITY: GALLATIN  
 MAP: 124, PARCEL: 045.01, DEED BOOK: 316, PAGE: 144  
 SCALE: 1"=100', DATE: 03-24-2015 JOB NO.: 4877, DWG: R-15

**L. STEVEN BRIDGES, JR. - LAND SURVEYING AND CONSULTING**  
 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518 PHONE: 615\822-5394 FAX: 615\826-2586

3-466-15



FIFTH THIRD BANK  
 ATTN: DEBBIE DALY  
 165 NASH STREET  
 LAWRENCEVILLE, GA, 30045  
 RB. 3792, PG. 623, R.O.S.C., TN  
 MAP 124, PARCEL 046.02, T.A.O.S.C., TN

NOTES:

1. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE EXHIBIT DRAWING SHOWN IS A CATEGORY "ONE" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:10,000 AND IS TRUE AND CORRECT.
2. THIS LOT IS NOT INCLUDED IN AN AREA DESIGNATED "SPECIAL FLOOD HAZARD" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS AVAILABLE TO ME AT THIS TIME. COMMUNITY PANEL NUMBER: 47165C0406G DATED: APRIL 17, 2012
3. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED OR OTHER INFORMATION FURNISHED BY THE OWNER; THAT THERE ARE NO ENCRoACHMENT OR PROJECTIONS OTHER THAN THOSE SHOWN; AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
4. NORTH ARROW BASED ON RECORDED PLAT OR DEED.

EXHIBIT DRAWING

PROPERTY OF: PAUL CARTER and CAYOLYN J. CARTER  
 DISTRICT: FOURTH CIVIL DISTRICT, COUNTY: SUMNER  
 ADDRESS: 1009 PITTMAN DRIVE, CITY: GALLATIN  
 MAP: 124, PARCEL: 045.01, DEED BOOK: 316, PAGE: 144  
 SCALE: 1"=100', DATE: 03-24-2015, JOB NO.: 4877, DWG: R-40

**L. STEVEN BRIDGES, JR. - LAND SURVEYING AND CONSULTING**  
 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518 PHONE: 615\822-5394 FAX: 615\826-2586

3-466-15