Gallatin Municipal-Regional Planning Commission
Work Session Agenda

Monday, July 13, 2015

Dr. J. Deotha Malone Council Chambers; immediately following the Gallatin Municipal-Regional Planning Commission Special-Called meeting at 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Discuss proposed Site Plan for construction of a warehouse on property located at 310 Old Airport Road (PC File #8-790-15).

2. Discuss proposed major amendment to the expired Carter's Junction Development Preliminary Master Development Plan reaffirm the Planned Neighborhood Commercial (PNC) zoning, change the development name, and construction of a building for Whitt's BBQ Restaurant on property located at the corner of Long Hollow Pike and Red River Road (PC File #8-793-15).

3. Discuss proposed Final Master Development Plan for Belden Reserve at Hidden Creek for construction of 444 Multi-family Dwelling units on property containing 31.34 (+/-) acres, located at corner of Bison Trail and Big Station Camp Boulevard (PC File #8-799-15).

4. Discuss proposed minor amendment to the Foxland, Phase 2 Preliminary Master Development Plan and revision to the Final Master Development Plan for the Foxland Harbor Pool and Fitness Center to change the building size and pool locations on property containing 1.47 (+/-) acres, located at 1445 Foxland Boulevard (PC File #8-792-15).

5. Discuss proposed amendments to the City's Noise Standards within the Municipal Code and Zoning Ordinance, Section 13.02.020 (PC File #3-720-15).

6. Other Business

OWNER:	SITE ZONING	TAX MAP AND PARCEL	SITE ADDRESS	EXISTING & PROPOSED USE	BUILDING HEIGHT
RAY DORRIS ET UX P.O. BOX 971 GALLATIN, TN 37066	IR	MAP 112 PARCEL 17.08	310 OLD AIRPORT ROAD GALLATIN, TN 37066	EX.: VACANT PROP.: WAREHOUSE/ TRANSPORT	16' @ EAVE 80' MAX. HGT.

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

SITE CONTAINS: 4.03 ACRES±

SETBACKS & YARD REQUIREMENTS

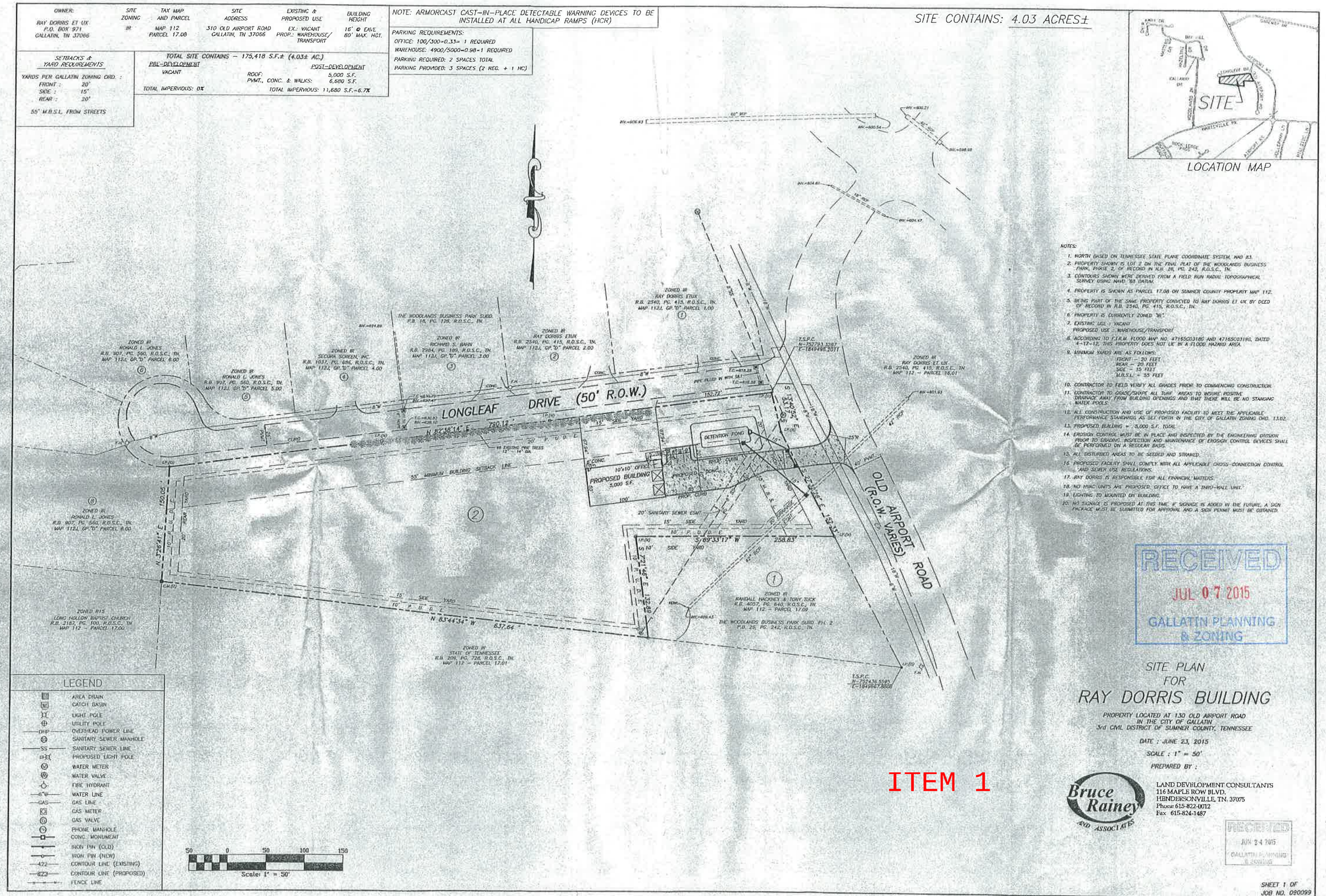
YARDS PER GALLATIN ZONING ORD. :
FRONT : 20'
SIDE : 15'
REAR : 20'

55' M.B.S.L. FROM STREETS

TOTAL SITE CONTAINS – 175,418 S.F.± (4.03± AC.)

PRE-DEVELOPMENT	POST-DEVELOPMENT
VACANT	ROOF: 5,000 S.F. PVMT., CONC. & WALKS: 6,680 S.F.
TOTAL IMPERVIOUS: 0%	TOTAL IMPERVIOUS: 11,680 S.F.=6.7%

PARKING REQUIREMENTS:
OFFICE: 100/300=0.33= 1 REQUIRED
WAREHOUSE: 4900/5000=0.98=1 REQUIRED
PARKING REQUIRED: 2 SPACES TOTAL
PARKING PROVIDED: 3 SPACES (2 REG. + 1 HC)



NOTES:

1. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
2. PROPERTY SHOWN IS LOT 2 ON THE FINAL PLAT OF THE WOODLANDS BUSINESS PARK, PHASE 2, OF RECORD IN R.B. 26, PG. 242, R.O.S.C., TN.
3. CONTOURS SHOWN WERE DERIVED FROM A FIELD RUN RADIAL TOPOGRAPHICAL SURVEY USING NAVD '88 DATUM.
4. PROPERTY IS SHOWN AS PARCEL 17.08 ON SUMNER COUNTY PROPERTY MAP 112.
5. BEING PART OF THE SAME PROPERTY CONVEYED TO RAY DORRIS ET UX BY DEED OF RECORD IN R.B. 2540, PG. 415, R.O.S.C., TN.
6. PROPERTY IS CURRENTLY ZONED "IR".
7. EXISTING USE : VACANT
   PROPOSED USE : WAREHOUSE/TRANSPORT
8. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0318D AND 47165C0319D, DATED 4-17-12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
9. MINIMUM YARDS ARE AS FOLLOWS:
   FRONT – 20 FEET
   REAR – 20 FEET
   SIDE – 15 FEET
   M.B.S.L. – 55 FEET
10. CONTRACTOR TO FIELD VERIFY ALL GRADES PRIOR TO COMMENCING CONSTRUCTION.
11. CONTRACTOR TO GRADE/SHAPE ALL TURF AREAS TO INSURE POSITIVE DRAINAGE AWAY FROM BUILDING OPENINGS AND THAT THERE WILL BE NO STANDING WATER POOLS.
12. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORD. 13.02.
13. PROPOSED BUILDING = 5,000 S.F. TOTAL
14. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS.
15. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.
16. PROPOSED FACILITY SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
17. RAY DORRIS IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
18. NO HVAC UNITS ARE PROPOSED. OFFICE TO HAVE A "THRU-WALL UNIT."
19. LIGHTING TO MOUNTED ON BUILDING.
20. NO SIGNAGE IS PROPOSED AT THIS TIME. IF SIGNAGE IS ADDED IN THE FUTURE, A SIGN PACKAGE MUST BE SUBMITTED FOR APPROVAL AND A SIGN PERMIT MUST BE OBTAINED.

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GALLATIN PLANNING & ZONING

SITE PLAN FOR RAY DORRIS BUILDING

PROPERTY LOCATED AT 130 OLD AIRPORT ROAD
IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 23, 2015

SCALE : 1" = 50'

PREPARED BY :

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

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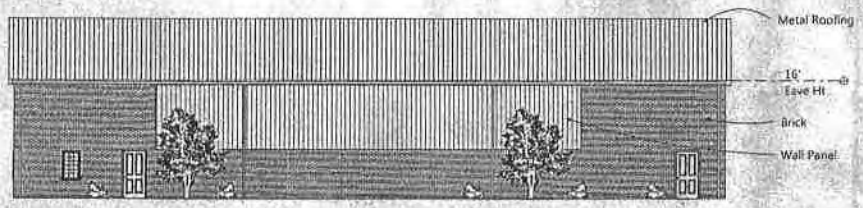
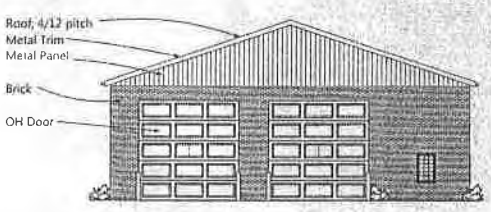
GALLATIN PLANNING & ZONING

ITEM 1

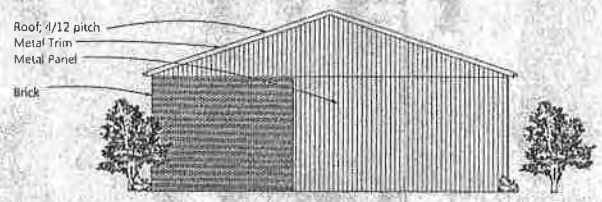
SHEET 1 OF
JOB NO. 090099



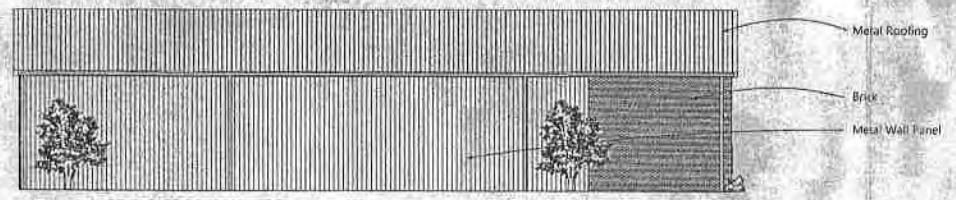
North Elevation (Longleaf)



East Elevation (Old Airport Rd)



West Elevation



South Elevation

ITEM 1

Exterior Material Summary:

	East	North	West	South	Total
Brick	359 63%	936 63%	306 40%	306 20%	1907 44%
Metal Panel	208 37%	540 37%	460 60%	1226 80%	2434 56%
TOTAL	567 sf	1476 sf	766 sf	1532 sf	4341 sf

Project No. 1426
Drawn by:
Reviewed by:

M&A
Matchett and Associates Architects

113 East Main St.
Gallatin, TN 37066
615/451-1505

Transport Facility

Old Airport Road

Gallatin, Tennessee

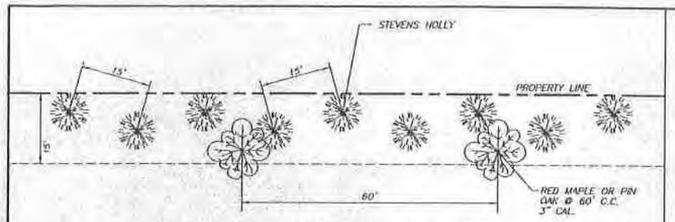
Exterior Elevations

Date: 6/24/15
Revisions:
Date Mark

PD-1
Sheet of

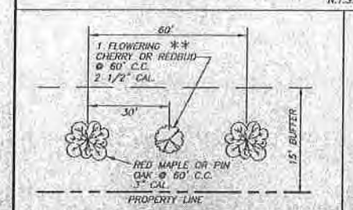
C:\Users\Roger\Documents\1426 Ray Dorris Airport Rd\Plan.pln

8-790-15



ALTERNATIVE TYPE 30 BUFFERYARD

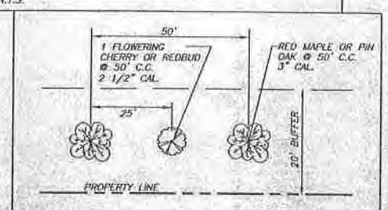
N.T.S.



ALTERNATIVE TYPE 15 BUFFERYARD

N.T.S.

** TWO FLOWERING CHERRY OR REDBUD TO BE PLANTED IN ALT. TYPE "15" BUFFERYARD ALONG RED RIVER ROAD



ALTERNATIVE TYPE 20 BUFFERYARD

PER PNC REQUIREMENTS (N.T.S.)

OWNER NAME	TAX MAP	GROUP	PARCELS	SITE ADDRESS	YARD	EXISTING ZONING & USE	BLDG. S.F.	LOT COVERAGE	FLOOR AREA RATIO	BUILDING HEIGHT
STEVEN C. DUNLAP & JENNIFER R. DUNLAP 107 KENNETH DR. OLD HICKORY, TN 37138	MAP 126B	"A"	11.00	604 LONG HOLLOW PIKE	25' FRONT 10' SIDE 40' REAR 50' M.B.S.L. (ADJACENT TO ARTERIAL ROADS).	PNC VACANT	1,921	61,855 SF TOTAL 19,968 SF IMPERVIOUS 32.3% IMPERVIOUS	0.03	12'

TOTAL AREA – 1.42 ACRES±

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

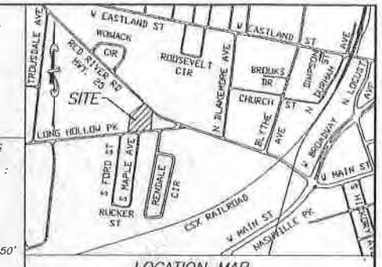
LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- WATER LINE
- OVERHEAD UTILITY LINE
- EASEMENT LINE
- MIN. BLDG. SETBACK LINE
- YARD LINE
- BUFFERYARD LINE
- UTILITY POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXIST. PIPE & HEADWALL

SETBACKS & YARD REQUIREMENTS

YARDS PER GALLATIN ZONING ORD. :
FRONT : 25'
SIDE : 10'
REAR : 40'

MIN. BLDG. SETBACK LINES:
ADJACENT TO LONG HOLLOW PK.: 50'



LOCATION MAP

NOT TO SCALE

PARKING SPACES

PARKING SPACES REQUIRED (FOOD SERVICE): 25 PERSON CAPACITY/4 = 6.25 SPACES
TOTAL PARKING SPACES REQUIRED: 7 SPACES
TOTAL PARKING SPACES PROVIDED: 14 (13 REG +1 HC)

PROPOSED USES

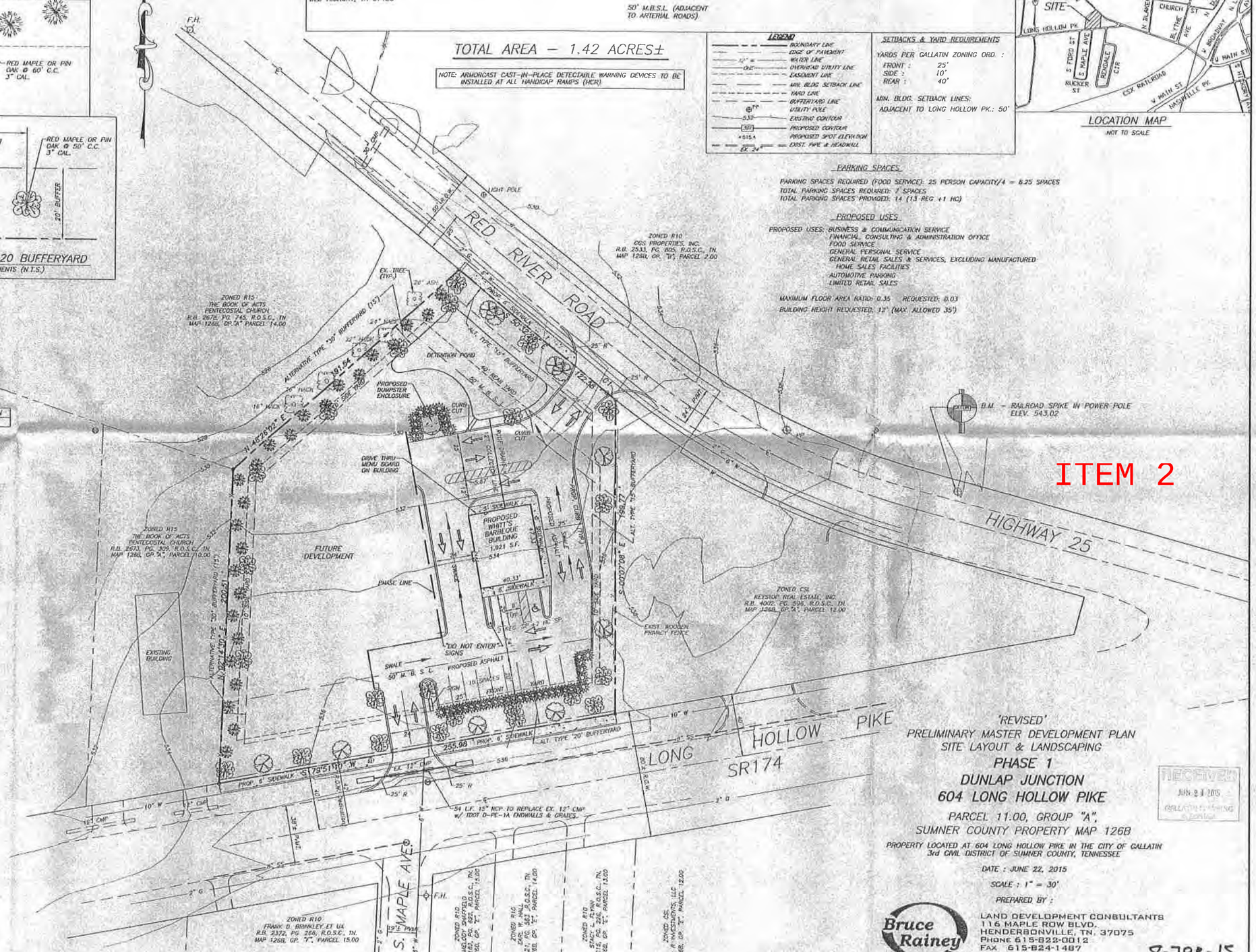
PROPOSED USES: BUSINESS & COMMUNICATION SERVICE
FINANCIAL, CONSULTING & ADMINISTRATION OFFICE
FOOD SERVICE
GENERAL PERSONAL SERVICE
GENERAL RETAIL SALES & SERVICES, EXCLUDING MANUFACTURED HOME SALES FACILITIES
AUTOMOTIVE PARKING
LIMITED RETAIL SALES

MAXIMUM FLOOR AREA RATIO: 0.35 REQUESTED: 0.03
BUILDING HEIGHT REQUESTED: 12' (MAX. ALLOWED 35')

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	00°51'02"	500.00	7.42	7.42	3.71	S 50°57'53" E

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: STEVEN C. DUNLAP ET UX R.B. 4128, PG. 567, 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 PARCEL 11.00 ON SUMNER COUNTY PROPERTY MAP 126B, GROUP "A".
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 PNC AND IS VACANT AS OF THE DATE OF THIS SUBMITTAL.
7. BEARINGS SHOWN ARE BASED ON THE RECORDED DEED OF RECORD IN R.B. 160, PG. 247, R.O.S.C., TN.
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. GROUND MOUNTED SIGN IS PROPOSED. OWNER TO SUBMIT SIGN PACKAGE FOR APPROVAL AND A SIGN PERMIT MUST BE OBTAINED.
11. PROPOSED BUILDING TO CONTAIN 1,921 S.F. THIS PHASE.
12. THE OWNER/DEVELOPER (STEVE C. DUNLAP) WILL BE RESPONSIBLE FOR ALL FINANCIAL RESPONSIBILITIES ON THIS PROJECT.
13. ARCHITECTURAL BUILDING ELEVATIONS TO BE APPROVED BY PLANNING COMMISSION.
14. ACCORDING TO FIRM COMMUNITY PANEL 47165C0314G DATED 04/17/12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE "X".
15. WE ANTICIPATE BUILDOUT OF PHASE 1 WITHIN 12 MONTHS AFTER APPROVAL BY PLANNING COMMISSION.
16. 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.
17. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED AT LEAST TWICE A WEEK AND 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.
18. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.
19. PROPOSED FACILITY SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
20. STORM DRAINAGE DESIGN CALCULATIONS & STORM WATER DETENTION WILL BE DESIGNED



'REVISED'
PRELIMINARY MASTER DEVELOPMENT PLAN
SITE LAYOUT & LANDSCAPING

PHASE 1
DUNLAP JUNCTION
604 LONG HOLLOW PIKE

PARCEL 11.00, GROUP "A",
SUMNER COUNTY PROPERTY MAP 126B

PROPERTY LOCATED AT 604 LONG HOLLOW PIKE IN THE CITY OF GALLATIN 3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 22, 2015

SCALE : 1" = 30'

PREPARED BY :

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

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GALLATIN PLANNING & ZONING

8-793-15

JUN 24 2015

ITEM 2

8-793-15

SITE DATA

PROPERTY INFORMATION
CIVIL DISTRICT: 4TH
TAX MAP: 137
PARCEL: PORTION OF 8.00
LOT SIZE: 31.34 AC (1,365,170 SQ. FT.)
BOUNDARY AND ACREAGE TAKEN FROM CARROLL CARMEN SURVEY APRIL 2014

DEVELOPER
GROSS BUILDERS
2820 NEW SALEM HIGHWAY
MURFREESBORO, TN 37128
(615) 849-2233

OWNER
FRANKLIN FAMILY ESTATE
312 DROVERS LANE
GALLATIN, TN 37066
(615) 812-6041

ZONING INFORMATION
EXISTING LAND USE: AGRICULTURAL AND WOODLANDS

	LAND USE
EXISTING ZONE:	MULTI-FAMILY
ACREAGE:	MU
SITE DENSITY PERMITTED:	31.34 AC
PROVIDED:	13.000 SQ. FT. = 455 UNITS
	444 UNITS
BULK REGULATIONS	MULTI-FAMILY
MINIMUM SITE SIZE:	5 ACRES
PROVIDED:	(31.34 AC.)
MINIMUM LOT AREA:	6,000 SQ. FT.
MINIMUM LOT WIDTH:	60 FT.
MINIMUM BUILDING SETBACK	
FRONT YARD:	20 FT.
SIDE YARD:	10 FT.
REAR YARD:	15 FT.
MINIMUM BUILDING SETBACK (COLLECTOR):	N/A
SITE AREA PER UNIT REQUIRED:	3,000 SQ. FT.
PROVIDED:	(3,002 SQ. FT.)
MAXIMUM BUILDING HEIGHT:	50 FT.
	(AS APPROVED WITH PRELIMINARY PLAN)
MAXIMUM FLOOR AREA RATIO ALLOWED:	N/A
PROVIDED:	0.53
MAXIMUM COVERAGE:	N/A
PROVIDED:	210,510 SQ. FT./ 1,365,170 SQ. FT. = 15.4%

OPEN SPACE CALCULATIONS

	MULTI-FAMILY
BUILDING COVERAGE:	210,510 SQ. FT. (15.4%)
HARD SURFACE:	452,100 SQ. FT. (33.1%)
OPEN SPACE:	702,560 SQ. FT. (51.5%)

BUFFER YARD REQUIREMENTS
ZONE MU ADJACENT TO PLATTED/DEVELOPED ZONE MU: 10'
ZONE MU ADJACENT TO PLATTED/DEVELOPED ZONE PSC: 25'

PARKING REQUIREMENTS

	MULTI-FAMILY
SPACES:	2 PER DWELLING UNIT
SPACES REQUIRED:	888
SPACES PROVIDED:	888 (INCLUDING 18 ACCESSIBLE)
ACCESSIBLE PARKING REQUIRED:	18 (2% OF TOTAL)

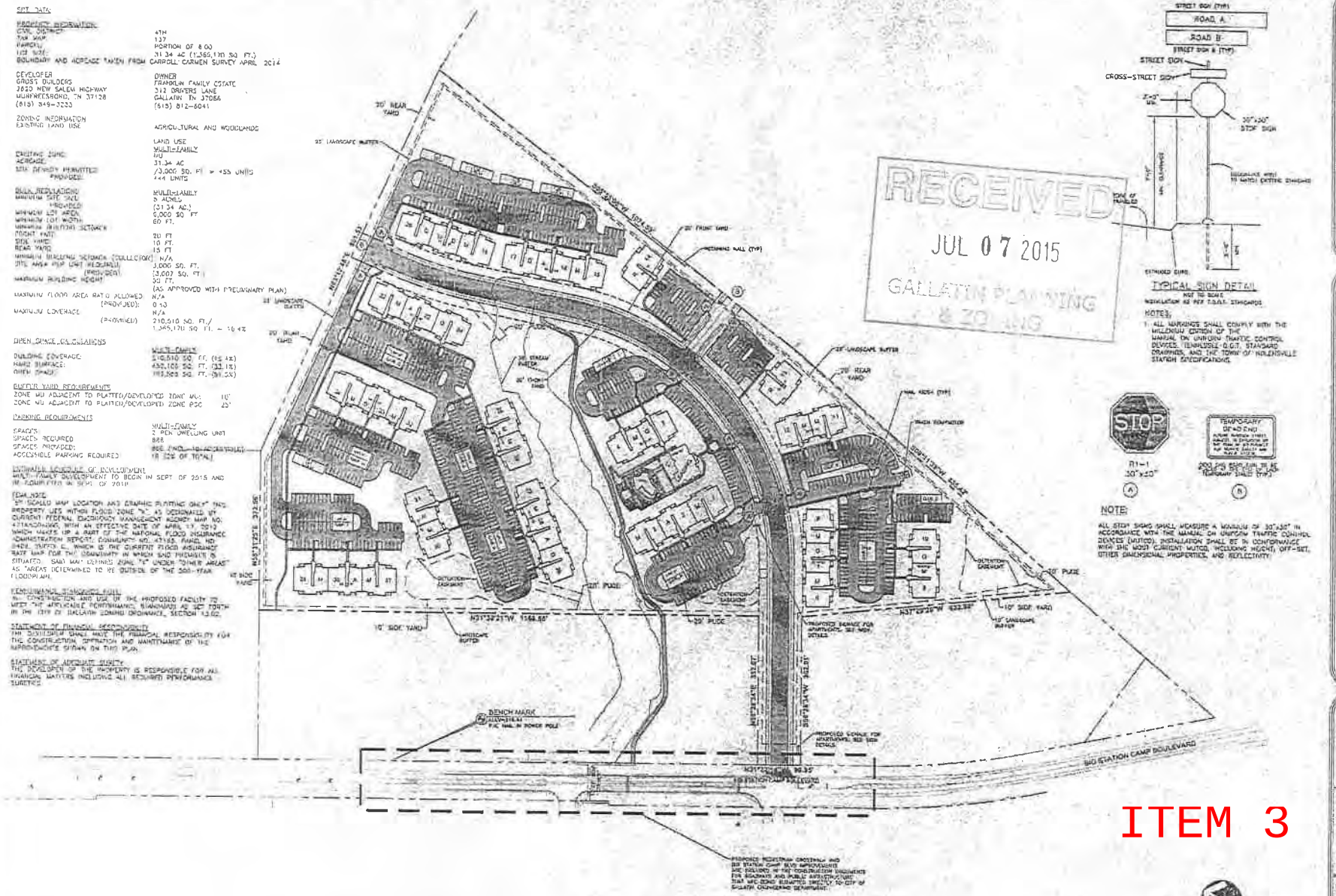
ESTIMATED SCHEDULE OF DEVELOPMENT
MULTI-FAMILY DEVELOPMENT TO BEGIN IN SEPT. OF 2015 AND BE COMPLETED IN SEPT. OF 2018

FEMA NOTE
"BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY" THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DETERMINED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0243G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 47165, PANEL NO. 0243, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN."

MAINTENANCE STANDARDS PLAN
THE CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE MAINTENANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.102.

STATEMENT OF FINANCIAL RESPONSIBILITY
THE DEVELOPER SHALL MEET THE FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

STATEMENT OF ADEQUATE SURETY
THE DEVELOPER OF THE PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS INCLUDING ALL REQUIRED PERFORMANCE SURETIES.



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JUL 07 2015
GALLATIN PLANNING & ZONING

ITEM 3

RAGAN·SMITH

FINAL MASTER DEVELOPMENT PLAN
BELDEN RESERVE AT HIDDEN CREEK
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED	J.KELLOGG
DRAWN	D.K.KIRKPATRICK
SCALE	1"=100'
DATE	APRIL 14, 2015
REVISIONS	

OVERALL LAYOUT AND SIGNAGE PLAN

C1.0

8-799-15

TYPICAL HVAC SCREENING
FOR MULTI-FAMILY UNITS

SITE DATA:
LOT SIZE: 31.34± AC (1,365,170 S.F.)
ZONE: MU (MIXED USE)

OPEN SPACE PROVIDED: 51.5%±

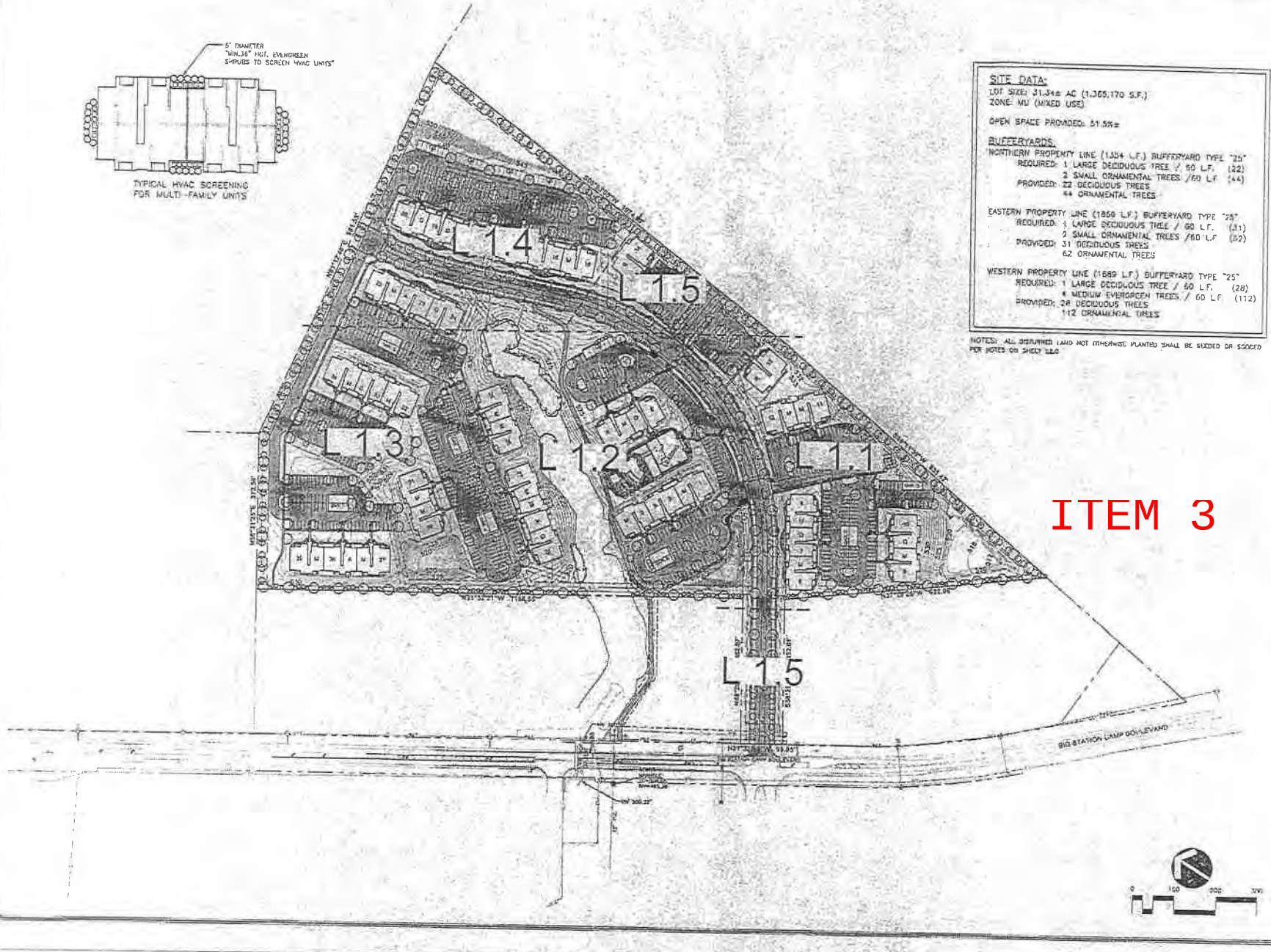
BUFFERYARDS:

NORTHERN PROPERTY LINE (1,354 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (22)
2 SMALL ORNAMENTAL TREES /60 L.F. (44)
PROVIDED: 22 DECIDUOUS TREES
44 ORNAMENTAL TREES

EASTERN PROPERTY LINE (1869 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (31)
2 SMALL ORNAMENTAL TREES /60 L.F. (62)
PROVIDED: 31 DECIDUOUS TREES
62 ORNAMENTAL TREES

WESTERN PROPERTY LINE (1689 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (28)
4 MEDIUM EVERGREEN TREES / 60 L.F. (112)
PROVIDED: 28 DECIDUOUS TREES
112 ORNAMENTAL TREES

NOTES: ALL DISTURBED LAND NOT OTHERWISE PLANTED SHALL BE SODDED OR SEEDED
PER NOTES ON SHEET L2.0



ITEM 3

RAGAN SMITH

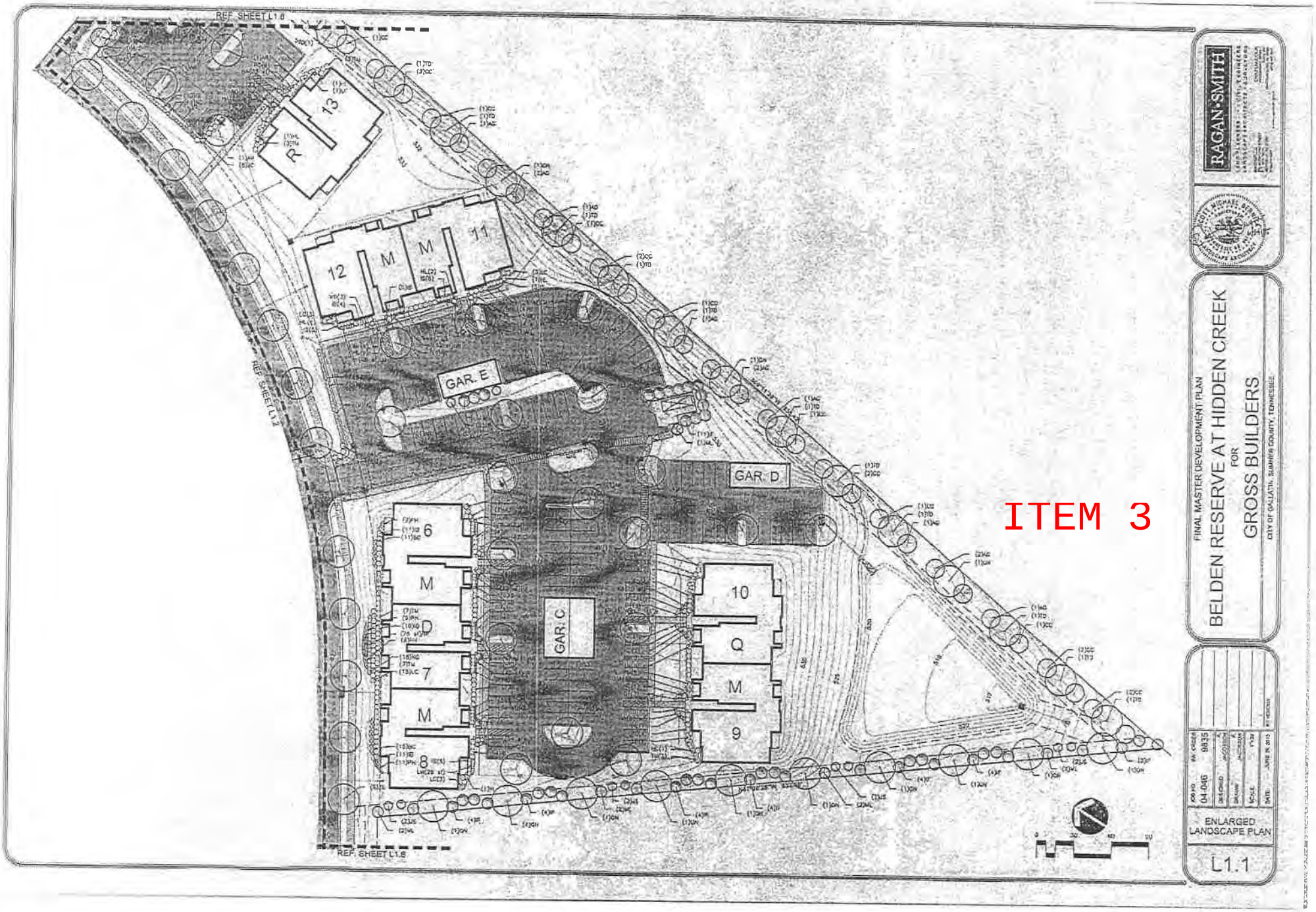
FINAL MASTER DEVELOPMENT PLAN
BELDEN RESERVE AT HIDDEN CREEK
FOR
GROSS BUILDERS
CITY OF CALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
VPI ORDER	9835
DESIGNED	
DRAWN	
SCALE	1"=30'
DATE	JUNE 24, 2013

OVERALL LANDSCAPE PLAN

L1.0

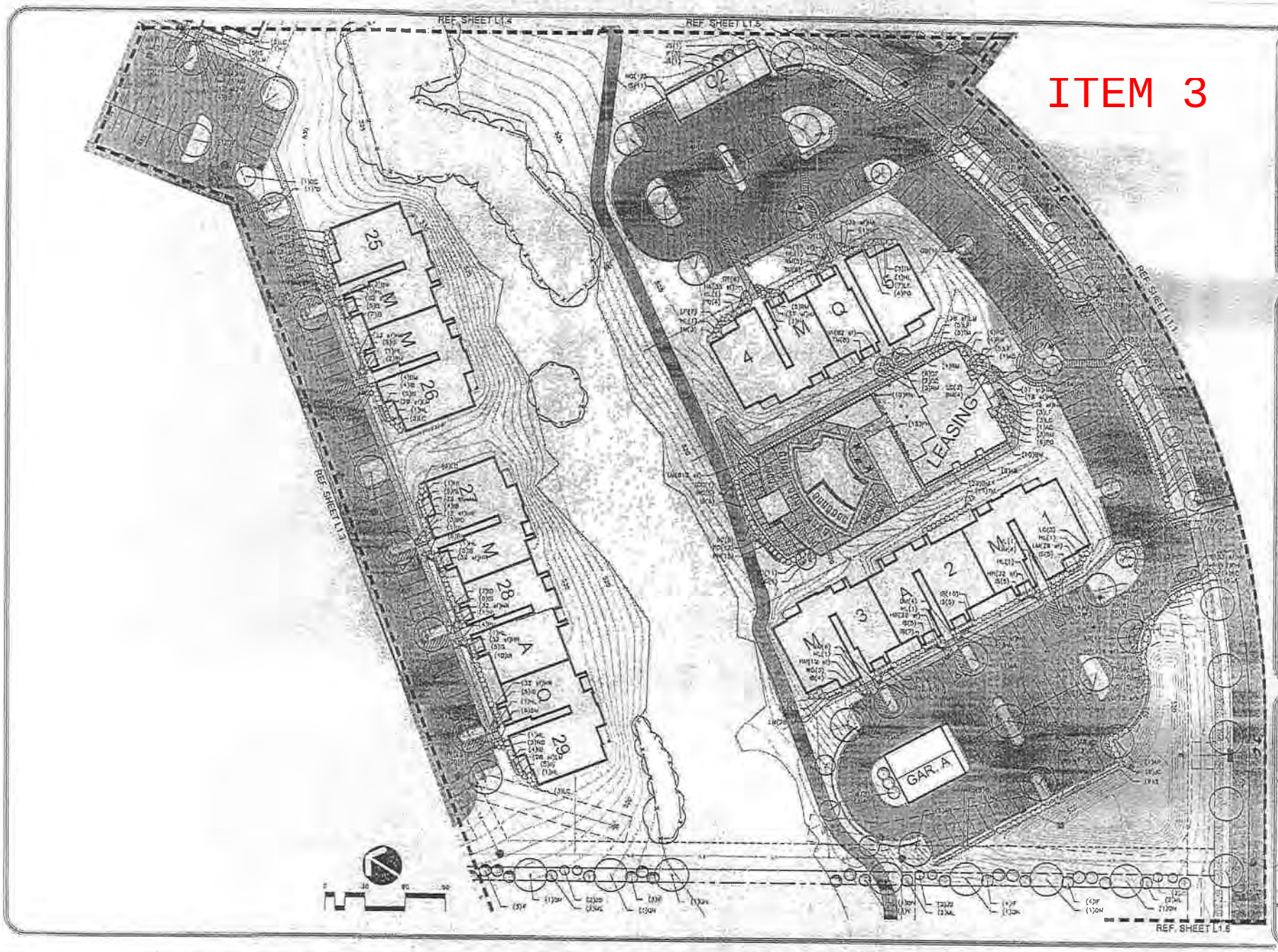
8-799-15



ITEM 3

8-799-15

ITEM 3



RAGAN·SMITH

FINAL MASTER DEVELOPMENT PLAN

BELDEN RESERVE AT HIDDEN CREEK

FOR

GROSS BUILDERS

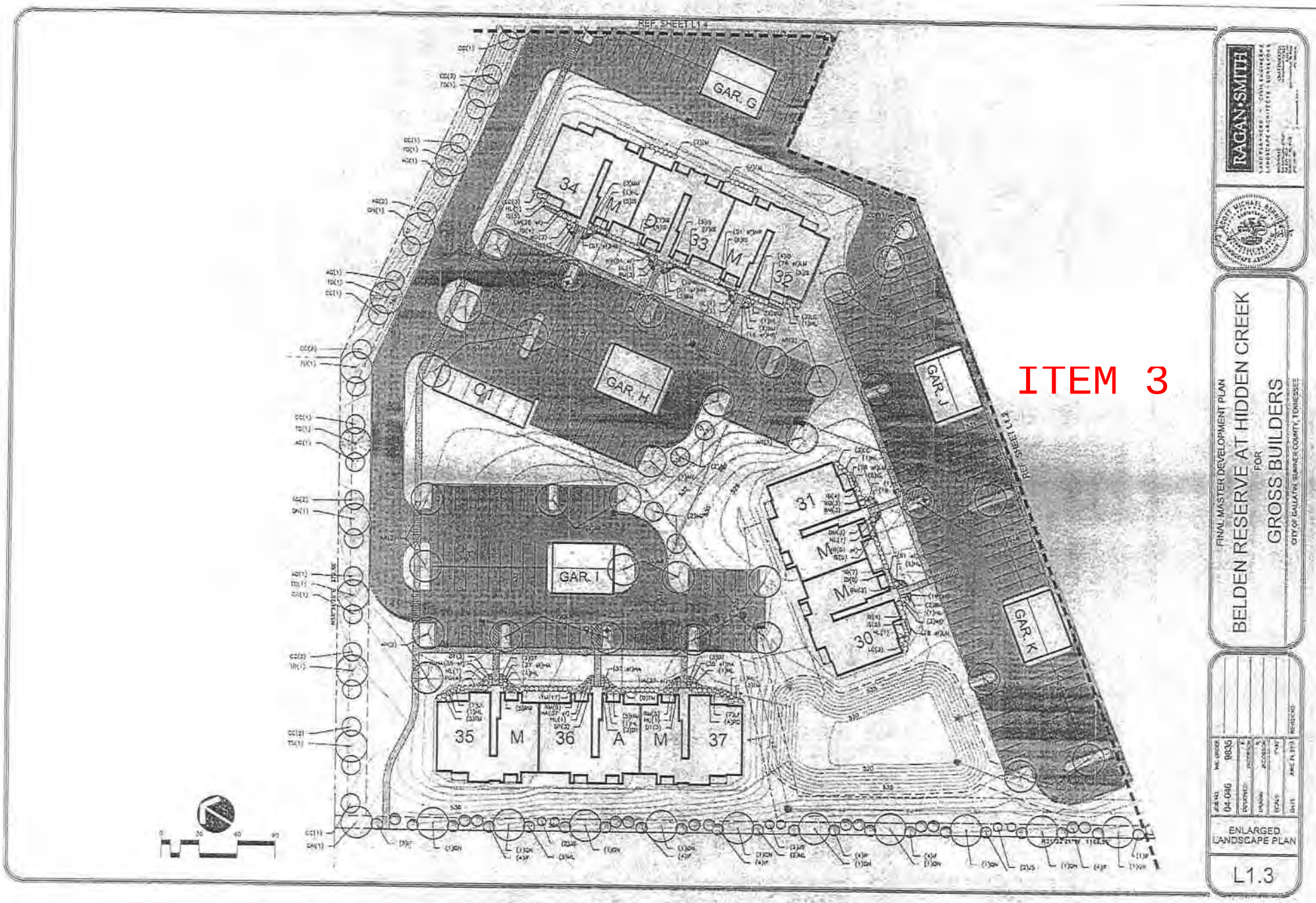
CITY OF DALLASTOWN, SUMNER COUNTY, TENNESSEE

JOB NO	04-046
WC DRAWN	9835
DESIGNED	
DRAWN	
SCALE	
DATE	

ENLARGED LANDSCAPE PLAN

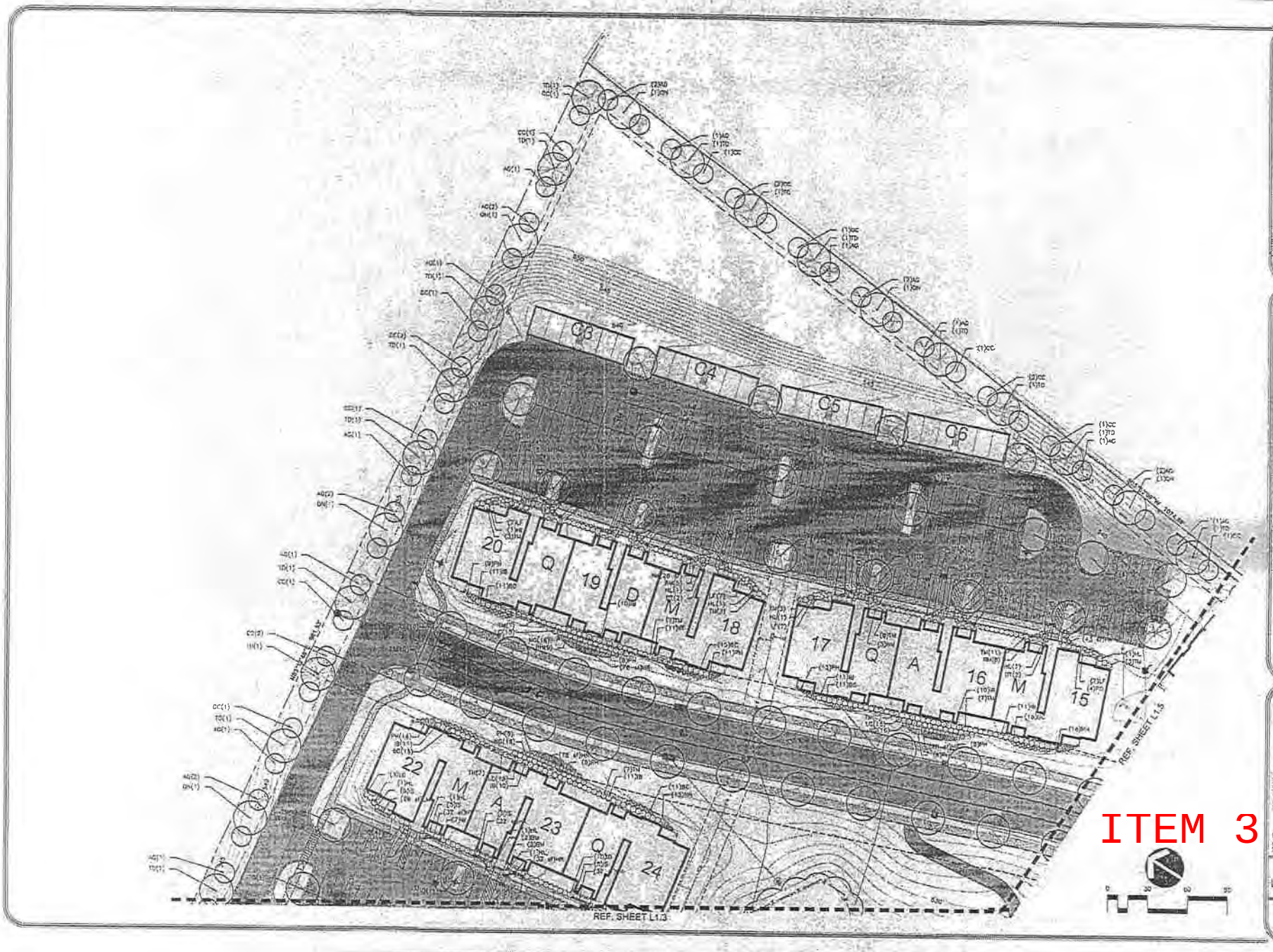
L1.2

8-799-15



ITEM 3

8-799-15



ITEM 3

RAGAN SMITH

FINAL MASTER DEVELOPMENT PLAN

BELDEN RESERVE AT HIDDEN CREEK

FOR

GROSS BUILDERS

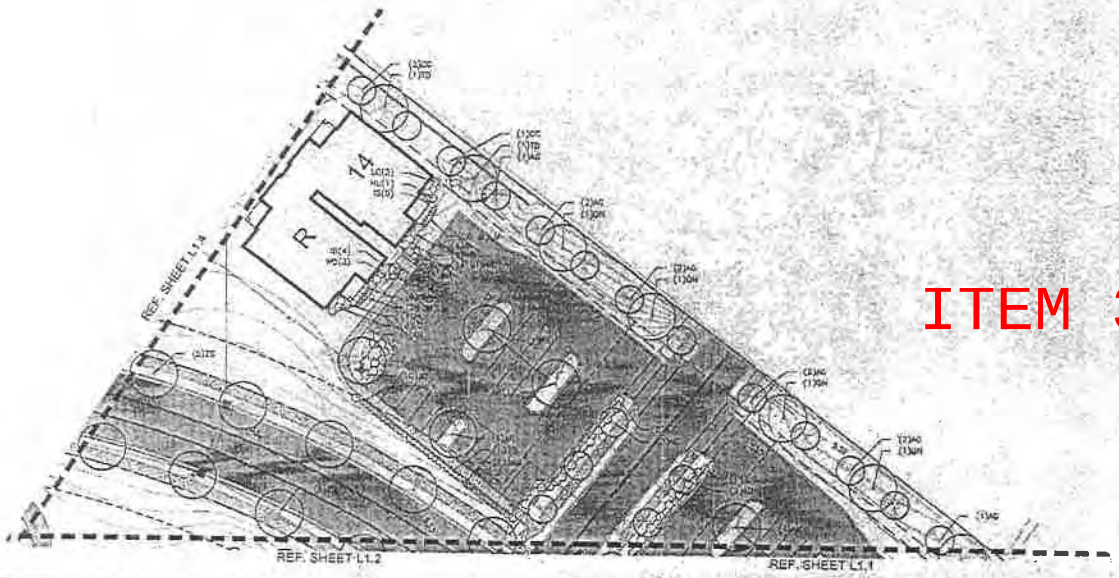
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

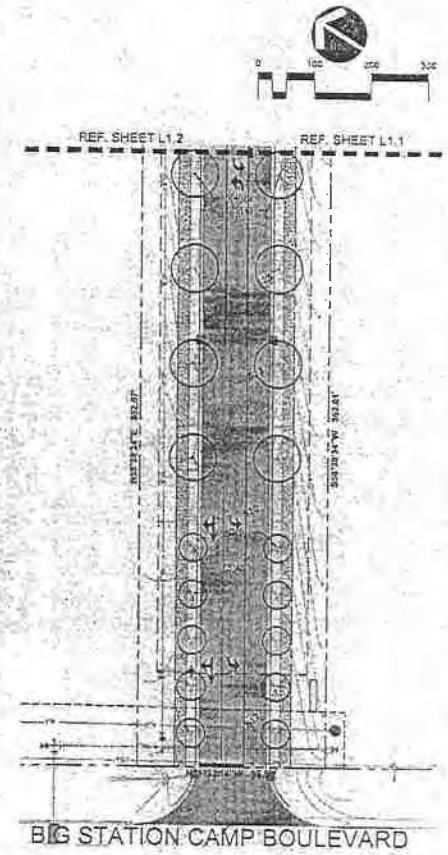
JOB NO.	04-040
W.O. ORDER	0835
DESIGNED	JACOB SEN
DRAWN	JACOB SEN
SCALE	1"=30'
DATE	JUNE 24, 2015
REVISIONS	

ENLARGED LANDSCAPE PLAN

L1.4

8-799-15





ITEM 3

RAGAN SMITH

FINAL MASTER DEVELOPMENT PLAN

BELDEN RESERVE AT HIDDEN CREEK

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO. 04-046 | W.O. ORDER 9835 | DESIGNED KAA | DRAWN JAA | CHECKED JMW | SCALE | DATE JUNE 21, 2016 | REVISIONS

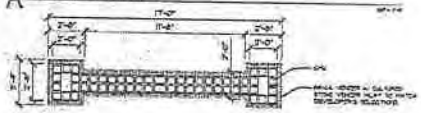
ENLARGED LANDSCAPE PLAN

L1.5

8-799-16

BUILDING 6-7-8 - STREET ELEVATION

A SIGNAGE ELEVATION



B SIGNAGE PLAN

C SIGNAGE RENDERING

ITEM 3

FINAL MASTER DEVELOPMENT PLAN

BELDEN RESERVE AT HIDDEN CREEK

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
PR. ORDER	9835
DESIGNED	
DRAWN	
SCALE	
DATE	JUNE 29, 2015

ARCHITECTURAL AND SIGNAGE ELEVATIONS

A1.0

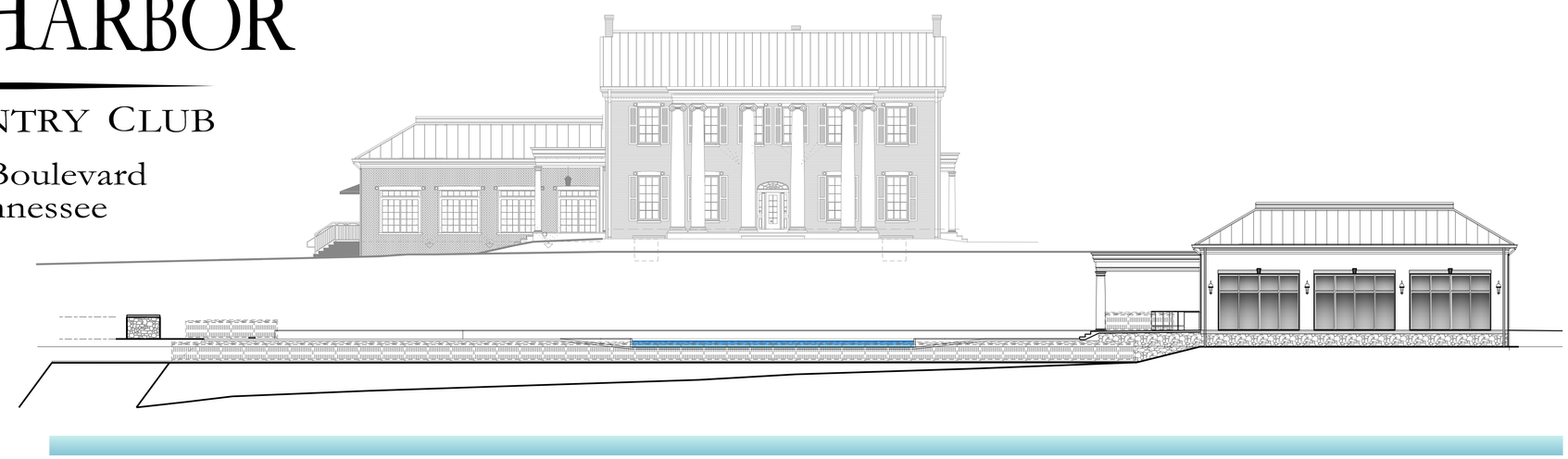
8-799-15

Pool and Fitness Center For:

FOXLAND HARBOR

GOLF AND COUNTRY CLUB

1445 Foxland Boulevard
Gallatin, Tennessee



DRAWING INDEX

COVER	
C0.1	EXISTING CONDITIONS AND CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL PLAN
C1.0	SITE LAYOUT AND UTILITY PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE DETAILS
L1.0	LANDSCAPING PLAN
PH1.0	SITE LIGHTING PHOTOMETRIC ANALYSIS
A2.1	OVERALL FLOOR PLAN - POOL AND FITNESS CENTER
A2.2	FLOOR PLAN - FITNESS CENTER
A3.2	TRANSVERSE ELEVATION AND SECTION - POOL AND FITNESS CENTER
A3.3	BUILDING ELEVATIONS - POOL AND FITNESS CENTER

CONSTRUCTION SCHEDULE

POOL AND FITNESS CENTER-	
START	SEP 2015
COMPLETION	APR 2016

PROPERTY OWNER

Foxland Harbor Golf and Country Club, LLC
1445 Foxland Blvd
Gallatin, TN 37066
POC: Joe Godfrey
615.451.0909, joe@godfreyrg.com

ISSUED FOR PLANNING REVIEW

AMENDED
PRELIMINARY MASTER DEVELOPMENT PLAN
REVISED
FINAL MASTER DEVELOPMENT PLAN

REVISED
23 JUNE 2015

MAP 147 PARCEL 7.00 - 1445 FOXLAND BLVD

LOCATION MAP

NOT TO SCALE

GRAPHIC SYMBOLS

- 200 — DOOR NUMBER
- A — WINDOW NUMBER
- 104 — ROOM OR SPACE NUMBER
- 3A — TOILET ACCESSORIES
- 7 — EQUIPMENT
- 6 — WALL TYPE
- 1 — REVISIONS
- 5 / A8 — DETAIL NUMBER / SECTION REFERENCE / SHEET NUMBER
- 3 / A8 — DETAIL NUMBER / DETAIL REFERENCE / SHEET NUMBER
- 4 — ELEVATION INDICATOR
- 10 / A — REFERENCE GRID

EARTH	ROUGH WOOD	BATT OR BLOWN-IN INSULATION
STONE FILL	FINISH WOOD	RIGID INSULATION
CONCRETE	PLYWOOD	GYPSUM BOARD
CONCRETE BLOCK	STEEL (LARGE SCALE)	ACOUSTICAL TILE
BRICK	STEEL (SMALL SCALE)	MARBLE

ABBREVIATIONS

AT	acoustical	GB	gypsum board	RM	room
ACM	acoustical mylar	HBD	hardboard	RB	rubber base
AFF	above finished floor	HDW	hardware	SLR	sealer
AGG	aggregate	HWD	hardwood	SEC	section
AL	aluminum	HT	height	SHT	sheet
BLK	block	HCW	hollow core wood	SIM	similar
BD	board	HM	hollow metal	SCW	solid core wood
BRK	brick	INCL	include (d), (ing)	SB	splash block
BRZ	bronze	INT	interior	SPEC	specification (s)
CPT	carpet (ed)	JT	joint	SS	stainless steel
CK	caulk (ing)	KIT	kitchen	ST	stain
CLG	ceiling	LAM	laminate (d)	STL	steel
CER	ceramic	MTL	material (s)	STN	stone
CT	ceramic tile	MES	metal edge strip	STUC	stucco
C	concrete	MET	metal	SV	sheet vinyl
CBLK	concrete block	MISC	miscellaneous	SYM	symmetry (ical)
CMU	concrete masonry unit	MR	moisture resistant	SYN	synthetic
CONT	continuous or continue	NIC	not in contract	TZ	terrazzo
DS	downspout	NTS	not to scale	THK	thick (ness)
DTL	detail	O	oil	THR	threshold
DWG	drawing	OC	on center (s)	T&G	tongue & groove
DF	drinking fountain	OPP	opposite	TXP	textured paint
ELEC	electric (al)	OH	overhead	TYP	typical
EP	epoxy paint	PT/PTD	paint (ed)	UNF	unfinished
EQ	equal	PNL	paneling	VAT	vinyl asbestos tile
EWH	electric water heater	PBD	particle board	VIN	vinyl
EXP	exposed	PVMT	pavement	VT	vinyl composite tile
EXT	exterior	PGBD	pegboard	VWC	vinyl wall covering
FAC	factory finish (ed)	PL	plaster	WSCT	wainscot
FLR	floor (ing)	PLAS	plastic	WRGB	water-resistant gpbd
FBO	furnished by others	PLAM	plastic laminate	W	wax
GA	gauge	PWD	plywood	WIN	window
GALV	galvanized	QT	quarry tile	WG	wired glass
GL	glass, glazing	REF	refrigerator	WD	wood

ITEM 4

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/ SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCE SHOWN THUS —— —— IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6–INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6–12–12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%–80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS AND TREE PROTECTION FNECING INDICATED ON THE PLANS SHALL BE INSTALLED.

EROSION/SILTATION FENCE MAINTENANCE

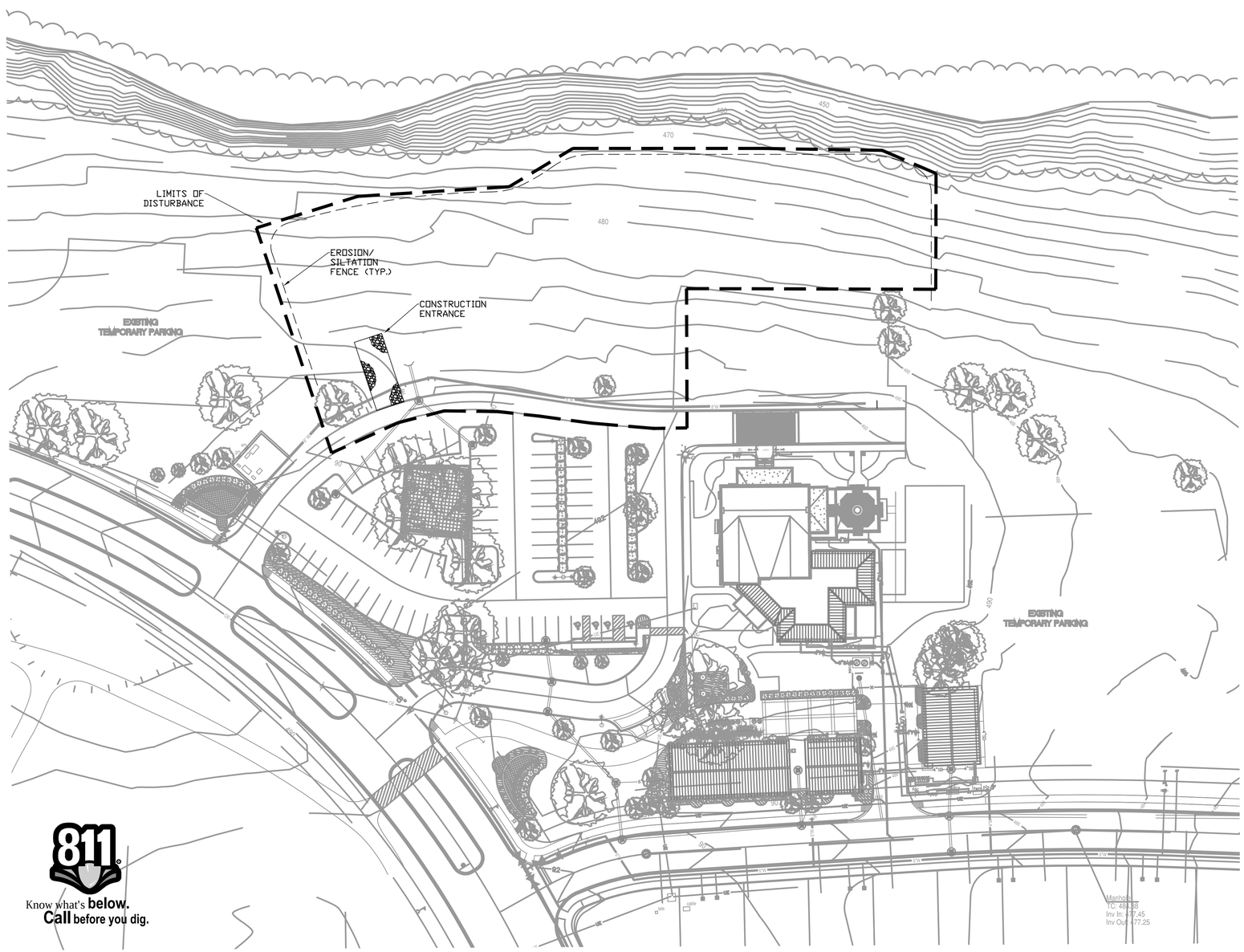
1. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATLEY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE, END RUNS AND UNDERCUTTING BENEATH SILT FENCE.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCE SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
6. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE–NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE AUTHORIZED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR FINAL DRESSING AND SEEDBED PREPARATION, SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
9. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
10. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8–INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D–698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.
11. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE WITH STEEL REINFORCEMENT PER T.D.O.T. STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS OR APPROVED EQUAL.

PROJECT GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING LOCATION AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE STATE AND LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS.



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

NORTH

40 0 20 40 80

GRAPHIC SCALE - 1 inch = 40 ft.

GARY LYNN EALEY REGISTERED ENGINEER NO. 112422 STATE OF TENNESSEE

6/23/15

EALEY ENGINEERING PLLC
P.O. BOX 2844
HENDERSONVILLE
TENNESSEE 37077
615-989-2202
LYNN@EALEYENGINEERING.COM

REVISED MASTER DEVELOPMENT PLANS FOR FOXLAND HARBOR POOL & FITNESS CENTER IN GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 23, 2015

A NONE

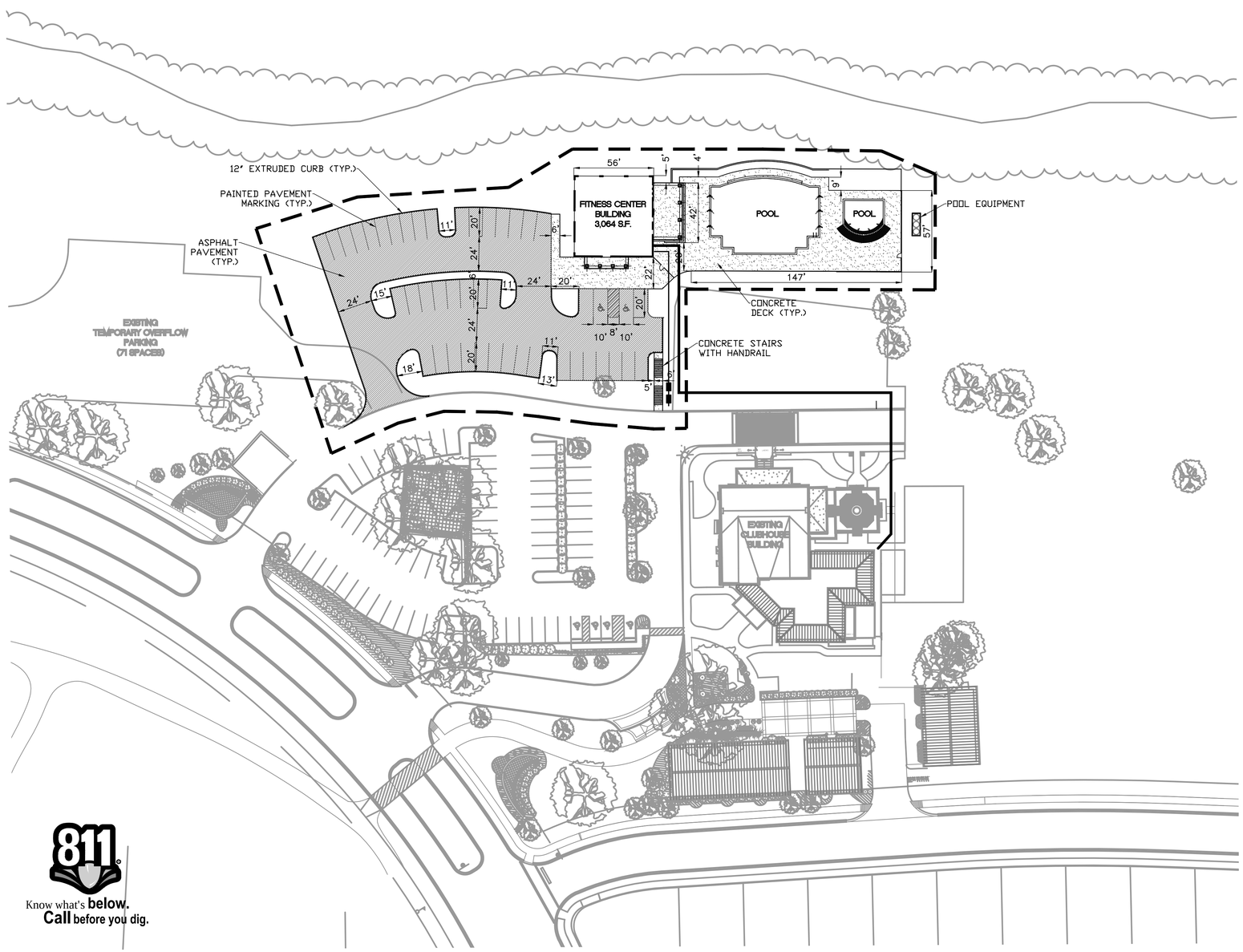
B NONE

C NONE

D NONE

SITE EXISTING CONDITIONS AND E.P.S.C. PLAN

C0.1



PROJECT DATA:

PROJECT NAME:	FOXLAND HARBOR POOL & FITNESS CENTER
SUBDIVISION:	FOXLAND HARBOR
LOT NUMBER:	20
ADDRESS:	1445 FOXLAND BLVD.
CITY:	GALLATIN
STATE:	TENNESSEE
EXISTING & PROPOSED ZONING:	MRO (MULTIPLE RESIDENTIAL AND OFFICE DISTRICT)
ACERAGE OF SITE:	1.47
SQUARE FOOTAGE OF SITE:	63,935
MINIMUM REQUIRED YARDS:	
FRONT:	20'
SIDE:	10'
REAR:	20'
OWNER:	FOXLAND HARBOR GLOF AND COUNTRY CLUB, LLC
CONTACT NAME:	MR. JOE GODFREY
ADDRESS:	1445 FOXLAND BLVD.
PHONE NUMBER:	615-451-0909
EMAIL ADDRESS:	JOE@GODFREYRG.COM
ENGINEER:	EALEY ENGINEERING PLLC
CONTACT NAME:	MR. LYNN EALEY
ADDRESS:	PO BOX 2844, HENDERSONVILLE, TN 37077
PHONE NUMBER:	615-969-9202
EMAIL ADDRESS:	LYNN@EALEYENGINEERING.COM
BUILDING SQUARE FOOTAGE:	3,064 SF
BUILDING HEIGHT:	30'
FLOOR AREA RATIO:	0.09

PARKING REQUIREMENTS:

PARKING RATIO BASED ON USE

USE	PROGRAM ELEMENT	PARKING REQUIRED	PARKING PROVIDED EXISTING	PARKING PROVIDED PROPOSED
GOLF (50 SPACES PER 9 HOLES)	18 HOLES	100	75	
RESTAURANT (1 SPACES PER 4 SEATS)	161 SEATS	41	71 (TEMP OVERFLOW)	
POOL (1 SPACES PER 100 SF)	3690 SQ. FT.	37		43
	TOTALS:	178	189	

NOTES:

1. THE CURRENT PLAT OF RECORD FOR THE SUBJECT PROPERTY IS: PLAT BOOK 27, PAGE 114
2. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PREPARED BY: BARGE WAGGONER SUMNER AND CANNON 211 COMMERCE STREET, STE 600 NASHVILLE, TN 37201
3. BUILDING SIGNAGE: NO NEW BUILDING SIGNAGE IS PROPOSED WITH THIS PROJECT.
4. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FOURTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02
5. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS
6. TRASH SERVICE FOR POOL TO UTILIZE EXISTING DUMPSTER AT CLUB HOUSE. NO NEW DUMPSTERS PROPOSED.

F.E.M.A. NOTE:

THIS PROPERTY IS LOCATED IN ZONE "X" WHICH IS NOT AN AREA OF FLOOD INUNDATION AS DESIGNATED BY THE CURRENT US DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM;
MAP/PANEL NUMBER: 47165C0409G EFFECTIVE DATE: APRIL 17, 2012

Know what's **below.**
Call before you dig.

NORTH

40 0 20 40 80
GRAPHIC SCALE - 1 inch = 40 ft.

GARY LYNN EALEY
REGISTERED ENGINEER
NO. 111222
STATE OF TENNESSEE
6/23/15

EALEY ENGINEERING PLLC
P O BOX 2844
HENDERSONVILLE
TENNESSEE 37077
615-969-9202
LYNN@EALEYENGINEERING.COM

REVISED MASTER DEVELOPMENT PLANS FOR FOXLAND HARBOR POOL & FITNESS CENTER IN GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 23, 2015

A NONE
B NONE
C NONE
D NONE

SITE LAYOUT PLAN

C1.0

EROSION/SILTATION CONTROL NOTES

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9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
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EROSION/SILTATION FENCE MAINTENANCE

1. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATLEY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
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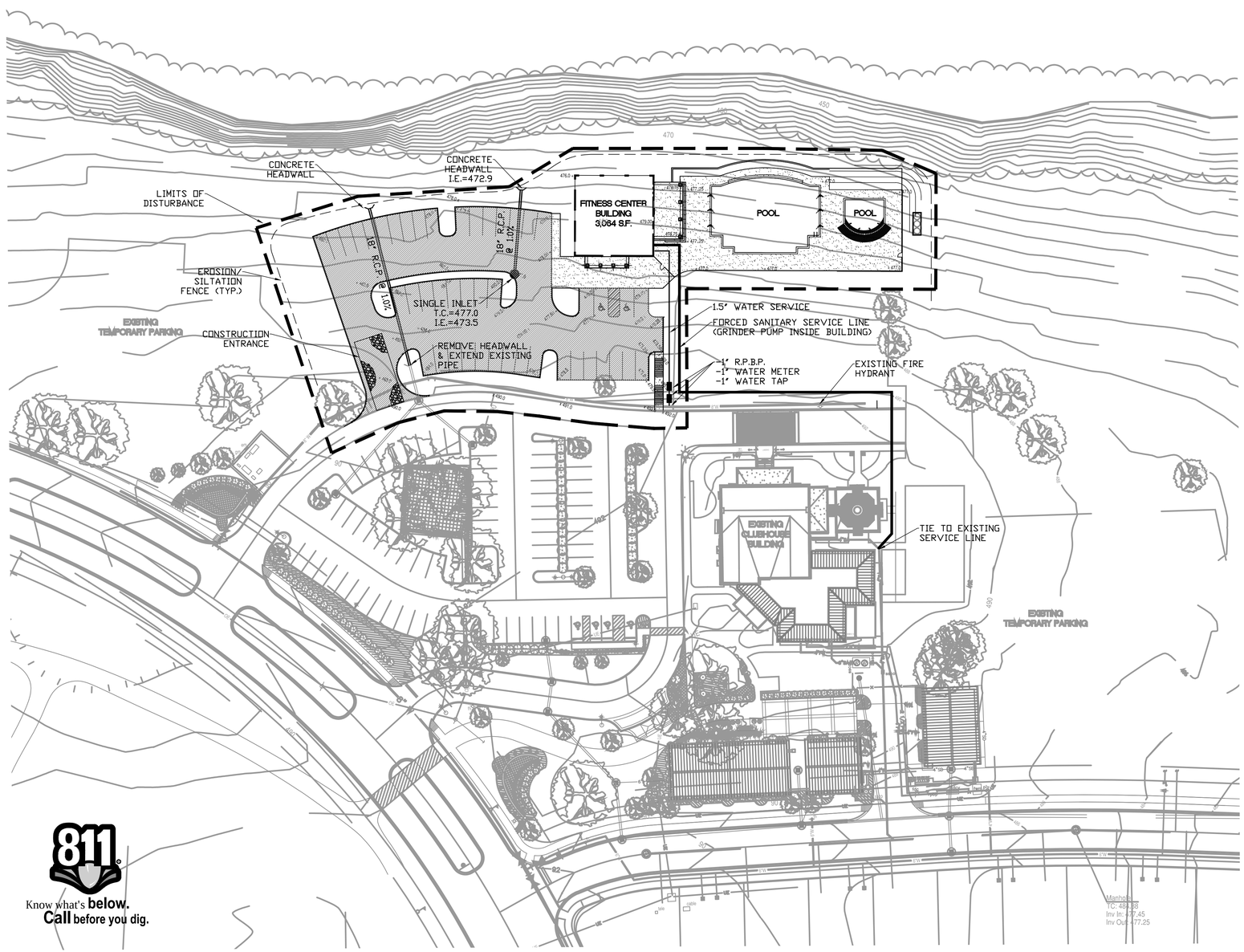
SITE GRADING NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS SILT PONDS OR INLET SEDIMENT BARRIERS SHALL CONFORM TO THE STORM WATER PERMITTING REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AS A MINIMUM.
2. EROSION CONTROL TO BE INSPECTED AND APPROVED PRIOR TO ALL OTHER WORK BEING STARTED.
3. THE TIME OF EXPOSURE UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 20 DAYS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION; SECTION TS FOR AREAS TO BE STABILIZED THAT DO NOT REQUIRE PERMANENT STABILIZATION SUCH AS BUILDING FOOTPRINTS, PARKING LOTS, ETC.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION PAM.
5. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION. SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERTY IN PLACE.
6. STRAW BALES SHOWN THUS (INSERT APPROPRIATE LINE TYPE) ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. STRAW BALES ARE TO BE FIRM AND SECURELY TIED WITH PLASTIC OR WIRE BINDING. BALES ARE TO BE PLACED RANCHING AND FIRMLY ANCHORED TO THE GROUND WITH STEEL DRIFT PINS OR WOODEN STAKES AS SHOWN IN DETAIL. SILT FENCE SHALL BE INSTALLED AS PER SECTION SF OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK; LATEST EDITION.
7. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SEDIMENT CONTROL MEASURED INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTION AS ARE NEEDED TO CORRECT THE SITUATION AT NOT ADDITIONAL COST TO THE OWNER. ALL MEASURES ARE TO BE INSPECTED AFTER EACH RAIN EVENT. ANY MEASURES NEEDING REPLACEMENT WILL BE CORRECTED WITHIN 5 DAYS OF THE RAIN EVENT.
8. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON GRADING PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
9. ALL STRIPPED OR CUT/FILL AREAS REQUIREING PERMANENT VEGETATION ARE TO HAVE A MINIMUM OF 6–INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1,000 SQUARE FEET OF 6–12–12 FERTILIZER, REFER TO SECTION PS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION TO DETERMINE SEED TYPE AND SEEDING DATES ALONG WITH SEEDBED PREPARATION AND PLANT SELECTION AND STRAW MULCH OF 75% COVERAGE (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET) EXCEPT AS OTHERWISE SHOWN ON PLAN. AREAS SHALL BE WATERED TO NOT CAUSE RUNOFF.
10. ALL SOCKPILED SOIL SHOULD BE STABILIZED USING TEMPORARY VEGETATION. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SECTION TS.
11. UPON STABILIZATION OF THE SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUNDCOVER, THE EROSION/SEDIMENT CONTROL INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
12. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRACE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. THE RAMP IS TO BE BASED WITH 6 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION AND SEDIMENT CONTROL MEASUREMENTS INDICATED ON THE PLANS AND ANY ADDITIONAL MEASURE REQUIRESTED BY THE CITY SHALL BE INSTALLED.
14. BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION SHOULD BE CLEARLY INDICATED ON THE GRADING AND DEMOLITION PLANS. BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION MUST BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRIERS TO THE DRIP LINE OF SAID TREES. THESE BARRIERS SHOULD CONSIST OF ORANGE GRID FABRIC STAKED AT THE BORDER AND/OR DRIP LINE OF PRESERVED BUFFER ZONE AND/OR TREES TO RESTRICT CONSTRUCTION ACTIVITY AND ACCESS WITHIN THE PROTECTED AREAS AND/OR TREE'S DRIP LINE. A TREE PROTECTION DETAIL MUST ALSO BE PROVIDED.
15. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DEPARTMENT PRIOR TO ANY GRADING ACTIVITY.



Know what's **below.**
Call before you dig.

NORTH

40 0 20 40 80
GRAPHIC SCALE - 1 inch = 40 ft.

GARY LYNN EALEY
REGISTERED ENGINEER
NO. 112422
STATE OF TENNESSEE
6/23/15

EALEY ENGINEERING PLLC
P.O. BOX 2844
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REVISED MASTER DEVELOPMENT PLANS
FOR
FOXLAND HARBOR POOL & FITNESS CENTER
IN
GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 23, 2015

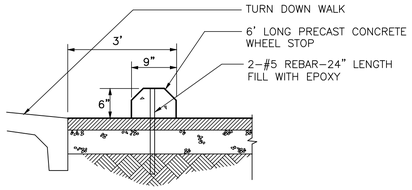
A NONE
B NONE
C NONE
D NONE

SITE GRADING AND DRAINAGE PLAN

C2.0

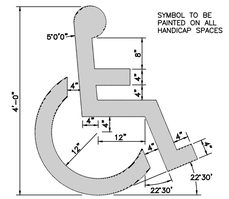
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



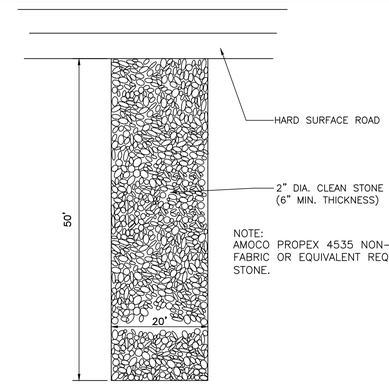
ADA PARKING SPACE SYMBOL

NOT TO SCALE



TEMPORARY CONSTRUCTION ACCESS

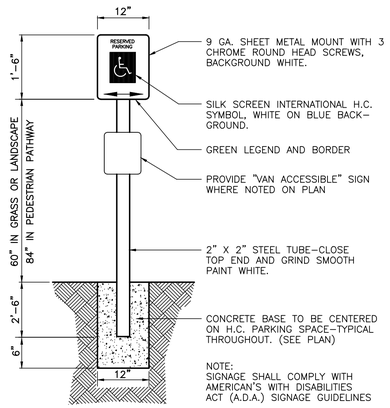
NOT TO SCALE



NOTE:
AMOCO PROPEX 4535 NON-WOVEN FILTER FABRIC OR EQUIVALENT REQUIRED BELOW STONE.

ADA PARKING SPACE SIGN

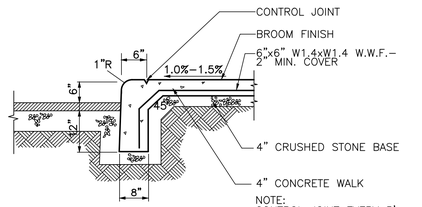
NOT TO SCALE



NOTE:
SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

CONCRETE WALK W/ TURNDOWN CURB

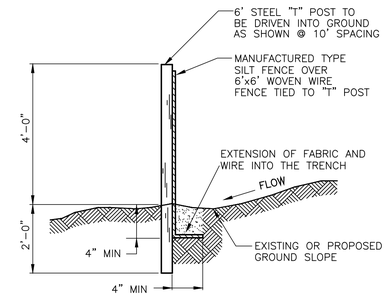
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

EROSION/SILTATION FENCE

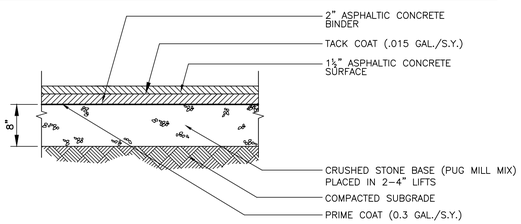
NOT TO SCALE



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

HEAVY DUTY PAVEMENT

NOT TO SCALE

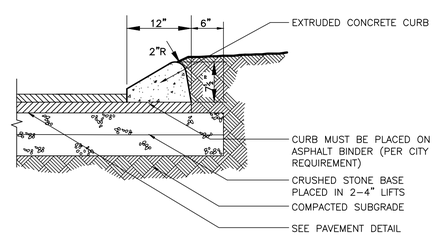


NOTES:
THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

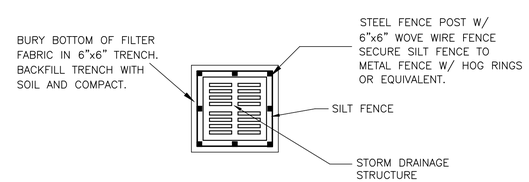
REFER TO STATE AND LOCAL STANDARD SPECIFICATIONS FOR PAVING WORK AND MATERIAL SPECIFICATIONS.

12" EXTRUDED CONCRETE CURB

NOT TO SCALE

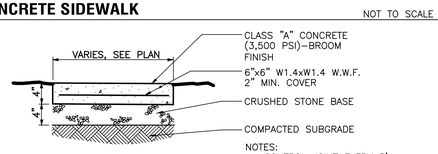


INLET PROTECTION



CONCRETE SIDEWALK

NOT TO SCALE



NOTES:
- CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.
- RECYCLED RUBBER EXPANSION JOINTS SHALL BE USED.

A

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6/23/15

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REVISED MASTER DEVELOPMENT PLANS FOR FOXLAND HARBOR POOL & FITNESS CENTER IN GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 23, 2015

A NONE
B NONE
C NONE
D NONE

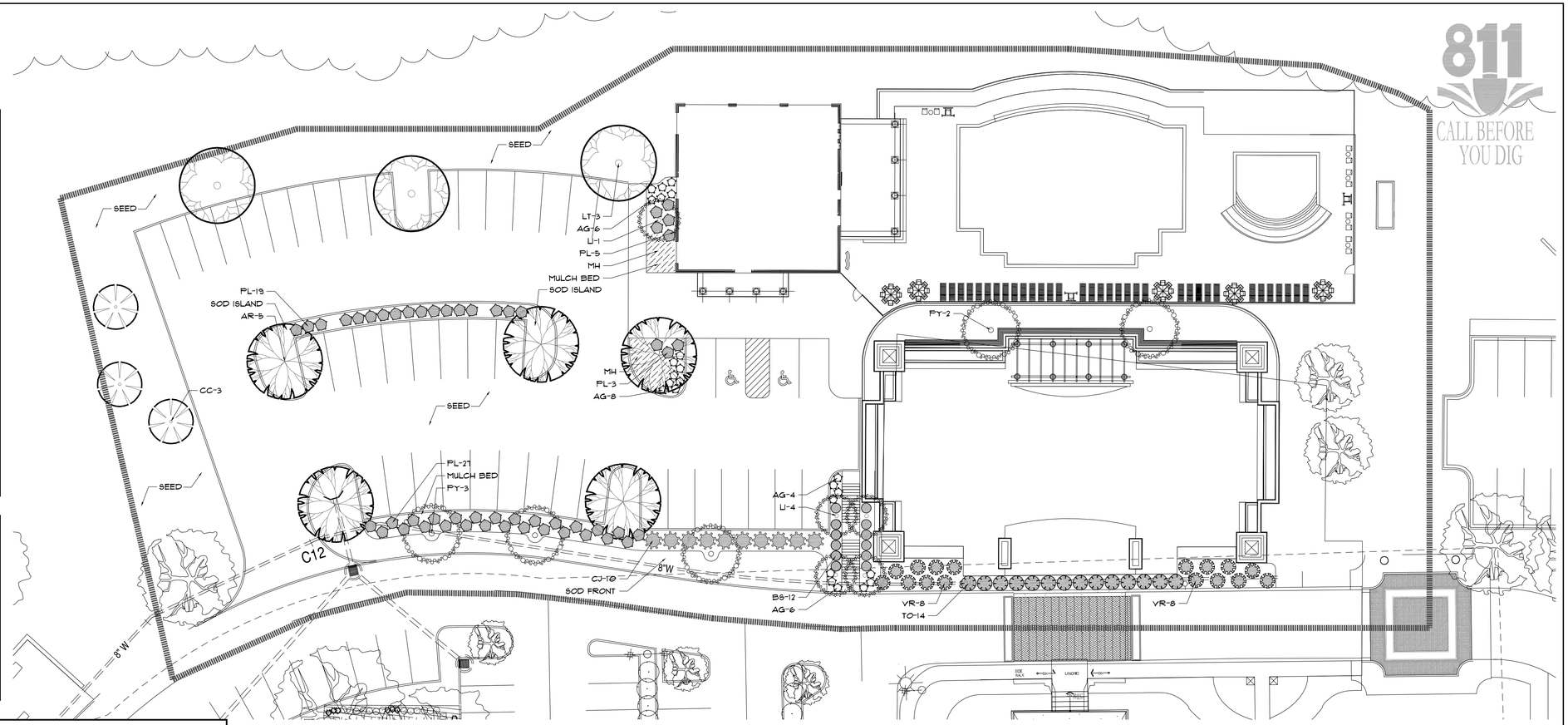
SITE CONSTRUCTION DETAILS

C3.0

20 0 10 20 40

GRAPHIC SCALE - 1 inch = 20 ft.

NORTH



811 CALL BEFORE YOU DIG

LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.

ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE APPROVED PLANTING PLAN.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY CUMBERLAND LANDESIGN. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.

GUYING IS NOT ALLOWED.

NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLEDAS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE. NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.

REQUIREMENTS

PARKING ADJACENT TO R.O.W.	NA
PARKING ADJACENT TO SIDE/REAR PROPERTYLINES	130 LF
1 TREE PER 60 LF	3 TREES
3" CALIPER TREES PROVIDED	SATISFIED
INTERIOR PARKING REQUIREMENTS	
NEW PARKING LOT	19,950 SF
6% INTERIOR PLANTING AREA	SATISFIED (7%)
PARKING ISLAND REQUIREMENTS	
1 TREE PER 10 STALLS	10/45 = 5
2 1/2" CALIPER TREES PROVIDED	SATISFIED

*ONLY THE IMPROVEMENT AREA HAS BEEN CALCULATED.

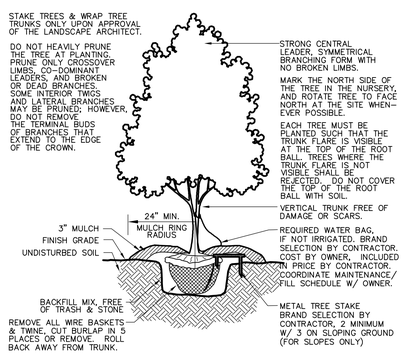
MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
TREES						
AR	5	Acer rubrum/ Red Maple	12'-14'	4'-5'	2 1/2"	Matched 5' Clear
CC	3	Cercis canadensis/ Eastern Redbud	7' Min.	2'-3'	1 1/2"	Single Leader
LI	5	Lagerstroemia indica/ Crapemyrtle	6' Min.	2'-3'	1"	3 Cane
LT	3	Liriodendron tulipifera/ Tulip Poplar	14'-16'	4'-5'	3"	Strong Leader
PY	5	Prunus yedoensis/ Yoshino Cherry	7' Min.	2'-3'	1 1/2"	Matched 3' Clear
SHRUBS						
AG	18	Abelia x 'Rose Creek'/ Rose Creek Abelia	12" Min.	15"-18"	F.T.B.	
BS	12	Buxus x 'Glencoe'/ Chicagoland Boxwood	18" Min.	15"-18"	F.T.B.	
CJ	10	Cleyera japonica/ Japanese Cleyera	24" Min.	15"-18"	F.T.B.	
PL	54	Prunus laurocerasus 'Schipkaensis'/ Schipka Laurel	18" Min.	18"-24"	F.T.B.	
TO	14	Thuja occidentalis 'Degroot's Spire'/ Degroot's Spire Arborvitae	48" Min.	24"-30"	F.T.B.	
VR	16	Viburnum x burkwoodii/ Burkwood Viburnum	24" Min.	15"-18"	F.T.B.	
GRASSES						
MH		Muhlenbergia capillaris/ Pink Muhly Grass	Install at 24" O.C. in triangular pattern.			
TURF						
SOD		Rebel II Fine Bladed Sod	Install where shown.			
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			
MISCELLANEOUS			REMARKS			
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.			

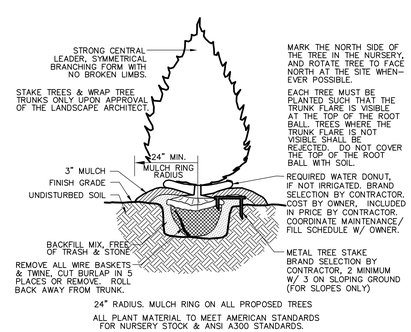
NOTES

FTB = Full To Bottom

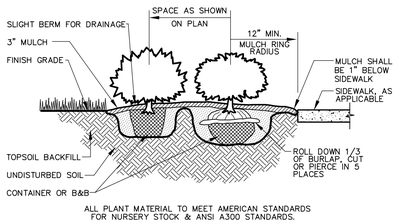
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS



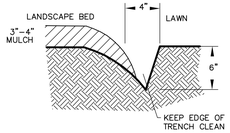
DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



SHRUB / GROUNDCOVER PLANTING DETAIL



MULCH BED EDGE

Cumberland landesign inc.

615-333-4636

Planning • Landscape Architecture • Photometrics

ROBERT BRIAN WATT ARCHITECT TENNESSEE LICENSED LANDSCAPE ARCHITECT

EALEY ENGINEERING PLLC
BY: LYNN EALEY
HENDERSONVILLE
TENNESSEE 37077
LYNN@EALEYENGINEERING.COM

LANDSCAPE PLAN
FOR
Foxland Harbor Pool & Fitness Center
IN
Gallatin, Tennessee

ISSUANCE/REVISION NOTES:

- PLAN DATE: NOV 18, 2014

A NONE

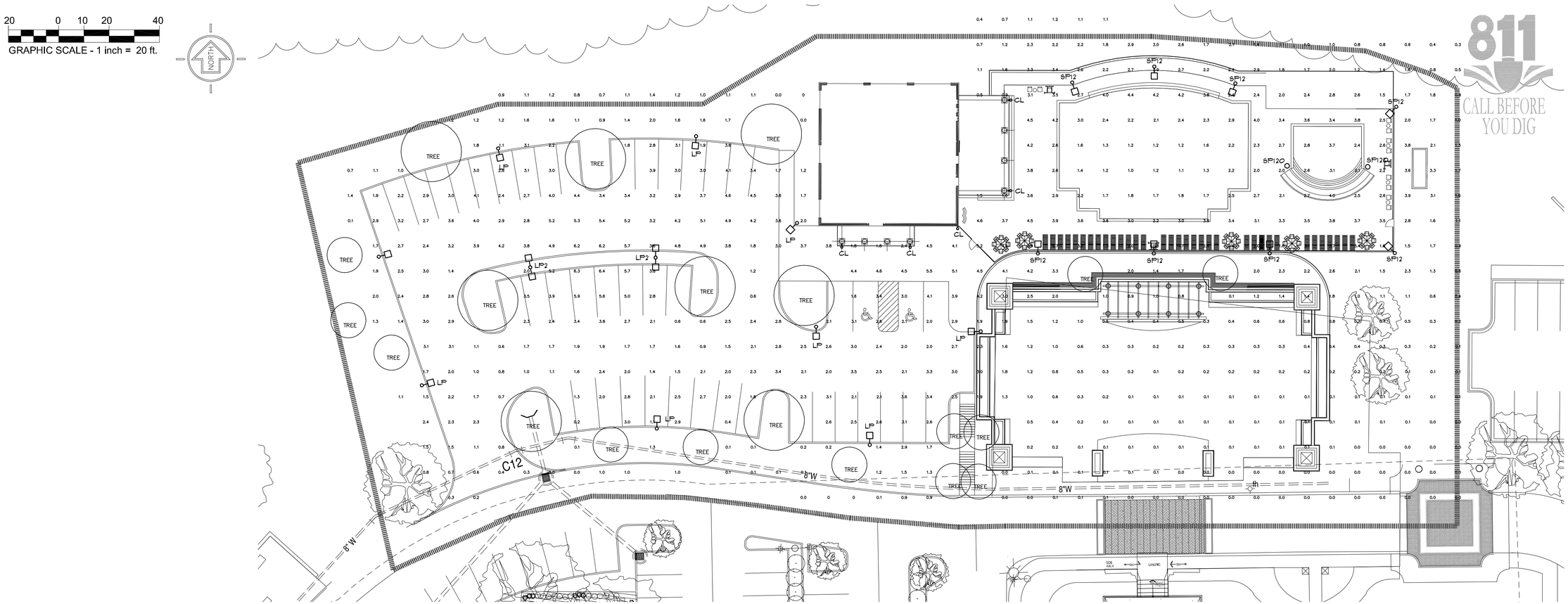
B NONE

C NONE

D NONE

LANDSCAPE PLAN

L1



LIGHTING NOTES

PRIOR TO INSTALLATION THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL NEW AND EXISTING UTILITIES AND BE RESPONSIBLE FOR THEIR PROTECTION DURING INSTALL.

THE ELECTRICAL CONTRACTOR SHALL SIZE ALL WIRE GAUGES TO ENSURE PROPER PERFORMANCE OF EACH FIXTURE.

FOOTINGS, POLES, AND MOUNTING HARDWARE SHALL BE ACQUIRED THROUGH THE MANUFACTURER AND INSTALLED PER SPECIFICATIONS.

ALL UNDERGROUND CONDUITS FOR EXTERIOR USE LIGHITNG SHALL BE 2" SCHEDULE 80 PVC WITH RIGID STEEL GALVANIZED SLEEVES FOR HOMERUNS TO 6' FROM THE BUILDING. ALL CONDUITS AND SLEEVES SHALL BE 24" BELOW FINISHED GRADE. CONCTRACTOR SHALL VERIFY USE OF PVC WITH LOCAL MUNICIPALITY PRIOR TO INSTALLATION. MORE STRINGENT LOCAL STANDARDS SHALL APPLY.

ALL ASSOCIATED ELECTRICAL WORK SHALL ADHERE TO ANSI STANDARDS.

THE ELECTRICAL CONTRACTOR SHALL IDENTIFY ALL OVERHEAD UTILITIES PRIOR TO POLE RAISING AND INSTALLATION. PROVIDE CLEARANCE AND SETBACKS PER THE LOCAL UTILITY REQUIREMENTS.

ALL PARKING LOT LIGHTING SHALL BE CUT-OFF STYLE.

ALL LUMINAIRIES SHALL BEAR UL WET LOCATION AND IBEW LABELS.

FIXTURES FOR THIS PROJECT SHALL MATCH EXISTING INSTALLED UNITS.

LIGHTING SCHEDULE

KEY	TYPE	BRAND	SPECIFICATIONS:
CL	SCONCE	HOLOPHANE	WALL MOUNTED CARRIAGE LIGHT TO MATCH EXISTING

LAMP: MATCH EXISTING — VOLTAGE: 120W 1P 2W
OTHER:

KEY	TYPE	BRAND	SPECIFICATIONS:
LP	POLE LIGHT	HOLOPHANE	CRYSTALITE PEDESTRIAN – 150W CLEAR HPS POST MOUNTED 16'-0" ABOVE FINISHED GRADE.

LAMP: LU150/55 – ED-23.5 — VOLTAGE: 120W 1P 2W
OTHER: TO MATCH EXISTING PARKING LOT FIXTURES

KEY	TYPE	BRAND	SPECIFICATIONS:
LP2	DOUBLE POLE LIGHT	HOLOPHANE	CRYSTALITE PEDESTRIAN – 150W CLEAR HPS (EACH) POST MOUNTED 16'-0" ABOVE FINISHED GRADE.

LAMP: LU150/55 – ED-23.5 — VOLTAGE: 120W 1P 2W
OTHER: TO MATCH EXISTING PARKING LOT FIXTURES

KEY	TYPE	BRAND	SPECIFICATIONS:
SP12	POST LIGHT	HOLOPHANE	GRANVILLE – 100W CLEAR HPS MOUNTED 12'-0" ABOVE FINISHED GRADE.

LAMP: LU100 E23.5 — VOLTAGE: 120W 1P 2W
OTHER: EC-2728-D, High Reactance MTB
TO MATCH EXISTING PARKING LOT FIXTURES

KEY	TYPE	BRAND	SPECIFICATIONS:
SP12O	POST LIGHT	HOLOPHANE	GRANVILLE – 100W CLEAR HPS MOUNTED 12'-0" ABOVE FINISHED GRADE.

LAMP: MXR100/U/MED – BD-17 — VOLTAGE: 120W 1P 2W
OTHER: TO MATCH EXISTING PARKING LOT FIXTURES

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Planning • Landscape Architecture • Photometrics

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TEL 615-822-4441
LYNN@EALEYENGINEERING.COM

LIGHTING PLAN
FOR
Foxland Harbor Pool & Fitness Center
IN
Gallatin, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: NOV 18, 2014

A NONE
B NONE
C NONE
D NONE

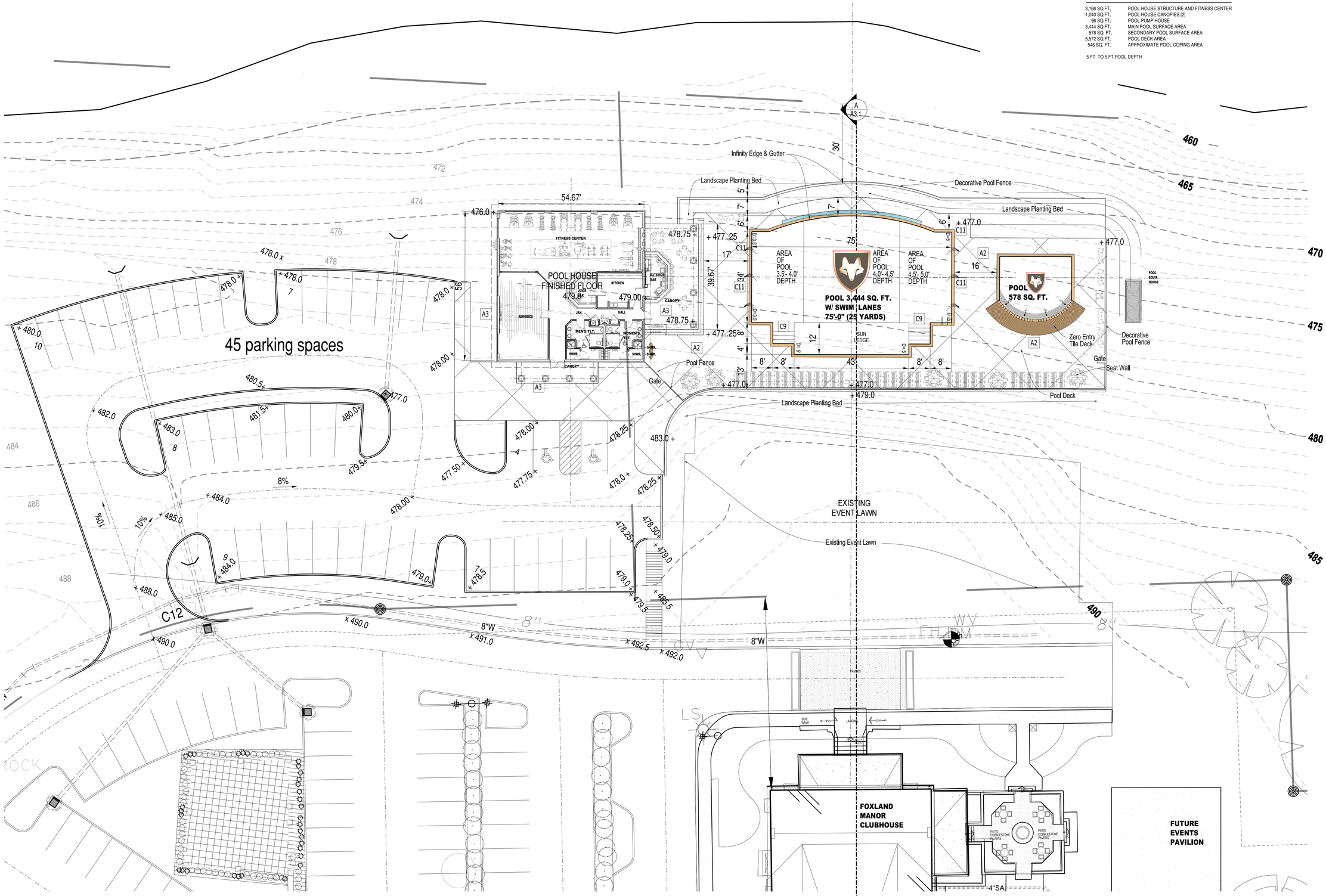
LIGHTING PLAN

L2

PROJECT DATA:

3,166 SQ.FT.	POOL HOUSE STRUCTURE AND FITNESS CENTER
1,040 SQ.FT.	POOL HOUSE CANOPIES [2]
96 SQ.FT.	POOL PUMP HOUSE
3,444 SQ.FT.	MAIN POOL SURFACE AREA
578 SQ. FT.	SECONDARY POOL SURFACE AREA
5,572 SQ.FT.	POOL DECK AREA
546 SQ. FT.	APPROXIMATE POOL COPING AREA

.5 FT. TO 5 FT.POOL DEPTH



PRELIMINARY POOL AND EVENT LAWN PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48'

PRELIMINARY-NOT FOR CONSTRUCTION

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
06.23.15 Review Set

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 23 June, 2015

A2.1

SHEET 3 OF 4

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FOXLAND CLUBHOUSE FITNESS CENTER MD-1509

PROJECT DATA:

3,166 SQ.FT.	POOL HOUSE STRUCTURE AND FITNESS CENTER
1,040 SQ.FT.	POOL HOUSE CANOPIES [2]
96 SQ.FT.	POOL PUMP HOUSE
3,444 SQ.FT.	MAIN POOL SURFACE AREA
578 SQ. FT.	SECONDARY POOL SURFACE AREA
5,572 SQ.FT.	POOL DECK AREA
546 SQ. FT.	APPROXIMATE POOL COPING AREA

.5 FT. TO 5 FT.POOL DEPTH

FLOOR PLAN NOTES:

TYP. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD AND SLAB, TYPICAL. INTERIOR WOOD STUD DIMENSIONS ARE TO FACE OF STUD AND TO FACE OF CMU. SEE WALL TYPES, SHEET A2.1 FOR ALL WALL THICKNESS.

TYP. ALL FINISHES, MILLWORK / CASEWORK PART OF FUTURE BUILD-OUT PACKAGE, TYPICAL

A1. 4" PLAIN CONCRETE SLAB W/ 6X6 WWM ON 4 MIL. VAPOR BARRIER AND 4" CRUSHED STONE SEE STRUCTURAL DRAWINGS.

A2. CONCRETE POOL DECK. DIAGONAL LINES INDICATE CONTROL JOINTS. ALTERNATE COLORS INDICATED BY SHADING. SLOPE 1/8" PER FOOT MIN. TOWARD DECK TURN DOWN. SEE CIVIL SITE DRAWINGS FOR HEIGHTS.

A3. CONCRETE SIDEWALK/ PATIO - SEE CIVIL SITE DRAWINGS.

A4. CONCRETE RAMP. SEE FOUNDATION PLAN. SLOPE 1:12. COORDINATE LENGTH WITH GRADES. SEE CIVIL SITE DRAWINGS.

A5. CONCRETE STEPS. SEE SECTION AND FOUNDATION PLAN. COORDINATE RISERS WITH GRADES. SEE CIVIL SITE DRAWINGS.

A6. COMMERCIAL GRADE PULL DOWN ATTIC STEPS WITH LOCK. PROVIDE R.O. IN TRUSSES SIZED PER MANUFACTURER RECCOMENDATIONS. COORDINATE UNIT WITH STRUCTURAL DRAWINGS, TOILET PARTIONS & LIGHT FIXTURE LAYOUT. PROVIDE LAY-IN CEILING RETURN ALL SIDES.

C1. DECORATIVE ALUMINUM GUARDRAIL. ALL GUARDRAILS SHALL BE FABRICATED TO RESIST 250 LB. CONCENTRATED LOAD APPLIED AT ANY POINT IN ANY DIRECTION.

C2. ALUMINUM HANDRAIL. ALL HANDRAILS/ GUARDRAILS SHALL BE FABRICATED TO RESIST 250 LB. CONCENTRATED LOAD APPLIED AT ANY POINT IN ANY DIRECTION.

C3. DECORATIVE ALUMINUM GATE. WITH HEAVY DUTY SAFETY LATCH AND LOCK. GATE SWINGS AWAY FROM POOL.

C4. DECORATIVE PEDASTAL LIGHT LOCATION.

C5. DEPTH MARKERS TYPICAL. SEE POOL DRAWINGS.

C6. SKIMMER LOCATIONS, TYPICAL. SEE POOL DRAWINGS.

C7. POOL LIGHT. SEE POOL DRAWINGS.

C8. POOL LADDER. SEE POOL DRAWINGS AND DETAIL 4/A3.3.

C9. POOL STEPS AND HANDRAILS. SEE POOL DRAWINGS.

C10. SEE POOL DRAWINGS FOR ALL EQUIPMENT NOT SHOWN.

C11. LAMINAR WATER JET [4]- SEE DETAIL 5, SHEET A3.3.

C12. REMOVABLE POOL LIFT ASSEMBLY. INSTALL PER MFR RECCOMENDATIONS.

D1. REMOVE PORTION OF SLAB INDICATED.

R1. 60 MIL TPO MEMBRANE ASSEMBLY OVER LAYERS OF TAPERED R-30 MIN. HIGH DENSITY RIGID INSULATION. BUILD UP INSULATION TO SLOPE 1/4" PER FOOT. MECHANICALLY FASTEN FIRST LAYER, SECOND LAYER FULLY ADHERED.

R2. ROOF SLOPE = 1/4" PER FOOT TYPICAL UNLESS NOTED OTHERWISE.

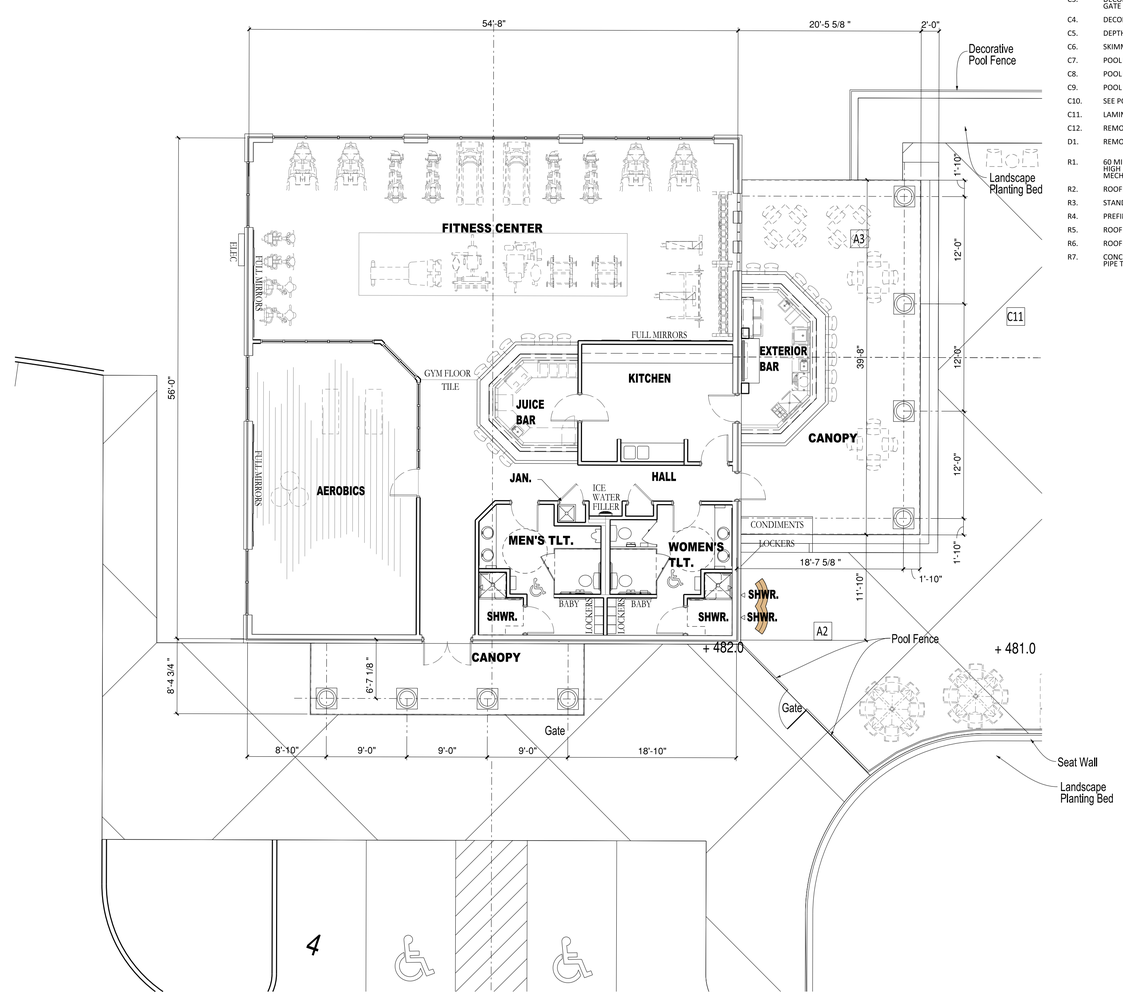
R3. STANDING SEAM METAL ROOF ASSEMBLY OVER ICE AND WATER SHIELD UNDERLAYMENT. 7 / 12 SLOPE.

R4. PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT

R5. ROOF TOP UNIT IN ATTIC.

R6. ROOF DRAIN AND BACKUP ROOF DRAIN ASSEMBLY.

R7. CONCEALED RAINWATER LEADER AND BACKUP RAINWATER LEADER SHOWN DASHED. PIPE TO EXTERIOR WALL AND TO UNDERGROUND STORM: SEE CIVIL SITE.



PRELIMINARY FITNESS CENTER FLOOR PLAN

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

0 4' 8' 16' 24'

MANOUS DESIGN

110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

PRELIMINARY - NOT FOR CONSTRUCTION

ISSUED:
06.23.15 Review Set

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 23 June, 2015

A2.2

SHEET 2 OF 4

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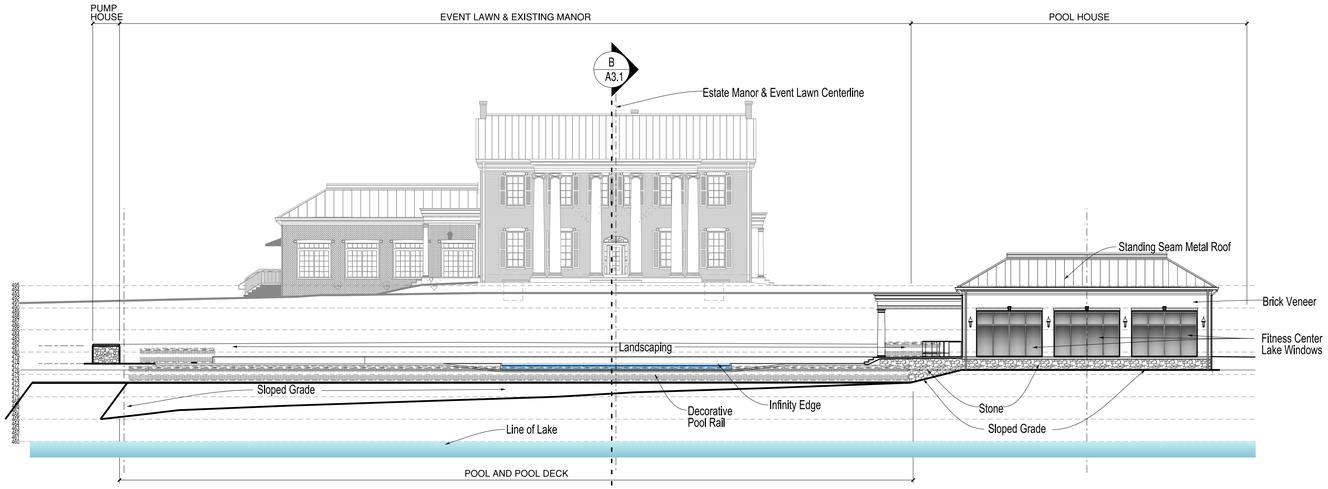
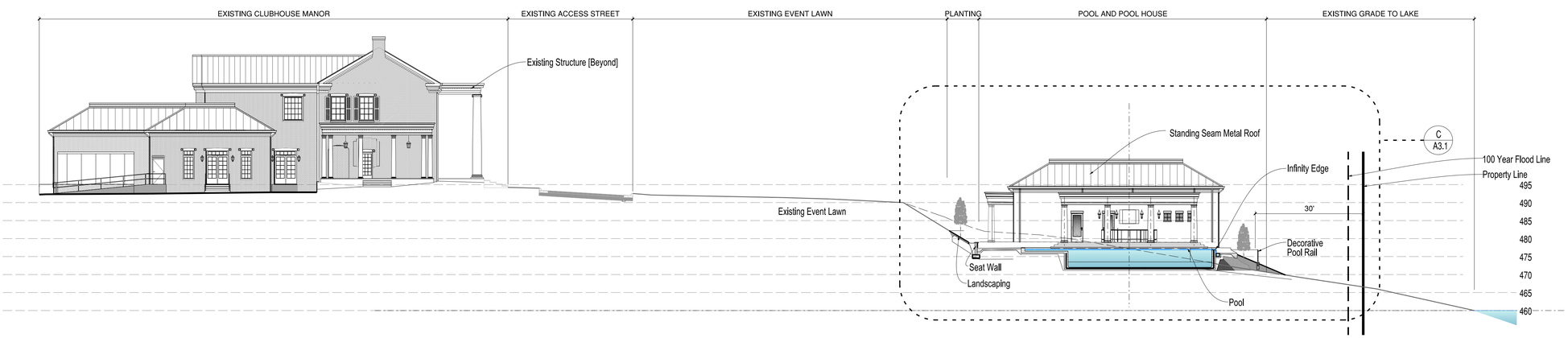
FOXLAND CLUBHOUSE FITNESS CENTER MD-1509



A TRANSVERESE LAKESIDE ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48'



B TRANSVERESE SITE SECTION

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48'

PRELIMINARY - NOT FOR CONSTRUCTION

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
06.23.15 Review Set

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 23 June, 2015

A3.1

SHEET 3 OF 4

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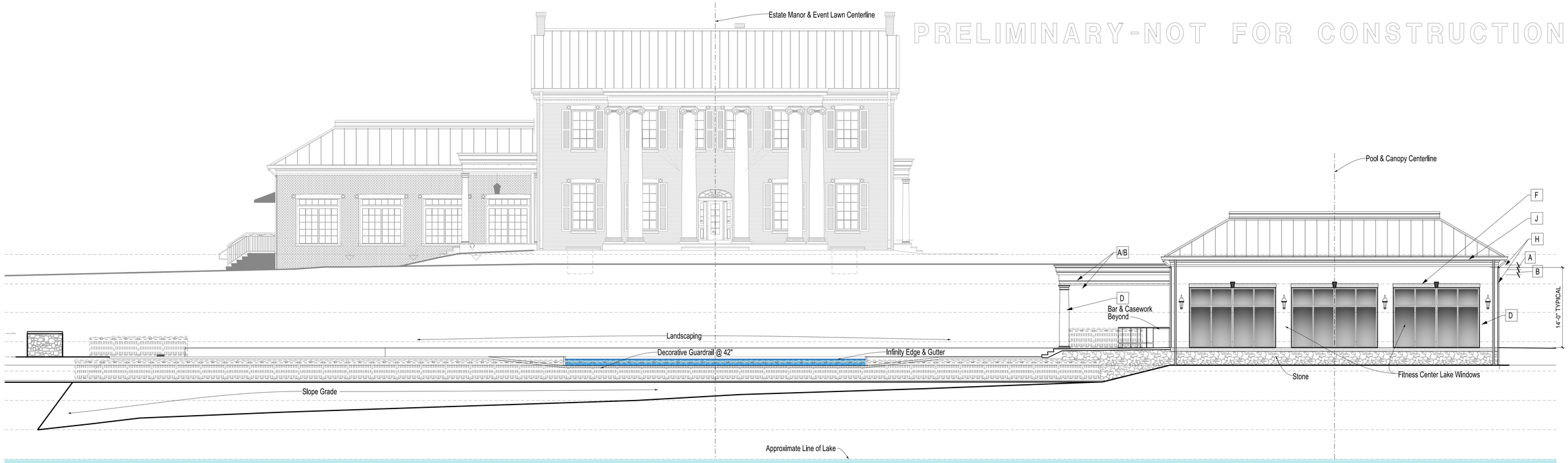
FOXLAND CLUBHOUSE FITNESS CENTER MD-1509

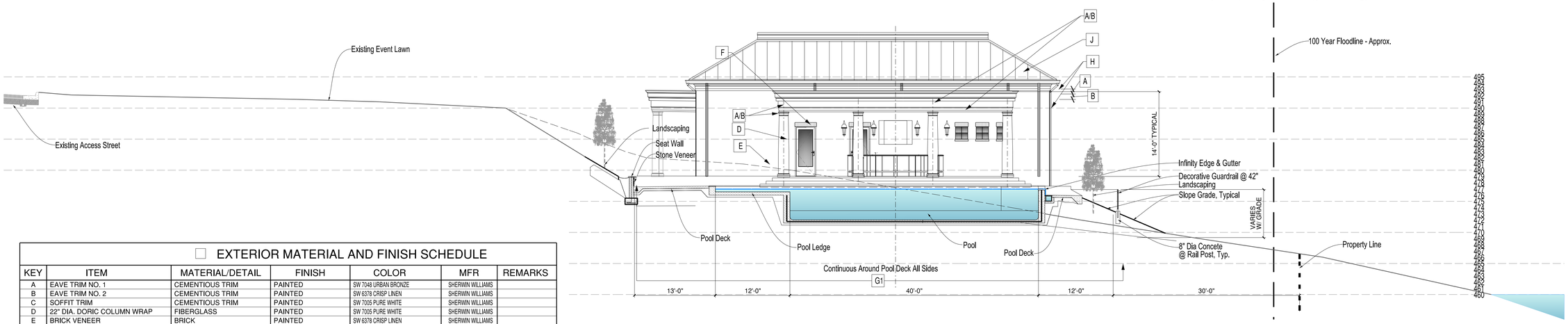
PRELIMINARY-NOT FOR CONSTRUCTION



A EXISTING MANOR & NEW FITNESS CENTER - LAKESIDE ELEVATION

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

0 4' 8' 16' 24'



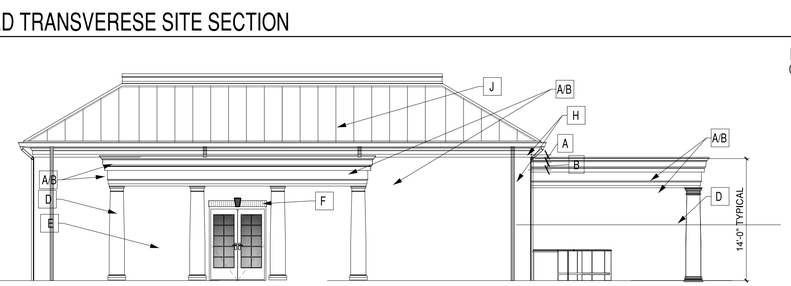
B ENLARGED TRANSVERESE SITE SECTION

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

0 4' 8' 16' 24'

EXTERIOR MATERIAL AND FINISH SCHEDULE						
KEY	ITEM	MATERIAL/DETAIL	FINISH	COLOR	MFR	REMARKS
A	EAVE TRIM NO. 1	CEMENTIOUS TRIM	PAINTED	SW 7048 URBAN BRONZE	SHERWIN WILLIAMS	
B	EAVE TRIM NO. 2	CEMENTIOUS TRIM	PAINTED	SW 6378 CRISP LINEN	SHERWIN WILLIAMS	
C	SOFFIT TRIM	CEMENTIOUS TRIM	PAINTED	SW 7005 PURE WHITE	SHERWIN WILLIAMS	
D	22" DIA. DORIC COLUMN WRAP	FIBERGLASS	PAINTED	SW 7005 PURE WHITE	SHERWIN WILLIAMS	
E	BRICK VENEER	BRICK	PAINTED	SW 6378 CRISP LINEN	SHERWIN WILLIAMS	
F	BRICK SOLDIER COURSE	BRICK	PAINTED	SW 6378 CRISP LINEN	SHERWIN WILLIAMS	
G1	DECORATIVE GUARDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	-----	42" A.F.F. TYP.
G2	HANDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	-----	34" A.F.F. TYP.
G3	DECORATIVE GATE	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	-----	
H	GUTTER AND DOWNSPOUT	ALUMINUM	PREFINISHED	MATCH - SW 7048 URBAN BRONZE		
J	STANDING SEAM METAL ROOF	STEEL	PREFINISHED	MATCH - SW 7048 URBAN BRONZE		NOTE 1
K	KEYSTONE	PRECAST	MASONRY	SELECTION TO ARCHITECT		
L	GABLE VENT	FIBERGLASS	PREFINISHED	SELECTION TO ARCHITECT	RUSKIN	SEE MPE DRAWINGS
M	EXTERIOR LIGHTING	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED		

NOTE 1: SUBMIT SAMPLES TO ARCHITECT



C FRONT FITNESS CENTER & POOL HOUSE ELEVATION

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

0 4' 8' 16' 24'

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
06.23.15 Review Set

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 23 June, 2015

A3.2

SHEET 4 OF 4

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FOXLAND CLUBHOUSE FITNESS CENTER MD-1509

ITEM 5 EXISTING

13.02 Performance Standards Regulations

The following performance standard regulations shall apply to all uses of property as indicated in each respective district:

13.02.010 Prohibition of Dangerous or Objectionable Elements

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 effect the surrounding area of adjoining premises (referred to herein as "dangerous or objectionable elements"); provided, that any use permitted or not expressly prohibited by this Ordinance 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.

13.02.020 Performance Standards Regulating Noise

A. Definitions - For the purpose of this Article, the following terms shall apply:

1. Decibel: a unit of intensity of sound pressure. The decibel scale is a logarithmic scale of ratios of pressure with respect to a reference pressure of 0.00002 microbars. It is abbreviated as DB.
2. Frequency: the number of times that a sound pressure fluctuation completely repeats itself in one second of time. Frequency is designated in cycles per second and is abbreviated c.p.s.
3. Impact Noise Analyzer: an instrument to measure the peak sound pressure of an impact sound.
4. Impact Sound: a sound produced by two or more objects (or parts of a machine) striking each other, so as to be heard as separate distinct noises.
5. Noise: a subjective description of an undesirable or unwanted sound.
6. Octave Band: a band of frequencies in which the upper limit of the band is twice the lower limit.

   Preferred Frequency Octave Band: these octave bands are replacing the pre-1960 octave bands. The Preferred Frequency Bands are designated by a single number which corresponds to their geometric center frequency. Nine octave bands cover the entire range of frequencies of interest of industrial noise and are described in United States America Standard Institute (USASI) Standard Number SI.6-1960.

3-120-15

ITEM 5 EXISTING

7. Octave Band Analyzer: an instrument to measure octave band composition of a noise by means of bandpass filters. It shall meet all requirements of the USASI and shall be calibrated for use with Preferred Frequencies.
8. Overall Sound Level: total sound pressure level in the entire frequency spectrum between 20 and 20,000 c.p.s.
9. Sound: rapid fluctuations of atmospheric pressure which are audible to persons.
10. Sound Level Meter: an instrument to measure the overall sound level. It shall comply with applicable specifications of the USASI.
11. Steady State: a noise or vibration which is continuous such as from a fan or compressor.

B. Method of Measurement - For the purpose of measuring the intensity or frequency of sound, the sound level meter, octave band analyzer, and the impact analyzer shall be employed. The instruments to be used for these noise measurements shall conform to all current applicable USASI standards. During these measurements, the instruments shall be set on the "A" - weighted sound pressure level with the meter set for slow response.

Impact noises shall be measured on a commercially available impact noise analyzer.

C. Maximum Permitted Sound Levels - The maximum permitted sound pressure levels in decibels across lot lines or district boundaries shall be in accordance with the Table 13-01. This table shall be used to determine the maximum noise level, measured in A-weighted decibels, which shall be permitted at the property line of the closest use in each of the following categories.

TABLE 13-01

MAXIMUM PERMITTED SOUND LEVELS (dBA)

RECEIVING LAND USE CATEGORY	SOUND LEVEL LIMIT (dBA) 7 p.m. - 7 a.m.	7 a.m. - 7 p.m.
Industrial and Agricultural	55	75
All Others	45	65

13.02.030 Performance Standards Regulating Vibration

No vibration other than from a temporary construction operation or a transportation facility shall be permitted which is discernible without instruments at the zone lot line of the zone lot on which the vibration source is situated.

3-720-15

ITEM 5 option 1

13.02 Performance Standards Regulations

The following performance standard regulations shall apply to all uses of property as indicated in each respective district:

13.02.010 Prohibition of Dangerous or Objectionable Elements

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 effect the surrounding area of adjoining premises (referred to herein as "dangerous or objectionable elements"); provided, that any use permitted or not expressly prohibited by this Ordinance 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.

13.02.020 Performance Standards Regulating Noise

A. *Refer to City of Gallatin Municipal Code, Chapter 10, Article IV, Noise**

3-720-15

ITEM 5

option 2

13.02 Performance Standards Regulations

The following performance standard regulations shall apply to all uses of property as indicated in each respective district:

13.02.010 Prohibition of Dangerous or Objectionable Elements

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 effect the surrounding area of adjoining premises (referred to herein as "dangerous or objectionable elements"); provided, that any use permitted or not expressly prohibited by this Ordinance 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.

13.02.020 Performance Standards Regulating Noise

Any land or building located within the Gallatin City Limits shall refer to the *City of Gallatin Municipal Code, Chapter 10, Article IV, Noise** for performance standards regulating noise and enforcement by the Gallatin Police Department.

Any land or building located outside the Gallatin City Limits but within the Gallatin Planning Region shall be governed and regulated by this Section.

A. Definitions - For the purpose of this Article, the following terms shall apply:

1. Decibel: a unit of intensity of sound pressure. The decibel scale is a logarithmic scale of ratios of pressure with respect to a reference pressure of 0.00002 microbars. It is abbreviated as DB.
2. Frequency: the number of times that a sound pressure fluctuation completely repeats itself in one second of time. Frequency is designated in cycles per second and is abbreviated c.p.s.
3. Impact Noise Analyzer: an instrument to measure the peak sound pressure of an impact sound.
4. Impact Sound: a sound produced by two or more objects (or parts of a machine) striking each other, so as to be heard as separate distinct noises.
5. Noise: a subjective description of an undesirable or unwanted sound.
6. Octave Band: a band of frequencies in which the upper limit of the band is twice the lower limit.

   Preferred Frequency Octave Band: these octave bands are replacing the pre-1960 octave bands. The Preferred Frequency Bands are designated by a single number which

ITEM 5

OPTION 2

corresponds to their geometric center frequency. Nine octave bands cover the entire range of frequencies of interest of industrial noise and are described in United States America Standard Institute (USASI) Standard Number SI.6-1960.

7. Octave Band Analyzer: an instrument to measure octave band composition of a noise by means of bandpass filters. It shall meet all requirements of the USASI and shall be calibrated for use with Preferred Frequencies.
8. Overall Sound Level: total sound pressure level in the entire frequency spectrum between 20 and 20,000 c.p.s.
9. Sound: rapid fluctuations of atmospheric pressure which are audible to persons.
10. Sound Level Meter: an instrument to measure the overall sound level. It shall comply with applicable specifications of the USASI.
11. Steady State: a noise or vibration which is continuous such as from a fan or compressor.

B. Method of Measurement - For the purpose of measuring the intensity or frequency of sound, the sound level meter, octave band analyzer, or the impact analyzer shall be employed. The instruments to be used for these noise measurements shall conform to all current applicable USASI standards. During these measurements, the instruments shall be set on the "A" - weighted sound pressure level with the meter set for slow response.

Impact noises shall be measured on a commercially available impact noise analyzer.

C. Maximum Permitted Sound Levels - The maximum permitted sound pressure levels in decibels shall be in accordance with the Table 13-01. This table shall be used to determine the maximum noise level, measured in A-weighted decibels, at a height of four (4) feet above the immediate surrounding surface and at a point as close as possible to the outside walls of a residential structure located within a residential zoning district adversely affected by the noise.

TABLE 13-01

MAXIMUM PERMITTED SOUND LEVELS (dBA)

RECEIVING LAND USE CATEGORY*	SOUND LEVEL LIMIT	TIME PERIOD
Residential	75 dBA	7:00am-6:00pm, Everyday
	65 dBA	6:00pm-9:00pm, Sunday thru Thursday
	65 dBA	6:00pm-10:00pm, Friday thru Saturday
	55 dBA	9:00pm-7:00am, Sunday thru Thursday
	55 dBA	10:00pm-7:00am, Friday thru Saturday

*Agricultural uses and activities are exempt from these standards.

ITEM 5

OPTION 3

13.02 Performance Standards Regulations

The following performance standard regulations shall apply to all uses of property as indicated in each respective district:

13.02.010 Prohibition of Dangerous or Objectionable Elements

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 effect the surrounding area of adjoining premises (referred to herein as "dangerous or objectionable elements"); provided, that any use permitted or not expressly prohibited by this Ordinance 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.

13.02.020 Performance Standards Regulating Noise

A. *Any land or building located within the Gallatin City Limits shall refer to the City of Gallatin Municipal Code, Chapter 10, Article IV, Noise* for performance standards regulating noise and enforcement by the Gallatin Police Department.*

B. *Any land or building located outside the Gallatin City Limits but within the Gallatin Planning Region shall refer to the City of Gallatin Municipal Code, Chapter 10, Article IV, Noise* for performance standards regulating noise and enforcement by the Gallatin Planning Department.*

3-720-15