Agenda
Gallatin Municipal-Regional Planning Commission

Monday, April 25, 2016 **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS CITY HALL

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Minutes: February 8, 2016 Work Session Meeting**
- **Public Comment on Agenda Related Items**

CONSENT AGENDA

1. GMRPC RESOLUTION NO. 2016-43 **7-171-16**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

SURETY RENEWALS AND EXTENSIONS FOR APRIL 2016.

2. GMRPC RESOLUTION NO. 2016-37 **8-1585-16**
GRACE POINT CHURCH; SITE PLAN
BRUCE RAINEY & ASSOCIATES

DEFERRED

3. GMRPC RESOLUTION NO. 2016-55 **1-1693-16C**
ENOCH HILLS, PHASE 1, SECTIONS 1 & 2; FINAL PLAT
RICHARD GRAVES LAND SURVEYING

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR ENOCH HILLS, PHASE 1, SECTIONS 1 & 2 A MAJOR SUBDIVISION, TO CREATE 37 ONE-FAMILY DETACHED DWELLING LOTS, THREE (3) OPEN SPACE TRACTS, AND DEDICATE THREE (3) RIGHTS-OF-WAY ON 24.01 (+/-) ACRES, LOCATED ON THE, NORTH SIDE OF HARTSVILLE PIKE WEST OF WOODLANDS DRIVE.

4. **GMRPC RESOLUTION NO. 2016-45** **8-1700-16**
HARDEE'S ARCHITECTURAL CHANGES; SITE PLAN
EPOCH DESIGN GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF ARCHITECTURAL CHANGES TO THE HARDEE'S RESTAURANT SITE PLAN, ON A 0.97 ± ACRE LOT, LOCATED AT 452 EAST MAIN STREET.

5. **GMRPC RESOLUTION NO. 2016-50** **8-1633-16**
LONG HORN TRUCKING; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 2,400 SQUARE FOOT BUILDING, INCLUDING OFFICE SPACE, FOR A TRANSPORT AND WAREHOUSING USE BUSINESS (TRUCKING COMPANY), ON A 0.57 (+/-) ACRE LOT, LOCATED NORTH OF EAST SCHELL STREET AND EAST OF SOUTH WATER AVENUE.

6. **GMRPC RESOLUTION NO. 2016-53** **8-1686-16**
CUMBERLAND PLACE NORTH, PHASE 5, SECTION 1; AMEND PMDP/REVISE FMDP
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE CUMBERLAND PLACE NORTH PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR PHASE 5, SECTION 1, A MAJOR SUBDIVISION, TO REMOVE THE WALKING TRAIL FROM PHASE 4, SECTION 2, CREATE 23 SINGLE FAMILY RESIDENTIAL LOTS, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY AND CREATE ONE (1) PUBLIC-RIGHT-OF-WAY, ON 6.162 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE.

7. **GMRPC RESOLUTION NO. 2016-54** **1-1689-16B**
CUMBERLAND PLACE NORTH, PHASE 5, SECTION 1; PRELIMINARY PLAT
THORNTON & ASSOCIATES, INC.

OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR CUMBERLAND PLACE NORTH, PHASE 5, SECTION 1, A MAJOR SUBDIVISION, TO CREATE 23 SINGLE FAMILY LOTS, ONE (1) PUBLIC RIGHTS-OF-WAY, AND EXTEND ONE (1) OPEN PUBLIC RIGHT-OF-WAY, ON 6.162 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE.

8. **GMRPC RESOLUTION NO. 2016-46** **8-1696-16**
REVERE APARTMENTS; AMEND PMDP/REVISE FMDP
RAGAN SMITH ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS, BY RELOCATING BUILDINGS, A ROADWAY, PARKING AREAS, AND A PROPOSED GREENWAY, TO CONSTRUCT 444 MULTI-FAMILY UNITS ON A 31.34 (+/-) ACRE PARCEL, ZONED MIXED USE (MU), LOCATED SOUTHEAST OF THE CORNER OF BISON TRAIL AND BIG STATION CAMP BOULEVARD.

9. GMRPC RESOLUTION NO. 2016-51 **5-1659-16**
KENNESAW FARMS, PHASE 5, SECTION 1, NHC; STREET ACCEPTANCE/ROW ACQ.
NATIONAL HEALTHCARE CORPORATION

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR THORNE BOULEVARD LOCATED IN KENNESAW FARMS PHASE 5, SECTION 1 SUBDIVISION AND SIDEWALKS ALONG NASHVILLE PIKE.

10. GMRPC RESOLUTION NO. 2016-58 **8-1698-16**
DOMINO'S RESTAURANT; SITE PLAN
THORPE DEVELOPMENT WEST

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN FOR DOMINO'S PIZZA TO CONSTRUCT A 2,392 SQUARE FOOT RESTAURANT ON 0.482 (+/-) ACRE LOT, ZONED COMMERCIAL GENERAL (CG), LOCATED AT 420 MAPLE STREET.

REGULAR AGENDA

11. GMRPC RESOLUTION NO. 2016-56 **3-1695-16**
VINTAGE AT FOXLAND HARBOR; PMDP AMENDMENT
SITE ENGINEERING CONSULTANTS

MAJOR/MINOR AMENDMENT
PUBLIC COMMENT IF MAJOR AMENDMENT

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE FOXLAND CROSSING PRELIMINARY MASTER DEVELOPMENT PLAN TO CONSTRUCT 204 MULTI-FAMILY DWELLING UNITS AND CREATE ONE (1) NEW PUBLIC RIGHT-OF-WAY, ON 14.19 (+/-) ACRES, LOCATED SOUTH OF NASHVILLE PIKE (U.S. HIGHWAY 31E) AND WEST OF DOUGLAS BEND ROAD.

12. GMRPC RESOLUTION NO. 2016-57 **3-1697-16**
BAKERS CROSSING THE FORZA GROUP; PMDP AMENDMENT
ARNOLD CONSULTING ENGINEERING SERVICES

MAJOR/MINOR AMENDMENT
PUBLIC COMMENT IF MAJOR AMENDMENT

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR BAKERS CROSSING, THE FORZA GROUP, TO CONSTRUCT TWO (2) HOTELS AND CONFERENCE CENTER, GENERAL RETAIL, A RESTAURANT AND OFFICE BUILDINGS IN THREE (3) PHASES, ON AN 8.15 (+/-) ACRE PARCEL, LOCATED ON TULIP POPLAR DRIVE BETWEEN NASHVILLE PIKE AND NORTH BELVEDERE DRIVE.

13. GMRPC RESOLUTION NO. 2016-21 **3-1502-16**
TWICE DAILY; PMDP
PERRY ENGINEERING

PUBLIC COMMENT

OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWICE DAILY ON AN 18.90 (+/-) ACRE PARCEL, TO CREATE FIVE (5) COMMERCIAL LOTS, AN OPEN SPACE

TRACT AND TWO (2) PUBLIC RIGHTS-OF-WAY, LOCATED SOUTH OF THE INTERSECTION OF LONG HOLLOW PIKE (SR 174) AND VIETNAM VETERANS BOULEVARD(SR 386) .

14. GMRPC RESOLUTION NO. 2016-52 **8-1683-16**
MIRACLE FORD BODY SHOP; AMENDED PMDP/REVISED FMDP
BRUCE RAINEY & ASSOCIATES

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN/REVISED FINAL MASTER DEVELOPMENT PLAN FOR THE MIRACLE FORD DEALERSHIP TO AMEND THE LANDSCAPING PLAN FOR THE AUTOMOTIVE BODY SHOP, ON A PORTION OF A 10.95 (+/-) ACRE PARCEL, LOCATED AT 1394 NASHVILLE PIKE.

15. GMRPC RESOLUTION NO. 2015-154 **3-1291-15**
TEXT AMENDMENT – SIGN REGULATIONS, ELECTRONIC MESSAGES
CITY OF GALLATIN

PUBLIC COMMENT

CITY OF GALLATIN PLANNING DEPARTMENT REQUESTS CONSIDERATION OF AN AMENDMENT TO THE GALLATIN ZONING ORDINANCE, ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.07 SIGN REGULATIONS.

16. GMRPC RESOLUTION NO. 2016-48 **3-1749-16**
TEXT AMENDMENT – CONSTRUCTION SALES
CITY OF GALLATIN

PUBLIC COMMENT

CITY OF GALLATIN REQUESTS CONSIDERATION OF A RESOLUTION APPROVING AN ORDINANCE TO AMEND THE GALLATIN ZONING ORDINANCE, ARTICLE 8.00, PROVISIONS FOR COMMERCIAL DISTRICTS, SECTION 08.03, INTENT AND PURPOSE OF CG – COMMERCIAL GENERAL DISTRICT, TO ADD THE CONSTRUCTION SALES AND SERVICE USE AS A PERMITTED COMMERCIAL ACTIVITY WITH CONDITIONS.

17. OTHER BUSINESS

18. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL REGIONAL PLANNING COMMISSION
WORK SESSION MEETING

February 8, 2016

Present

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Johnny Wilson, Secretary
Mayor Paige Brown
Councilperson Julie Brackenbury
Dr. Rick Orgain
John Puryear

Staff

Bill McCord, Director of Planning
Robert Kalisz, Assistant Director of Planning
Kevin Chastine, Planner II
Denise Brown, Planner I
Nick Tuttle, City Engineer
Marianne Mudrak, Planning Assistant

Absent

None

Others Present

Applicants
Josh Cross, *The Gallatin Newspaper*

The Gallatin Municipal Regional Planning Commission met in a work session meeting on Monday, February 8, 2016 at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

1. A proposed amended Preliminary Master Development Plan and a Revised Final Master Development Plan for Welch College – Phase 1 to include a President's Residence on a 64.34 (+/-) acre parcel located east of Lower Station Camp Creek Road and north of Bison Trail. (8-1499-16)

Mr. Kevin Chastine, Planner II, said the Welch College Final Master Development Plan was approved by the Planning Commission last year and they are now requesting a revision to the Final Master Development Plan to build a residence for the College President. Staff's concern is that the home be built out of the floodplain. The applicant shall provide a flood elevation certificate.

Chair Dempsey asked Mr. Nick Tuttle, City Engineer, if there were any engineering concerns with the project. Mr. Tuttle said there were no engineering concerns with the project.

Mr. Jared Gray, with Civil Design Consultants LLC, represented the applicant.

Chair Dempsey asked if there is an architectural elevation available. Mr. Gray said the building is brick and fits with the overall feel of the campus. The building will be above the flood elevation.

Chair Dempsey asked if there would be an entertainment area or would this be strictly a residence. Mr. Gray said it is strictly a residence; however, parking is provided for visitors to the residence.

Vice Chair Ramsey asked if there is a proposed sidewalk connection. Mr. Gray said there would be a sidewalk connection.

2. A proposed amendment to the PMDP and approval of an FMDP for Waters Edge at Foxland Harbor, Phase 1, to construct seven (7) condominium buildings and 61 club parking spaces, on a 3.89 (+/-) acre parcel, located at 1445 Foxland Boulevard. (8-1498-16)

Mr. Robert Kalisz, Assistant Director of Planning, said the request is to amend the Preliminary Master Development Plan to build seven (7) buildings with a total of 90 units. Also, parking is proposed for the clubhouse. The building elevation has not changed. A Staff comment states the parking spaces under the garage must be widened.

Mark Kawczynski, with Manous Design, representing the applicant, said the project will be part of three business units, a golf business unit, condominium business unit and an amenity business unit in the future.

Chair Dempsey said if the first units do not sell, the design of the additional units would have to be compatible. Mr. Kawczynski said the footprint of the first section would remain the same.

Councilperson Brackenbury asked what would separate the condominium units from the town homes and villas next door. Mr. Kawczynski said there will be a vehicular gate at the entrance to the club from the condominiums. There will be pedestrian access to the pool as part of a continuous pedestrian network.

Mr. Puryear asked if the project falls under the stormwater regulations. Mr. Tuttle said yes. Mr. Puryear asked if the project would be consistent with stormwater regulations. Mr. Tuttle said the applicant has additional plans for stormwater runoff. Mr. Kawczynski said all the asphalt pavement in the parking lots will be pervious asphalt with reservoirs underneath to collect the stormwater and carry it off.

3. A proposed site plan for Gallatin Warehouse Storage Facility to build a 100,000 square foot warehouse storage facility on a 10.00 (+/-) acre parcel, located at 1424 Gateway Drive zoned IR. (8-1501-16)

Mr. Kalisz said the project is proposed on Lot 5 of the Gallatin Industrial Center. The applicant proposes to extend the road from the cul de sac and construct an entrance and the parking for employees on the left side of the property. The southern portion is where the tractor trailers access the 17 loading berths of the warehouse with 17 loading berths. No bufferyard is required for the site. There will be a stormwater quality retention area and the Industrial Center will have a regional detention area. Mr. Kalisz said Staff requests a nicer building and the applicant proposed tilt-up panels.

Chair Dempsey asked Mr. Tuttle if there were any engineering concerns with the project. Mr. Tuttle said the expectation is for the roadway to be extended. TDOT will probably move quickly to extend the roadway. The temporary road shown is just to get to the project.

4. A proposed amended PMDP for Twin Eagles, Phase 13, Section A, a major subdivision containing 15 lots on a 3.65 (+/-) acre parcel, located on Wildcat Run at Community Court. (3-1504-16)

Mr. Kalisz said when the project started the Section A was a part of Phases 5 and 6. The applicant proposes to remove the commercial use and build residential lots. Staff discussed the project and is concerned that removing existing trees may leave homes may cause some residences to have glaring lights shine on their property.

Vice Chair Ramsey asked Staff to reiterate their concern. Mr. Kalisz said he is concerned that removing the trees would expose the homes to vehicle headlights. Vice Chair Ramsey said he is concerned that future homeowners understand there is commercial development across the street from these lots. Mr. Kalisz said property to the west is owned by Mr. Randy Jones and the intention is to rezone it from Agricultural Residential (A) to the Mixed Use (MU).

Vice Chair Ramsey asked how large the track is. Mr. Andy Leath, with Rogers Engineering Group, representing the applicant, said the tract is nine (9) acres. Vice Chair Ramsey asked if residents would be upset if use commercial is going in across the street after they purchase their home. Mr. Leath said he thought they might be upset, but the applicant is not sure what is being built at this time.

Mr. Leath said he understands the Engineering Division will allow a dead end street. And, the buffer of existing trees could be left to eliminate the concern for light pollution.

Mr. Tuttle said the subdivision regulations only require a turnaround if the road length is over 300 feet. Shortening the road without a turnaround would be acceptable for this section.

5. A proposed Minor Subdivision Plat for Jennings Park, Phase 2, to create seven (7) residential lots, with four (4) separate shared access easements onto Hartsville Pike, on a parcel zoned R-15. (2-1505-16)

Mr. Kalisz said a final plat was approved previously by the Planning Commission. The developer bought an additional parcel and would like to combine the properties and divide the property in Phase 1 with the existing home and some property behind the home to allow for an access and future development. Phase 2 will create two (2) shared accesses with two lots for each access. This phase will require the Planning Commission review. The original 40 foot access easement will be confined to one (1) lot in the rear of the property.

Mr. Tuttle said this is an attempt to work within the subdivision regulations that requires a 50 foot access easement through another property if there is no frontage on the roadway. There is one lot that has frontage to the roadway and the other lot has an access easement to the roadway. The same situation occurs with the other lots. There are an additional three (3) properties that will use the same easement to Hartsville Pike. The result is four (4) separate driveways on Hartsville Pike in a short span. The City prefers not to have so many driveways but to combine driveways shared by the homes. A private roadway could be allowed. No standards exist in the subdivision regulations for a private roadway. The private roadway is preferred to the four (4) drives that would access eight (8) properties.

Chair Dempsey asked who would maintain a private road. Mr. Tuttle said the homeowners would maintain a private road. The road would have to be labeled as a private road.

Dr. Orgain asked if there could be shared drives leading to one road with access to Hartsville Pike. Mr. Tuttle said it would have to be a private road. Mr. Tuttle said he recommends a private road.

Mr. Brock Rust, with Living Well Properties, representing the applicant, said the goal was to do away with the need for public infrastructure except for a small section of sewer line which has been approved by the City and the State. There are currently three (3) driveway curb cuts to Hartsville Pike. A shared driveway makes sense and would be safe.

Vice Chair Ramsey asked if a paved driveway could be written into the restrictive covenants of the development. Mr. Rust said the driveways are now gravel.

Chair Dempsey asked how many homes use the existing gravel driveways. Mr. Rust said two (2) homes now exist and use the driveways.

Mr. Rust said he is agreeable to working with Staff on a shared driveway.

Chair Dempsey said there is potential for conflict over maintaining the shared gravel driveways. Mr. Rust said if each access has their own driveway the owner would be responsible for the driveway maintenance. The property owners that only have easements across the driveways would not be responsible for maintenance.

Chair Dempsey said this does not seem like a modern configuration of a development. He is uncomfortable with shared access, especially if the owner does not maintain the access and the property owner, with an easement, has no choice but to drive over a driveway that is not maintained.

Mr. Bill McCord, Director of Planning, said he is uncomfortable with a private road. Mr. Rust said he is following the instructions given in the pre-application meeting. He would be willing to create a private drive as recommended by Mr. Tuttle and pave the private road. He cannot afford to create a standard City street. Mr. McCord said with current zoning, the applicant could increase the lot yield with smaller lots.

Councilperson Brackenbury expressed concern about access for fire and emergency vehicles. Mr. Rust said they would drive down the driveway.

Vice Chair Ramsey said he understands what the applicant is up against and asked Staff to work with the applicant on the road. Mr. Tuttle said he would be willing to work with the applicant and the Fire Department will also have some requirements.

6. Discuss changes to the Gallatin Zoning Ordinance

This item was deferred to a special-called work session on Monday, February 29, 2016 to discuss pages 32 through 63 of the draft amendments. Mr. McCord added this will include a discussion establishing thresholds for reviewing site plans.

7. Other Business

Mr. McCord said the Winter Retreat for the Tennessee American Planning Association will be held at Montgomery Bell on February 25 and 26. The seminar on sign codes, pertaining to the Supreme Court Decision concerning content neutrality, would be a good class for Planning Commissioners to attend.

Mr. McCord reminded the Planning Commission of the joint Planning Commission and City Council meeting regarding electronic signs and billboards. He encouraged the members to read the Staff report and the attached article of how other communities have dealt with the issue.

(Pertaining to item #5) Mr. Rust said the project was submitted as three (3) phases and Mr. Tuttle suggested the project be submitted as one (1) phase. However, this may require a major subdivision plat causing more time to obtain approval. This body has the authority to call this a final plat. Mr. McCord said he does not see the hardship that would cause this consideration.

Chair Dempsey said he would prefer not to have this project submitted in phases. He is not ready to make a commitment. Vice Chair Ramsey said this has been done in the past but it is not recommended by the professionals. He suggested working with Staff, both Engineering Division and Planning Department.

8. Adjourn

There being no further business to discuss, Chair Dempsey adjourned the meeting at 6:22 p.m.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Gallatin Municipal-Regional Planning Commission Work Session Agenda

Monday, February 8, 2016

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

Gallatin City Hall, 132 West Main Street

1. Discuss proposed amended PMDP and revised FMDP for Welch College, Phase 1, in order to build a presidential residence on property containing 44.61 (+/-) acres located at Bison Trail and Big Station Camp Boulevard. (8-1499-16)

2. Discuss proposed amended PMDP and FMDP for Waters Edge at Foxland Harbor, Phase 1, in order to build two 25 condominium units in two (2) buildings and 61 club parking spaces, on property located at Club View Drive containing 4.14 (+/-) acres. (8-1498-16)

3. Discuss proposed site plan for Gallatin Warehouse Storage Facility in order to build a 100,00 square foot warehouse storage facility on a 10.00 (+/-) acre parcel, located at 1424 Gateway Drive on property zoned IR. (8-1501-16)

4. Discuss proposed amended PMDP for Twin Eagles, Phase 13, Section A, a major subdivision containing 15 lots on 3.65 (+/-) acres on property located on Wildcat Run at Community Court. (3-1504-16)

5. Discuss Minor Subdivision Plat for Jennings Park, Phase 2, in order to create four (4) residential lots, on property zoned R-15. (2-1505-16)

6. Discuss changes to the Gallatin Zoning Ordinance.

7. Other Business

8. Adjourn

EXHIBIT A

ITEM 1

GMRPC Resolution No. 2016-43

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: LENOX PLACE, PHASE 2 (SUBDIVISION); PC FILE #1-80-05C/1-12-05C/PC2322-10 – ELK ACRES, SECTION 2 (TUP); FILE #1-21-07C – FOXLAND, PHASE 8 (SUBDIVISION); FILE 1-366-15C AND A SIX (6) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: FOXLAND PHASE 7, SECTION 1 (SUBDIVISION); FILE #1-31-12C/PC0029-12 AND A THREE (3) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: FAIRWAY FARMS, PHASE 2, SECTION 2 (UTILITIES); File #2-447-15S – FOXLAND, PHASE 9, SECTION 3 (SUBDIVISION); FILE #1-45-14/PC0234-14 – ST. BLAISE RETREAT, SECTION 1 (SUBDIVISION); FILE #1-60-08C/1-21-08C – ST. BLAISE RETREAT, SECTION 1 & 2 (SITE); FILE #8-67-12/PC9977-12 – CUMBERLAND PLACE NORTH, PHASE 1, SECTION 4 (SUBDIVISION); FILE #1-52-07C/1-32-07C.

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance sureties for: Lenox Place, Phase 2 (Sudivision); PC File #1-80-05C/1-12-05C/PC2322-10 – Elk Acres, Section 2 (TUP); File #1-21-07C – Foxland, Phase 8 (Subdivision); File #1-366-15C and a six (6) month Renewal and Extension of the performance sureties for : Foxland, Phase 7, Section 1 (Subdivision); File #1-31-12C/PC0029-12 and a three (3) month renewal and extension of the performance sureties for: Fairway Farms, Phase 2, Section 2 (Utilities); File #2-447-15S- Foxland, Phase 9, Section 3 (Subdivision); File #1-45-14/PC0234-14 – St. Blaise Retreat, Section 1 (Subdivision); File #1-60-08C/1-21-08C – St. Blaise Retreat, Section 1 & 2 (Site); File #8-67-12/PC9977-12 – Cumberland Place North, Phase 1, Section 4 (Subdivision); File #1-52-07C/1-32-07C.

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

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

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

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

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

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension for each of the performance sureties for the following projects with the following conditions:

- Lenox Place, Phase 2 (Subdivision); File #1-80-05C/1-12-05C/PC2322-10, one (1) year renewal and extension for $200,000 to construct sidewalk on Devon Chase Hill public roadway segment and signal. The subdivision shall be completed by April 25, 2017.

- Elk Acres, Section 2 (TUP); File #1-21-07C, one (1) year renewal and extension for $6,000. The subdivision shall be completed by April 25, 2017.

- Foxland, Phase 8 (Subdivision); File #1-366-15C, one (1) year renewal and extension for $153,000. The subdivision shall be completed by April 25, 2017.

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

2. An extension may be permitted for the performance surety. All improvements must be completed and accepted by April 25, 2017.

3. Upon completion of all required improvements, the developer shall obtain final subdivision inspection approval from the Planning Department and Engineering Division and submit a request for Acceptance of Dedication for any public infrastructure within a subdivision to the City Engineering Division and provide a maintenance surety in a form and substance acceptable to the City Attorney and City Engineer.

Section 3. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a six (6) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

- Foxland, Phase 7, Section 1 (Subdivision); File #1-31-12C/PC0029-12, six (6) month renewal and extension for $64,000. The subdivision shall be completed by October 25, 2016.

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

2. No extension will be permitted for the performance surety. All improvements must be completed by October 68, 2016.

3. Upon completion of all required improvements, the developer shall obtain final site inspection approval from the Planning Department and provide a maintenance surety in a form and substance acceptable to the City Attorney and City Engineer.

Section 4. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a three (3) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

- Fairway Farms, Phase 2, Section 2 (Utilities; File #2-447-15S, three (3) month renewal and extension for $15,000. The utility improvements within the subdivision shall be completed and inspected by July 25, 2016.

- Foxland, Phase 9, Section 3 (Subdivision); File #1-45-14/PC0234-14, three (3) month renewal and extension for $32,000. The subdivision shall be completed and accepted by July 25, 2016.

- St. Blaise Retreat, Section 1 (Subdivision); File #1-60-08C/1-21-08C, three (3) month renewal and extension for $162,000. The subdivision shall be completed and accepted by July 25, 2016.

- St. Blaise Retreat Sections 1 & 2 (Site); File #8-67-12/PC9977-12, three (3) month renewal and extension for $31,000. The site improvements within the subdivision shall be completed and pass final inspection by July 25, 2016.

- Cumberland Place North, Phase 1, Section 4 (Subdivision); File #1-52-07C/1-32-07C, three (3) month renewal and extension for $26,000. The subdivision shall be completed and accepted by July 25, 2016.

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

2. No extension will be permitted for the performance surety. All improvements must be completed by the date described above.

3. Upon completion of all required improvements, the developer shall submit a request for Acceptance of Dedication for any public infrastructure, within a subdivision, to the City Engineering Division by May 25, 2016 and provide a maintenance surety in form and substance acceptable to the City Attorney and City Engineer.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

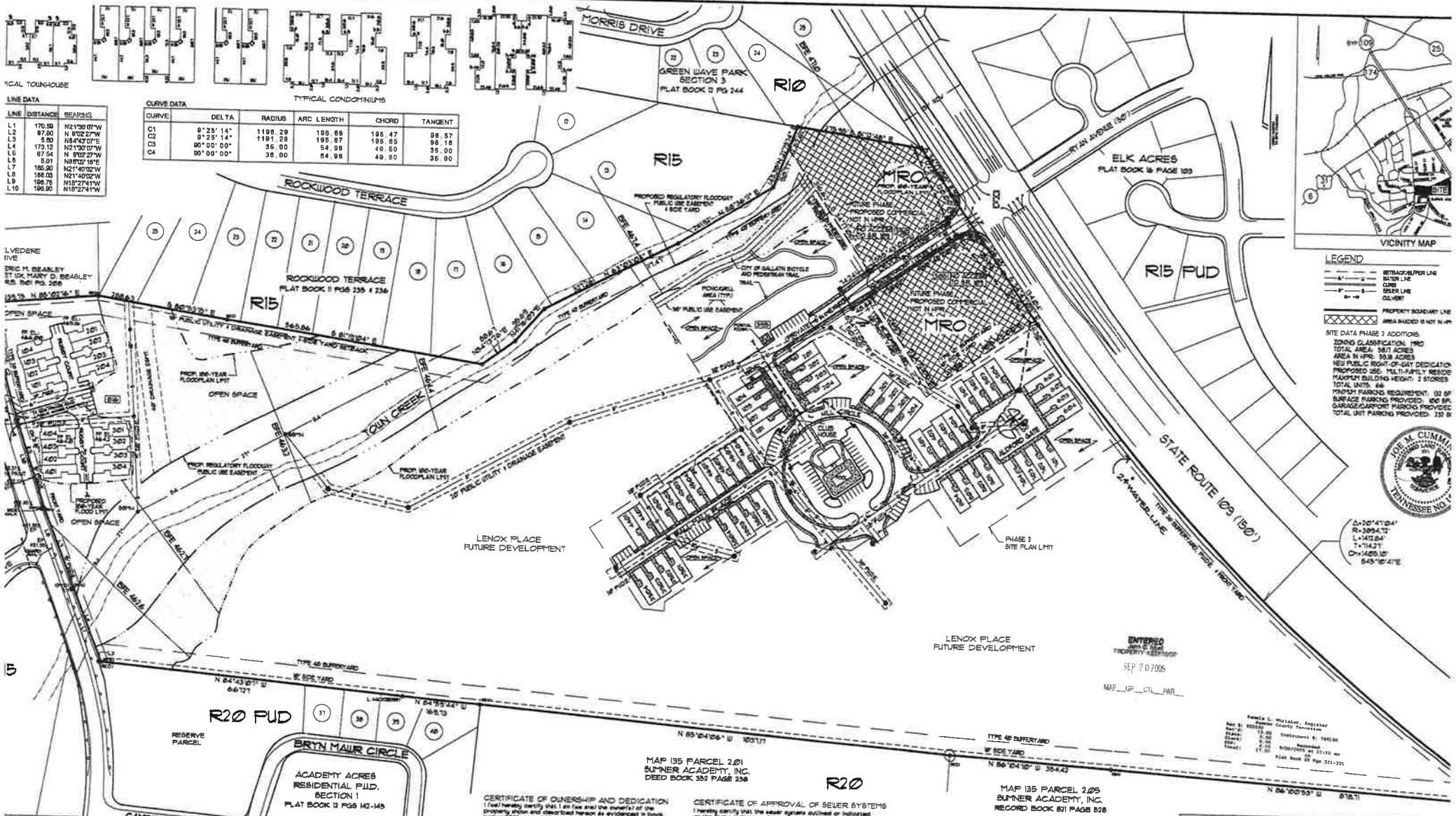
DATED: 4/25/16

_____
Dick Dempsey Chairman

_____
Johnny Wilson Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney



LINE DATA		
LINE	DISTANCE	BEARING
L1	170.59	N21°30'07"W
L2	87.60	N 8°02'27"W
L3	5.60	N84°43'07"E
L4	173.12	N21°30'07"W
L5	67.54	N 8°02'27"W
L6	5.01	N88°02'16"E
L7	185.90	N21°40'02"W
L8	186.03	N21°40'02"W
L9	198.75	N18°27'41"W
L10	198.80	N18°27'41"W

CURVE DATA					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	9°25' 14"	1195.29	196.69	196.47	98.57
C2	9°25' 14"	1191.28	195.87	195.65	98.16
C3	90°00' 00"	36.00	54.98	49.50	35.00
C4	90°00' 00"	36.00	54.98	49.50	35.00

NOTES:
1. BEARINGS ARE CORRELATED TO GRID NORTH (TENNESSEE STATE PLANE; NAD 83).
2. A PORTION OF SUBJECT PROPERTY LIES IN FEMA/FIRM "SPECIAL FLOOD HAZARD AREA AE" PER MAP NUMBER 47165C0437D DATED NOVEMBER 21, 2002. PROPOSED REGULATORY FLOODWAY, FLOODPLAIN LIMITS AND BASE FLOOD ELEVATIONS (BFEs) ARE BASED ON NEW DATA PROVIDED BY AUBREY L. FLY & ASSOCIATES.
3. ALL DISTANCES ARE IN U.S. FEET.
4. CONCRETE MONUMENTS SHOWN THUS: (●) 1R(O) DEPICTS IRON ROD (OLD) 1R(N) DEPICTS IRON ROD (NEW)
5. GEOTECHNICAL EVALUATIONS OF ANY DEPRESSIONS SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS IN THE AFFECTED AREAS.
6. THE OWNER/DEVELOPER SHALL HAVE THE FINANCIAL RESPONSIBILITY FOR THE DEVELOPMENT OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
7. THE PURPOSE OF THIS PLAT IS TO MEET THE CITY OF GALLATIN/ TCA REQUIREMENTS TO CREATE A HORIZONTAL PROPERTY REGIME.
8. DEVELOPMENT PERMITS AND ELEVATION CERTIFICATES WILL BE REQUIRED.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I (or we are) the owner(s) of the property shown and described hereon as evidenced in book number 2056 page 269, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.
Date 9-6-05 Owner: [signature]
Title: President

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these regulations. That the survey shown hereon meets the requirements of a "Category III" survey and the ratio of precision of the unadjusted survey is at least 1:10000 as set forth in the Standards of Practice for Land Surveyors in Tennessee.
Date 8/19/05 By: [signature] Joe M. Cummings, TN RLS NO. 903

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled: LENOX PLACE PHASE 2 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.
Date 9-15-05 By: [signature] Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled: LENOX PLACE PHASE 2 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.
Date 9-15-05 By: [signature] Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OR BONDING OF ROADS
I hereby certify (1) that all designated roads on the final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance bond has been posted with the Planning Commission to ensure completion of all required improvements in case of default.
Date 9-16-05 By: [signature] City Engineer

CERTIFICATE OF COMMON AREAS DEDICATION
GOODALL, INC., BUILDERS in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in LENOX PLACE PHASE 2 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 LENOX PLACE PHASE 2, as more fully provided in the Master Deed establishing the Horizontal Property Regime, Covenants, Conditions and Restrictions recorded in Record Book 284 Page 244-371. Said Deed is hereby incorporated and made part of this plat.
Date 9-6-05 By: [signature] Bob Goodall - President

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county Register.
Date 9/20/05 By: [signature] Metro Planning Commission - Attny
Date 9/17/05 By: [signature] Chairman's Initials

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LENOX PLACE PHASE 1 RECORDED IN PLAT BOOK 22 PAGE 187 IN THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE

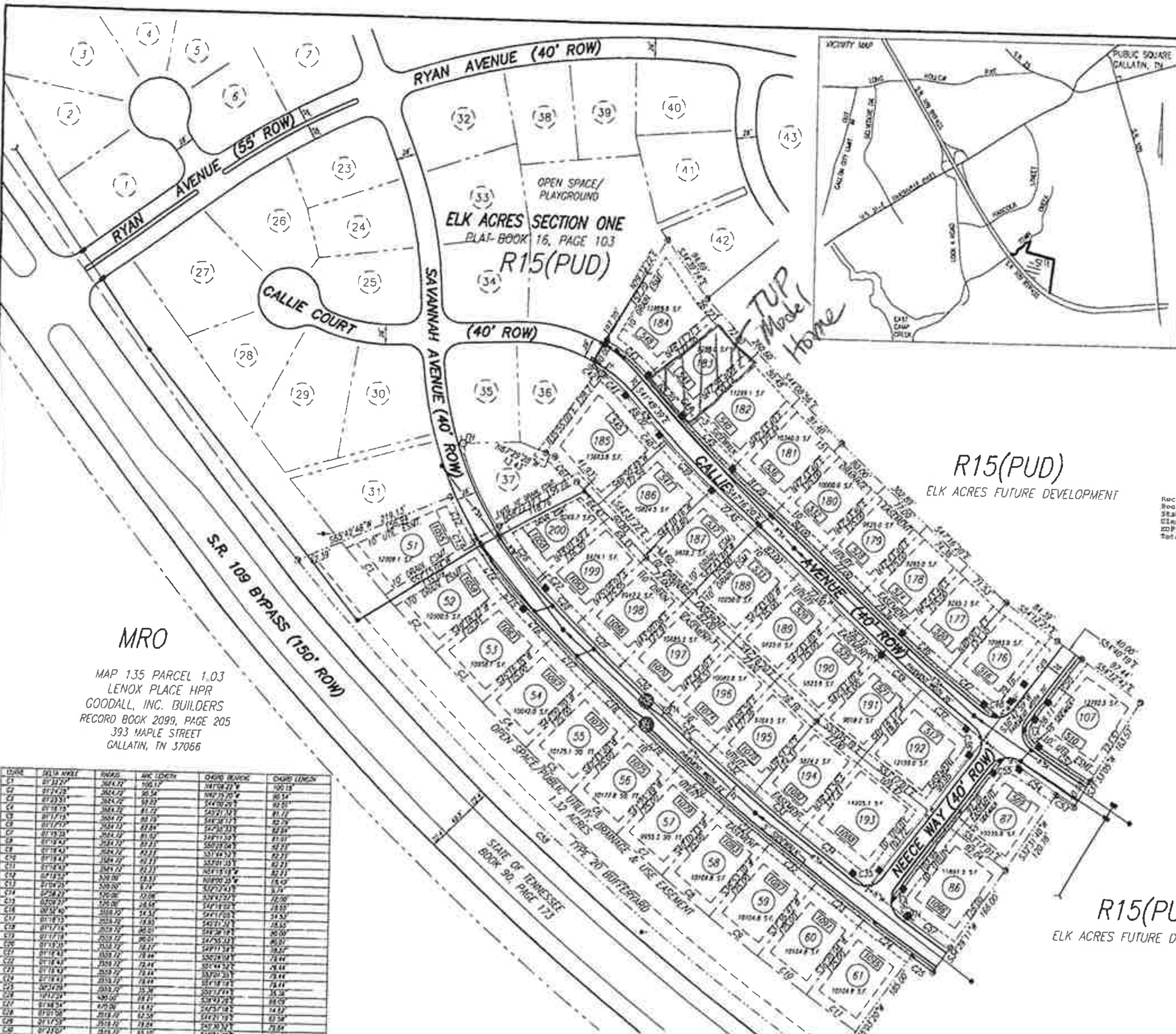
LENOX PLACE PHASE 2, FINAL P

A HORIZONTAL PROPERTY REGIME (HPR)
CITY OF GALLATIN, TN
SUMNER COUNTY MAP 135 PARCEL 1.03
CONTAINING 58.17 ACRES OVERALL
EXISTING ZONING: MRO
ADDRESSES: 816 LOCK 4 ROAD, GALLATIN, TN
393 DEVON CHASE HILL, GALLAT

GOODALL, INC., BUILDERS - DEVELOPER
393 MAPLE STREET, GALLATIN, TN 37066
SCALE: 1" = 100' DATE: 17 AUG 2005

0 50 100 200 300

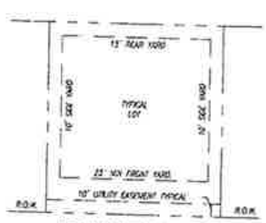
7-171-16



MRO

MAP 135 PARCEL 1.03
LENOX PLACE HPR
GOODALL, INC. BUILDERS
RECORD BOOK 2099, PAGE 205
393 MAPLE STREET
GALLATIN, TN 37066

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°33'27"	3684.72'	100.17'	[illegible]	100.13'
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C38	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C39	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C41	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C42	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C43	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C44	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C46	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C47	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C48	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C49	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C51	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C52	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C53	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C54	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C55	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C56	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C57	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C58	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



TYPICAL LOT YARD DISTANCES
1. ALL SIDE YARDS ARE 20' ON CORNER LOTS AT SIDE STREET.
2. 10' UTILITY EASEMENT TYP ON ALL SIDE YARDS ADJACENT TO ROADWAYS

LEGEND

IRON ROD
MONUMENT
SECTION BOUNDARY
YARD LINE
EASEMENT
CURB
5' CONCRETE SIDEWALK
WATER LINE/FIRE HYDRANT
SANITARY SEWER/MANHOLE
STORM SEWER/STRUCTURES

SECTION 2 SITE DATA TABLE
OWNER: GOODALL INC., BUILDERS
DBA: GOODALL HOMES & COMMUNITIES
RECORD BOOK 2377, PAGES 75-83
LOTS: 39 NEW SINGLE RESIDENTIAL LOTS
ZONING: R15(PUD)
AREA: 12.67 ACRES
MAP 135 PARCELS 1.04 & 2.04
ADDRESS: S.R. 109 @ RYAN AVENUE
YARD REQUIREMENTS:
FRONT: 25'
SIDE: 10'
REAR: 15'
TOTAL ROW AREA: 1.91 ACRE
TOTAL OPEN SPACE: 1.32 ACRES
TO BE OWNED AND MAINTAINED BY THE ELK ACRES HOMEOWNER'S ASSOCIATION
MAX. FLOOR AREA: 39 x 2000 = 1.79 ACRES
BUILDING HEIGHT: 1 & 2 STORY
EXISTING & PROPOSED USE: SINGLE FAMILY RESIDENTIAL
OVERALL DENSITY: 3.1 UNITS/ACRE
GROUND COVERAGE: GRASS

NOTES:
1. BEARINGS ARE CORRELATED TO PLAT NORTH ELK ACRES SECTION ONE IN PLAT BOOK 16, PAGE 103 #0567
2. SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM "SPECIAL FLOOD HAZARD AREA" PER MAP NUMBER 47165C0437F DATED SEPTEMBER 29, 2006.
3. ALL DISTANCES ARE IN U.S. FEET
4. CONCRETE MONUMENTS SHOWN THUS: (■). IR(O) DEPICTS IRON ROD (OLD) IP(N) DEPICTS IRON ROD (NEW)
5. GEOTECHNICAL EVALUATIONS OF ANY DEPRESSIONS SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS IN THE AFFECTED AREAS.
6. THE OWNER/DEVELOPER SHALL HAVE THE FINANCIAL RESPONSIBILITY FOR THE DEVELOPMENT OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
7. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 1102.

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 679258
Rec'd: 15.00 Instrument #: 951044
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 8/3/2007 at 10:49 AM
Total: 17.00 in
Plat Book 25 Pgs 120-120

ENTERED
John C. Isbell
PROPERTY ASSESSOR
AUG 0 _ 200_
MAP__GP__CT__PAR__

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 2377, page 57, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date: 7-27-07 Owner: [signature]
Title: President Goodall Homes and Communities

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications of these regulations; that the survey shown hereon meets the requirements of a "Category II" survey and the ratio of precision of the unadjusted survey is at least 1:7500 as set forth in the Standards of Practice for Land Surveyors in Tennessee.

Date: 7/26/07 By: [signature]

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

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

Date: 8-2-07 By: [signature]
City Engineer

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled: ELK ACRES SECTION 2 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.

Date: 7-27-07 By: [signature]
Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled: ELK ACRES SECTION 2 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.

Date: 7-27-07 By: [signature]
Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE OF COMMON AREAS DEDICATION

GOODALL INC, BUILDERS in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in ELK ACRES PLANNED UNIT DEVELOPMENT 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 ELK ACRES PLANNED UNIT DEVELOPMENT as more fully provided in Article II Declaration of Covenants, Conditions and Restrictions, applicable to ELK ACRES PLANNED UNIT DEVELOPMENT), dated ________ and recorded in Record Book ____ Page ____. Said Article II is hereby incorporated and made part of this plat.

Date: 7-27-07 By: [signature] President
Goodall Homes and Communities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county register.

Date: 8-2-07 By: [signature]
Sec'y, Planning Commission

Date: 8-2-7 By: DP
Chairman's Initials

ELK ACRES

SECTION 2

FINAL PLAT, R15(PUD)

THIRD CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
GOODALL INC., BUILDERS
DBA: GOODALL HOMES & COMMUNITIES
OWNER/DEVELOPER
393 MAPLE STREET
GALLATIN, TN 37066
SOURCE OF TITLE: RECORD BOOK 2377, PAGE 57
SCALE: 1" = 100' DATE: JULY 26, 2007

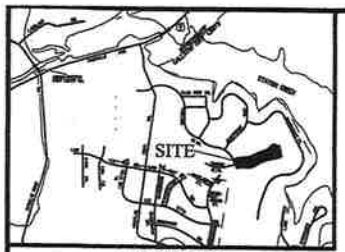
0 50 100 200 300 400 500

JOE M. CUMMINGS REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1513 7/26/07

THE CUMMINGS GROUP, INC.
5574 POWELL SULLIVAN ROAD
FRANKLIN, TN 37064
(615) 595-0300
JOB NO. 05-040

The Surety is for the Model Home in the subdivision on Lot

7-171-16



VICINITY MAP
(N.T.S.)

TYPICAL LOT
N.T.S.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 34 ONE FAMILY DETACHED DWELLING LOTS AND DEDICATE RIGHT-OF-WAY.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARING SHOWN BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
4. PROPERTY IS ZONED MRO.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0409G, REVISED APRIL 17, 2012, ZONE "X".
6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES AND PERTINENT UTILITY MAPS AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTIONPRIOR TO ANY DIGGING.
7. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
8. EXISTING PROPERTY USE IS VACANT LAND. PROPOSED USE IS DWELLING: ONE FAMILY DETACHED.
9. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. ALL OPEN SPACE IS IN A P.U.D.E.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C1	19° 47' 31"	300.00'	52.67	103.59'	S 82° 07' 42" W	103.07'
C2	18° 00' 24"	300.00'	47.34	94.27'	N 80° 34' 33" E	93.86'
C3	18° 00' 24"	2000.00'	316.00'	628.62'	N 80° 34' 33" E	625.78'
C4	10° 02' 49"	2000.00'	175.79'	350.74'	N 69° 37' 09" E	350.31'
C5	23° 28' 52"	60.00'	12.04'	24.57'	N 80° 01' 45" E	24.39'
C6	11° 38' 05"	1000.00'	100.10'	199.37'	N 51° 07' 18" E	199.07'
C7	19° 38' 19"	60.00'	10.39'	20.56'	N 62° 19' 08" E	20.46'
C8	130° 42' 30"	60.00'	141.11'	152.88'	N 89° 18' 38" E	120.97'
C9	10° 23' 18"	75.00'	54.69'	94.76'	S 23° 57' 02" W	88.54'
C10	30° 07' 39"	75.00'	24.12'	40.79'	S 70° 07' 23" W	40.31'
C11	19° 14' 28"	300.00'	50.79'	100.77'	S 72° 24' 49" W	100.32'
C12	20° 02' 26"	1000.00'	176.17'	349.67'	S 79° 37' 55" W	347.80'
C13	19° 52' 34"	475.00'	75.20'	149.00'	S 82° 24' 35" W	148.24'
C14	17° 42' 11"	35.00'	5.54'	11.11'	N 60° 26' 09" E	11.11'
C15	102° 27' 32"	11.00'	15.72'	19.31'	N 26° 10' 16" W	16.88'
C16	92° 38' 37"	960.00'	75.99'	158.10'	N 89° 14' 36" E	158.01'
C17	107° 32' 00"	10.00'	13.73'	18.93'	S 89° 38' 36" E	16.17'
C18	27° 28' 18"	35.00'	8.44'	16.77'	S 86° 29' 09" W	16.61'
C19	30° 51' 32"	60.00'	16.72'	31.00'	S 79° 07' 52" W	30.62'
C20	02° 48' 51"	2040.00'	50.11'	100.20'	S 79° 13' 44" W	100.19'

LINE TABLE

L1	N 71° 33' 22" E	72.31'
L2	N 71° 33' 22" E	72.31'
L3	S 12° 42' 38" E	10.71'
L4	S 12° 42' 38" E	37.03'

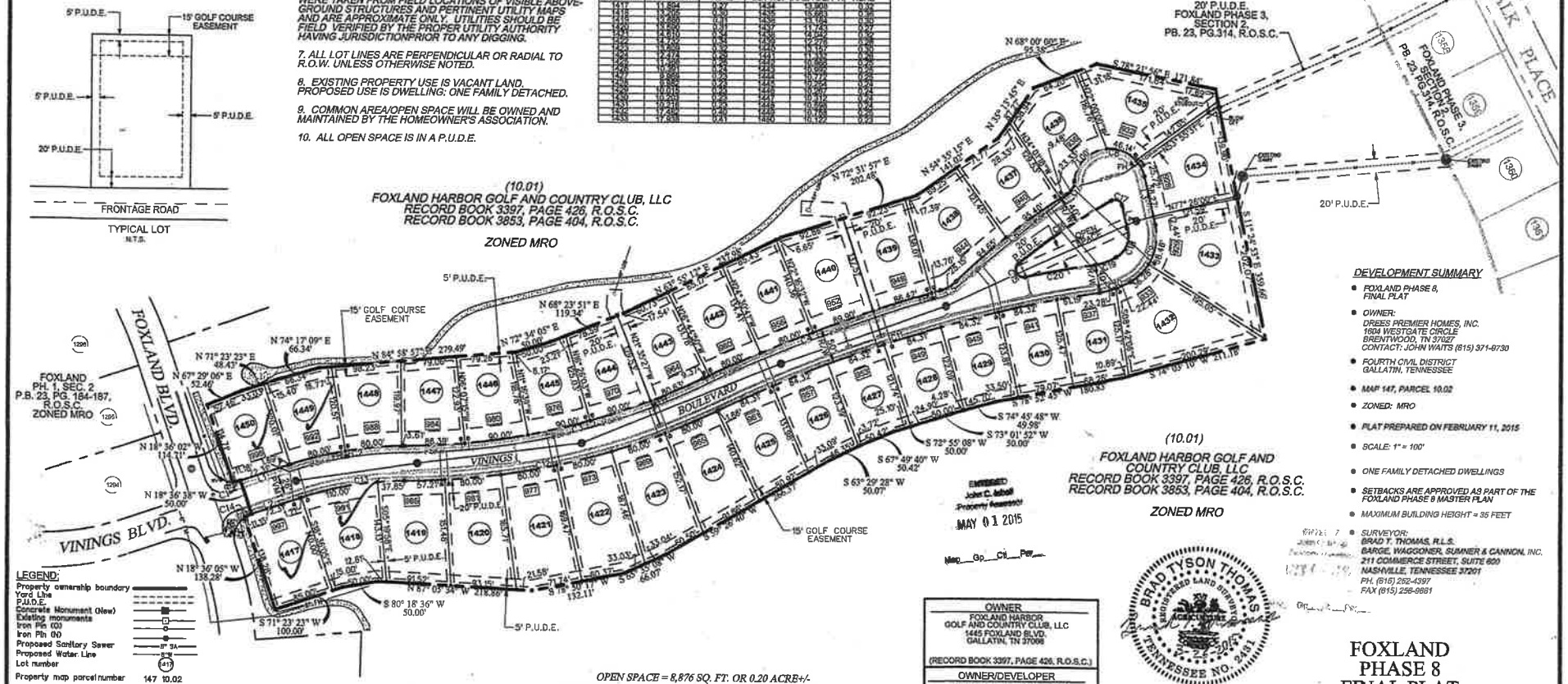
LOT AREA TABLE

LOT NO.	AREA SQ. FT.	ACRE	LOT NO.	AREA SQ. FT.	ACRE
1417	11,884	0.27	1434	13,908	0.32
1418	12,000	0.28	1435	13,193	0.30
1419	12,000	0.28	1436	13,193	0.30
1420	12,000	0.28	1437	13,193	0.30
1421	12,000	0.28	1438	13,193	0.30
1422	12,000	0.28	1439	12,275	0.28
1423	12,000	0.28	1440	12,275	0.28
1424	12,000	0.28	1441	11,131	0.26
1425	12,000	0.28	1442	11,131	0.26
1426	12,000	0.28	1443	11,000	0.25
1427	12,000	0.28	1444	10,722	0.25
1428	12,000	0.28	1445	10,722	0.25
1429	12,000	0.28	1446	10,722	0.25
1430	12,000	0.28	1447	10,722	0.25
1431	12,000	0.28	1448	10,722	0.25
1432	17,436	0.40	1449	10,722	0.25
1433	17,436	0.40	1450	10,722	0.25

Pamela L. Whitaker, Register
Sumner County Tennessee
Instrument #: 1116787
Recorded
8/1/2013 at 2:08 PM
in Plat Book
28
Pgs 367-367

Rec #:	855181
Rec'd:	15.00
State:	0.00
Clerk:	0.00
Other:	2.00
Total:	17.00

SCALE: 1" = 100'



LEGEND:
- Property ownership boundary
- Yard Line
- P.U.D.E.
- Concrete Monument (New)
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Proposed Sanitary Sewer — 8" SA
- Proposed Water Line — 8"W
- Lot number — 417
- Property map parcel number — 147 10.02
- Street Address — 887
- Fire Hydrant — FH

OPEN SPACE = 8,876 SQ. FT. OR 0.20 ACRE+/-
R.O.W. DEDICATION = 81,702 SQ. FT. OR 1.88 ACRES+/-
TOTAL LOT AREA = 415,888 SQ. FT. OR 9.55 ACRES+/-
TOTAL AREA = 506,466 SQ. FT. OR 11.63 ACRES+/-

EMBOSSED
John C. Abbott
Property Assessor
MAY 01 2015
Map___Gp___Ch___Par___

OWNER
FOXLAND HARBOR
GOLF AND COUNTRY CLUB, LLC
1445 FOXLAND BLVD.
GALLATIN, TN 37066
(RECORD BOOK 3397, PAGE 426, R.O.S.C.)

OWNER/DEVELOPER
DREES PREMIER HOMES, INC.
1604 WESTGATE CIRCLE
BRENTWOOD, TN 37027
CONTACT: JOHN WAITS (615) 371-9730
(RECORD BOOK 4055, PAGE 291, R.O.S.C.)

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
2-26-2015

DEVELOPMENT SUMMARY

- FOXLAND PHASE 8, FINAL PLAT
- OWNER: DREES PREMIER HOMES, INC. 1604 WESTGATE CIRCLE BRENTWOOD, TN 37027 CONTACT: JOHN WAITS (615) 371-9730
- FOURTH CIVIL DISTRICT GALLATIN, TENNESSEE
- MAP 147, PARCEL 10.02
- ZONED: MRO
- PLAT PREPARED ON FEBRUARY 11, 2015
- SCALE: 1" = 100'
- ONE FAMILY DETACHED DWELLINGS
- SETBACKS ARE APPROVED AS PART OF THE FOXLAND PHASE 8 MASTER PLAN
- MAXIMUM BUILDING HEIGHT = 35 FEET
- SURVEYOR: BRAD T. THOMAS, R.L.S. BARGE, WAGGONER, SUMNER & CANNON, INC. 211 COMMERCE STREET, SUITE 600 NASHVILLE, TENNESSEE 37201 PH. (615) 252-4397 FAX (615) 256-8661

FOXLAND PHASE 8 FINAL PLAT

FOURTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 147, PARCEL 10.02
FOXLAND BOULEVARD @
VININGS BOULEVARD
ZONED MRO

DATE: MARCH 6, 2015 SHEET 1 OF 1

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 8, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

4/6/15 — DATE
SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 4055, PAGE 291, RECORD BOOK 3397, PAGE 426, AND RECORD BOOK 3853, PAGE 404, R.O.S.C. 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, ALLEYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

March 26, 2015 — DATE
OWNER - DREES PREMIER HOMES, INC.
Land Manager
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

March 30, 2015 — DATE
OWNER - FOXLAND HARBOR GOLF AND COUNTRY CLUB, LLC
President
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 8,FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

4/6/15 — DATE
SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF COMMON AREAS DEDICATION

DREES PREMIER HOMES, INC IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS OF FOXLAND, PHASE 8 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 STRATFORD PARK AS MORE FULLY PROVIDED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOXLAND PHASE 8, DATED MAY 23, 2014 OF RECORD IN RECORD BOOK 3946, PAGES 650-657, R.O.S.C.

4-23-15 — DATE
DREES PREMIER HOMES

CERTIFICATE OF APPROVAL FOR RECORDING

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

4-30-15 — DATE
4-30-15 — DATE
SECRETARY, PLANNING COMMISSION
D.D
CHAIRMAN'S INITIALS, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

BARGE WAGGONER SUMNER & CANNON, INC.
March 26, 2015 — DATE
Brad T. Thomas — REGISTERED LAND SURVEYOR NUMBER 2431

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

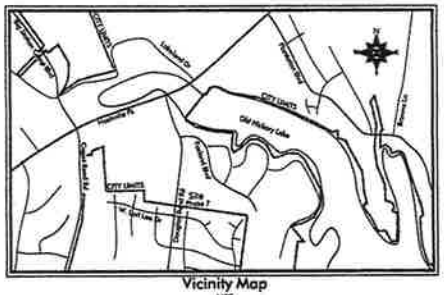
PROJECT NO. 3200337 | FILE:3200337_PHB_PLAT | DWG BY: RWF

Updated 4/15/16

7-171-16

A Final Plat
for
Foxland, Phase 7
Section 1

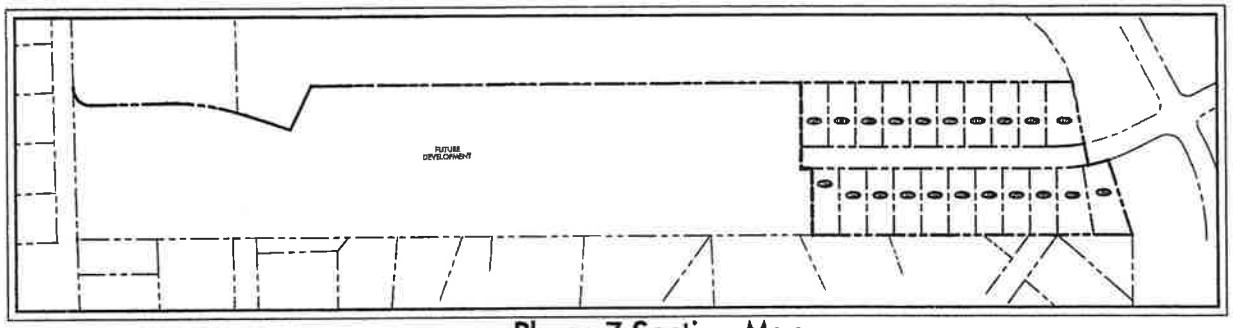
Being Portion of Parcel 10.04 on Tax Map 147
Gallatin, Sumner County, Tennessee
Vinings Boulevard



Vicinity Map
NTS

TOTAL AREA = 5.391 ACRES
= 234,847.185 S.F.

200 0 200 400 600
Scale 1" = 200'



Phase 7 Section Map
Scale: 1"=200'

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 797815 Instrument #: 1035361
Rec d: 30.00 Recorded
State: 0.00 12/26/2012 at 11:25 AM
Clerk: 0.00 in Plat Book
Other: 2.00 27
Total: 32.00 Pgs 253-254

ENTERED
John C. Isbell
Property Assessor
DEC 26 2012
Map__Gp__Ch__Par__

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE PROPERTY INTO 21 LOTS AND DEDICATION OF R.O.W.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 0820-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
3. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 147.
4. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
5. THE PROPERTY SHOWN HEREON CONTAINS 234,847.185 SQUARE FEET OR 5.391 ACRES OF LAND MORE OR LESS.
6. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165C0409G DATED APRIL 17, 2012. ZONE "X"
7. PROPERTY CORNERS SHOWN THUS —●— ARE MARKED BY IRON RODS.
8. BEARINGS SHOWN ON THE SURVEY ARE ~~MAGNETIC, REGISTERED~~ TO STATE PLANE COORDINATES. 1983, TN.
9. PROPERTY OWNER
   GREEN TRAILS, LLC
   2925 BERRY HILL DRIVE
   NASHVILLE, TN 37204
10. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED MRO.
11. ALL AREAS DESIGNATED AS OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
12. EXISTING USE: VACANT
    PROPOSED USE: ONE-FAMILY DETACHED DWELLING
13. NUMBERS SHOWN THUS XXXX ARE PROPERTY ADDRESSES.

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

12/21/12
City Engineer of County Road Superintendent — Date

CERTIFICATE OF COMMON AREAS DEDICATION

Green Trails, LLC in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 7, Section 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 7, Section 1 as more fully provided in Article Declaration of Covenants and Restrictions, applicable to Foxland Phase 7, Section 1, dated May 12, 2006, (Record Book 2501, Pages 303-365) and recorded with this plat. Said Article____ is hereby incorporated and and made part of this plat.

12-6-12
Owner: Rick Deckbar, Chief Manager, Green Trails, LLC — Date

Property Location/Address:
Located East of Douglas Bend Rd
Approx. 500 ft North of Lori Lee Dr
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

ERNEST MEDLIN REGISTERED LAND SURVEYOR NO. 283 STATE OF TENNESSEE

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3580, Page 398, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

11-6-12
Owner: Rick Deckbar, Chief Manager, Green Trails, LLC — Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.

Dec. 6, 2012
Date
Ernest Medlin
Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

12/7/2012
Water System Date — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

12/7/2012
Sewer System Date — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except 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 County Registrar.

12-18-12
Date — Secretary, Planning Commission

12-14-12
Date — Chairman's Initials

Dale & Associates
Consulting Civil Engineers
Land Planners & Zoning
Landscape Architecture
Surveying
116 Meadow Place
Nashville, Tennessee 37204
(615) 297-3224

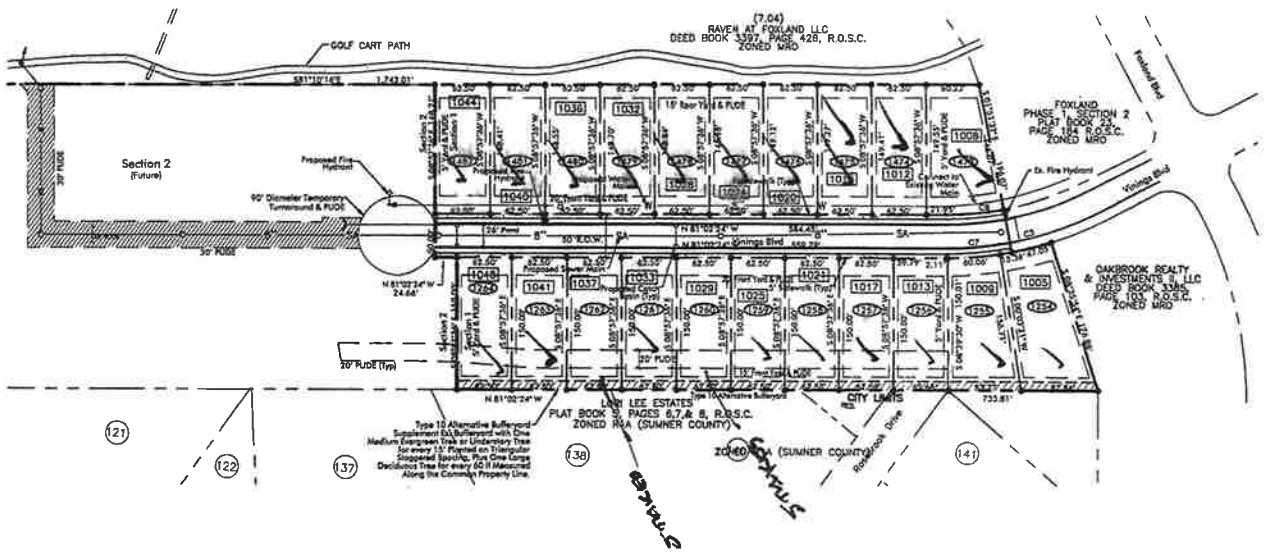
PROJECT FOXL
SHEET NUMBER
1
1 of 2

7-171-16

updated 4/15/16

Scale 1" = 100'

TOTAL AREA = 5.391 ACRES
= 234,847.185 S.F.



Pamela L. Whitaker Register
Sumner County Tennessee
Rec #: 797818 Instrument #: 1035361
Rec d: 30.00 Recorded
State: 0.00 12/26/2012 at 11:25 AM
Clerk: 0.00 in Plat Book 27
Other: 2.00
Total: 32.00 Pgs 253-254

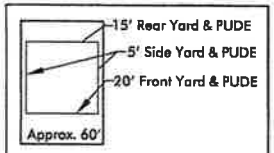
LOT TABLE

NAME	SQUARE FEET	ACRES
1254	12077.823	0.277
1255	10888.608	0.250
1256	9343.444	0.214
1257	9375.000	0.215
1258	9375.000	0.215
1259	9375.000	0.215
1260	9375.000	0.215
1261	9375.000	0.215
1262	9375.000	0.215
1263	9375.000	0.215
1264	9375.000	0.215
1473	11012.785	0.253
1474	9342.591	0.214
1475	9333.658	0.214
1476	9324.724	0.214
1477	9315.791	0.214
1478	9306.858	0.214
1479	9297.924	0.213
1480	9288.991	0.213
1481	9280.057	0.213
1482	9271.124	0.213

CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C3	06°44'22"	400.00	23.55	47.05	S 84°46'17" W	47.02
C7	10°49'06"	400.00	37.88	75.53	N 86°26'57" W	75.41
C8	10°49'06"	350.00	33.14	66.08	N 86°26'57" W	65.9[illegible]

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



Typical Lot Layout

ENTERED
John C. Isbell
Property Assessor
DEC 26 2012
Map__Grp__Ctl__Par__

Property Location/Address:
Located East of Douglas Bend Rd
Approx. 500 lf North of Lori Lee Dr
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

FINAL PLAT
FOXLAND
PHASE 7 SECTION 1
4th COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE
DATE: JULY 17, 2012 REV. 11-26-12
SCALE: 1" = 100'
JOB NO. 11105

Void, unless recorded by: _____

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

City Engineer of County Road Superintendent — Date 12/21/12

CERTIFICATE OF COMMON AREAS DEDICATION

Green Trails, LLC in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 7, Section 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 7, Section 1 as more fully provided in Article _____, Declaration of Covenants and Restrictions, applicable to Foxland Phase 7, Section 1, dated May 12, 2006, (Record Book 2501, Pages 303-368) and recorded with this plat. Said Article_____ is hereby incorporated and made part of this plat.

Owner: Rick Deckbar, Chief Manager, Green Trails, LLC — Date 12-6-12

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3580, Page 398, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been files as required by the Gallatin Municipal-Regional Subdivision Regulations.

Owner: Rick Deckbar, Chief Manager, Green Trails, LLC — Date 12-6-12

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.

Date Dec. 6, 2012

Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Water System Date 12/7/2012 — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Sewer System Date 12/7/2012 — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except 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 County Registrar.

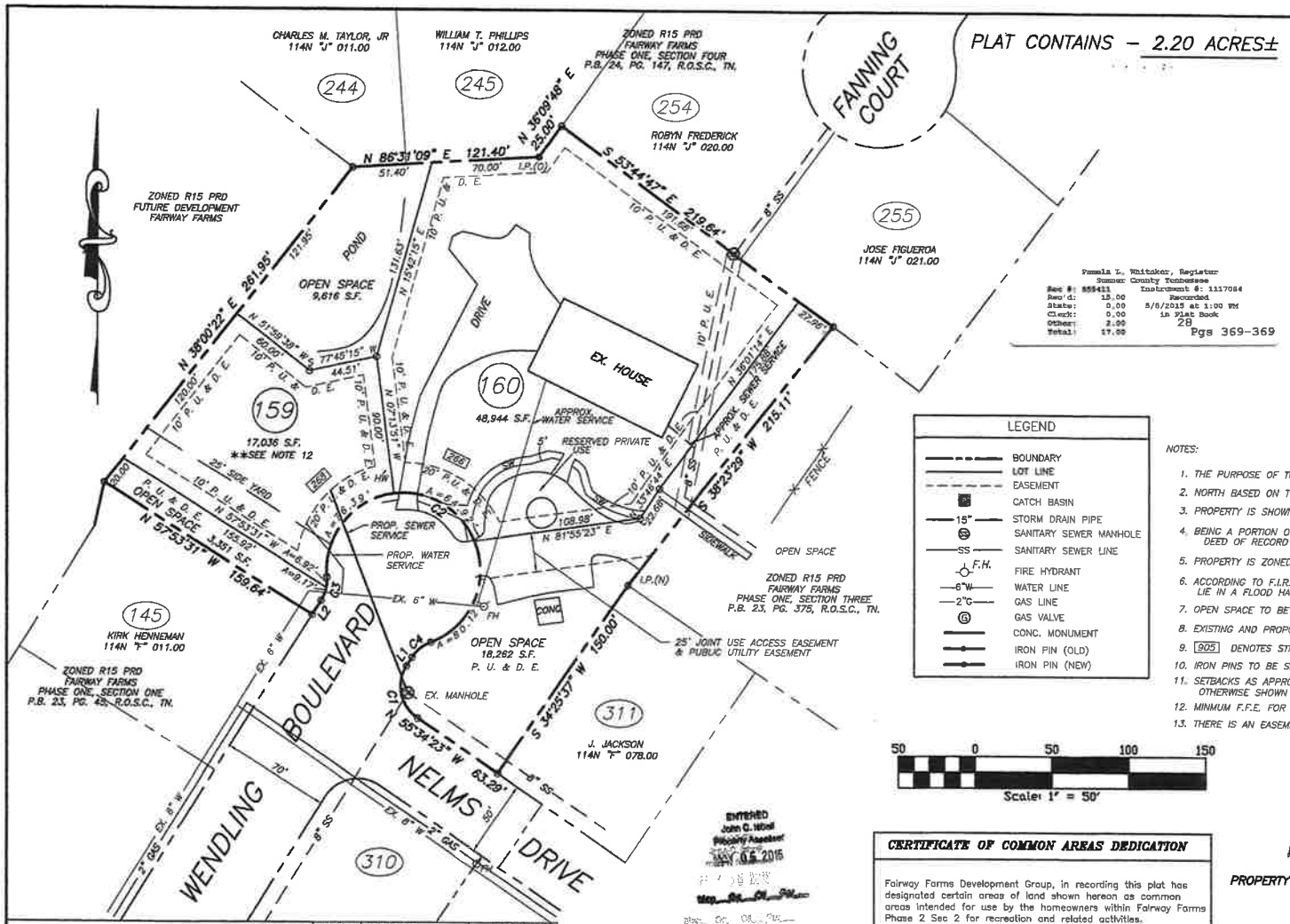
Date 12-13-12 — Secretary, Planning Commission

Date 12-17-12 — Chairman's Initials

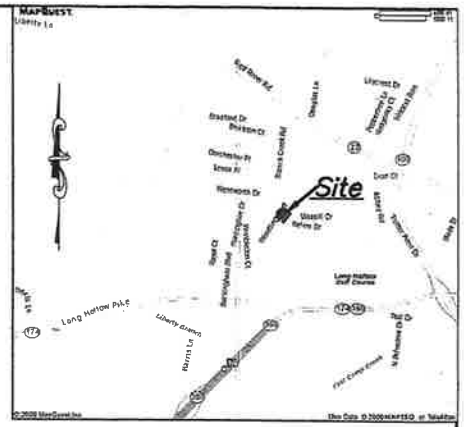
Dale & Associates
Consulting Civil Engineers
Land Planners & Zoning
Landscape Architecture
Surveying

PROJECT NUMBER 11105
2
2 of 2

7-171-16



PLAT CONTAINS – 2.20 ACRES±



LOCATION MAP

LEGEND

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

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW BUILDING LOTS AND TO IDENTIFY OPEN SPACES.
2. NORTH BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM NAD 83.
3. PROPERTY IS SHOWN AS PART OF PARCEL 031.00 ON SUMNER COUNTY PROPERTY MAP 114N GP "G".
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP BY DEED OF RECORD IN R.B. 4020, PG. 534, R.O.S.C., TN.
5. PROPERTY IS ZONED R15 PRD.
6. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0125G, DATED 4-17-12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
7. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. EXISTING AND PROPOSED USE : SINGLE FAMILY RESIDENTIAL
9. 905 DENOTES STREET ADDRESS.
10. IRON PINS TO BE SET AT ALL CORNERS
11. SETBACKS AS APPROVED AS SHOWN ON PMDP FOR FAIRWAYS FARMS PHASE 2 AND PHASE 3 UNLESS OTHERWISE SHOWN (PC 3-294-15).
12. MINIMUM F.F.E. FOR LOT 159 TO BE 538.50 EXCLUDING BASEMENT.
13. THERE IS AN EASEMENT DEDICATED FOR PUBLIC USE OF SIDEWALK AS SHOWN ACROSS LOT 160.

50 0 50 100 150

Scale: 1" = 50'

FINAL PLAT OF FAIRWAY FARMS PHASE 2 – SECTION 2

PROPERTY LOCATED NORTH OF THE INTERSECTION OF WENDLING BOULEVARD & NELMS ROAD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MARCH 19, 2015 REV. : 04/14/15
REV. : 04/22/15

SCALE : 1" = 50'

OWNER/DEVELOPER :
FAIRWAY FARMS DEVELOPMENT GROUP
147 MAPLE ROW BLVD SUITE 100
HENDERSONVILLE, TN 37075

LINE	BEARING	DISTANCE
L1	N 32°06'28" E	6.81'
L2	S 32°06'29" W	10.93'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°40'51"	25.00'	38.26'	S 11°43'58" E	34.63'
C2	253°44'23"	50.00'	221.43'	N 57°53'32" W	80.00'
C3	36°52'12"	25.00'	16.09'	N 13°40'23" E	15.81'
C4	36°52'12"	25.00'	16.09'	S 50°32'34" W	15.81'

CERTIFICATE OF COMMON AREAS DEDICATION

Fairway Farms Development Group, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Fairway Farms Phase 2 Sec 2 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 Fairway Farms Ph 2 Sec 2. All designated common areas to be maintained by the Homeowner's Association.
"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

R. Rainey — Owner — 5/1/15 Date

CERTIFICATE OF STAFF CERTIFICATION

DATE — CITY PLANNER

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 4020 page 534 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 : 5/1/15 OWNER : R. Rainey
FAIRWAY FARMS DEVELOPMENT GP.
TITLE : President

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these regulations.
I hereby certify that this is a catergory 1 survey & the ratio of precision of the unadjusted survey is 1:10,000.

DATE : 4-29-15
J. BRUCE RAINEY REGISTERED LAND SURVEYOR TENNESSEE No. 1577
REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Fairway Farms Ph. 2, Sec. 2 have been installed in accordance with current local and state government requirements, or a sufficient surety or cash has been filed which will gucrantee said installation.

WATER SYSTEM: 5-1-2015 Date — Superintendent of Public Utilities, Gallatin, Tennessee
SEWER SYSTEM: 5-1-2015 Date — Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE : 5/1/15
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations with the exception of such variances, if any as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.

5-4-15 DATE: Secretary, Planning Commission
5-4-15 DATE: Chairman's Initials

RECORD

Recorded _____, 2015
In Book _____, Page _____
of the Register's Office, Sumner Co., TN.

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

JOB NO. 140152

7-171-16

FINAL PLAT
FOXLAND
PHASE 9 SECTION 3

BEING PARCEL 7.06 ON TAX MAP 147
ALBATROSS WAY AT REYNARD DRIVE
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE

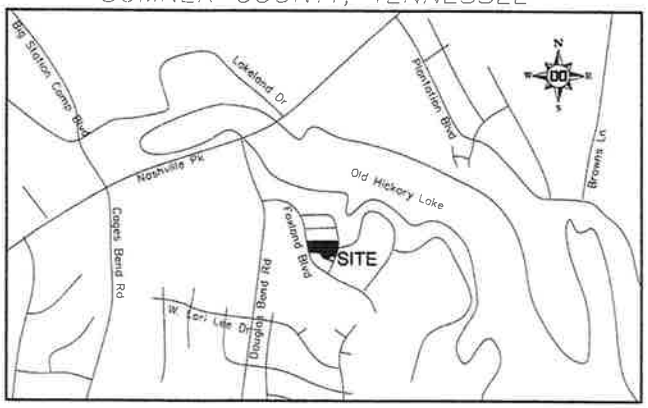
NORTH

0' 25' 50 100' 150'
SCALE: 1"=50'

ENTERED
John C. Isbell
Property Assessor
MAY 21 2014
Map__Ga__Oil__Par__

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING TO SUBDIVIDE PROPERTY INTO 24 LOTS AND DEDICATION OF R.O.W.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 0820-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
3. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 147.
4. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
5. THE PROPERTY SHOWN HEREON CONTAINS 242,057 SQUARE FEET OR 5.557 ACRES OF LAND MORE OR LESS.
6. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165C0409G DATED APRIL 17, 2012.
7. PROPERTY CORNERS SHOWN THUS -0- ARE MARKED BY IRON RODS.
8. BEARINGS SHOWN ON THE SURVEY ARE REFERENCED TO STATE PLANE COORDINATES.
9. PROPERTY OWNER
   GREEN TRAILS, LLC
   2925 BERRY HILLS DRIVE
   NASHVILLE, TENNESSEE 37204
10. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED MRO AND IS PART OF THE FOXLAND MASTER PLAN.
11. ALL AREAS DESIGNATED AS OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
12. EXISTING USE: VACANT
    PROPOSED USE: ATTACHED DWELLING
13. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.
14. CONCRETE MONUMENTS TO BE ADDED AT ALL RIGHT OF WAY BOUNDARIES.
15. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATEGORY I SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
16. THE SUBJECT PROPERTY IS A PORTION OF TAX MAP AND PARCEL #147/007.06 ACCORDING TO SPECIAL WARRANTY DEED BOOK 3580, PAGE 106, R.O.S.C., TENNESSEE.
17. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RESERVED PARCEL AS SHOWN ON THE FINAL PLAT OF FOXLAND, PHASE 3, SECTION 1-A AS OF RECORD IN PLAT BOOK 28, PAGE 121 REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.



Vicinity Map
NTS

LOT TABLE

NAME	SQUARE FEET	ACRES
1009	12,011	0.276
1010	7,451	0.171
1011	6,350	0.146
1012	6,422	0.147
1013	6,444	0.148
1014	6,089	0.140
1015	6,127	0.141
1016	6,166	0.142
1017	6,565	0.151
1018	7,445	0.171
1019	6,677	0.153
1020	6,728	0.154
1021	6,016	0.138
1022	6,019	0.138
1023	6,732	0.155
1024	6,455	0.148
1025	6,340	0.146
1026	6,562	0.151
1027	6,783	0.156
1028	7,479	0.172
1029	8,135	0.187
1030	7,124	0.164
1031	7,104	0.163
1032	9,930	0.228
Open Space A	6,032	0.138
Open Space B	4,990	0.115
Open Space C	34,178	0.785

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

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 89°34'07" W	32.28'
L2	S 89°34'07" E	32.28'
L3	S 00°25'53" W	15.38'
L4	S 09°14'59" W	20.15'

CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	07°15'12"	450.00	28.52	56.97	S 86°23'17" E	56.93
C2	06°48'26"	550.00	32.71	65.34	S 86°09'54" E	65.31
C3	06°48'26"	500.00	29.74	59.40	N 86°09'54" W	59.37
C4	07°15'12"	500.00	31.69	63.30	N 86°23'17" W	63.25

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

City Engineer — Date 5/20/14

CERTIFICATE OF COMMON AREAS DEDICATION

Green Trails, LLC in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 9, Section 3, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 9, Section 3 as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicable to Foxland Phase 9, Section 3, dated December 2, 2011, and recorded with this plat. Said Article IV is hereby incorporated and made part of this plat.

Green Trails, LLC — Date 5/5/14
Rick Deckbar

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A "SPECIAL FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP 47165C0409G, DATED APRIL 17, 2012.

Property Location/Address:
Located on the East Side of Foxland Blvd
Approx. 1100 lf from Douglas Bend Rd
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

TOTAL AREA: 242,057 SQUARE FEET OR 5.557 ACRES

OWNER:

GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
ADDRESS: 2925 BERRY HILL DRIVE
NASHVILLE, TN. 37204
PHONE: (615) 300-8496

SITE BENCHMARK

BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF CLUE VIEW DRIVE, APPROX. 230' EAST OF FOXLAND BOULEVARD. NAVD 88 ELEVATION=489.88.

JAMES G. TERRY
REGISTERED LAND SURVEYOR
No. 2287
TENNESSEE
2-26-14

2-26-2014 REVISE PER STAFF COMMENTS
2-11-2014 REVISE PER STAFF COMMENTS
2-3-2014 REVISE PER STAFF COMMENTS
1-16-2014 REVISE PER STAFF COMMENTS

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3580, Page 106, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our)free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Green Trails, LLC — Date 5/5/14
Rick Deckbar owner

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.

2/26/14
Date
Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Phase 9, Section 3 have been installed in accordance with current local and local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

3/10/14
Water System Date — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Phase 9, Section 3 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

3/10/14
Sewer System Date — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except 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 County Register.

5-20-14
Date — Secretary, Planning Commission

5-21-14
Date — Chairman's Initials

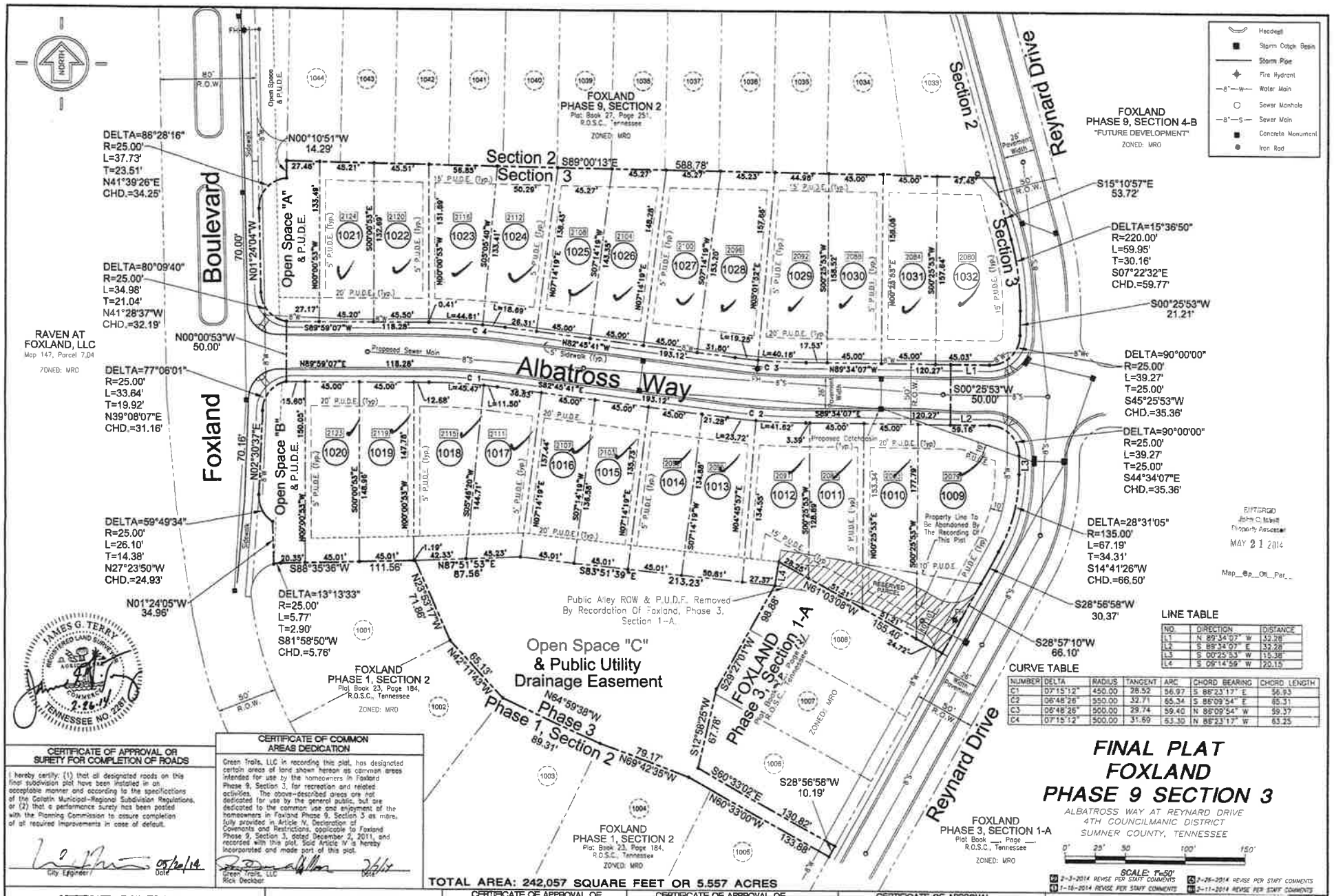
Pamela L. Whitaker, Register
Sumner County Tennessee
Reg #: 832609 — Instrument #: 1085357
Reg Fee: 30.00 — Recorded
State: 9.00 — 8/21/2014 at 1:10 PM
Clerk: 0.00 — in Plat Book
Other: 2.00 — 28
Total: 32.00 — Pgs 154-155

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

DATE: JANUARY 2, 2014
JOB NO. 2014-001

SHEET 1 OF 2

7-171-16



LINE TABLE

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FINAL PLAT
FOXLAND
PHASE 9 SECTION 3

ALBATROSS WAY AT REYNARD DRIVE
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE

0' 25' 50 100' 150'
SCALE: 1"=50'

2-3-2014 REVISE PER STAFF COMMENTS
1-16-2014 REVISE PER STAFF COMMENTS
2-26-2014 REVISE PER STAFF COMMENTS
2-11-2014 REVISE PER STAFF COMMENTS

TOTAL AREA: 242,057 SQUARE FEET OR 5.557 ACRES

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City Engineer — Date 05/20/14

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Green Trails, LLC
Rick Deckbar — Date 2/6/14

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3580, Page 108, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and and that alters of dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Green Trails, LLC
Rick Deckbar — Owner — Date 2/2/14

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these Regulations.

Date 2/26/14

Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat-Foxland Phase 9, Section 3 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Water System — Date 3/10/14 — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitles Final Plat-Foxland Phase 9, Section 3 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Sewer System — Date 3/10/14 — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except 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 County Registrar.

Date 5-20-14 — Secretary Planning Commission
Date 5-21-14 — Chairman's Initials DD

Pamela L. Whitaker, Register
Sumner County Tennessee
Instrument #: 1085357
Recorded 5/21/2014 at 1:10 PM in Plat Book 28 Pgs 154-155

Rec #:	832609
Rec'd:	30.00
State:	0.00
Clerk:	0.00
Other:	2.00
Total:	32.00

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

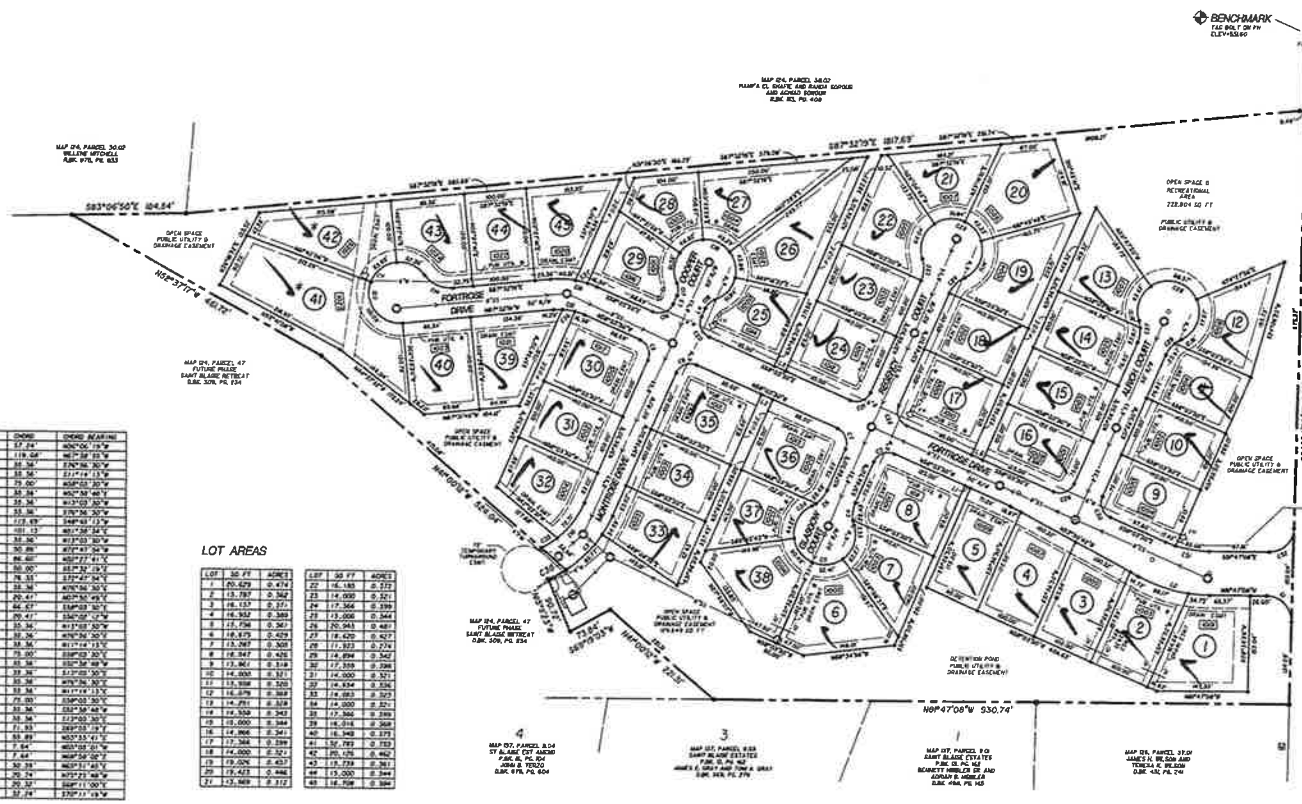
DATE: JANUARY 2, 2014
JOB NO. 2014-001

SHEET 2 OF 2

Updated 4/15/16 7-171-16

GENERAL NOTES

1. BEARING SYSTEM IS REFERENCED TO GRID NORTH OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83, DERIVED FROM THE CITY OF GALLATIN GEODETIC CONTROL MONUMENTS BY GPS METHOD.
2. THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOOD PLAIN AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR SUMNER COUNTY, MAP NO 47165C0407 G, EFFECTIVE DATE NOVEMBER 21, 2002
3. SUBJECT PROPERTY IS A PORTION OF PARCEL 47 AS SHOWN ON SUMNER COUNTY PROPERTY MAP 124.
4. BEING THE SAME PROPERTY CONVEYED TO CLARION DEVELOPMENT SAINT BLAISE LLC, IN DEED BOOK 2381, PAGE 519, REGISTER'S OFFICE OF SUMNER COUNTY, TN
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. SUBJECT PROPERTY IS ZONED LDR-PUD. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
   FRONT = 25'
   SIDE = 8'
   REAR = 15'
8. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
9. LOTS 41 AND 42 HAVE A MIN. 24" DIA. DRIVEWAY CULVERTS FOR DRIVEWAY ACCESS.
10. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE 20' DRAINAGE EASEMENT IN FRONT OF LOTS 41 & 42
11. SIDEWALKS WILL BE CONSTRUCTED PER PRELIMINARY APPROVAL.
12. ADDRESSES ON CORNER LOTS WILL BE DETERMINED BY DRIVEWAY LOCATIONS.



LINE DATA

LINE	BEARING	DISTANCE
L1	N58°03'30"W	10.00'
L2	N58°03'30"W	20.00'
L3	N31°56'30"E	15.54'
L4	S31°56'30"W	15.54'
L5	S58°03'30"E	20.00'
L6	S58°03'30"E	80.00'

CURVE DATA

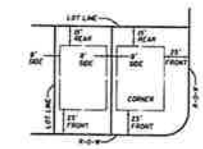
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	91°21'37"	40.00'	43.78'	40.96'	37.24'	N06°06'15"W
C2	28°16'26"	245.00'	120.90'	61.71'	119.68'	N67°38'33"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S76°56'30"W
C4	41°24'35"	50.00'	36.14'	18.90'	35.36'	S11°14'13"W
C5	262°49'09"	50.00'	229.33'	36.69'	75.00'	N58°03'30"W
C6	41°24'35"	50.00'	36.14'	18.90'	35.36'	N52°38'46"E
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	N13°03'30"W
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	S76°56'30"W
C9	33°37'23"	200.00'	117.37'	60.43'	115.69'	S48°40'13"W
C10	39°24'01"	150.00'	103.15'	53.71'	101.13'	N01°38'34"E
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	N13°03'30"W
C12	29°29'49"	100.00'	51.48'	26.31'	50.89'	N72°47'54"W
C13	240°00'00"	50.00'	209.44'	86.60'	86.60'	N02°27'41"E
C14	60°00'00"	50.00'	52.36'	28.87'	50.00'	S57°32'19"E
C15	29°29'49"	150.00'	77.18'	39.46'	76.33'	S72°47'54"E
C16	90°00'00"	25.00'	39.27'	25.00'	35.36'	N76°56'30"E
C17	48°11'23"	25.00'	21.03'	11.18'	20.41'	N07°50'49"E
C18	276°22'46"	50.00'	241.19'	44.72'	66.67'	S58°03'30"E
C19	48°11'23"	25.00'	21.03'	11.18'	20.41'	S56°08'12"W
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	N13°03'30"W
C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	N76°56'30"E
C22	41°24'35"	50.00'	36.14'	18.90'	35.36'	N11°14'13"E
C23	262°49'09"	50.00'	229.33'	36.69'	75.00'	S58°03'30"E
C24	41°24'35"	50.00'	36.14'	18.90'	35.36'	S52°38'46"W
C25	90°00'00"	25.00'	39.27'	25.00'	35.36'	S13°03'30"E
C26	90°00'00"	25.00'	39.27'	25.00'	35.36'	N76°56'30"E
C27	41°24'35"	50.00'	36.14'	18.90'	35.36'	N11°14'13"E
C28	262°49'09"	50.00'	229.33'	36.69'	75.00'	S58°03'30"E
C29	41°24'35"	50.00'	36.14'	18.90'	35.36'	S52°38'46"W
C30	90°00'00"	25.00'	39.27'	25.00'	35.36'	S13°03'30"E
C31	23°43'58"	175.00'	72.47'	36.76'	71.93'	S89°05'19"E
C32	88°38'23"	40.00'	61.88'	39.06'	55.89'	N53°33'41"E
C33	08°46'07"	50.00'	7.65'	3.83'	7.64'	N03°05'01"W
C34	08°46'07"	50.00'	7.65'	3.83'	7.64'	N48°59'02"E
C35	11°37'45"	150.00'	30.45'	15.28'	30.39'	N63°31'45"E
C36	11°54'14"	100.00'	20.78'	10.43'	20.74'	N73°23'48"W
C37	07°45'58"	150.00'	20.33'	10.18'	20.32'	S68°11'00"E
C38	09°14'48"	200.00'	32.28'	16.17'	32.24'	S70°11'19"W

LOT AREAS

LOT	SQ FT	ACRES
1	20,629	0.474
2	13,787	0.342
3	16,137	0.371
4	16,932	0.389
5	15,736	0.361
6	18,675	0.429
7	13,287	0.305
8	18,547	0.426
9	13,861	0.318
10	14,000	0.321
11	13,938	0.320
12	16,075	0.369
13	14,291	0.328
14	14,330	0.343
15	15,000	0.344
16	14,866	0.341
17	17,366	0.399
18	14,000	0.321
19	19,026	0.437
20	19,423	0.446
21	13,369	0.312

LOT	SQ FT	ACRES
22	16,185	0.372
23	14,000	0.321
24	17,366	0.399
25	15,000	0.344
26	20,943	0.481
27	18,620	0.427
28	11,923	0.274
29	14,894	0.342
30	17,335	0.398
31	14,000	0.321
32	14,634	0.336
33	14,083	0.323
34	14,000	0.321
35	17,366	0.399
39	16,016	0.368
40	16,348	0.375
41	32,783	0.753
42	20,125	0.462
43	15,739	0.361
44	15,000	0.344
45	16,708	0.384

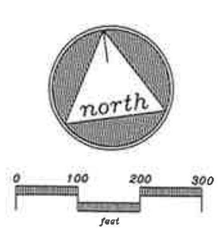
LOCATION MAP
N.T.S.



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- WATER LINE w/FIRE HYD.
- SEWER LINE w/MANHOLE



Pamela L. Whitaker, Register
Sumner County Tennessee
Instrument #: 806757
Recorded
1/4/2007 at 9:15 AM
in
Plat Book 24 Pgs 35-35

CERTIFICATE OF OWNERSHIP AND DEDICATION 2381 519

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 ____, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE SUMNER COUNTY REGIONAL SUBDIVISION REGULATIONS.

12-28-06 — John R Johnson chief mem
DATE — CLARION DEVELOPMENT SAINT BLAISE LLC OWNER/REPRESENTATIVE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SUMNER COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

SEC, INC.
9-26-6 — Todd A. Parker
DATE — DAVID PARKER, TN R.L.S. No. 2381

CERTIFICATE OF APPROVAL OF 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 SUMNER COUNTY REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

12-28-06 — Scotty Parks
DATE — COUNTY ROAD SUPERINTENDENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SAINT BLAISE RETREAT SECTION I 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.

1-3-07 — Bill Thompson, Gen. M
DATE — NAME, TITLE
AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SAINT BLAISE RETREAT SECTION I 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.

1-3-07 — Bill Thompson, Gen. M
DATE — NAME, TITLE
AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION ENTITLED SAINT BLAISE RETREAT SECTION I HAS FULLY MET THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT AND ARE HEREBY APPROVED.

DNA per Mike Mauldin
DATE — COUNTY ENVIRONMENTALIST

CERTIFICATION OF COMMON AREAS DEDICATION

CLARION DEVELOPMENT IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN SAINT BLAISE RETREAT SECTION I 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 SAINT BLAISE RETREAT SECTION I PROVIDED IN CHAPTER 4, DEDICATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO SAINT BLAISE RETREAT SECTION I AND RECORDED WITH THIS PLAT. SAID CHAPTER 4 IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

12-28-06 — John R Johnson chief mem
DATE — OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUMNER COUNTY 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.

1-4-06 — Mike Mauldin
DATE — PLANNING COMMISSION SECRETARY

DATE — CHAIRMAN'S INITIALS

ENTERED
John C. Isbell
PROPERTY ASSESSOR

MAP ___ GP ___ CTL ___ PAR ___

OWNER/DEVELOPER:
CLARION DEVELOPMENT SAINT BLAISE LLC
CONTACT: JOHN JOHNSON
P.O. BOX 122
BETHPAGE, TN 37022

DEED REFERENCE:
DEED BOOK 2381, PG. 519, R.O.S.C.
TAX MAP 124, PARCEL 47

SITE DATA:
TOTAL AREA SECTION I = 29.104 ACRES
AREA IN 45 LOTS = 16.919 ACRES
AREA IN RIGHT-OF-WAY = 4.094 ACRES
AREA IN OPEN SPACE = 8.091 ACRES
ZONING = LDR-PUD

PLAT BOOK ________, PAGE ________
TIME OF RECORDING: ________
DATE OF RECORDING: ________

FINAL PLAT

SECTION I
SAINT BLAISE RETREAT
SUBDIVISION

SUMNER COUNTY, TENNESSEE
4th CIVIL DISTRICT OF SUMNER COUNTY

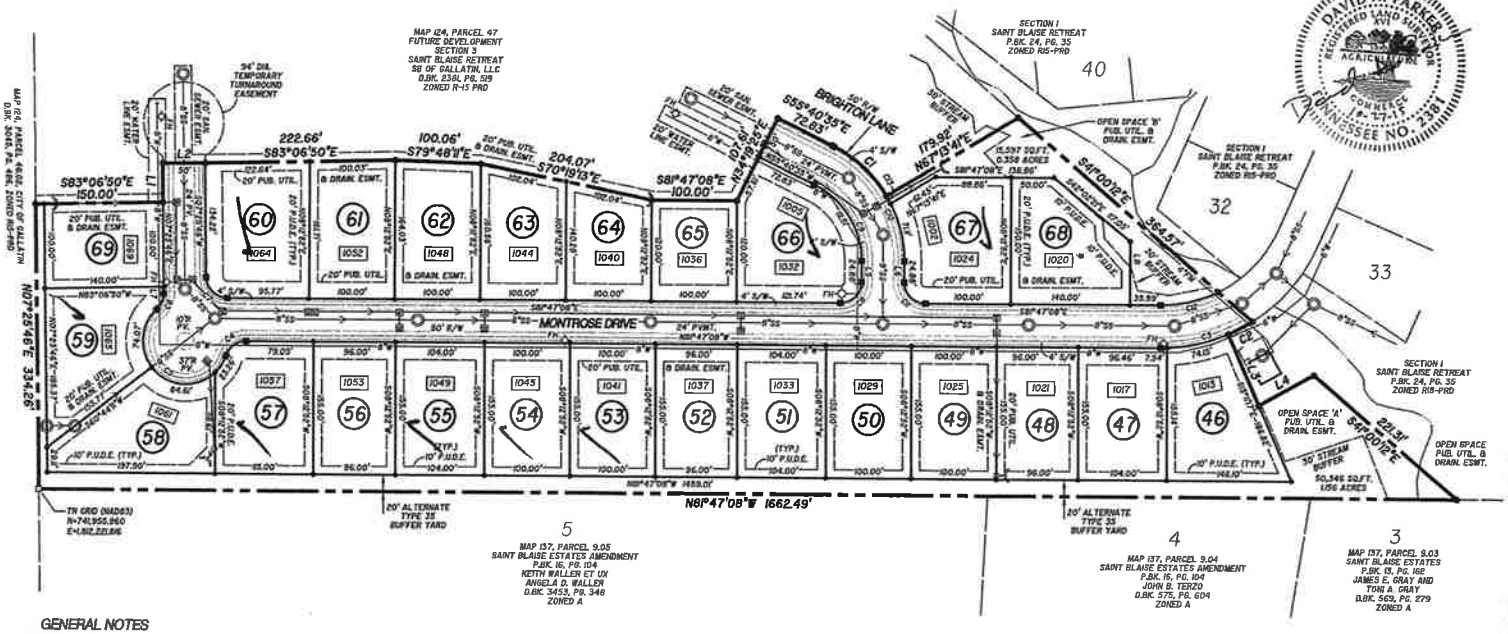
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:
06062	09-27-06	STBLAISEPLAT	HEAD/LP	1" = 100'

updated 4/15/16

7-171-16

Updated 4/15/16



GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 24 SINGLE FAMILY LOTS, CREATE 2 OPEN SPACE AREAS, AND DEDICATE PUBLIC RIGHT-OF-WAY.
2. BEARING SYSTEM IS REFERENCED TO GRID NORTH OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83, DERIVED FROM THE CITY OF GALLATIN GEODETIC CONTROL MONUMENTS BY GPS METHOD.
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A 100 YEAR FLOOD HAZARD AREA, AS SHOWN ON FEMA FIRM MAPS FOR SUMNER COUNTY, MAP NO. 47165C0407 G, EFFECTIVE DATE APRIL 17, 2012.
4. SUBJECT PROPERTY IS A PORTION OF PARCEL 47 AS SHOWN ON SUMNER COUNTY PROPERTY MAP 124.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. SUBJECT PROPERTY IS ZONED R-15 PRD.
8. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
9. ALL AREAS DESIGNATED AS OPEN SPACE TRACTS AND BUFFERYARDS, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. SIDEWALKS WILL BE CONSTRUCTED PER PRELIMINARY APPROVAL.
11. ADDRESSES ON CORNER LOTS WILL BE DETERMINED BY DRIVEWAY LOCATIONS. SUMNER COUNTY EMERGENCY COMMUNICATIONS HAS ASSIGNED BOTH ADDRESSES FOR THIS PURPOSE.
12. EXISTING USE: VACANT LAND
PROPOSED USE: DWELLING, ONE FAMILY DETACHED

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	32°54'16"	150.00'	86.14'	44.30'	84.96'	S39°13'27"E
C2	9°14'48"	200.00'	32.28'	16.17'	32.24'	S70°11'19"W
C3	32°38'57"	200.00'	113.97'	58.58'	112.43'	N81°53'23"E
C4	71°05'05"	25.00'	31.02'	17.86'	29.07'	S62°40'19"W
C5	208°29'22"	50.00'	181.94'	196.95'	96.93'	N46°37'32"W
C6	48°11'23"	25.00'	21.03'	11.19'	20.41'	N31°31'27"E
C7	89°12'54"	25.00'	38.93'	24.66'	35.11'	S37°10'41"E
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N53°12'52"E
C9	63°53'27"	100.00'	111.51'	62.35'	105.82'	N23°43'51"W
C10	63°53'27"	150.00'	167.27'	93.53'	158.73'	N23°43'51"W
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S36°47'08"E
C12	26°52'14"	150.00'	70.35'	35.83'	69.70'	N84°46'45"E
C13	3°49'21"	150.00'	10.01'	5.01'	10.01'	N20°51'38"W

LINE DATA

LINE	BEARING	DISTANCE
L1	N07°25'46"E	45.48'
L2	S88°34'14"E	50.00'
L3	S15°11'17"E	89.58'
L4	N69°19'03"E	73.84'
L5	N08°12'52"E	24.88'
L6	S08°12'52"W	24.88'
L7	N07°25'46"E	7.85'
L8	S08°12'52"W	75.16'

LOT AREAS

LOT	SQ FT	ACRES
46	17,934	0.412
47	16,120	0.370
48	14,880	0.342
49	15,500	0.356
50	15,500	0.356
51	16,120	0.370
52	14,880	0.342
53	15,500	0.356
54	15,500	0.356
55	16,120	0.370
56	14,880	0.342
57	17,369	0.399
58	17,631	0.405
59	17,386	0.399
60	19,349	0.444
61	16,287	0.374
62	16,229	0.373
63	15,042	0.345
64	13,014	0.299
65	12,000	0.275
66	20,140	0.462
67	18,675	0.429
68	17,632	0.405
69	14,000	0.321

LEGEND

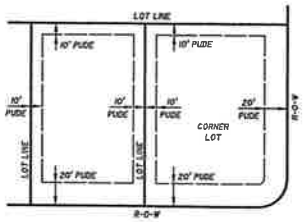
- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT (NEW) (TO MEET CITY OF GALLATIN STANDARDS)
- FH — 8"W — WATER LINE w/FIRE HYD.
- 8"SS — SEWER LINE w/MANHOLE
- STORM LINE w/INLET
- 1052 STREET ADDRESS

ENTERED
John C. Isbell
Property Assessor
NOV 24 2015
Map___Gp___Ct___Par___

north

0 100 200 300
feet

LOCATION MAP
N.T.S.



TYPICAL LOT LAYOUT
N.T.S.

Cindy L Briley, Register
Sumner County Tennessee
Instrument #: 1136385
Recorded
11/24/2015 at 8:54 AM
in Plat Book
29
Pgs 78-78

Rec #:	970902
Rec'd:	19.00
State:	9.00
Clerk:	9.00
Other:	2.00
Total:	19.00

OWNER:
SB OF GALLATIN, LLC
5120 VIRGINIA WAY, B-13
BRENTWOOD, TN 37027
DEED BOOK 2381, PG. 519, R.O.S.C.
MAP 124, PARCEL 47

DEVELOPER:
PARKSIDE BUILDERS, LLC
CONTACT: RANDY CHASTAIN
256 SEABOARD LANE/SUITE G-102
FRANKLIN, TN 37067

SITE DATA:
TOTAL AREA SECTION 2 = 12.463 ACRES
AREA IN 24 LOTS = 8.900 ACRES
AREA IN RIGHT-OF-WAY = 2.049 ACRES
AREA IN OPEN SPACE 'A' = 1.156 ACRES
AREA IN OPEN SPACE 'B' = 0.358 ACRES
ZONING = R-15 PRD

DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2381

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2381, PAGE 519, COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE SUMNER COUNTY REGIONAL SUBDIVISION REGULATIONS.

11/6/15 NAME: [signature]
DATE TITLE: Chief Manager
SB OF GALLATIN, LLC
OWNER/REPRESENTATIVE

CERTIFICATE OF ACCURACY

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

SEC, INC.
10-27-15 David A. Parker
DATE DAVID PARKER, TN. R.L.S. No. 2381

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

11/23/15 [signature]
DATE CITY ENGINEER OR COUNTY ROAD SUPERINTENDENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SAINT BLAISE RETREAT, SECTION 2, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WITH WHITE HOUSE UTILITY DISTRICT WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 11/10/15 [signature]
DATE AUTHORIZED AGENT, WHITE HOUSE UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SAINT BLAISE RETREAT, SECTION 2, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WITH WHITE HOUSE UTILITY DISTRICT WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM 11/10/15 [signature]
DATE AUTHORIZED AGENT, WHITE HOUSE UTILITY DISTRICT

CERTIFICATION OF COMMON AREAS DEDICATION

SB OF GALLATIN, LLC, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN SAINT BLAISE RETREAT, SECTION 2, 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 SAINT BLAISE RETREAT, SECTION 2, AS MORE FULLY PROVIDED IN ARTICLE ___ OF DEDICATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO SAINT BLAISE RETREAT, SECTION 2, DATED 11/17/2015 AND RECORDED WITH THIS PLAT. SAID ARTICLE ___ IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

11/17/15 [signature]
DATE OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

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

11-23-15 [signature]
DATE SECRETARY, PLANNING COMMISSION
11-27-15 DD
DATE CHAIRMAN'S INITIALS

FINAL PLAT

SECTION 2
SAINT BLAISE RETREAT
SUBDIVISION
OFF SAINT BLAISE COURT

CITY OF GALLATIN, TENNESSEE
4th CIVIL DISTRICT OF SUMNER COUNTY

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 7-22-15 REV.: 9-08-15	FILE:	DRAWN BY:	SCALE:	SHEET 1 OF 1
05062		STBLAISEPLAT2	ACAD/JWG	1" = 100'	

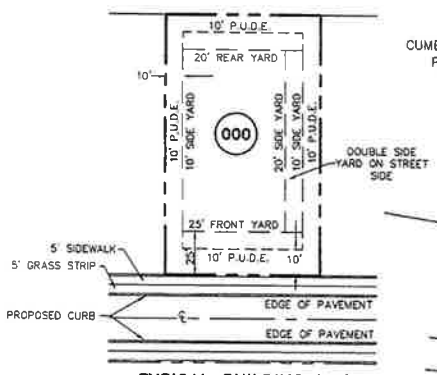
7-17-16

Cumberland Pl No Pkg 1, Sec 4

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: JUSTIN CUTLER, ETAL R.B. 2674, PG. 358, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCEL 111.01, ON TAX MAP 148.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. BEARINGS ARE BASE ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
8. PROPERTY IS ZONED "R-15 P.R.D." AS OF THE DATE OF THIS SURVEY.
9. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
10. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0428D, SHOWS NONE OF THE PROPERTY TO BE WITHIN THE 100 YR. FLOOD PLAIN AND WITHIN ZONE X. MAP DATED SEPTEMBER 20, 2006.
11. EXISTING USE OF PROPERTY IS VACANT. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12. ALL LOT CORNERS ARE TO BE MARKED WITH A CAPPED 1/2" IRON ROD.

Pamela S. Whitaker, Register
Sumner County Tennessee
Rec #: 791134 Instrument #: 085885
Rec d: 15.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 17.00
Recorded 6/23/2008 at 9:25 AM in Plat Book 25 Pgs 376-378



TYPICAL BUILDING LOT
(SCALE 1"=50')

JOHN T. DARNALL REGISTERED LAND SURVEYOR CORBETT, TENNESSEE No. 1511

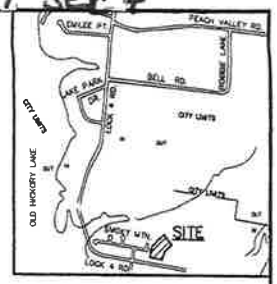
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

N

D&A

LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°25'55"E	43.17'
L2	S52°18'27"W	42.97'
L3	N15°07'49"E	21.43'
L4	S15°07'49"W	8.25'



LOCATION MAP
NOT TO SCALE

ENTERED
JOHN C. LEGG
PROPERTY ASSESSOR
MAP __GP__CT__PAR__

CUMBERLAND PLACE NORTH FUTURE DEVELOPMENT ZONED "R15-PRO"

LEGEND

PROPERTY BOUNDARY
LOT LINE
YARD LINE
PUBLIC UTILITY & DRAINAGE ESMT
CONCRETE MONUMENT (NEW)
CONCRETE MONUMENT (OLD)
CAPPED 1/2" IRON ROD (NEW)
IRON ROD (OLD)
LOT NUMBER
SANITARY SEWER W/ MANHOLE
WATER LINE
GAS LINE
911 ADDRESS
FIRE HYDRANT
STORM SEWER

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	
C1	25.00'	36.84'	84°26'16"	S57°20'57"W	33.60'
C2	250.00'	162.22'	37°10'37"	N33°43'08"E	159.38'
C3	200.00'	129.77'	37°10'37"	S33°43'08"W	127.51'
C4	25.00'	21.60'	49°29'42"	N09°37'02"W	20.93'
C5	52.00'	166.48'	183°26'25"	S57°21'19"W	103.95'
C6	25.00'	21.60'	49°30'26"	S55°40'42"E	20.94'
C7	250.00'	79.00'	18°06'16"	N24°10'57"E	78.67'
C8	250.00'	47.85'	10°58'04"	N38°43'07"E	47.78'
C9	250.00'	35.36'	08°06'17"	N48°15'18"E	35.33'
C10	200.00'	55.57'	15°55'13"	N44°20'50"E	55.39'
C11	200.00'	74.20'	21°15'25"	N25°45'32"E	73.78'
C12	25.00'	11.55'	26°28'32"	N01°53'33"E	11.45'
C13	25.00'	10.04'	23°01'11"	N22°31'18"W	9.98'
C14	52.00'	74.38'	81°56'10"	S06°36'12"W	68.19'
C15	52.00'	47.18'	51°99'17"	S73°33'56"W	45.56'
C16	52.00'	44.94'	49°30'58"	N55°40'58"W	43.55'

OWNER / DEVELOPER:
JUSTIN CUTLER AND
J. D. EATHERLY
7024 CHURCH STREET
BRENTWOOD, TN 37027

REVISED: 5-02-08 - PER PLANNING COMMENTS
REVISED: 10-15-07 - PER PLANNING COMMENTS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, SECTION FOUR, PHASE ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM June 12, 20 08 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM June 12, 20 08 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 2674, PG. 358, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

9 MAY 2008 — DATE — JUSTIN CUTLER

9 may 2008 — DATE — J. D. EATHERLY

CERTIFICATE OF ACCURACY

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

5-2-08 — DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

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

06/19/08 — DATE — CITY ENGINEER

Darnall & Associates, LLC
LAND SURVEYING - LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING - DESIGN
106 Joslin Avenue Gallatin Tennessee 37066
Ph 615-206-6942 Fax 615-206-6943 darnallandassocs@comcast.net

CERTIFICATE OF APPROVAL FOR RECORDING

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

10-19-08 — DATE — SECRETARY, PLANNING COMMISSION

6-20-08 — DATE — CHAIRMAN'S INITIALS

CUMBERLAND PLACE NORTH, SECTION FOUR
PHASE ONE, FINAL PLAT
FREDERICKSBURG DRIVE, CITY OF GALLATIN,
3RD CIVIL DISTRICT, SUMNER, TENNESSEE

TOTAL ACRES = 3.949±	TOTAL LOTS = 14
ACRES OF NEW ROAD = 0.723±	FEET OF NEW ROAD = 564'±
OWNER: AS SHOWN	CIVIL DISTRICT: 3RD
SCALE: 1"=50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #07-018
SUMNER COUNTY	STATE OF TENNESSEE
DATE: SEPTEMBER 27, 2007	SHEET NO. 1 OF 1

07018S4-P1-FP.DWG

7-171-16

ITEM 2

GRACE POINT CHURCH

8-1585-16

DEFERRED

ITEM 3

GMRPC Resolution No. 2016-55

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR ENOCH HILLS, PHASE 1, SECTIONS 1 & 2, A MAJOR SUBDIVISION, TO CREATE 37 LOTS, THREE (3) OPEN SPACE TRACTS, AND DEDICATE THREE (3) RIGHTS-OF-WAY ON 24.01 (+/-) ACRES, LOCATED ON THE NORTH SIDE OF HARTSVILLE PIKE. – (PC 1-1693-16C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Richard Graves Land Surveying, at its regular meeting on April 25, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA §13-3-402, § 13-3-403(b), §13-4-303(b) and §13-4-302:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area, except no Bledsoe Creek Greenway extension is included with the plat.
2. The Final Plat is consistent with the purpose and intent of the Residential-R20 Planned Residential Development (R20 PRD) zoning district, the Preliminary and Final Master Development Plans for Enoch Hills, and the Preliminary Plats for Enoch Hills, Ph. 1, Sec. 1 and Phase 1, Sec. 2.
3. The Final Plat is consistent with Tennessee Code Annotated Sections 13-3-402, 13-3-403, 13-4-302 and 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Enoch Hills, Phase 1, Sections 1 & 2 consisting of a five (5) sheet plan, prepared by Richard D. Graves Land Surveying of Westmoreland, Tennessee, with job number 15009TP, dated February 11, 2016, with a final revision date of April 14, 2016, with the following conditions:

1. Revise P.U.D.E.'s on lots to match 5' wide P.U.D.E.'s approved on the Master Plan and Preliminary Plats. Ten foot wide P.U.D.E.'s apply where utilities are present. Revise Typical Lot to match 5' wide P.U.D.E.'s and add note stating: *Unless otherwise shown on lot.
2. Label Enoch Way on Page 1 of 5
3. On Page 1, show lines to indicate page breaks.
4. Make the following revisions on all sheets including Page 1 of 5: add label to Open Space 'A', include Open Space 'B' (between Lots 41, 43 and 44) with Open Space 'C' (adjacent to Lots 37-48) since it is one continuous open space tract. Re-label Open Space 'D' as 'B'.
5. Add Chairman's signature line to Certificate of Approval for Recording.
6. Add street numbers assigned by E911 to each lot.
7. Submit a current copy of the Homeowner's Association Restrictive Covenants.
8. Submit a copy of Offers of Irrevocable Dedication.
9. Show location of entrance sign on plat if applicable. Sign not permitted in right-of-way.
10. Label the ROW width of Hartsville Pike.
11. Correct the zoning to R20 PRD, and the parcel number to 037.00 on Paul W. Enoch's property. Add subdivision name, Plat Book and Page numbers to surrounding property where applicable, and add the phase and section numbers to the surrounding, future Enoch Hill's development.
12. The outline of the detention pond needs to be removed from the Enoch Way right-of-way. Include this in a drainage easement in Open Space 'B'.
13. Some of the sidewalk hatching and line work is missing and this creates confusion as to where the sidewalk begins and ends. Make sure sidewalk hatching and line work are consistent on each sheet and indicate handicapped accessible aprons at the Hathaway Lane and Enoch Way intersection.
14. Submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording the Final Plat. The site surety is required for landscaping and bufferyards in the Open Space Tracts.
15. Submit a Subdivision Surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
16. Submit Signage Surety Check in the amount of $4115.00.
17. Add note to plat stating, "The temporary turnaround easements shown in the remainder of the property recorded in R.B. 4058 Pg. 611 are for the benefit of

Hutch Court and Hathaway Lane and shall be recorded as part of Phase 1, Sections 1 & 2 and will be voided and vacated as roads extend."

18. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department.
19. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 04/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 3
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Enoch Hills, Phase 1, Sections 1 & 2
(1-1693-16C)
Located on Enoch Way, North Side of Hartsville Pike
Date: April 25, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR ENOCH HILLS, PHASE 1, SECTIONS 1 & 2 A MAJOR SUBDIVISION, TO CREATE 37 ONE-FAMILY DETACHED DWELLING LOTS, THREE (3) OPEN SPACE TRACTS, AND DEDICATE THREE (3) RIGHTS-OF-WAY ON 24.01 (+/-) ACRES, LOCATED ON THE, NORTH SIDE OF HARTSVILLE PIKE WEST OF WOODLANDS DRIVE.

OWNER:	**HENRY HOLLEMAN**
APPLICANT:	**RICHARD GRAVES LAND SURVEYING**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-55**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Final Plat for Enoch Hills, Phase 1, Sections 1 & 2 a major subdivision, to create 37 One-Family Detached Dwelling lots, three (3) open space tracts and dedicate three (3) rights-of-way on 24.01 (+/-) acres (Tax Map 112, Parcel 032.00), located on the north side of Hartsville Pike west of Woodlands Drive. The property is currently zoned Low Density Residential R20 Planned Residential Development (R20 PRD). One-Family Detached Dwellings is a permitted use in the R20-PRD zoning district. (Attachment 3-1 and 3-2)

CASE BACKGROUND:

Previous Approvals

On September 26, 2005, the Planning Commission recommended approval to rezone the property from Agricultural Residential (A) to Residential-20 Planned Residential Development (R20 PRD) with a Preliminary Master Development Plan for Enoch Hills (PC File# 3-10-05). City Council approved the rezoning request on October 18, 2005 under Ordinance# 00508-056.

On January 22, 2006, the Planning Commission approved the Final Master Development Plan for Enoch Hills (PC File# 8-1-06). (Attachment 3-3)

On March 26, 2007, the Planning Commission approved a Preliminary Plat for Enoch Hills, Phase 1, Section 1 (PC File# 1-4-07B) and Phase 1 Section 2 (PC File# 1-5-07B).

On October 22, 2007, the Planning Commission approved a Preliminary Plat for Enoch Hills, Phase 2, Section 1 (PC File# 1-20-07B). The Final Plat for Phase 2, Section 1 (PC File# 1-1-08C) was submitted for Planning Commission approval in May 2008, but was deferred due to grading and drainage requirements. The plat was never resubmitted for approval.

On November 26, 2007, the Planning Commission approved a Preliminary Plat for Enoch Hills, Phase 2, Section 2 (PC File# 1-38-07B). The Final Plat for Phase 2, Section 1 was submitted for Planning Commission approval, but was deferred from the agenda until further notice. The Final Plat for Phase 2, Section 2 (PC File# 1-2-08C) was submitted for Planning Commission approval in May 2008, but was deferred due to grading and drainage requirements. The plat was never resubmitted for approval.

Construction plans were approved by the Engineering Division March 2015 and construction began on the development. Construction ceased due to the recession and resumed in September 2015.

DISCUSSION:

Proposed Development

The Preliminary Master Development Plan and Final Master Development Plan for Enoch Hills includes 120 lots for single family detached dwelling units. With this Final Plat (Enoch Hills, Phase 1, Sections 1 & 2) the owner and applicant are proposing 37 lots, with a minimum lot size of 10,000 (+/-) square feet, three (3) open space tracts, and three (3) rights-of-way (Enoch Way, Hutch Court, and Hathaway Lane), on 24.01 (+/-) acres. Hutch Court was shown on the Preliminary Plat as Enoch Court; however, it was changed at the request of E-911. The proposed subdivision is consistent with the Final Master Development Plan for Enoch Hills, and the Preliminary Plats for Enoch Hills, Phase 1, Section 1 and Phase 1, Section 2, with the exception that Lot 70 was eliminated to accommodate stormwater requirements.

Natural Features

The site is currently under construction. The natural topography in Phase 1, Section 2 slopes from the highest points of elevation (684'), along the north side of Lot 120 and east side of Lot 61, which in turn slopes in a southerly direction to a central point between Lots 69 and 71 (Open Space 'B'). The rear portion of Lots 37-41, located on the north side of Hutch Court in Phase 1, Section 1, slopes in a steep southerly decent (710' to 678'), towards the middle of the lots. The slope then continues in a more gentle slope in a southeasterly direction to the lowest point of elevation (644'), located on Open Space 'B'. No portion of Enoch Hills, Phase 1, Sections 1 & 2 is located within a special flood hazard area according to FIRM Panel No. #47165C0318G.

Adjacent or Area Uses

Enoch Hills is primarily surrounded by low density residential zoned parcels. Future phases and sections of Enoch Hills are located along the north and west boundaries of this plat.

Lot Size and Layout

This plat is the first phase of the "Premier Home" section. According to the FMDP, the "Premier Home" sections will have a minimum of 1,700 square feet houses, exclusive of porches and garages. The facades will be seventy percent brick or stone and each home will have a two-car garage. No front-loading garages are allowed to protrude beyond the first façade of the house. They must be either recessed from or on the same plane as the front of the house.

The lots are generally designed to accommodate and align with the natural topography of the land to convey stormwater through the property and to reduce the impact of stormwater runoff from each lot within this phase and adjacent to this phase. However, extensive regrading has occurred to make some of the lots buildable. Some steep slopes will still exist on some lots.

Rights-of-Way/Streets/Roads
Three (3) 50 foot wide public rights-of-way, Enoch Way (1300± linear feet), Hutch Court (550± linear feet), and Hathaway Lane (850 ±linear feet), will include a pavement widths of 26 feet. The streets will become public streets once the roadway infrastructure is installed and accepted by the Gallatin City Council. Five (5) foot wide sidewalks and five (5) foot wide grass strips will be constructed on both sides of the street in accordance with the Gallatin Subdivision Regulations, and the Zoning Ordinance and the *Gallatin on the Move 2020 Plan.*

Public Utility and Drainage Easements (P.U.D.E's)
Twenty (20) foot wide P.U.D.E.s are located along all front and rear yards, with ten (10) foot wide P.U.D.E.'s along the side yards. Five (5) foot wide side yard setbacks and P.U.D.E.'s were approved as part of the Enoch Hills Master Plan and the Preliminary Plats for Phase 1, Sections 1 & 2. The owner and applicant is requesting a variance from the subdivision regulation to reduce the required ten (10) foot wide P.U.D.E's to allow five (5) foot wide P.U.D.E.'s. Engineering agrees to the request for five (5) foot wide P.U.D.E.'s provided ten (10) foot wide P.U.D.E.'s are provided for side yards in cases where utilities are located. If the P.U.D.E. variance is granted, the owner and applicant shall make the revision to the plat. No vertical construction is allowed in any easements.

A 100 foot wide T.V.A. Transmission Line Easement runs diagonally through the center of Open Space 'B' in a northwest direction towards Lots 68 and 120. The T.V.A. easement encroaches significantly into Lot 68 thereby reducing the size of the building envelope and also envelopes portions of Lots 47, 48, 120 and 69.

Two (2), 47.5 foot radius temporary turnaround easements are being provided on the adjacent properties scheduled for future phases for trash pick-up and emergency service vehicles; one will be located at the end of Hutch Court and the other at the end of Hathaway Lane. An easement shall be recorded with the plat to establish these easements.

Open Space and Bufferyard
The Final Plat includes three (3) buffer open space tracts. Open Space 'A' (0.3± acres) is located along the southern property lines of Lots 1 and 3-8. Open Space 'B' (6.69± acres) is located along the southern property lines of lots 69, and 71-77, and along the east side of Enoch Way. The majority of Open Space 'B' encompasses a 100 foot wide T.V.A. Transmission Line easement, detention pond and wetlands. Open Space 'C' (0.54± acres) is located along the rear property lines of lots 37 – 48 with a portion of the open space tract located between Lots 43 and 44. The resubmittal shows the Open Space Tracts as A – D, but will be revised as a condition of approval, to match the Open Space areas as indicated in this staff report.

Stormwater
The undulating nature of topography allows for the natural depression area in Open Space 'B' to function as detention basins. Stormwater runoff will be conveyed to drainage structures in the streets and routed to a sediment basin within Open Space 'B'. A riparian buffer that runs along the east boundary of Open Space 'B' and extends to an area between Lots 69 and 71 helps preserve the natural vegetation and contribute to stormwater quality.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning

Ordinance. The applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat. The site surety is required for landscaping and bufferyards in the Open Space Tracts.

Subdivision Surety
The applicant is required to submit a subdivision surety to the City for roadway and drainage infrastructure per Chapter 3, Section 3-101 of the Gallatin Subdivision Regulations. Subdivision sureties are valid for one (1) year upon recording of the Final Plat.

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

1. Revise P.U.D.E.'s on lots to match 5' wide P.U.D.E.'s approved on the Master Plan and Preliminary Plats. Ten foot wide P.U.D.E.'s apply where utilities are present. Revise Typical Lot to match 5' wide P.U.D.E.'s and add note stating: *Unless otherwise shown on lot.
2. Label Enoch Way on Page 1 of 5
3. On Page 1, show lines to indicate page breaks.
4. Add label to Open Space A on Page 1 of 5, and include Open Space B with Open Space C since it is one continuous open space tract. Re-label Open Space 'D' as 'B'. Label Open Space 'B' on all sheets it is shown.
5. Add Chairman's signature line to Certificate of Approval for Recording.
6. Add street numbers assigned by E911 to each lot.
7. Submit a current copy of the Homeowner's Association Restrictive Covenants.
8. Submit a copy of Offers of Irrevocable Dedication.
9. Show location of entrance sign on plat if applicable.
10. Label the ROW width of Hartsville Pike.
11. Correct the zoning to R20 PRD, and the parcel number to 037.00 on Paul W. Enoch's property. Add subdivision name, Plat Book and Page numbers to surrounding property where applicable, and add the phase and section numbers to the surrounding, future Enoch Hill's development.

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

1. The outline of the detention pond needs to be removed from the Enoch Way right-of-way. Include this in a drainage easement in Open Space 'B'.
2. Some of the sidewalk hatching and line work is missing and this creates confusion as to where the sidewalk begins and ends. Make sure sidewalk hatching and line work are consistent on each sheet and indicate handicapped accessible aprons at the Hathaway Lane and Enoch Way intersection.

Gallatin Public Utilities Department Comments

This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department.

Other Departmental Comments
Other City Departments reviewed and commented on the Final Plat. The applicant satisfactorily addressed all Other Departmental Comments.

Findings
1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area, except no Bledsoe Creek Greenway extension is included with the plat.
2. The Final Plat is consistent with the purpose and intent of the Residential-R20 Planned Residential Development (R20 PRD) zoning district, the Preliminary and Final Master Development Plans for Enoch Hills, and the Preliminary Plats for Enoch Hills, Ph. 1, Sec. 1 and Phase 1, Sec. 2.
3. The Final Plat is consistent with Tennessee Code Annotated Sections 13-3-402, 13-3-403, 13-4-302 and 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

The Gallatin on the Move 2020 Plan designates this property as a Suburban Neighborhood Established Character Area. The plan also indicates an extension of the Greenway (Bledsoe Creek Greenway) through the property. However, the Preliminary Plat and Final Master Development Plan were approved prior to adoption of the Gallatin on the Move 2020 Plan. The subdivision plat does not reflect or accommodate a greenway extension through the property. The ability to provide for this greenway alignment through the property is very limited with the exception that an alignment could be established within the platted buffer open space tract or by using the subdivision street system. Connectivity to the east and west also is limited by intervening development including the adjacent Woodlands Subdivision (P.B. 14, Pg. 97).

RECOMMENDATION:
Staff recommends that the Planning Commission approve GMRPC Resolution 2016-55 a Final Plat for Enoch Hills, Phase 1, Section 1 & 2 consisting of a five (5) sheet plan, prepared by Richard D. Graves Land Surveying of Westmoreland, Tennessee, with job number 15009TP, dated February 11, 2016, with a final revision date of April 14, 2016, with the following conditions:

3. Revise P.U.D.E.'s on lots to match 5' wide P.U.D.E.'s approved on the Master Plan and Preliminary Plats. Ten foot wide P.U.D.E.'s apply where utilities are present. Revise Typical Lot to match 5' wide P.U.D.E.'s and add note stating: *Unless otherwise shown on lot.
4. Label Enoch Way on Page 1 of 5
5. On Page 1, show lines to indicate page breaks.
6. Make the following revisions on all sheets including Page 1 of 5: add label to Open Space 'A', include Open Space 'B' (between Lots 41, 43 and 44) with Open Space 'C' (adjacent to Lots 37-48) since it is one continuous open space tract. Re-label Open Space 'D' as 'B'.
7. Add Chairman's signature line to Certificate of Approval for Recording.
8. Add street numbers assigned by E911 to each lot.
9. Submit a current copy of the Homeowner's Association Restrictive Covenants.
10. Submit a copy of Offers of Irrevocable Dedication.
11. Show location of entrance sign on plat if applicable. Sign not permitted in right-of-way.
12. Label the ROW width of Hartsville Pike.
13. Correct the zoning to R20 PRD, and the parcel number to 037.00 on Paul W. Enoch's property. Add subdivision name, Plat Book and Page numbers to surrounding property where applicable, and add the phase and section numbers to the surrounding, future Enoch Hill's development.
14. The outline of the detention pond needs to be removed from the Enoch Way right-of-way. Include this in a drainage easement in Open Space 'B'.
15. Some of the sidewalk hatching and line work is missing and this creates confusion as to where the sidewalk begins and ends. Make sure sidewalk hatching and line work are consistent on each sheet and indicate handicapped accessible aprons at the Hathaway Lane and Enoch Way intersection.
16. Submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording the Final Plat. The site surety is required for landscaping and bufferyards in the Open Space Tracts.
17. Submit a Subdivision Surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
18. Submit Signage Surety Check in the amount of $4115.00.
19. Add note to plat stating, "The temporary turnaround easements shown in the remainder of the property recorded in R.B. 4058 Pg. 611 are for the benefit of Hutch Court and Hathaway Lane and shall be recorded as part of Phase 1, Sections 1 & 2 and will be voided and vacated as roads extend."
20. Record temporary access easement for the temporary cul de sac with recording of the plat.
21. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department.
22. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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

ATTACHMENTS:

Attachment 3-1 Location Map
Attachment 3-2 Final Plat, Enoch Hill, Ph. 1, Secs. 1 & 2 (PC 1-1693-16C)
Attachment 3-3 FMDP, Enoch Hills, (PC 8-1-06)

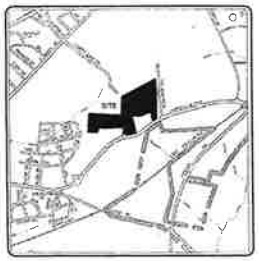
ATTACHMENT 3-1

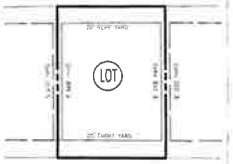
ENOCH HILLS, PH. 1, SECS. 1 & 2
MAJOR SUBDIVISION
1-1693-16C

Tax Map 112//032.00
Zoned: Residential 20 (PRD)

N
W E
S

ATTACHMENT 3-3





DETAIL INSERT

GENERAL NOTES:

1. The purpose of this Final Master development Plan is to establish the footprint for phasing Enoch Hills Subdivision, Planned Residential Development
2. Being the property of J.S.C., L.L.C. as of record in book 2475, page 190, R.O.S.C.TN.
3. Being parcel 38.00 and 22.00 on Sumner County property map 112, T.A.O.S.C.TN.
4. Stormwater management, design and calculations will be prepared as part of the construction plans
   Detension pond will be erect accordingly
5. The developer/contractor shall continually provide and maintain the necessary erosion control devices and structures approved in the construction plans and in accordance with state and local codes
6. All common areas will be maintained by the homeowners association
7. Water and sewer provided by Gallatin Utility Department District
8. Minimum size is 15,000 square feet
9. This property is not located in an area designated "Special Flood Hazard", as shown on Federal Emergency Management agency flood map (community-Panel No 470264 0015 B, dated September 28, 1978.
10. A minimum 2 water mains will be provided for water hydrants on private streets. Every building shall be accessible by fire department apparatus.
11. As per Gallatin Zoning Ordinance, a 5 foot sidewalk will be constructed along both sides of all streets.
12. Detailed building elevations shown in "Enoch Hills" Section as part of this Final Master Development Plan.
   One and two story single family residence
13. Proposed signage shown for approval with the Final Master Development Plan
14. All front and rear yard setbacks are 20 feet with side yard projects of five feet.
15. A 50 foot right-of-way between lots 88 and 89 to The Woodlands Section that will be improved but not built.
16. The tree row along the eastern boundary of this property and adjacent to the Woodlands Section that will remain, that the minimum growth can be removed
   for landscaping purposes
17. All lots adjacent to The Woodlands Section (lots 84 through 90) will have trees and or rows the second growth, and shall be preserved as required.
18. The developers of this property are responsible for performance bonds and will provide the necessary information to the city and others to obtain such.
19. When front entry garages are constructed, they cannot recess 40% of the house width. Front entry garages should be recessed back from the front of the house, or on the side plans on the front, but avoid projecting forward. Detached garage doors will be more as all front or courtyard garages.

SITE TABULATIONS

Existing Zoning prior to PRD approval Agricultural
Proposed Zoning R-20 base with PRD overlay

Total Gross Acres: 71.5 Acres
Density allowed under R-20 base zone 2.75 per gross acre
Proposed number of units: 120
Proposed density: 1.68
Estimated population of 2.5 persons per unit = 300
Building setback under PRD
   See detail insert

Open space provided: 17.7± acres
Bulk Regulations
   Required Open Space: 18% = 12.8 Acres
   Provided Open Space: 23% = 24.9 Acres
   Permitted Lot Coverage 45%

Premier Homes - Section One
   Minimum lot width: 70 feet at front yard setback
   Minimum Exterior Facade: 75% Brick or Stone
   Minimum Interior Square Footage: 1,700 sq.ft.
   (excluding porches and garages).

Village Homes - Section Two
   Minimum lot width: 55 feet at front yard setback
   Minimum Exterior Facade: 85% Brick or Stone
   Minimum Interior Square Footage: 1,600 sq.ft.
   (excluding porches and garages)

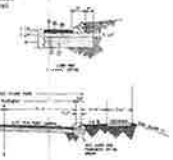
Traffic Volume

Premier Homes - Section One
   91 lots @ 10 ADT per day = 910 ADT
   Subcollector = 28 foot wide (minimum)
Village Homes - Section Two
   29 lots @ 10 ADT per day = 290 ADT
   Lane = 26 foot wide pavement

Total Average Daily Traffic
   Premier Homes plus Village Section:
   1202 ADT = Collector = 28 foot pavement

Section/Phasing Schedule

Premier Homes - Section One
   Phase One — Summer 2007
Village Homes - Section Two
   Phase One — Summer 2007
Village Homes - Section Two
   Phase Two — Fall 2008
Premier Homes - Section One
   Phase Two — Spring 2009
   Phase Three — Fall 2008
   Phase Four — Spring 2009



LANE & SUBCOLLECTOR RESIDENTIAL STREET
(28' TO 26')

Scale 1" = 100'

OWNER:
J.S.C., L.L.C.
6045 WILLOUGHBY OAK LANE
BARTLETT, TENNESSEE 38135

DEVELOPER:
NORTH CUMBERLAND DEVELOPMENT CORPORATION
435 CUMBERLAND HILLS DRIVE
GALLATIN, TENNESSEE 37066

FINAL MASTER DEVELOPMENT PLAN
ENOCH HILLS
A WEST WOODLANDS DEVELOPMENT

HARTSVILLE PIKE / STATE ROUTE 25
CITY OF GALLATIN
THIRD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

15-1

Final Master Development Plan:

L. Steven Bridges, Jr.
Land Surveying And Consulting
311 East Main Street, Suite Four, Maple Glen
Hendersonville, Tennessee 37075-2552
Phone (615) 824-5394 Fax (615) 826-3586
E-Mail: bridges@bellsouth.net

Final Master Development Plan:
Enoch Hills
A Westwoodlands Development
City Of Gallatin
Sumner County, Tennessee

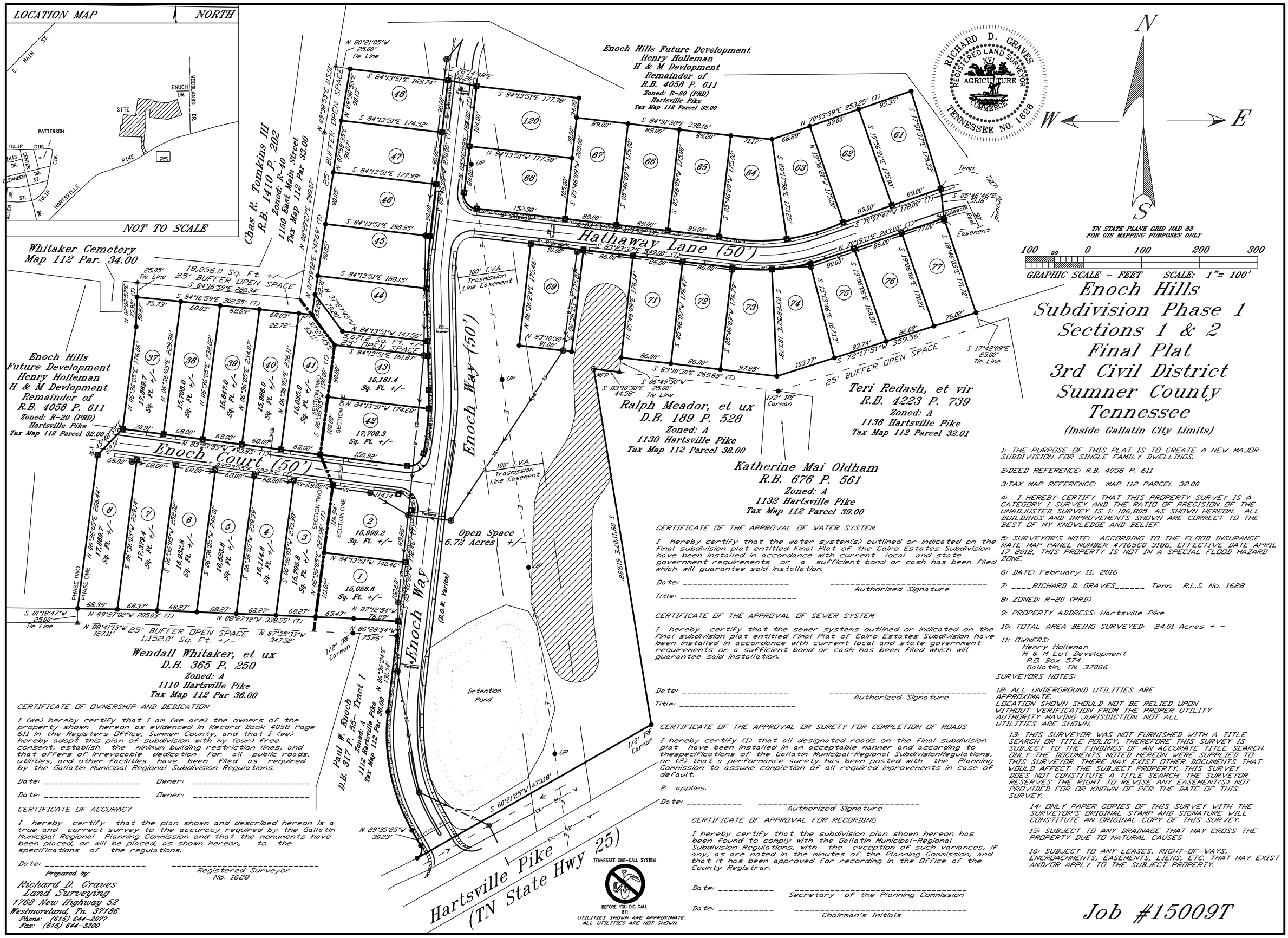
Revision:
STAFF COMM 06/10/2005
STAFF COMM 07/15/2005
STAFF COMM. 07/25/2005
STAFF COMM 09/20/2005
STAFF COMM 01/10/2006

Drawn By: T.S.
Date: April 22, 2005
Checked By:
File Name:

Scale: 1"=100'
Job No.
Sheet: 1 of 2

8-1-06

8-1-06



Enoch Hills Subdivision Phase 1 Sections 1 & 2 Final Plat

3rd Civil District Sumner County Tennessee

(Inside Gallatin City Limits)

1: THE PURPOSE OF THIS PLAT IS TO CREATE A NEW MAJOR SUBDIVISION FOR SINGLE FAMILY DWELLINGS.

2:DEED REFERENCE: R.B. 4058 P. 611

3:TAX MAP REFERENCE: MAP 112 PARCEL 32.00

4: I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 106,805 AS SHOWN HEREON. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5: SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0 318G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

6: DATE: February 11, 2016

7: ____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1628

8: ZONED: R-20 (PRD)

9: PROPERTY ADDRESS: Hartsville Pike

10: TOTAL AREA BEING SURVEYED: 24.01 Acres + -

11: OWNERS:
Henry Holleman
H & M Lot Development
P.O. Box 574
Gallatin, TN. 37066

SURVEYORS NOTES:

12: ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.

13: 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. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.

14: ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.

15: SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.

16: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown hereon as evidenced in Record Book 4058 Page 611 in the Registers Office, Sumner County, 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: _____ Owner: _____

Date: _____ Owner: _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal Regional Planning Commission and that the monuments have been placed, or will be placed, as shown hereon, to the specifications of the regulations.

Date: _____ _____
Registered Surveyor
No. 1628

Prepared by:

Richard D. Graves
Land Surveying
1769 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Final Plat of the Cairo Estates Subdivision 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.

Date: _____ _____
Authorized Signature

Title: _____

CERTIFICATE OF THE APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat of Cairo Estates Subdivision 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.

Date: _____ _____
Authorized Signature

Title: _____

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify (1) that all designated roads on the final subdivision plat have been installed in an acceptable manner and according to thespecifications of the Gallatin Municipal-Regional SubdivisionRegulations, or (2) that a performance surety has been posted with the Planning Commission to assume completion of all required improvements in case of default.

2 applies.

Date: _____ _____
Authorized Signature

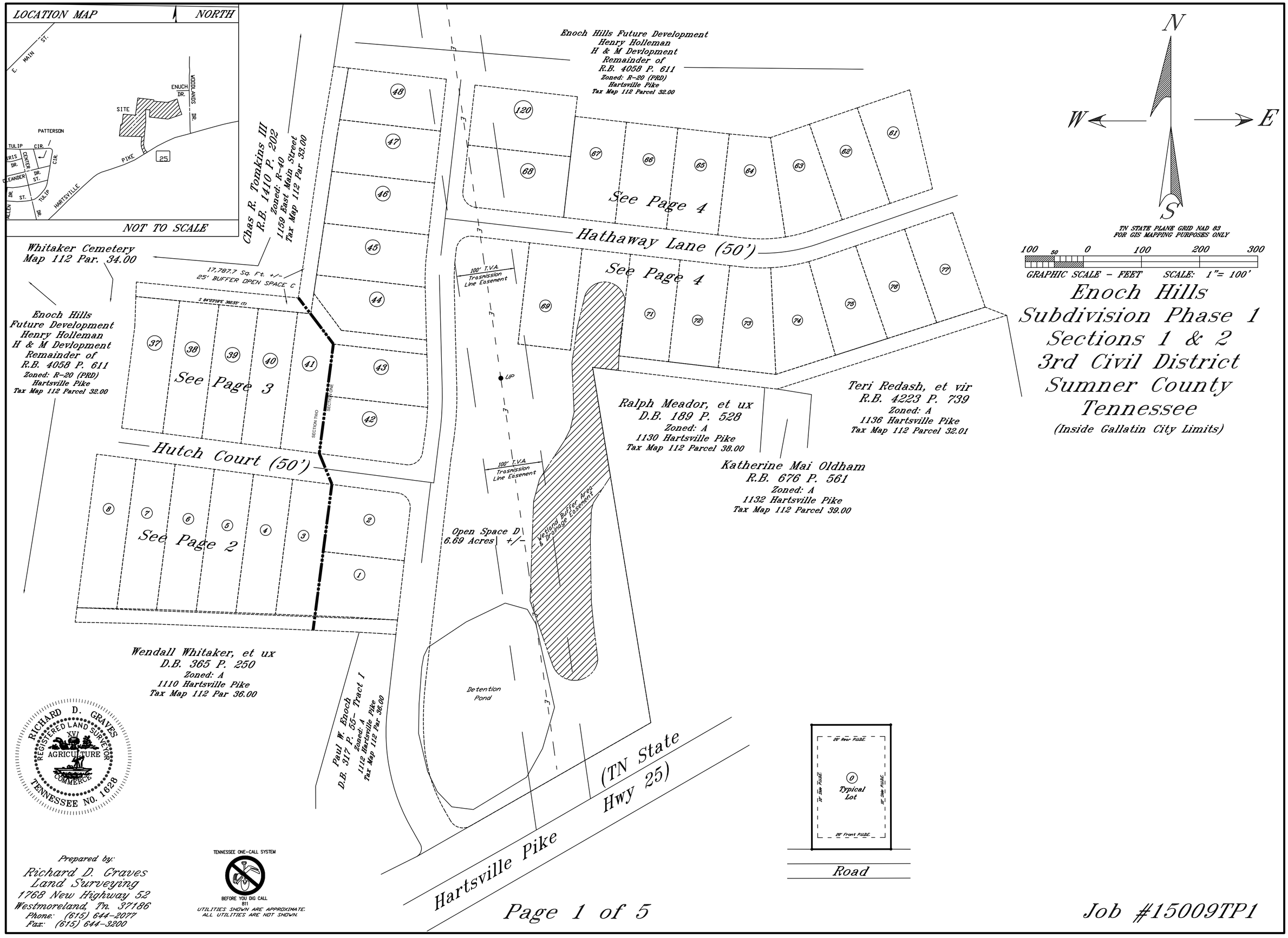
CERTIFICATE OF APPROVAL FOR RECORDING

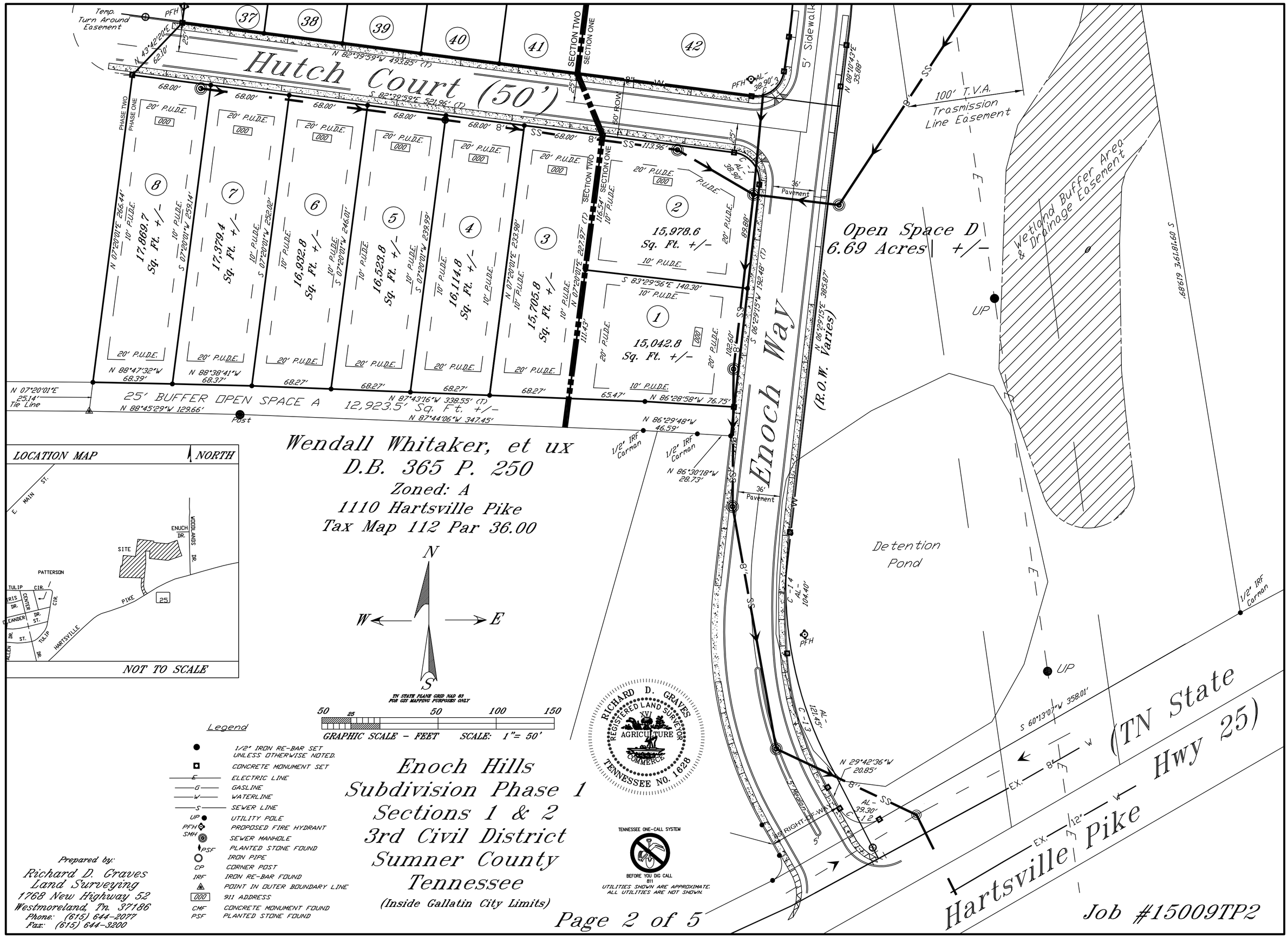
I hereby certify that the subdivision plan shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Registrar.

Date: _____ _____
Secretary of the Planning Commission

Date: _____ _____
Chairman's Initials

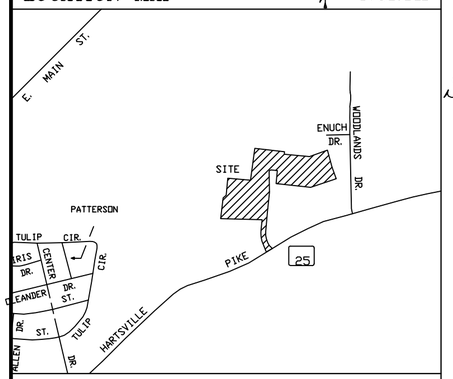
Job #15009T


LOCATION MAP
NORTH
E. MAIN ST.
ENUCH DR.
WOODLANDS DR.
SITE
PATTERSON
TULIP CIR.
IRIS DR.
CENTER DR.
CIR.
LEANDER ST.
DR.
ST.
TULIP
HARTSVILLE
PIKE
25
NOT TO SCALE
Enoch Hills Future Development
Henry Holleman
H & M Devlopment
Remainder of
R.B. 4058 P. 611
Zoned: R-20 (PRD)
Hartsville Pike
Tax Map 112 Parcel 32.00
Chas R. Tomkins III
R.B. 1410 P. 202
Zoned: R-40
1159 East Main Street
Tax Map 112 Par 33.00
See Page 4
Hathaway Lane (50')
See Page 4
Whitaker Cemetery
Map 112 Par. 34.00
17,787.7 Sq. Ft. +/-
25' BUFFER OPEN SPACE C
100' T.V.A. Trasmission Line Easement
Enoch Hills
Future Development
Henry Holleman
H & M Devlopment
Remainder of
R.B. 4058 P. 611
Zoned: R-20 (PRD)
Hartsville Pike
Tax Map 112 Parcel 32.00
See Page 3
SECTION ONE
SECTION TWO
Hutch Court (50')
See Page 2
Ralph Meador, et ux
D.B. 189 P. 528
Zoned: A
1130 Hartsville Pike
Tax Map 112 Parcel 38.00
Teri Redash, et vir
R.B. 4223 P. 739
Zoned: A
1136 Hartsville Pike
Tax Map 112 Parcel 32.01
Katherine Mai Oldham
R.B. 676 P. 561
Zoned: A
1132 Hartsville Pike
Tax Map 112 Parcel 39.00
Wetland Buffer Area & Drainage Easement
Open Space D
6.69 Acres +/-
Detention Pond
Wendall Whitaker, et ux
D.B. 365 P. 250
Zoned: A
1110 Hartsville Pike
Tax Map 112 Par 36.00
Paul W. Enoch
D.B. 317 P. 55- Tract I
Zoned: A
1112 Hartsville Pike
Tax Map 112 Par 36.00
Hartsville Pike (TN State Hwy 25)
N
W
E
S
TN STATE PLANE GRID NAD 83
FOR GIS MAPPING PURPOSES ONLY
100 50 0 100 200 300
GRAPHIC SCALE - FEET
SCALE: 1"= 100'
Enoch Hills
Subdivision Phase 1
Sections 1 & 2
3rd Civil District
Sumner County
Tennessee
(Inside Gallatin City Limits)
20' Rear P.U.D.E.
10' Side P.U.D.E.
Typical Lot
10' Side P.U.D.E.
20' Front P.U.D.E.
Road
RICHARD D. GRAVES
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1628
TENNESSEE ONE-CALL SYSTEM
BEFORE YOU DIG CALL
811
UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN.
Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200
Page 1 of 5
Job #15009TP1


Hutch Court (50')
Temp. Turn Around Easement
N 43°42'20"E 62.10'
N 82°39'59"W 493.85' (T)
S 82°39'59"E 521.96' (T)
SECTION TWO
SECTION ONE
PHASE TWO
PHASE ONE
50' ROW
5' Sidewalk
N 08°10'43"E 35.88'
100' T.V.A. Trasmission Line Easement
Wetland Buffer Area & Drainage Easement
Open Space D 6.69 Acres +/-
Enoch Way (R.O.W. Varies)
N 06°29'15"E 385.87'
S 06°29'15"W 192.48' (T)
S 83°29'56"E 140.30'
N 86°28'58"W 76.75'
N 86°29'48"W 46.59'
N 86°30'18"W 28.73'
N 29°42'36"W 20.85'
S 60°13'07"W 358.01'
Detention Pond
UP
PFH
Pavement
36'
25' BUFFER OPEN SPACE A 12,923.5' Sq. Ft. +/-
N 87°43'16"W 338.55' (T)
N 87°44'06"W 347.45'
N 88°45'29"W 129.66'
N 07°20'01"E 25.14' Tie Line
Post
1/2" IRF Carmon
Wendall Whitaker, et ux
D.B. 365 P. 250
Zoned: A
1110 Hartsville Pike
Tax Map 112 Par 36.00
Hartsville Pike (TN State Hwy 25)
LOCATION MAP
NORTH
E. MAIN ST.
ENUCH DR.
WOODLANDS DR.
SITE
PATTERSON
TULIP CIR.
IRIS DR.
CENTER DR.
CIR.
LEANDER ST.
DR. ST.
TULIP
ALLEN
HARTSVILLE
PIKE
25
NOT TO SCALE
N
S
E
W
TN STATE PLANE GRID NAD 83 FOR GIS MAPPING PURPOSES ONLY
50 25 50 100 150
GRAPHIC SCALE - FEET SCALE: 1"= 50'
Legend
1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED.
CONCRETE MONUMENT SET
ELECTRIC LINE
GASLINE
WATERLINE
SEWER LINE
UTILITY POLE
PROPOSED FIRE HYDRANT
SEWER MANHOLE
PLANTED STONE FOUND
IRON PIPE
CORNER POST
IRON RE-BAR FOUND
POINT IN OUTER BOUNDARY LINE
911 ADDRESS
CONCRETE MONUMENT FOUND
PLANTED STONE FOUND
RICHARD D. GRAVES
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1628
TENNESSEE ONE-CALL SYSTEM
BEFORE YOU DIG CALL 811
UTILITIES SHOWN ARE APPROXIMATE. ALL UTILITIES ARE NOT SHOWN.
Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200
Enoch Hills
Subdivision Phase 1
Sections 1 & 2
3rd Civil District
Sumner County
Tennessee
(Inside Gallatin City Limits)
Page 2 of 5
Job #15009TP2

Enoch Hills Subdivision Phase 1 Sections 1 & 2
3rd Civil District Sumner County Tennessee
(Inside Gallatin City Limits)

LOCATION MAP — NORTH



NOT TO SCALE

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	25.00'	24.63'	38.90'	89°09'14"	35.09'	S 38°05'22" E
C-2	475.00'	23.97'	47.90'	5°46'42"	47.88'	S 05°17'22" W
C-3	25.00'	24.63'	38.90'	89°09'18"	35.09'	S 52°45'22" W
C-4	475.00'	16.03'	32.05'	3°51'56"	32.04'	S 00°28'03" W
C-5	439.18'	30.58'	61.06'	7°57'59"	61.01'	S 02°31'05" W
C-6	259.15'	22.10'	44.09'	9°44'52"	44.04'	S 75°55'32" W
C-7	259.15'	35.73'	71.02'	15°42'06"	70.80'	S 88°39'01" W
C-8	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 38°29'56" W
C-9	309.15'	25.65'	51.18'	9°29'05"	51.12'	S 88°14'28" E
C-10	309.15'	33.43'	66.59'	12°20'31"	66.46'	N 80°50'44" E
C-11	309.15'	9.78'	19.55'	3°37'22"	19.54'	N 72°51'47" E
C-12	25.00'	25.03'	39.30'	90°04'17"	35.38'	N 74°44'45" W
C-13	270.00'	61.77'	121.45'	25°46'22"	120.43'	N 16°49'25" W
C-14	573.80'	52.35'	104.40'	10°25'29"	104.26'	N 01°16'30" E
C-15	525.00'	44.29'	88.37'	9°38'38"	88.26'	N 03°21'24" E
C-16	389.18'	27.10'	54.11'	7°57'59"	54.07'	N 02°31'05" E
C-17	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 51°30'04" E

Chas R. Tomkins III
R.B. 1410 P. 202
Zoned: R-40
1159 East Main Street
Tax Map 112 Par 33.00

Whitaker Cemetery
Map 112 Par. 34.00

17,787.7 Sq. Ft. +/-
25' BUFFER OPEN SPACE C

Enoch Hills
Future Development
Henry Holleman
H & M Devlopment
Remainder of
R.B. 4058 P. 611
Zoned: R-20 (PRD)
Hartsville Pike
Tax Map 112 Parcel 32.00

S 83°29'56"E 25.41' Tie Line

48 — 15,491.4 Sq. Ft. +/-
47 — 15,879.2 Sq. Ft. +/-
46 — 16,152.0 Sq. Ft. +/-
45 — 16,504.4 Sq. Ft. +/-
44 — 16,013.3 Sq. Ft. +/-
5,671.2 Sq. Ft. +/- 25' OPEN SPACE B
43 — 15,182.0 Sq. Ft. +/-
42 — 17,689.5 Sq. Ft. +/-
37 — 16,355.7 Sq. Ft. +/-
38 — 15,708.0 Sq. Ft. +/-
39 — 15,847.0 Sq. Ft. +/-
40 — 15,986.0 Sq. Ft. +/-
41 — 15,035.0 Sq. Ft. +/-
69 — 15,982.9 Sq. Ft. +/-
71 — 15,162.0 Sq. Ft. +/-

SECTION ONE
SECTION TWO

Hathaway Lane (50')
Enoch Way (50')
Hutch Court (50')

5' Sidewalk
26' Pavement
100' T.V.A. Trasmission Line Easement

N
W E
S

TN STATE PLANE GRID NAD 83
FOR GIS MAPPING PURPOSES ONLY

50 25 0 50 100 150
GRAPHIC SCALE - FEET SCALE: 1"= 50'

RICHARD D. GRAVES
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE COMMERCE
TENNESSEE NO. 1628

TENNESSEE ONE-CALL SYSTEM
BEFORE YOU DIG CALL 811
UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200

Job #15009TP3

Enoch Hills Future Development
Henry Holleman
H & M Devlopment
Remainder of
R.B. 4058 P. 611
Zoned: R-20 (PRD)
Hartsville Pike
Tax Map 112 Parcel 32.00

RICHARD D. GRAVES
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1628

N
W E
S

TN STATE PLANE GRID NAD 83
FOR GIS MAPPING PURPOSES ONLY

Hathaway Lane (50')

Enoch Way (50')

120 — 18,447.8 Sq. Ft. +/-
68 — 18,491.1 Sq. Ft. +/-
67 — 15,574.9 Sq. Ft. +/-
66 — 15,574.9 Sq. Ft. +/-
65 — 15,574.9 Sq. Ft. +/-
64 — 16,482.0 Sq. Ft. +/-
63 — 15,044.0 Sq. Ft. +/-
62 — 15,132.4 Sq. Ft. +/-
61 — 15,008.2 Sq. Ft. +/-
69 — 15,982.9 Sq. Ft. +/-
71 — 15,162.0 Sq. Ft. +/-
72 — 15,190.2 Sq. Ft. +/-
73 — 15,207.6 Sq. Ft. +/-
74 — 15,004.2 Sq. Ft. +/-
75 — 15,007.0 Sq. Ft. +/-
76 — 15,082.6 Sq. Ft. +/-
77 — 15,004.6 Sq. Ft. +/-

25' BUFFER OPEN SPACE

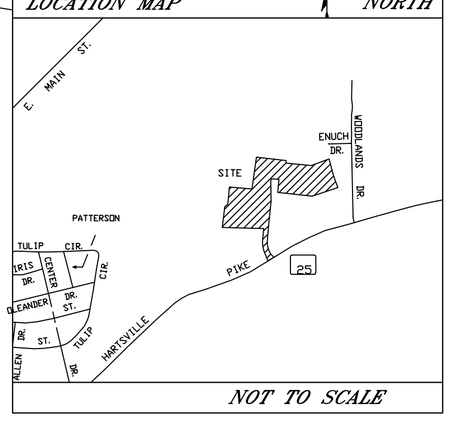
100' T.V.A. Trasmission Line Easement

Temp. Turn Around

Teri Redash, et vir
R.B. 4223 P. 739
Zoned: A
1136 Hartsville Pike
Tax Map 112 Parcel 32.01

Ralph Meador, et ux
D.B. 189 P. 528
Zoned: A
1130 Hartsville Pike
Tax Map 112 Parcel 38.00

LOCATION MAP — NORTH



NOT TO SCALE

50 25 0 50 100 150
GRAPHIC SCALE - FEET SCALE: 1"= 50'

TENNESSEE ONE-CALL SYSTEM
BEFORE YOU DIG CALL 811
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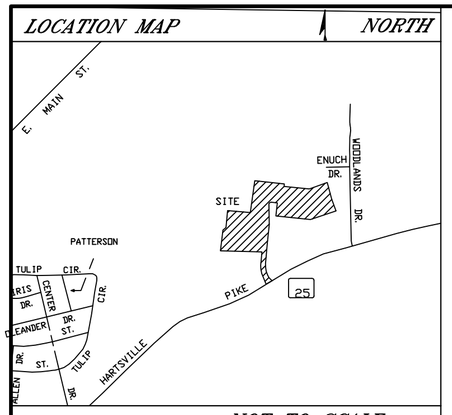
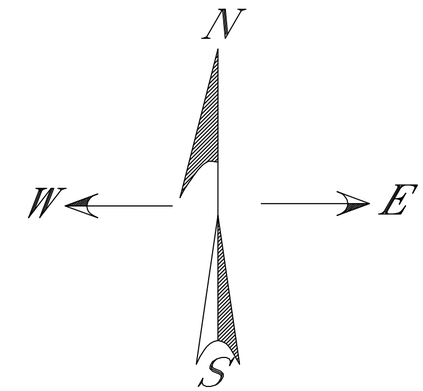
Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200

Job #15009TP4

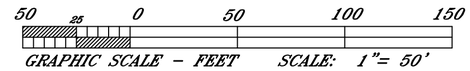


NOT TO SCALE

Enoch Hills Subdivision Phase 1
Sections 1 & 2
3rd Civil District
Sumner County Tennessee
(Inside Gallatin City Limits)



TN STATE PLANE GRID NAD 83
FOR GIS MAPPING PURPOSES ONLY



GRAPHIC SCALE - FEET SCALE: 1"= 50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Date: _____ Owner: _____
Henry Holleman

Date: _____ Owner: _____
Morris Holleman

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal Regional Planning Commission and that the monuments have been placed, or will be placed, as shown hereon, to the specifications of the regulations.

Date: _____ _____
Registered Surveyor
No. 1628

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Final Plat of Enoch Hills Subdivision 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.

Date: _____ _____
David Gregory-Director

CERTIFICATE OF THE APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat of Enoch Hills Subdivision 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.

Date: _____ _____
David Gregory- Director

CERTIFICATION OF COMMON AREAS DEDICATION

Henry Holleman & Morris Holleman of H & M Lot Development, in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Enoch Hills, Phase I, Sections 1 & 2, 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 Enoch Hills, Phase I, Sections 1 & 2 as more fully provided in Article _____, Declaration of Covenants and Restrictions, applicable to Enoch Hills, Phase I, Sections 1 & 2, dated _____, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.

_____,2016 _____
Date Henry Holleman

_____,2016 _____
Date Morris Holleman

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify (1) that all designated roads on the final subdivision plat have been installed in an acceptable manner and according to thespecifications of the Gallatin Municipal-Regional SubdivisionRegulations, or (2) that a performance surety has been posted with the Planning Commission to assume completion of all required improvements in case of default.

2 applies.

Date: _____ _____
Authorized Signature

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Registrar.

Date: _____ _____
Secretary of the Planning Commission

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	25.00'	24.63'	38.90'	89°09'14"	35.09'	S 38°05'22" E
C-2	475.00'	23.97'	47.90'	5°46'42"	47.88'	S 05°17'22" W
C-3	25.00'	24.63'	38.90'	89°09'18"	35.09'	S 52°45'22" W
C-4	475.00'	16.03'	32.05'	3°51'56"	32.04'	S 00°28'03" W
C-5	439.18'	30.58'	61.06'	7°57'59"	61.01'	S 02°31'05" W
C-6	259.15'	22.10'	44.09'	9°44'52"	44.04'	S 75°55'32" W
C-7	259.15'	35.73'	71.02'	15°42'06"	70.80'	S 88°39'01" W
C-8	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 38°29'56" W
C-9	309.15'	25.65'	51.18'	9°29'05"	51.12'	S 88°14'28" E
C-10	309.15'	33.43'	66.59'	12°20'31"	66.46'	N 80°50'44" E
C-11	309.15'	9.78'	19.55'	3°37'22"	19.54'	N 72°51'47" E
C-12	25.00'	25.03'	39.30'	90°04'17"	35.38'	N 74°44'45" W
C-13	270.00'	61.77'	121.45'	25°46'22"	120.43'	N 16°49'25" W
C-14	573.80'	52.35'	104.40'	10°25'29"	104.26'	N 01°16'30" E
C-15	525.00'	44.29'	88.37'	9°38'38"	88.26'	N 03°21'24" E
C-16	389.18'	27.10'	54.11'	7°57'59"	54.07'	N 02°31'05" E
C-17	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 51°30'04" E

1: THE PURPOSE OF THIS PLAT IS TO CREATE 37 SINGLE FAMILY LOTS.

2:DEED REFERENCE: R.B. 4058 P. 611

3:TAX MAP REFERENCE: MAP 112 PARCEL 32.00

4: I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 19,704 AS SHOWN HEREON. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5: SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0 318G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

6: DATE: February 11, 2016 Revised April 14, 2016

7: ____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1628

8: ZONED: R-20 (PRD)

9: EXISTING USE- VACANT / PROPOSED USE- SINGLE FAMILY DWELLINGS

10 PROPERTY ADDRESS: Hartsville Pike

11: TOTAL AREA BEING SURVEYED: 24.01 Acres + -

12: OWNERS:
Henry Holleman
H & M Lot Development
P.O. Box 574
Gallatin, TN. 37066

SURVEYORS NOTES:

13: ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.

14: 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. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.

15: ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.

16: SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.

17: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

18: ALTERNATIVE MINIMUM BUILDING SETBACKS FOR THIS SUBDIVISION WERE APPROVED WITH THE FMDP AND ARE AS FOLLOWS: FRONT-20' / SIDE- 5' / REAR- 20'.

19: ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200

Job #15009TP5

ITEM 4

GMRPC Resolution No. 2016-45

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ARCHITECTURAL CHANGES TO THE HARDEE'S RESTAURANT SITE PLAN ON A 0.978 (+/-) ACRE PARCEL, LOCATED AT 452 EAST MAIN STREET (PC FILE #8-1700-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved a Site Plan for Hardee's Restaurant on March 27, 1989; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Revised Site Plan submitted by the applicant, Epoch Design Group Architecture, at its regular meeting on April 25, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., § 15.03.020:

1. The architectural changes to the Site Plan are consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said zoning district.

2. The architectural changes to the Site Plan are consistent with the standards and specifications of Section 15.03.020, Site Plan Required, of the Gallatin Zoning Ordinance.

3. The proposed architectural changes to the Site Plan complies with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13, Section 13.08, Architectural Character and Compatibility Standards), and Supplementary District Regulations (G.Z.O., Article 12.00).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the architectural changes to the Site Plan for Hardee's Restaurant consisting of an eleven (11) sheet plan, prepared by Epoch Design Group Architecture of St. Louis, MO., with project number 15332, and issue date of March 18, 2016, and Sign Package consisting of six (6) sheets, prepared by Design Team Sign Company, LLC of Savannah, TN, with an issue date of March 15, 2016, with the following conditions:

1. The applicant shall obtain an approved building permit from the Building Department prior to any construction.
2. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 4/25/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 4
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Hardee's Restaurant
(8-1700-16)
452 East Main Street
Date: April 25, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF ARCHITECTURAL CHANGES TO THE HARDEE'S RESTAURANT SITE PLAN, ON A 0.97 ± ACRE LOT, LOCATED AT 452 EAST MAIN STREET.

OWNER:	**HARDEE'S RESTAURANT**
APPLICANT:	**EPOCH DESIGN GROUP**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-45**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: Owner and applicant request approval of architectural changes to Hardee's Restaurant Site Plan, on a 0.97 ± acre parcel, located at 452 East Main Street. The property is currently zoned Multiple Residential and Office (MRO), and Food Service is a permitted use in the MRO zone district. (Attachment 4-1 and 4-2)

CASE BACKGROUND:

Previous Approvals
On March 27, 1989, the Planning Commission approved the site plan for the construction of Hardee's Restaurant. (PC #8-5-89)

On June 8, 2010, the Planning Department approved an in-house site plan for minor architectural changes of Hardee's Restaurant. (PC #8-11-10S)

DISCUSSION:

Architectural Elevations
The applicant proposes to change the facades on the restaurant building and make other minor changes to the site as shown on sheets C1.0, AC-1, AC-2 and AC-3 in Attachment 4-3. Interior modifications are beyond the preview of the Planning Commission. The architectural changes are minor in nature and primarily pertain to the mansard. All building materials will remain the same as approved by Planning Commission in 1989. The existing and proposed architectural elevations and illustrations are also provided for your review in Attachment 4-3. The proposed changes are as follows:

- The existing mansard roofline will be removed on the front façade and portions of the side facades, and reconstructed with a continuous wall surface. The new surface will be constructed of 'Dovetail' colored, cement siding panels. The

continuous wall surface will be accented with 'Hearthrob' colored trim along the parapet, and at the bottom, around the existing canopy.

- Panels containing red LED lighting within the grooves are proposed on both sides of the entrance tower, and on the side facades. The panels on the side facades will be used as backer panels for illuminated signs.
- A proposed column on the east, side façade will contain an embossed 'star' graphic that is considered part of the architectural design.
- The main portion of the walls will be repainted 'Balanced Beige' and the continuous trim around the lower portion of the entire building will be repainted 'Black Fox'.
- Some of the proposed minor repairs and renovations to the site include: new ADA compliant pavement, sidewalk landing, wheel stops, striping, asphalt, guardrail and handicapped parking signs.

Signs

New wall-mounted signs are proposed as shown in Attachment 4-3. The proposed sign shown does not meet the regulations of G.Z.O. Section 13.07, it is slightly over the allowed sign square footage. As a condition of approval, the owner and applicant shall continue to work with staff on a revised a sign package. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs. The existing freestanding sign is a legal non-conforming sign and will remain. The original sign permit, dated 1989, is on file in the Planning Department.

Planning Department Comments

The Planning Department reviewed and commented on the revised architectural elevations. The applicant satisfactorily addressed the Planning Department comments with the exception of the sign package requirements. The owner and applicant shall:

1. Obtain an approved sign permit from the Planning Department prior to the installation of any signs.

Engineering Division Comments

The Engineering Division reviewed the revised architectural elevations plan, but did not have any comments.

Other Departmental Comments

Other departments reviewed the plans but did not have any comments.

Findings

The project was designed to reflect the recommendations of the *2020 Plan* and be consistent with the intent and purpose of the Gallatin Zoning Ordinance. Staff, therefore, makes the following findings:

1. The architectural changes to the Site Plan are consistent with the purpose and intent of the Multiple, Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said zoning district.

2. The architectural changes to the Site Plan are consistent with the standards and specifications of Section 15.03.020, Site Plan Required, of the Gallatin Zoning Ordinance.

3. The proposed architectural changes to the Site Plan complies with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13, Section 13.08, Architectural Character and Compatibility Standards), and Supplementary District Regulations (G.Z.O., Article 12.00).

RECOMMENDATION:
Staff recommends that the Planning Commission approve GMRPC Resolution 2016-45, the architectural changes to the Site Plan for Hardee's Restaurant consisting of an eleven (11) sheet plan, prepared by Epoch Design Group Architecture of St. Louis, MO., with project number 15332, and issue date of March 18, 2016, and Sign Package consisting of six (6) sheets, prepared by Design Team Sign Company, LLC of Savannah, TN, with an issue date of March 15, 2016, with the following conditions:

1. The applicant shall obtain an approved building permit from the Building Department prior to any construction.
2. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.

ATTACHMENTS

Attachment 4-1 Location Map
Attachment 4-2 Site Plan
Attachment 4-3 Architectural Elevations and Sign Package

ATTACHMENT 4-1

HARDEE'S RESTAURANT
ARCHITECTURAL RENOVATIONS – SITE PLAN
8-1700-16

Tax Map 113M/G/018.00
Zoned: MULTIPLE RESIDENTIAL AND OFFICE (MRO)

GALLATIN 2 - CONTEMPORARY
452 EAST MAIN STREET
GALLATIN, TN 37066
PS NO. 1501842

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	H.W.	HOT WATER
A.P.	ACCESS PANEL	I.L.O.	IN LIEU OF
AC.	ACOUSTICAL	IN.	INCH
AC.T.	ACOUSTICAL TILE	INST.	INSTALLED
ADJ.	ADJACENT	INT.	INTERIOR
A/C	AIR CONDITIONING	JT.	JOINT
ALT.	ALTERNATE	MFR.	MANUFACTURE(R)
ALUM.	ALUMINUM	MECH.	MECHANIC(AL)
A.B.	ANCHOR BOLT	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MTL.	METAL
APVD.	APPROVED	MEZZ.	MEZZANINE
ARCH.	ARCHITECT(URAL)	MIN. (')	MINIMUM, MINUTE
BLK.	BLOCK	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MLDG.	MOULDING
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BTTM.	BOTTOM	N.T.S.	NOT TO SCALE
CSWK.	CASEWORK	NO. or #	NUMBER
CEM.	CEMENT	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLG.	CEILING		
CLG. HT.	CEILING HEIGHT	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
CHNL.	CHANNEL		
CLR.	CLEAR(ANCE)	O.C.	ON CENTER(S)
CLO.	CLOSET	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	PART.	PARTICLE
C.M.U.	CONCRETE MASONRY UNIT	P. LAM.	PLASTIC LAMINATE
COND.	CONDITION(S)	PLBG.	PLUMBING
CONST.	CONSTRUCTION	PWD.	PLYWOOD
C.J.	CONTROL JOINT	PVC.	POLYVINYL CHLORIDE
COORD.	COORDINATE	PREFAB.	PREFABRICATED
CORR.	CORRIDOR	P.M.	PROJECT MANAGER
C.S.	CROSS SLOPE	QTR.	QUARTER
CTR.	CENTER	R.A.	RETURN AIR
C.T.	CERAMIC TILE	R.C.P.	REFLECTED CEILING PLAN
DET.	DETAIL	REF.	REFERENCE
DIAG.	DIAGONAL	REG.	REGISTER
DIA.	DIAMETER	REINF.	REINFORCE(D), (ING)
DIF.	DIFFUSER	REQ'D.	REQUIRED
DIM.	DIMENSION	REV.	REVISION(S), REVISED
DISP.	DISPENSER	R.O.	ROUGH OPENING
DR.	DOOR	RND.	ROUND
DWR.	DRAWER	R.S.	RUNNING SLOPE
DWG.	DRAWING	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
E.P.	ELECTRIC PANEL	S.C.	SOLID CORE
ELEV.	ELEVATION	S.S.	STAINLESS STEEL
E.W.C.	ELECTRIC WATER COOLER	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EQ.	EQUAL, EQUIVALENT	STO.	STORAGE
EQPT.	EQUIPMENT	S.D.	STORM DRAIN
EXH.	EXHAUST	STRUCT.	STRUCTURE, STRUCTURAL
EXP. JT.	EXPANSION JOINT	SUPP.	SUPPLIED
FIN.	FINISH(ED)	SUSP.	SUSPENDED
F.E.	FIRE EXTINGUISHER	SYM.	SYMMETRY(ICAL)
FP.	FIREPROOFING	SYS.	SYSTEM
FIXT.	FIXTURE	T.B.D.	TO BE DETERMINED
F.D.	FLOOR DRAIN	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TYP.	TYPICAL
F.R.T.	FIRE RETARDANT TREATED	U.N.O.	UNLESS NOTED OTHERWISE
FURR.	FURRED, FURRING	VERT.	VERTICAL
GA.	GAUGE	VEST.	VESTIBULE
GALV.	GALVANIZED	V.C.T.	VINYL COMPOSITION TILE
G.C.	GENERAL CONTRACTOR	V.I.F.	VERIFY IN FIELD
GYP. BD.	GYPSUM BOARD	W.C.	WATER CLOSET
H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING	WP.	WATERPROOF(ING)
		WS.	WEATHER STRIPPING
H.C.	HOLLOW CORE	W/	WITH
H.M.	HOLLOW METAL	W/O	WITHOUT
HORIZ.	HORIZONTAL	WD.	WOOD
H.S.S.	HOLLOW STEEL SHAPE	W.P.	WORKING POINT

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
2. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, LICENSES AND CERTIFICATES REQUIRED TO COMPLETE THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AND PAY FOR SAME.
4. THE RESTAURANT DRIVE-THRU SHALL REMAIN OPEN AND THE DINING ROOM SHALL REMAIN CLOSED DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION SO THAT THERE IS AT LEAST ONE RESTROOM AVAILABLE FOR EMPLOYEES & CUSTOMERS USE DURING CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO START OF DEMOLITION. (CRITICAL!)
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS. PRIOR TO START OF CONSTRUCTION, A COMPLETE LAYOUT AND VERIFICATION OF ALL DIMENSIONS SHALL BE COMPLETED. REPORT ANY DISCREPANCIES AND/ OR CONFLICTS TO THE ARCHITECT / HARDEE'S PROJECT MANAGER PRIOR TO PROCEEDING WITH THE WORK.
7. GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, AIR DUCTS MECHANICAL EQUIPMENT, ETC. AND LOCATIONS OF PROPOSED CONNECTIONS TO SAME. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ARCHITECT / HARDEE'S PROJECT MANAGER IMMEDIATELY.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK, WHETHER PERFORMED BY HIS FORCES OR SUBCONTRACTORS, AS WELL AS WORK COMPLETED BY HARDEE'S OR OTHERS WHO MAY BE ON-SITE AT SAME TIME UNDER SEPARATE CONTRACT. REFER TO EXTERIOR UPGRADE DRAWINGS FOR COORDINATION OF WORK.
9. THE SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING FOR & OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO INSTALLATION (WHEN APPLICABLE).
10. THE GENERAL CONTRACTOR SHALL MAINTAIN A CLEAN WORKSITE DURING CONSTRUCTION AND SHALL THOROUGHLY CLEAN THE AREAS UNDER THIS CONTRACT PRIOR TO ACCEPTANCE BY OWNER.
11. EACH BIDDER SHOULD VISIT THE SITE AND FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS AND THE SCOPE OF THE PROJECT PRIOR TO SUBMITTING THEIR BIDS.
12. GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SURFACES, MATERIALS, FIXTURES, ETC. SO THEY WILL REMAIN FREE FROM DAMAGE DURING THE COURSE OF THE PROJECT. G.C. SHALL BE RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE CAUSED BY HIMSELF OR HIS SUBCONTRACTORS DURING THE COURSE OF PROJECT. REPAIRS SHALL MATCH EXISTING MATERIALS & BE ACCEPTABLE TO THE OWNER AND / OR LOCAL BUILDING OFFICIALS.
13. ALL FLOOR TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE SMOOTH AND FLUSH. FEATHER SLAB AS REQUIRED (MAXIMUM SLOPE OF 1/8" PER FOOT.)
14. FURNISH & INSTALL FIRESTOPS IN ALL WALLS AS REQUIRED BY LOCAL BUILDING CODES.
15. ALL PARTITIONS, CEILINGS, LIGHT FIXTURES, DUCT WORK, ETC. SHALL BE BRACED TO STRUCTURE TO RESIST LOCAL SEISMIC LOADING.
16. G.C. SHALL COMPLY WITH CURRENT HARDEE'S STANDARD SPECIFICATIONS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF HARDEE'S STANDARD SPECIFICATIONS FROM HARDEE'S PROJECT MANAGER.
17. G.C. SHALL FURNISH & INSTALL CONSTRUCTION BARRICADES AS REQUIRED AROUND AREAS OF CONSTRUCTION TO PROTECT THE SAFETY OF HARDEE'S CUSTOMERS AND EMPLOYEES.
18. G.C. TO COORDINATE ALL WORK WITH SEATING AND DECOR SUPPLIER(S).
19. G.C. TO COORDINATE ALL COLORS, FINISHES, ETC. WITH PROJECT MANAGER.
20. G.C. TO REPAIR OR REPLACE PORTIONS OF IRRIGATION SYSTEM AND LANDSCAPING AS REQUIRED DUE TO NEW CONSTRUCTION - COORDINATE SCOPE OF WORK WITH CIVIL DRAWINGS AND HARDEE'S PROJECT MANAGER.

PROJECT CONTACTS

OWNER:
HARDEE'S RESTAURANTS, INC.
100 N. BROADWAY, SUITE 1200
ST LOUIS, MO 63102

ARCHITECT:
EPOCH DESIGN GROUP, INC.
1155 OLIVETTE EXECUTIVE PARKWAY, STE. 100
ST. LOUIS, MO 63132
ATTN: SHAWN VANCE
PH: (314) 721-1340

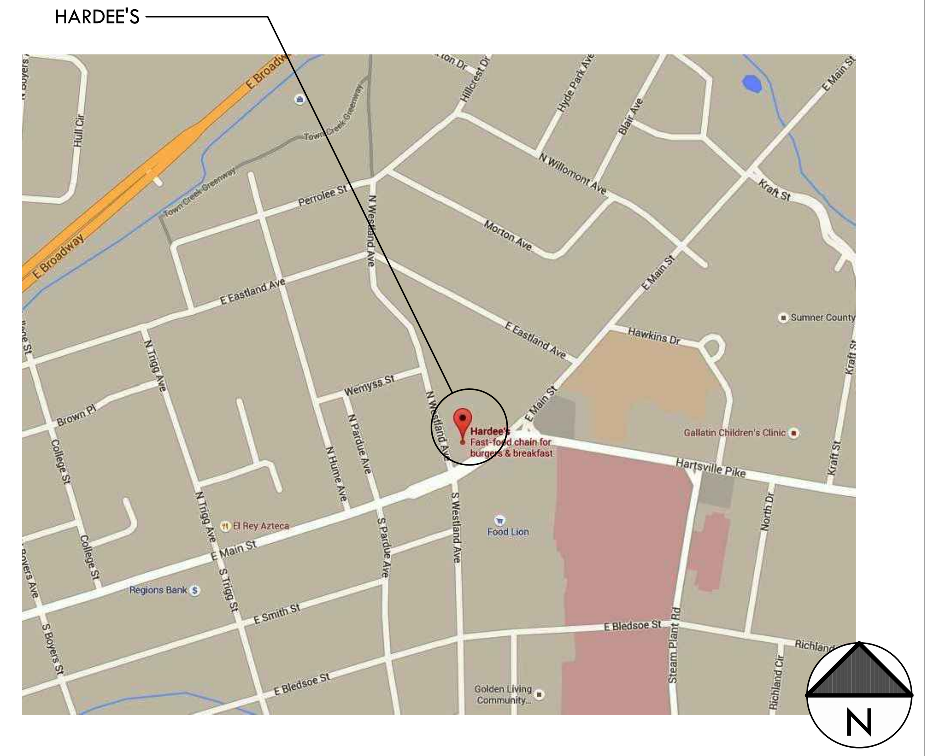
PROJECT MANAGER:
CANDACITY
N140 W17938 CEDAR LANE
RICHFIELD WI 53076
ATTN: MELANIE SMYTHE
PH: (262) 247-6301

CIVIL ENGINEER:
CORE STATES GROUP
50 CRESTWOOD EXECUTIVE CENTER, STE. 500
ST. LOUIS, MO 63126
ATTN: PATRICK BENNETT
PH: (314) 843-4320

M.E.P. ENGINEER:
RANDALL A. NELSON, P.E.
14817 WEST 95TH STREET
LENEXA, KS 66215
PH: (913) 322-5150

SEATING SUPPLIER:
SEATING CONCEPTS
125 CONNELL AVENUE
ROCKDALE, IL 60436
ATTN: CARROLL GILLESPIE
PH: (256) 585-7865

VICINITY MAP



JURISDICTIONAL CODE DATA

BUILDING CODES

2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2008 NATIONAL ELECTRICAL CODE
2010 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARD
2006 NFPA 101 LIFE SAFETY CODE

USE-GROUP CLASSIFICATION:	A-2 (ASSEMBLY)
CONSTRUCTION TYPE:	5B (UNPROTECTED) STRUCTURAL MEMBERS & EXT. WALLS NON-RATED
FIRE SUPPRESSION:	NON-SPRINKLERED
BUILDING HEIGHT:	ALLOWED 1 STORY, 40' ACTUAL 1 STORY, 18'-0"±
BASIC WIND SPEED:	90 MPH
SEISMIC DESIGN CATEGORY:	C

GROSS BUILDING AREA:

ALLOWED:	= 6000 S.F.
ACTUAL:	= 3547 S.F.

OCCUPANT LOAD:

EMPLOYEES	= 10
SEATING COUNT	= 72
TOTAL OCCUPANTS	= 82
REQUIRED EXITS	= 2
EXITS PROVIDED	= 2
COMMON PATH OF TRAVEL	= 30'-0" MAX.
TRAVEL DISTANCE TO EXIT	= 200'-0" MAX.

INDEX OF DRAWINGS

SHEET NO.:	DESCRIPTION
C1.0	COVER SHEET
AC-1	AS-BUILT/DEMO SITE PLAN
AC-2	ACCESSIBILITY SITE PLAN
AC-3	ACCESSIBLE SITE DETAILS
A1.0	DEMOLITION FLOOR PLAN
A1.1	DEMOLITION REFLECTED CEILING PLAN
A2.0	FLOOR PLAN
A3.0	ENLARGED & REFLECTED CEILING PLANS
A4.0	DETAILS
E1.0	ELECTRICAL PLAN
E2.0	ELECTRICAL SCHEDULES AND LEGEND

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PROFESSIONAL SEAL:

DAVID RAYMOND GLOVER
REGISTERED ARCHITECT
AGRICULTURE
3/15/16
COMMERCE
No. 101957
STATE OF TENNESSEE

PROJECT TITLE:

GALLATIN 2 - CONTEMPORARY
452 EAST MAIN STREET
GALLATIN, TN 37066
PS NO. 1501842

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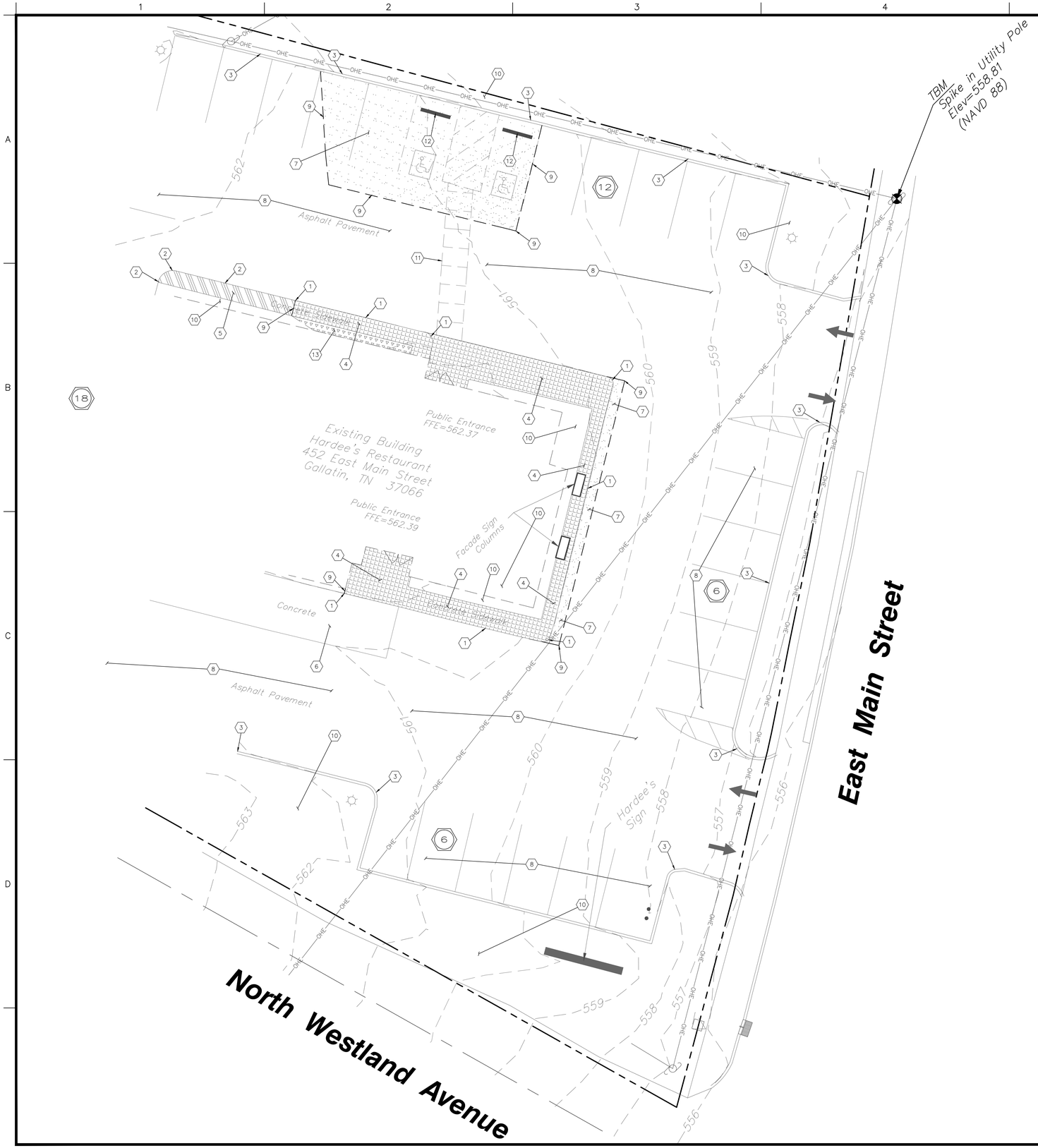
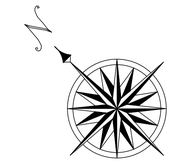
No. △	Revision Description	Date

SHEET TITLE:

COVER SHEET

PROJECT NO.: 15332
DRAWN BY: AS
ISSUE DATE: 03/18/16
SHEET NUMBER: C1.0





GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DEMOLITION NOTES

A. REFER TO SHEET AC-2 FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
B. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE.
C. ALL EXISTING IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE ON THIS SHEET. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES AS NEEDED DURING CONSTRUCTION.

KEYED NOTES

1. EXISTING CURB TO BE REMOVED.
2. EXISTING CURB TO BE REMOVED AS DIRECTED BY OWNER. CONTRACTOR TO BID AS SEPARATE LINE ITEM.
3. EXISTING CURB TO REMAIN.
4. EXISTING CONCRETE WALK TO BE SAWCUT/REMOVED TO CLOSEST JOINT(S).
5. EXISTING CONCRETE WALK TO BE SAWCUT/REMOVED TO CLOSEST JOINT(S) AS DIRECTED BY OWNER. CONTRACTOR TO BID AS SEPARATE LINE ITEM.
6. EXISTING CONCRETE TO REMAIN.
7. EXISTING ASPHALT PAVEMENT TO BE SAWCUT/REMOVED.
8. EXISTING ASPHALT PAVEMENT TO REMAIN.
9. NEW SAWCUT LINE.
10. EXISTING LANDSCAPE AREA.
11. EXISTING STRIPING TO BE OBLITERATED.
12. EXISTING WHEEL STOPS (2) TO BE REMOVED.
13. EXISTING LANDSCAPING TO BE REMOVED.

GENERAL SITE NOTES

1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO EQUAL OR BETTER CONDITION AT THE COMPLETION OF THE PROJECT.
2. CONTRACTOR SHALL FIELD VERIFY THE EXISTENCE OF ANY IRRIGATION SYSTEMS IN THE AREAS OF PROPOSED CONSTRUCTION. ANY HEADS / LINES AFFECTED SHALL BE RELOCATED AS NEEDED TO MAINTAIN COVERAGE. ADDITIONAL HEADS / LINES SHALL BE ADDED AS NEEDED TO COVER NEWLY CREATED LANDSCAPING AREAS.
3. NEWLY CREATED LANDSCAPING AREAS SHALL BE FILLED WITH DECORATIVE ROCK AS APPROVED BY HARDEE'S CONSTRUCTION MANAGER.
4. EXISTING DAMAGED ASPHALT PAVEMENT AREAS TO BE REPAIRED AS DIRECTED BY HARDEE'S CONSTRUCTION MANAGER.
5. SEAL AND RESTRIPE PARKING LOT.

DEMOLITION LEGEND	
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	ALTERNATE CONCRETE PAVEMENT TO BE REMOVED
	EXISTING LANDSCAPING TO BE REMOVED
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	SAWCUT

CALL BEFORE YOU DIG
1-800-351-1111
TENNESSEE ONE CALL SYSTEM

NOTE:
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

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Dr: PM
C d: PT

PATRICK T. BENNETT
REGISTERED ENGINEER
NO. 112145
STATE OF TENNESSEE
03/14/16

AC
OF

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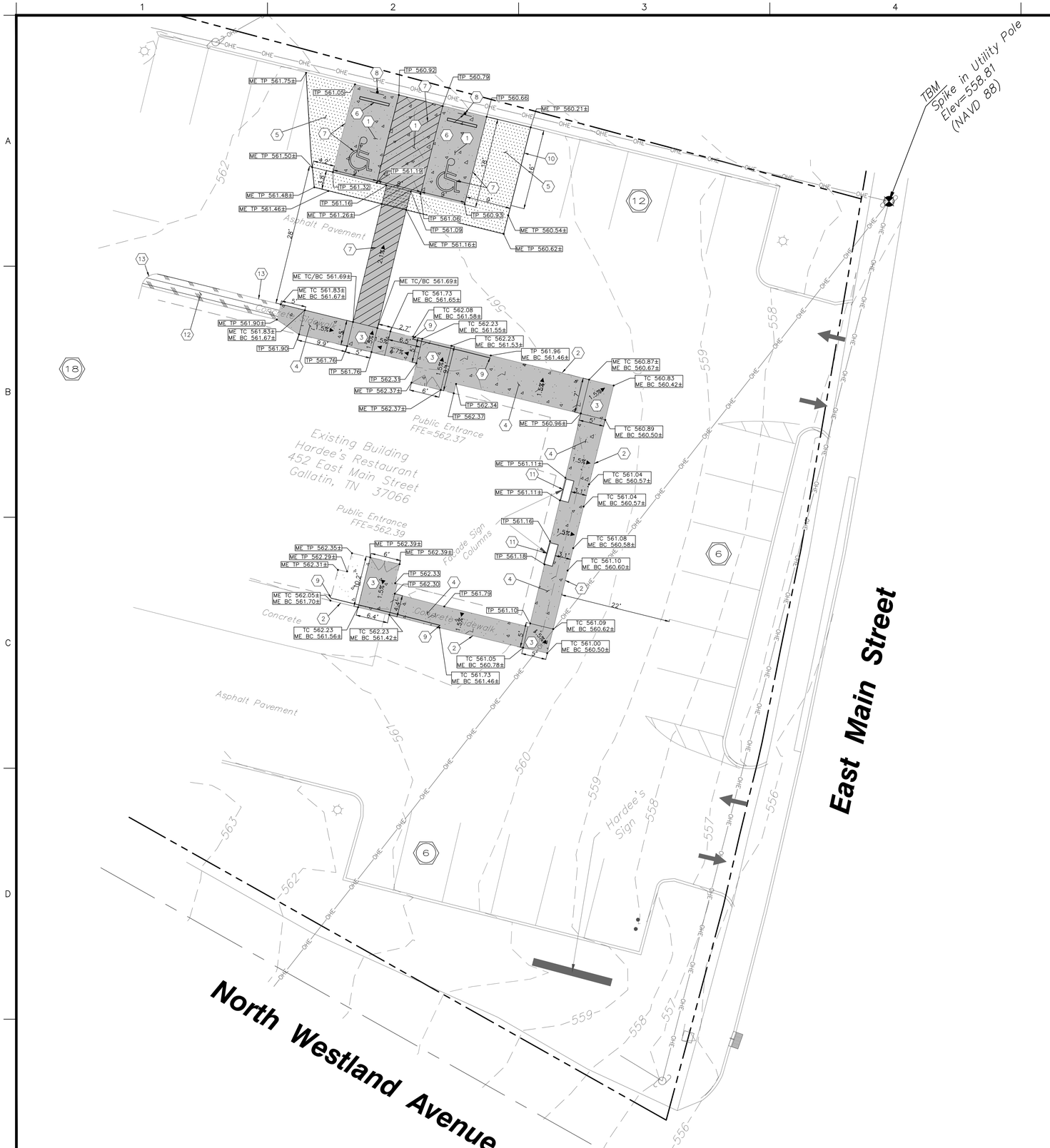

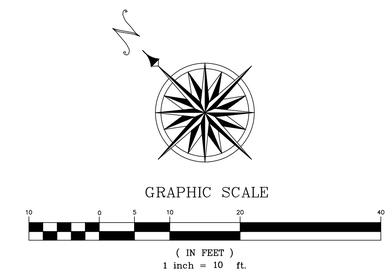

ABBREVIATIONS

BC BOTTOM OF CURB
BR BOTTOM OF RAMP
EX EXISTING
ME MATCH EXISTING
TC TOP OF CURB
TP TOP OF PAVEMENT
TR TOP OF RAMP

SITE NOTES

A. REFER TO SHEET AC-1 FOR DEMOLITION.
B. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE.
C. NO NEW BUSHES OR TREES ARE INCLUDED IN PROPOSED IMPROVEMENTS.

KEYED NOTES

1. NEW ADA COMPLIANT CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET AC-3.
2. NEW CONCRETE CURB. REFER TO DETAIL ON SHEET AC-3.
3. NEW CONCRETE SIDEWALK LANDING. REFER TO DETAIL ON SHEET AC-3.
4. NEW ADA COMPLIANT CONCRETE SIDEWALK. REFER TO DETAIL ON SHEET AC-3.
5. NEW ASPHALT PAVEMENT. REFER TO DETAIL ON SHEET AC-3.
6. NEW WHEEL STOPS (2 TOTAL). REFER TO DETAIL ON SHEET AC-3.
7. NEW ACCESSIBLE PARKING PAINTED SYMBOL AND STRIPING. REFER TO DETAIL ON SHEET AC-3.
8. NEW ACCESSIBLE PARKING AND FINE SIGN(S) IN BOLLARD (2 TOTAL). REFER TO DETAIL ON SHEET AC-3.
9. NEW GUARDRAIL. REFER TO DETAIL ON SHEET AC-3.
10. NEW PARKING LOT STRIPING – MATCH EXISTING IN COLOR.
11. CONTRACTOR TO WORK WITH SIGN COMPANY TO ENSURE THAT SHROUD AT BASE OF TOWER LEGS IS FINISHED SMOOTHLY AND WITHIN DESIGN TOLERANCES OF THE NEW FINISHED CONCRETE OR LANDSCAPING ELEVATIONS. IF IN LANDSCAPING, CONTRACTOR TO WORK WITH THE LANDSCAPER TO APPLY MULCH AND VEGETATION AS REQUIRED TO COMPLETE THE INSTALLATION AS IF NOT DISTURBED.
12. REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AS DIRECTED BY OWNER. CONTRACTOR TO BID AS SEPARATE LINE ITEM.
13. REMOVE AND REPLACE EXISTING CONCRETE CURB AS DIRECTED BY OWNER. CONTRACTOR TO BID AS SEPARATE LINE ITEM.

SITE INFORMATION:

SITE ADDRESS 452 E. Main Street
Gallatin, TN 37066

TOTAL PROVIDED W/ORIGINAL PLAN 42 SPACES
(INCLUDES 2 ADA SPACES)
TOTAL PROVIDED W/NEW PLAN 42 SPACES
(INCLUDES 2 ADA SPACES)

SITE PLAN LEGEND	
	NEW ASPHALT PAVEMENT
	NEW CONCRETE
	ALTERNATE SIDEWALK
	NEW SEED / SOD
	NEW MULCH TO MATCH EXISTING
GRADING LEGEND	
	ADA ACCESSIBILITY ROUTE. SEE ADA GUIDELINES.

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TENNESSEE ONE CALL SYSTEM

NOTE:
PROPOSED LANDSCAPING WORK BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER'S LANDSCAPER TO ENSURE PROJECT WORK IS COMPLETE BEFORE PUNCH LIST MEETING.

NOTE:
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

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PATRICK T. BENNETT
REGISTERED ENGINEER
No. 117146
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OF

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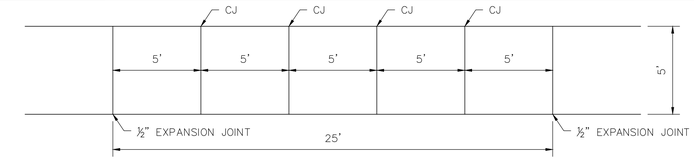
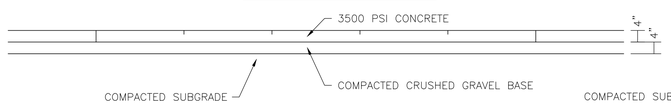
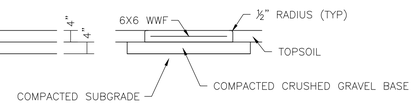


NOTE: INSTALL ½" EXPANSION JOINTS AT NO MORE THAN 25' INTERVALS AND WHERE NEW CONCRETE SIDEWALK ABUTS EXISTING CONCRETE WALKS, CURBS OR OTHER STRUCTURES

DETAIL PLAN VIEW

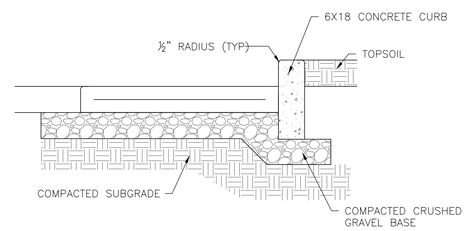


LONGITUDINAL SECTION



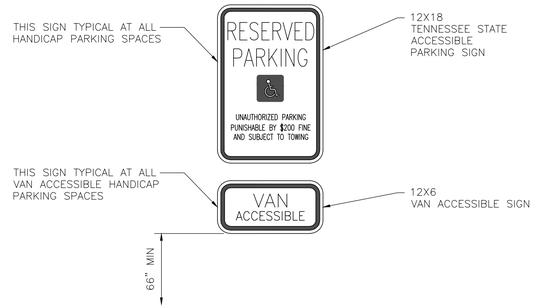
CROSS SECTION

1 CONCRETE SIDEWALK DETAILS



CROSS SECTION

2 CONCRETE CURB



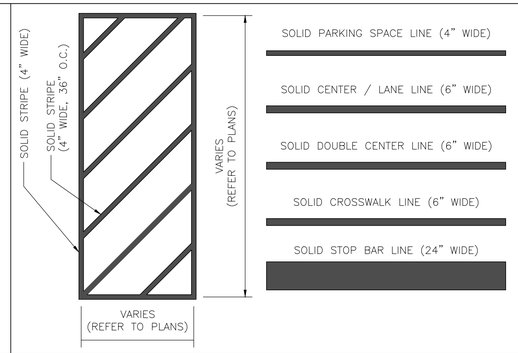
ACCESSIBLE PARKING SIGN – TN

HARDEE'S ADA CONSTRUCTION GUIDELINES

UNLESS NOTED OTHERWISE ON THESE PLANS, CONTRACTOR SHALL BE RESPONSIBLE TO MEET THE FOLLOWING GUIDELINES. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

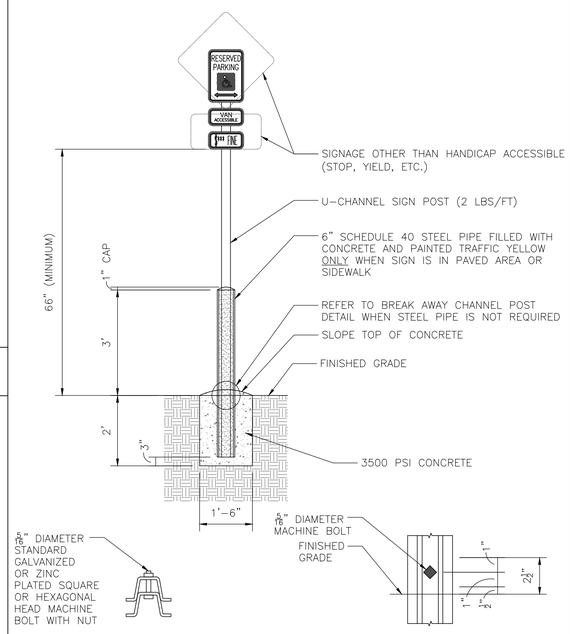
1. ADA PARKING SPACES AND ACCESSIBLE AISLES WILL BE AT LEAST 9'–0" WIDE AND SLOPED 1.5% MAX IN ALL DIRECTIONS.
2. ADA RAMPS SHALL BE CONSTRUCTED AT 1.5% MAX CROSS SLOPE AND 7.7% MAX RUNNING SLOPE.
3. ADA RAMP LANDINGS AND DOOR MANEUVERING AREAS SHALL BE CONSTRUCTED AT 1.5% MAX CROSS AND RUNNING SLOPE.
4. ACCESSIBLE HANDRAILS SHALL BE USED ON RAMPS THAT RISE MORE THAN 6".
5. ADA CURB RAMPS SHALL BE CONSTRUCTED AT 1.5% MAX CROSS SLOPE AND 7.7% MAX RUNNING SLOPE WITH FLARED SIDES SLOPED 9.0% MAX.
4. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED AT 1.5% MAX CROSS SLOPE AND 4.5% MAX RUNNING SLOPE.
5. DETECTABLE WARNINGS SHALL NOT BE USED UNLESS REQUIRED BY LOCAL OR STATE CODES.
6. REFER TO COMPLETED ADA CHECK LIST PROVIDED WITH FINAL PLANS FOR ADDITIONAL INFORMATION.

ADA NOTE:
ALL PROPOSED ADA ACCESSIBLE CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CURRENT ADA REGULATIONS.



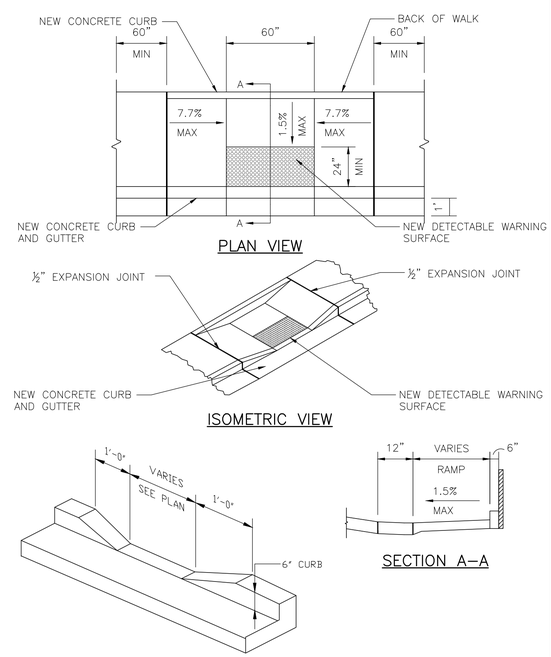
5 HARDEE'S ACCESSIBLE GUIDELINES

6 STRIPING DETAIL

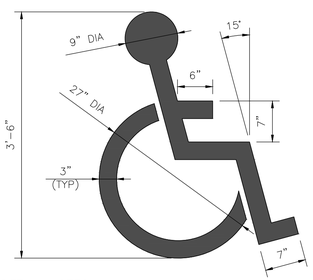


BREAK AWAY POST (PLAN) BREAK AWAY POST (ELEVATION)

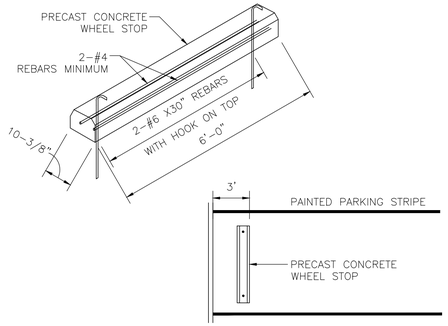
DETAIL NOTES:
1. ALL SIGNS SHALL COMPLY WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION), AND LOCAL CODES AS SPECIFIED.
2. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.



DEPRESSED CURB DETAIL



DETAIL NOTES:
COLOR(S) SHALL COMPLY WITH ALL LOCAL REGULATIONS.

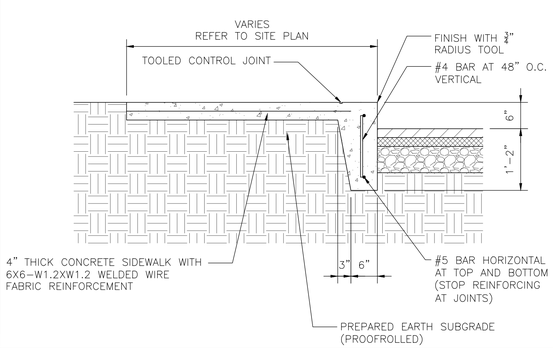


7 ACCESSIBLE PARKING SYMBOL DETAIL

11 CONCRETE WHEEL STOP

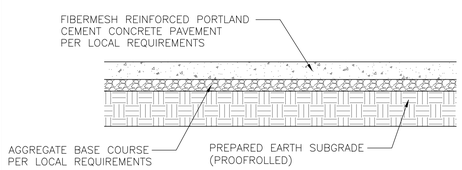
8 SIGN POST DETAIL

9 DEPRESSED ADA RAMP IN SIDEWALK DETAIL



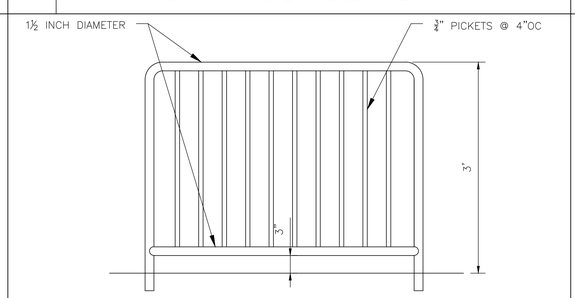
TURNED DOWN CONCRETE WALK DETAIL

	LAYER DEPTH
CONCRETE PAVEMENT	6"
AGGREGATE BASE COURSE	8"



DETAIL NOTES:
1. COMPACT AGGREGATE BASE COURSE TO 95% MODIFIED PROCTOR PER ASTM D–1557.
2. COMPACT PREPARED EARTH SUBGRADE TO 90% OR GREATER OF MAXIMUM DRY DENSITY PER ASTM D–1557.

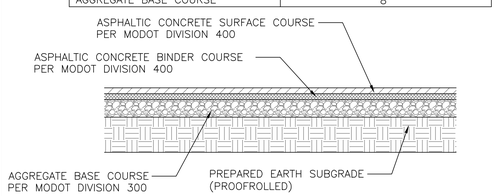
CONCRETE PAVING DETAIL



DETAIL NOTES:
1 1/2" DIAMETER GALVANIZED STEEL PIPE HANDRAIL, PAINTED BLACK. ALL JOINTS CONT. WELD & GRIND SMOOTH. CONTRACTOR TO PROVIDE BID FOR ALTERNATE MATERIAL AS SPECIFIED BY AREA CONSTRUCTION MANAGER.

GUARDRAILS / HANDRAILS

	LAYER DEPTH
ASPHALTIC CONCRETE SURFACE COURSE	2"
ASPHALTIC CONCRETE BINDER COURSE	2"
AGGREGATE BASE COURSE	8"



DETAIL NOTES:
1. COMPACT AGGREGATE BASE COURSE TO 95% MODIFIED PROCTOR PER ASTM D–1557.
2. COMPACT PREPARED EARTH SUBGRADE TO 90% OR GREATER OF MAXIMUM DRY DENSITY PER ASTM D–1557.
3. THESE ARE MINIMUM SPECIFICATIONS, REFER TO GEOTECHNICAL REPORT FOR FINAL SPECIFICATIONS.

ASPHALT PAVING DETAIL (STANDARD DUTY)

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PATRICK T. BENNETT
REGISTERED ENGINEER
NO. 111114
STATE OF TENNESSEE

AC
OF

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1. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION OBTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY ARCHITECT OF ANY DISCREPANCIES. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

2. ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK WITH NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

3. COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.

4. VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED WITH OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OFF-SITE AND IN AN EXPEDITIOUS MANNER.

5. SAW CUT & REMOVE EXISTING SLABS AS NEEDED FOR UNDERGROUND ELECTRICAL & PLUMBING LINES. ALL CONCRETE FLOOR WORK TO BE FINISHED FLUSH WITH EXISTING FLOOR. DOWEL NEW SLABS TO EXISTING WITH #4 REBAR 24" O.C. EACH SIDE (STAGGERED). REBAR TO EXTEND 6" INTO EXISTING SLAB & ACROSS CUT OPENING. SECURE REBAR INTO EXISTING SLAB WITH EPOXY GROUT. REPLACE OR REPAIR ANY VAPOR BARRIER DISTURBED DURING EXCAVATION.

6. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS NEEDED TO MAINTAIN STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

7. PROTECT FROM DAMAGE ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN DURING CONSTRUCTION. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS NEEDED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.

8. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL & H.V.A.C. WORK.

9. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE OWNER'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.

10. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH O.S.H.A. REGULATIONS.

11. CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, BULKHEADS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS NEEDED TO COMPLETE THE INSTALLATION.

12. REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATORIES, FLOOR DRAINS, AS NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES. CAP, PLUG ALL ABANDONED SUPPLY & WASTE LINES. PATCH & SEAL ALL FLOOR PENETRATIONS.

13. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

14. REMOVE EXISTING CEILING ASSEMBLIES ONLY AS INDICATED AND REQUIRED FOR NEW CONSTRUCTION EXCEPT AS NOTED.

15. GENERAL CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRICADES AS NEEDED AROUND AREAS OF CONSTRUCTION TO PROTECT THE SAFETY OF CUSTOMERS AND EMPLOYEES.

16. UNLESS NOTED OTHERWISE, ANY EXISTING DIFFUSERS, RETURN AIR GRILLES & EXHAUST FAN GRILLES TO BE SALVAGED AND REUSED SHALL BE CLEANED AND PAINT TO MATCH CEILING TO BRING BACK TO LIKE NEW CONDITION.

17. ALL EXISTING DIFFUSERS, RETURN AIR GRILLES & EXHAUST FAN GRILLES (IN RESTROOMS) TO BE CLEANED AND PAINTED TO MATCH CEILING AND BRING BACK TO "LIKE NEW" CONDITION.

18. G.C. TO SAVE ALL INTERIOR MENU BOARDS. POP AND TURN OVER TO MANAGER. MENU BOARDS TO BE DISCARDED.

19. G.C. TO CONFIRM IF EXISTING TABLE TOPS (EXCEPT RED) TO BE SAVED AND TURNED OVER TO MANAGER.

20. G.C. TO COORDINATE ACCESS TO ATTIC AREAS FOR EXTERIOR UPGRADE. CONTRACTOR TO INSTALL CONNECTIONS FOR EXTERIOR UPGRADE MATERIALS. ADDITIONAL CEILING TILE AND GRID MAY NEED TO BE REMOVED AND INSTALLED.

5 - SCALE:

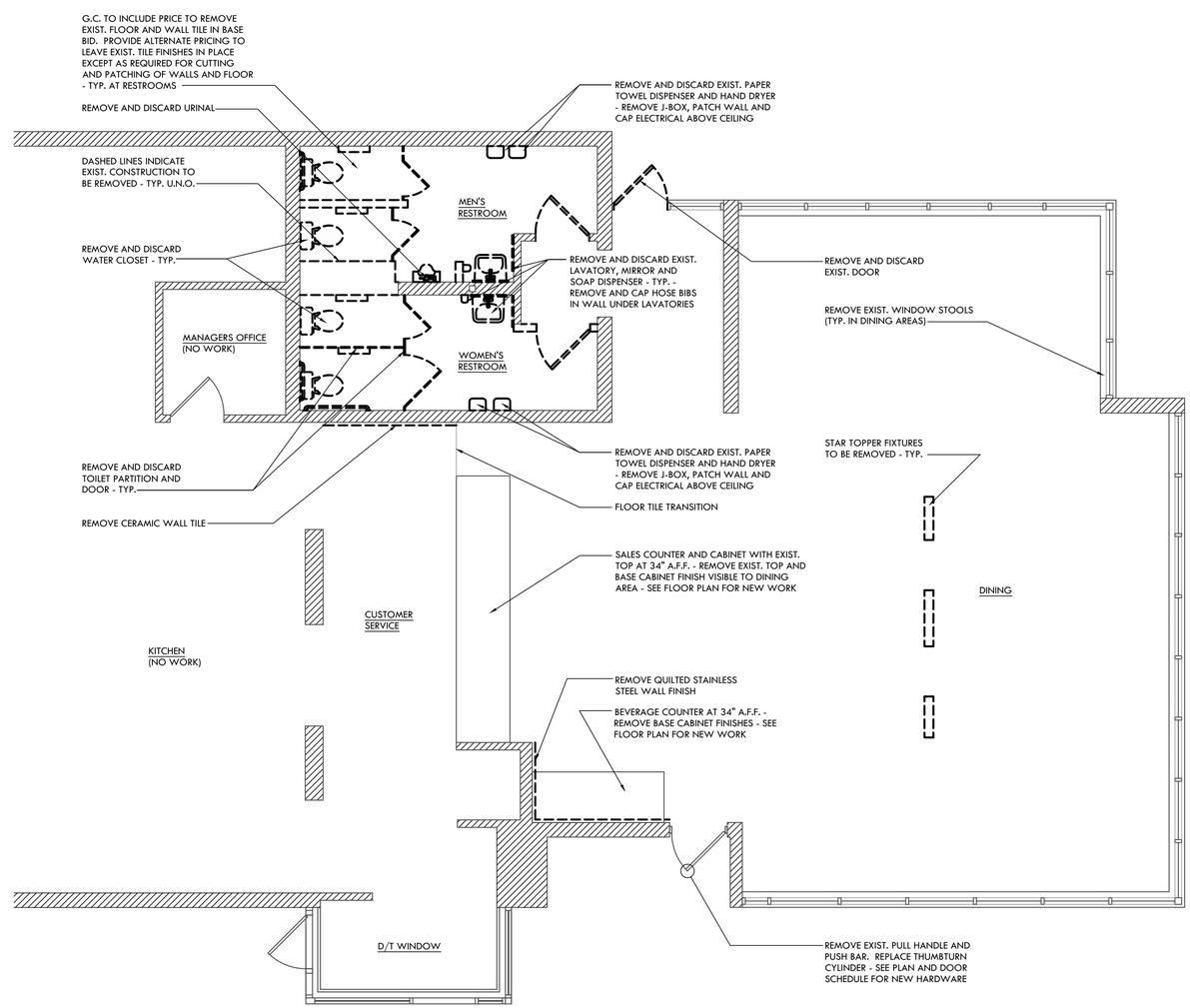
4 - SCALE:

3 GENERAL DEMOLITION NOTES

10 - SCALE:

15 - SCALE:

20 - SCALE:



REMOVE FINISHES IN TOILET ROOMS U.N.O. - SEE FLOOR PLAN FOR NEW WORK

ALL WAINSCOT AND ASSOCIATED TRIM IS TO BE REMOVED IN PUBLIC AREAS

REMOVE AND DISCARD TOILET ROOM ACCESSORIES U.N.O. (GRAB BARS, TOILET TISSUE DISPENSERS, FEMININE NAPKIN DISPOSAL, ETC.)

RELOCATE PLBG. ROUGH-INS AS REQUIRED TO ACCOMMODATE NEW FIXTURE LOCATIONS - SEE FLOOR PLAN

REMOVE FIXED TABLES, CHAIRS AND PRE-FABRICATED PARTIAL-HEIGHT WALLS - COORDINATE DISPOSAL WITH HARDEE'S P.M. - SEE SEATING PLAN BY OTHERS FOR NEW WORK

19 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

epoch design group
ARCHITECTURE
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DAVID RAYMOND GLOVER
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STATE OF TENNESSEE

PROJECT TITLE:

Hardee's
GALLATIN 2 - CONTEMPORARY
452 EAST MAIN STREET
GALLATIN, TN 37066
PS NO. 1501842

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No.	Revision Description	Date

SHEET TITLE:

DEMOLITION FLOOR PLAN

PROJECT NO.: 15332
DRAWN BY: AS
ISSUE DATE: 03/18/16
SHEET NUMBER: A1.0

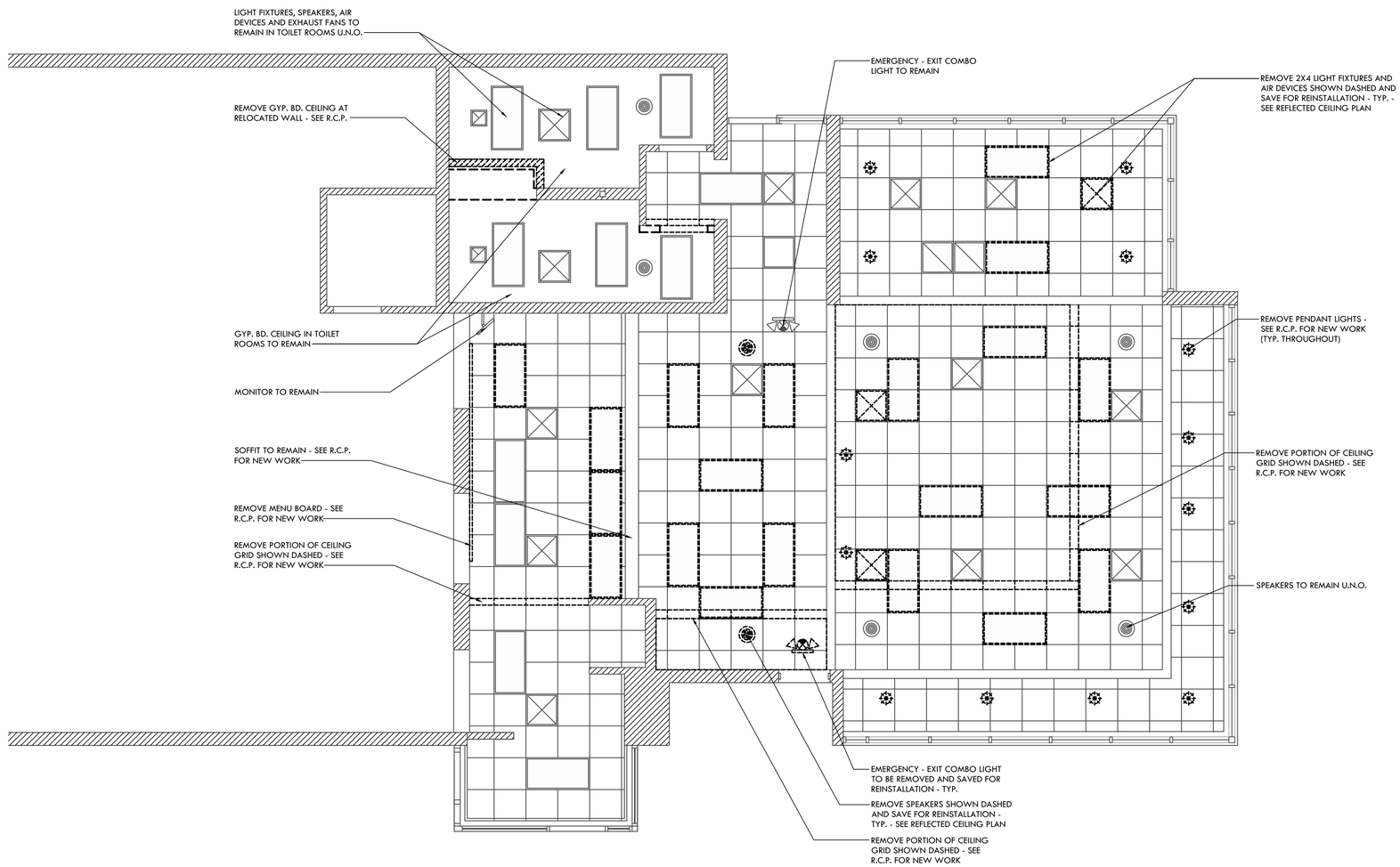
5 - SCALE:	4 - SCALE:	3 - SCALE:	2 - SCALE:	1 - SCALE:

10 - SCALE:

15 - SCALE:

20 - SCALE:

REMOVE CEILING TILES THROUGHOUT DINING AREA AND DISCARD. TILES TO REMAIN OVER CUSTOMER SERVICE AREA U.N.O. - REMOVE 2X4 LIGHT FIXTURES SHOWN DASHED THROUGHOUT DINING AREA AND SAVE FOR REINSTALLATION - CEILING GRID, SPEAKERS AND AIR DEVICES TO REMAIN U.N.O.



19 DEMOLITION REFLECTED CEILING PLAN

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

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PROJECT TITLE:

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CHARBROILED HAMBURGERS
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GALLATIN, TN 37066
PS NO. 1501842

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No.	Revision Description	Date

SHEET TITLE:

DEMOLITION REFLECTED CEILING PLAN

PROJECT NO.: 15332

DRAWN BY: AS

ISSUE DATE: 03/18/16

SHEET NUMBER: A1.1

MARK	SIZE	MATERIAL	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HDWR SET	NOTES
101A	3'-0"x7'-0"x1¾" (F.V.)	ALUM. DOOR WITH TEMPERED GLASS AND ALUM. FRAME	A	MATCH EXIST.	B	MATCH EXIST.	1	SEE NOTES 4 AND 5
101B	EXIST. 3'-0'x7'-0"x1¾" (F.V.)	ALUM. DOOR WITH TEMPERED GLASS AND ALUM. FRAME	A	MATCH EXIST.	B	MATCH EXIST.	2	SEE NOTES 4 AND 5
103A	3'-0"x6'-8"x1¾"	S.C. WOOD DR./HOLLOW METAL FRAME	C	NOTE 1	A	P-3	3	SEE NOTES 3 AND 6
103B	2'-10"x4'-10"	BY TOILET PARTITION MANUFACTURER	D	NOTE 2	-	-	4	SEE NOTE 7
104A	3'-0"x6'-8"x1¾"	S.C. WOOD DR./HOLLOW METAL FRAME	C	NOTE 1	A	P-3	3	SEE NOTES 3 AND 6
104B	2'-10"x4'-10"	BY TOILET PARTITION MANUFACTURER	D	NOTE 2	-	-	4	SEE NOTE 7
104C	2'-2"x4'-10"	BY TOILET PARTITION MANUFACTURER	D	NOTE 2	-	-	5	

NOTES:
1. DOOR LAMINATE FINISH TO BE WILSONART SATIN OXIDE - 4832-07 (PREMIUM) - GRAIN TO RUN VERTICAL.
2. TOILET PARTITION LAMINATE FINISH TO BE WILSONART SATIN OXIDE - 4832-07 (PREMIUM) - GRAIN TO RUN VERTICAL (TEXTURED).
3. ADJUST CLOSER TO 4 LB. FORCE AND 6 SECOND CLOSING PERIOD.
4. ADJUST CLOSER TO 8.0 LB. FORCE AND 6 SECOND CLOSING PERIOD.
5. INSTALL NEW HARDWARE AS INDICATED IN HARDWARE SET.
6. SALVAGE ALL OF THE HARDWARE FROM THE EXISTING DOOR AND RE-INSTALL ON THE NEW DOOR. DISCARD EXIST. DOOR-MOUNTED ACCESSIBLE SIGNS.
7. ADJUST SELF CLOSING HINGES FOR MIN. 2-SECOND CLOSING SPEED FROM 70° OPEN POSITION.

5 DOOR SCHEDULE AND NOTES

HARDWARE SET NO. 1

1 SET	PULL HANDLE/PUSH BAR - U.S. ALUMINUM PR032/PR034 OR EQUAL (MATCH EXIST. FINISH), VERIFY EXIST. CTC DIMENSION PRIOR TO ORDERING WHERE REPLACING LIKE KIND
1 EA.	CLOSER
2 PR.	PIVOT HINGES
1 EA.	DEADLOCK WITH COMPATIBLE INTERIOR KEYED CYLINDER AND JAMB STRIKE - ADAMS RITE MS1850S SERIES
1 EA.	EXIT INDICATOR WITH SIGN ACCESSORY READING "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED" - ADAMS RITE 4089
1 EA.	ACCESSIBLITY-COMPLIANT THRESHOLD
1 SET	WEATHERSTRIPPING
1 EA.	WALL STOP

HARDWARE SET NO. 2

1 EA.	NEW PULL HANDLE/PUSH BAR - U.S. ALUMINUM PR032/PR034 OR EQUAL (MATCH EXIST. FINISH), VERIFY EXIST. CTC DIMENSION PRIOR TO ORDERING WHERE REPLACING LIKE KIND
1 EA.	EXIST. CLOSER
1 PR.	EXIST. PIVOT HINGES
1 EA.	DEADLOCK WITH COMPATIBLE INTERIOR KEYED CYLINDER AND JAMB STRIKE - ADAMS RITE MS1850S SERIES
1 EA.	EXIT INDICATOR WITH SIGN ACCESSORY READING "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED" - ADAMS RITE 4809
1 EA.	EXIST. ACCESSIBLITY-COMPLIANT THRESHOLD
1 SET	EXIST. WEATHERSTRIPPING

HARDWARE SET NO. 3 (PROVIDE ITEMS WHERE NOT PRESENT, OR REINSTALL EXISTING WHERE INDICATED IN DOOR SCHEDULE NOTES)

1½ PR.	HINGES FBB-179 4½x4½ - STANLEY
1 EA.	CLOSER 1461T SERIES - LCN
1 EA.	KICKPLATE 20 GAUGE STAINLESS STEEL 10x34"LDW - BALDWIN
1 EA.	CAST PULL #6N - HAGER
1 EA.	PUSH PLATES #40R 3"x12" - HAGER
1 EA.	FLOOR STOP FS438 - IVES
1 EA.	WALL-MOUNTED ACCESSIBLE/BRAILLE SIGN - HED

HARDWARE SET NO. 4 (ACCESSIBLE DOOR REQUIRES 2 PULLS)

1 EA.	PARTITION HARDWARE SET (OUTSWING) - JACKNOB 27900 (INCLUDES 1 PULL)
1 EA.	PULL - JACKNOB 5400

HARDWARE SET NO. 5

1 EA.	PARTITION HARDWARE SET (OUTSWING) - JACKNOB 27900 (INCLUDES 1 PULL)

10 HARDWARE SETS

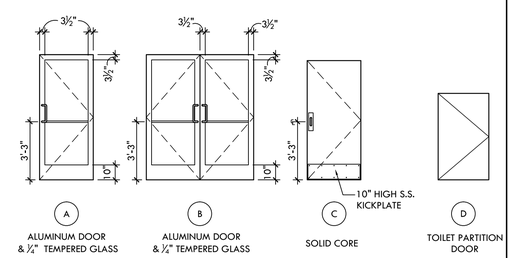
SYMB	MATERIAL	DESCRIPTION
B-1	TILE COVE BASE	TILE: CROSSVILLE A890 EBONY - 8"x6" COVE BASE AND CORNER PIECES; GROUT: CUSTOM BUILDING PRODUCTS #60 CHARCOAL
B-2	TILE COVE BASE (KITCHEN)	TILE: MATCH EXISTING; GROUT: MATCH EXISTING
CR-1	CHAIR RAIL	SEE 18/A4.0
CWT-1	CERAMIC WALL TILE (FIELD)	TILE: FIANDRE NIHON YUKI 12"x24"; GROUT: CUSTOM BUILDING PRODUCTS 335 WINTER GRAY - 1/16" JOINTS (SEE NOTE 3 BELOW, ELEVATION 5/A4.0)
CWT-2	CERAMIC WALL TILE (ACCENT)	TILE: ARIOSTEA ROVERE ABBAZIA 6"x36"; GROUT: CUSTOM BUILDING PRODUCTS 335 WINTER GRAY - 1/16" JOINTS (SEE NOTE 3 BELOW, ELEVATION 5/A4.0)
FRP-1	FIBERGLASS REINFORCED PANEL	KEMLITE COMPANY, INC. - GLASBORD FRP - WHITE
P-1	PAINT	SHERWIN WILLIAMS #SW6107 'NOMADIC DESERT' - SATIN LATEX (EGG SHELL)
P-2	PAINT	SHERWIN WILLIAMS #SW6601 'TANAGER'
P-3	PAINT	SHERWIN WILLIAMS #SW7039 'VIRTUAL TAUPE'
P-5	PAINTED GYP. BD.	SHERWIN WILLIAMS #SW7005 PURE WHITE (FLAT) - SEMI GLOSS ON DOORS AND FRAMES
PL-1	TOILET PARTITIONS	WILSONART SATIN OXIDE - 4832-07 (PREMIUM) - GRAIN TO RUN VERTICAL
SS-1	STAINLESS STEEL	18 GA. #4 BRUSHED FINISH
T-1	CERAMIC FLOOR TILE (FIELD)	TILE: IRIS US DELUXE OLIVE BROWN 12"x24"; GROUT: BOSTIK CONSTRUCTION PRODUCTS HYDROMENT H151 TAUPE (SANDED, 1/4" JOINTS)
T-2	CERAMIC FLOOR TILE (ACCENT)	TILE: FIANDRE CARBONE 12"x24"; GROUT: BOSTIK CONSTRUCTION PRODUCTS HYDROMENT H151 TAUPE (SANDED, 1/4" JOINTS)
T-3	CERAMIC FLOOR TILE (KITCHEN)	TILE: DAL TILE QUARRY TEXTURES 0T03 ASHEN GRAY 6"x6"; GROUT: NATURAL GREY (CUSTOM BUILDING PRODUCTS NO. 9)
WS-1	SYNTHETIC SOLID SURFACE	SURFACE: CORIAN CONCRETE
WC-1	WAINSCOT PANEL	WILSONART SATIN OXIDE - 4832-07 (PREMIUM) W/ 1/4" BACKER BOARD - GRAIN TO RUN VERTICAL

NOTES:
1. DOOR FRAMES TO BE SEMI-GLOSS FINISH U.N.O.
2. CONFIRM ALL FINISHES WITH HARDEE'S REPRESENTATIVE.
3. USE 380 HAYSTACK GROUT AT KITCHEN AND DRINK STATION TILE.

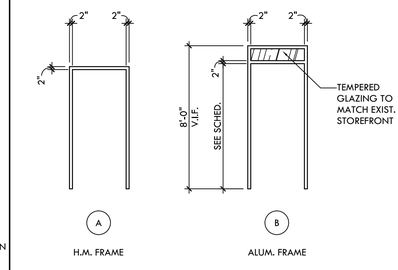
15 FINISH SCHEDULE AND NOTES

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF FINISHES UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FACE OF WALL FINISH SUBSTRATE TO FACE OF WALL FINISH SUBSTRATE UNLESS OTHERWISE NOTED.
2. THE G.C. SHALL FURNISH AND INSTALL ALL REQUIRED ACCESSORIES, OPTIONS, MOUNTING HARDWARE ETC., AS REQUIRED TO INSTALL LIGHT FIXTURES.
3. LAY-IN LIGHTING FIXTURES SHALL NOT RELY ON THE CEILING SYSTEM ALONE FOR SUPPORT. CEILING LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE BY NO LESS THAN TWO HANGER WIRES AND SECURED TO THE CEILING GRID SYSTEM WITH THE APPROPRIATE SCREW HARDWARE.
4. CEILING CUT-OUTS AT LIGHT FIXTURES SHALL BE PRECISE WITH NO VISIBLE GAPS, CHIPS OR IRREGULARITIES.
5. CEILING GRID SHALL BE LEVEL WITHIN A TOLERANCE OF 1/8" OVER A SPAN OF 10'-0".
6. CLEARLY LABEL PANEL BOARD CIRCUITING AS TO OPERATION.
7. ALL ELECTRICAL DEVICES SHALL BEAR THE U.L. LABEL.
8. ALL PLUMBING AND ELECTRICAL WORK SHALL FOLLOW ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND LAWS. RE-CONNECT PLUMBING AND ELECTRICAL DISTRIBUTION TO EXISTING BRANCH LINES ALREADY SERVING THE WORK AREA.
9. DOOR JAMBS ARE SET 2" FROM PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
10. ALL DOOR HARDWARE SHALL BE OPERABLE WITHOUT ANY SPECIAL KNOWLEDGE OR SKILL AND COMPLY WITH 2010 A.D.A. AND LOCAL JURISDICTIONAL ACCESSIBILITY REQUIREMENTS.
11. ALL HAND-ACTIVATED DOOR LATCH HARDWARE SHALL BE MOUNTED BETWEEN 34" AND 48" A.F.F. TO CENTERLINE OF HANDLE AND SHALL BE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE WITHOUT NEED OF TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
12. EXISTING DOORS THAT ARE TO BE REUSED MUST COMPLY WITH ACCESSIBILITY REQUIREMENTS. VERIFY EXISTING DIMENSIONS & HARDWARE COMPLY BEFORE REUSE. ANY ITEMS THAT DO NOT COMPLY ARE TO BE RELOCATED OR REPLACED.
13. ALL DOOR CLOSERS SHALL COMPLY WITH A MAXIMUM 8.0 POUND OPENING FORCE AT EXTERIOR DOORS (NEW AND EXISTING) AND A MAXIMUM 4.0 POUND OPEN FORCE AT INTERIOR DOORS (NEW AND EXISTING). ALL CLOSERS MUST HAVE A 6 SECOND MINIMUM CLOSING TIME FROM 90° OPEN.
14. REPLACE ANY DAMAGED OR MISSING EXISTING CEILING TILES TO MATCH THE EXISTING COLOR, STYLE AND TEXTURE TYPICAL THROUGHOUT THE DINING ROOM AND RESTROOMS AS APPLICABLE.
15. RELOCATE EXISTING LIGHT FIXTURES AND MECHANICAL AIR DEVICES AS NEEDED TO ACCOMMODATE NEW WORK IN RESTROOMS.
16. INFILL AND PATCH THE CEILING IN RESTROOMS AS NEEDED TO MATCH THE EXISTING CONSTRUCTION SMOOTH AND FLUSH; FIELD VERIFY THE EXTENT.
17. PATCH THE CONCRETE SLAB AS NEEDED TO MATCH THE EXISTING CONSTRUCTION SMOOTH AND FLUSH WHERE REMOVED.
18. PATCH WALL TILE INSTALLATIONS TO MATCH THE EXISTING CONSTRUCTION WHERE DAMAGED OR MISSING; PROVIDE NEW TILE ON NEW CONSTRUCTION AS INDICATED.
19. REPLACEMENT LAMPS FOR FLUORESCENT FIXTURES (INTERIOR AND EXTERIOR, EXTERIOR MENU BOARD) TO BE SYLVANIA TYPE T8, 5000K. ALL OTHER NON-LED LAMPS TO BE 4100K.
20. ALL NEW MECHANICAL AIR DEVICES SHALL BE FOIL-BACKED AND SHALL MATCH THE EXISTING INSTALLATIONS U.N.O.
21. G.C. TO INSTALL NEW EXIT SIGNS/EMERGENCY LIGHTS TO MATCH EXISTING IF NOT IN PROPER WORKING ORDER. CHECK WITH EQUIPMENT ORDER AND CONFIRM WITH HARDEE'S PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.
22. ALL ART WORK, MENU BOARD FRAMES AND POS FRAMES ON THE EQUIPMENT ORDER FROM HED TO BE INSTALLED BY THE G.C.
23. REFURBISH EXTERIOR FINISH ON STOREFRONT. CONFIRM EXTENT WITH OWNER.

20 GENERAL CONSTRUCTION NOTES



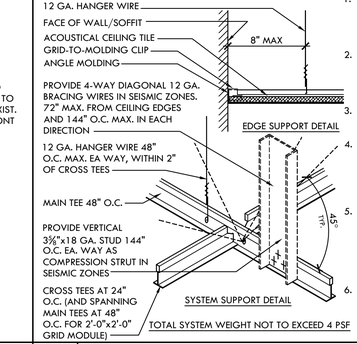
DOOR TYPES



FRAME TYPES

3 DOOR AND FRAME TYPES

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



NOTES:
1. ALL BRACING WIRE TO BE ATTACHED PARALLEL TO THE COMPONENT AND AT MAX. 45° ANGLE TO THE CLG.
2. ALL SUPPORT WIRES TO BE TAUGHT & TIED BOTH ENDS WITH A MINIMUM OF 3 TURNS.
3. SECURE ALL WIRES TO THE STRUCTURE ABOVE.
4. WHERE WIRE MUST BEAR AGAINST PIPES AND DUCTS, APPLY DUCT TAPE FRICTION PROTECTION TO PIPES AND DUCTS.
5. SEISMICALLY BRACE LIGHT FIXTURES, DIFFUSERS, ETC. IN ACCORDANCE WITH LOCAL CODE IN SEISMIC ZONES. SEE COVER SHEET FOR SEISMIC ZONE INDICATION.
6. SEE TYPICAL FRAMING DETAILS IN THIS DRAWING SET FOR COMPRESSION STRUT ATTACHMENT TO STRUCTURE.

1 SUSPENDED CEILING DETAIL

SCALE: 3/4" = 1'-0"

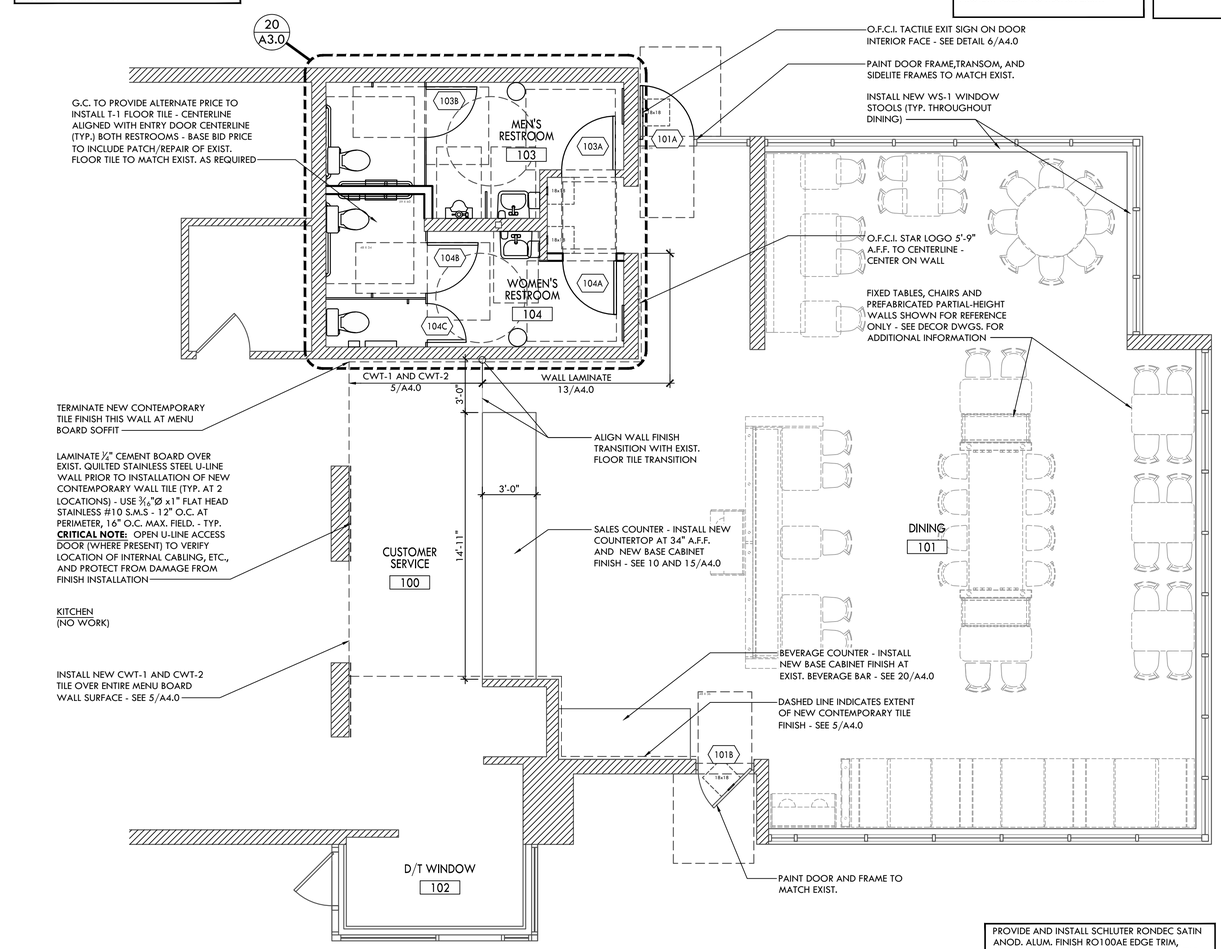
G.C. TO PROVIDE ALTERNATE PRICE TO DEGREASE EXIST. TOILET ROOM WALL TILE, LAMINATE 1/4" CEMENT BOARD SECURED TO EXIST. WALL TILE/CMU WITH 3/16"Øx1¾" STAINLESS PHILLIPS HEAD TAPCON ANCHORS (12" O.C. PERIMETER, 16" O.C. FIELD) AS SUBSTRATE BENEATH NEW WALL TILE. DEDUCT EXIST. TILE DEMOLITION FROM ALTERNATE PRICE.

INSTALL NEW WAINSCOT AND WALL PAINT PER DETAIL 18/A4.0 AT ALL NON-TILED, NON-GLAZED DINING ROOM WALLS U.N.O.

PATCH WALL, FLOOR AND CEILING FINISHES TO MATCH EXISTING U.N.O. - INSTALL NEW FINISHES AT NEW PARTITIONS AS INDICATED

REPLACE DAMAGED COVE TILE BASE AND FLOOR TILE AS NEEDED IN PUBLIC SERVICE PROJECT AREAS TO MATCH EXIST.

PATCH SLAB AND EXIST. TILE AT OLD CORES OR WHERE WALLS ARE REMOVED



PROVIDE AND INSTALL SCHLUTER RONDEC SATIN ANOD. ALUM. FINISH RO100AE EDGE TRIM, CORNERS AND CONNECTORS AT ALL WALL TILE EXPOSED EDGES

NOTE:

SEE SHEET A3.0 FOR TOILET FIXTURE AND ACCESSORIES SCHEDULE, AND SHEET A4.0 FOR TYPICAL DETAILS AND MOUNTING DIMENSIONS.

18 FLOOR PLAN

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

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PROJECT TITLE:

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452 EAST MAIN STREET
GALLATIN, TN 37066
PS NO. 1501842

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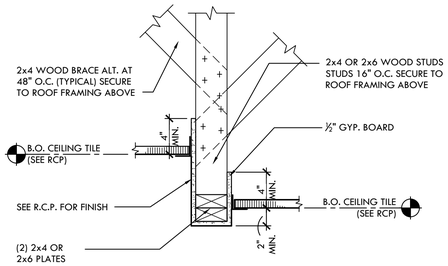
No.	Revision Description	Date

SHEET TITLE:

FLOOR PLAN

PROJECT NO.: 15332
DRAWN BY: AS
ISSUE DATE: 03/18/16

SHEET NUMBER: A2.0



4 SOFFIT DETAIL

SCALE: 1-1/2" = 1'-0"

SYMB	MATERIAL	DESCRIPTION	REMARKS
ACT-1	2'x2' CEILING TILE	ARMSTRONG - #1752 GEORGIAN TEGULAR LAY-IN, COLOR: WHITE. GRID: PRELUDE 15/16" "WHITE (WH)" (EXPOSED TRIM OF LIGHT FIXTURES, AIR DEVICES AND SPEAKERS TO BE WHITE TO MATCH CEILING TILE)	SEE NOTE 1
ACT-2	2'x2' CEILING TILE	ARMSTRONG - #1728 FINE FISSURED SQUARE LAY-IN, COLOR: TECH BLACK. GRID: PRELUDE 15/16" BLACK (EXPOSED TRIM OF LIGHT FIXTURES, AIR DEVICES AND SPEAKERS TO BE BLACK TO MATCH CEILING TILE)	SEE NOTE 1
ACT-3	2'x2' WASHABLE CEILING TILE	ARMSTRONG - #673 KITCHEN ZONE SQUARE LAY-IN NON-PERFORATED VINYL-FACED PANEL, COLOR: WHITE. GRID: PRELUDE 15/16" WHITE	SEE NOTE 1

1. WHERE CEILING GRID IS EXISTING, PAINT TO MATCH FINISH DESCRIPTIONS INDICATED IN THIS SCHEDULE.
2. REFER TO DETAIL 1/A2.0 FOR SUSPENDED CEILING INSTALLATION REQUIREMENTS.

3 CEILING MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	REMARKS
	RESTROOM EXHAUST	REFER TO THE MECHANICAL DRAWINGS FOR SPECIFICATIONS
	SUPPLY DIFFUSER	REFER TO THE MECHANICAL DRAWINGS FOR SPECIFICATIONS
	RETURN/EXHAUST GRILL	REFER TO THE MECHANICAL DRAWINGS FOR SPECIFICATIONS
	SPEAKER	G.C. TO REINSTALL EXIST.
	EM LIGHT/EXIT SIGN	REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS
	PENDANT LIGHT	REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS
	RECESSED TOWER LIGHT	PROVIDED BY HARDEE'S FROM SECURITY LIGHTING
	RECESSED EXTERIOR SOFFIT LIGHT	REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS
	RADIUS WALL SCONCE	REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS
	2x4 RECESSED TROFFER	REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS
	1x12 SURF. MTD. FLUOR.	REINSTALLED EXIST. FIXTURE
	2x2 RECESSED TROFFER	REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS
	DRUM PENDANT LIGHT	PROVIDED BY DECOR VENDOR
	WALL SCONCE	REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS
	RECESSED INTERIOR LIGHT	STANDARD/WALL WASH TRIM (ALL LENSED) - SEE ELEC. DWGS.

2 CEILING SYMBOL LEGEND

1. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED ACCESSORIES, OPTIONS, MOUNTING HARDWARE AND FIELD FABRICATION REQUIRED TO PROPERLY ADAPT THE FIXTURES TO THE SPECIFIC APPLICATIONS.
2. LAY-IN LIGHTING FIXTURES SHALL NOT RELY ON THE CEILING SYSTEM ALONE FOR SUPPORT. LAY-IN LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE BY NO LESS THAN TWO HANGERS WIRES AND SECURED TO THE CEILING GRID SYSTEM WITH THE APPROPRIATE SCREW HARDWARE.
3. CUT-OUTS AT FIXTURES IN LAY-IN CEILING SHALL BE PRECISE WITH NO GAPS, CHIPS OR IRREGULARITIES.
4. CEILING GRID SHALL BE LEVEL WITHIN A TOLERANCE OF ⅛" OVER A SPAN OF 10'-0".
5. ELECTRICAL CONTRACTOR TO CLEARLY LABEL PANEL BOARD CIRCUITING AS TO OPERATION.
6. ALL ELECTRICAL DEVICES SHALL BEAR THE U.L. LABEL.
7. ALL ELECTRICAL WORK SHALL FOLLOW ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND LAWS.
8. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
9. THE G.C. SHALL BE RESPONSIBLE FOR ANY TESTING AND BALANCING OF THE MECHANICAL SYSTEM.

1 GENERAL CEILING NOTES

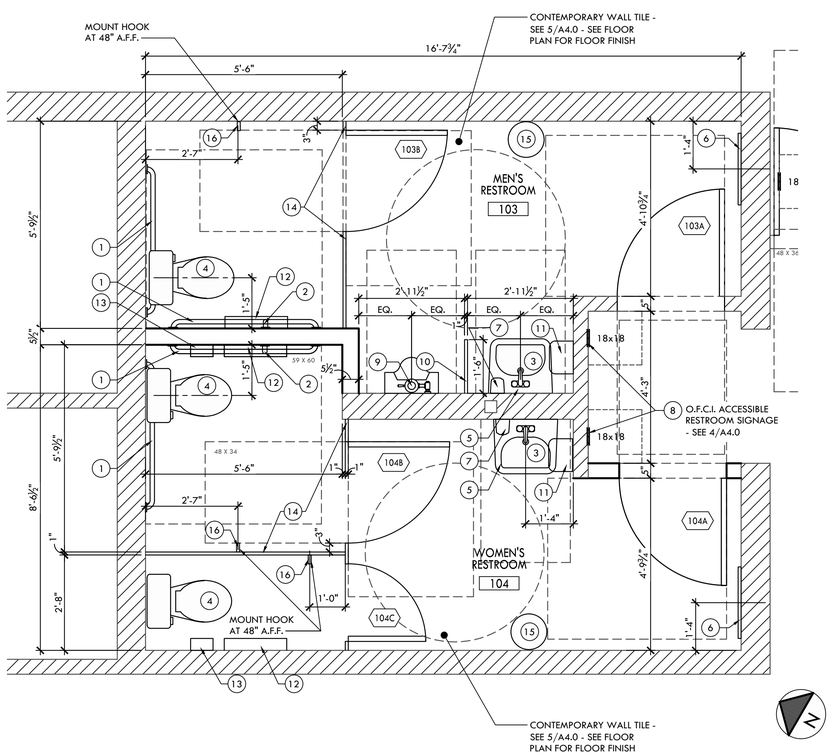
5 -

SCALE:

SYMB	QTY	ITEM	BRAND	MODEL	BLOCKING	FURNISHED BY	INSTALLED BY
1	4	48" HORIZONTAL GRAB BAR	BOBRICK	EXPOSED MOUNTING SERIES B-6106-48	2x6 BLOCKING IN WALL	G.C.	G.C.
2	2	24" VERTICAL GRAB BAR	BOBRICK	EXPOSED MOUNTING SERIES B-6106-24	2x6 BLOCKING IN WALL	G.C.	G.C.
3	2	PROTECTIVE PLUMBING COVER	TRUEBRO LAV-GUARD	103 WHITE	-	G.C.	G.C.
4	3	ACCESSIBLE WATER CLOSET	ZURN	Z5551		G.C.	G.C.
	3	WATER CLOSET SEAT	BENEKE	523	-	G.C.	G.C.
5	2	LAVATORY	ZURN	Z5340 (FAUCET: Z86500-XL-G-PT)	2x6 BLOCKING IN WALL (SEE 12/A4.0)	G.C.	G.C.
6	2	MIRROR	BOBRICK	B165 24"x48" CHANNEL FRAME MIRROR	SEE 12/A4.0	G.C.	G.C.
7	2	SOAP DISPENSER	BOBRICK	B-2111 (SEE 12/A4.0)	-	G.C.	G.C.
8	2	ACCESSIBLE WALL SIGN		(SEE 4/A4.0)	-	HED	G.C.
9	1	URINAL	ZURN	Z5798.207.00 (SEE 12/A4.0)	2x6 BLOCKING IN WALL	G.C.	G.C.
10	1	URINAL SCREEN	WILSONART	SATIN OXIDE - 4832-07 (PREMIUM) - GRAIN TO RUN VERTICAL	PER MANUFACTURER INSTRUCTIONS	G.C.	G.C.
11	2	TOWEL DISPENSER	GEORGIA PACIFIC	GP 59462 (SEE 12/A4.0)		G.C.	G.C.
12	3	TOILET TISSUE DISPENSER	GEORGIA PACIFIC	GP 59209 (SEE 12/A4.0)		G.C.	G.C.
13	2	SANITARY NAPKIN DISPOSAL	BOBRICK	B270 (SEE 12/A4.0)		G.C.	G.C.
14	2	BATHROOM PARTITION SYS	WILSONART	SATIN OXIDE - 4832-07 (PREMIUM) - GRAIN TO RUN VERTICAL	PER MANUFACTURER INSTRUCTIONS	G.C.	G.C.
15	2	TRASH CAN	RUBBERMAID	FG816088BLA		G.C.	G.C.
16	3	COAT HOOK	BOBRICK	B-670		G.C.	G.C.

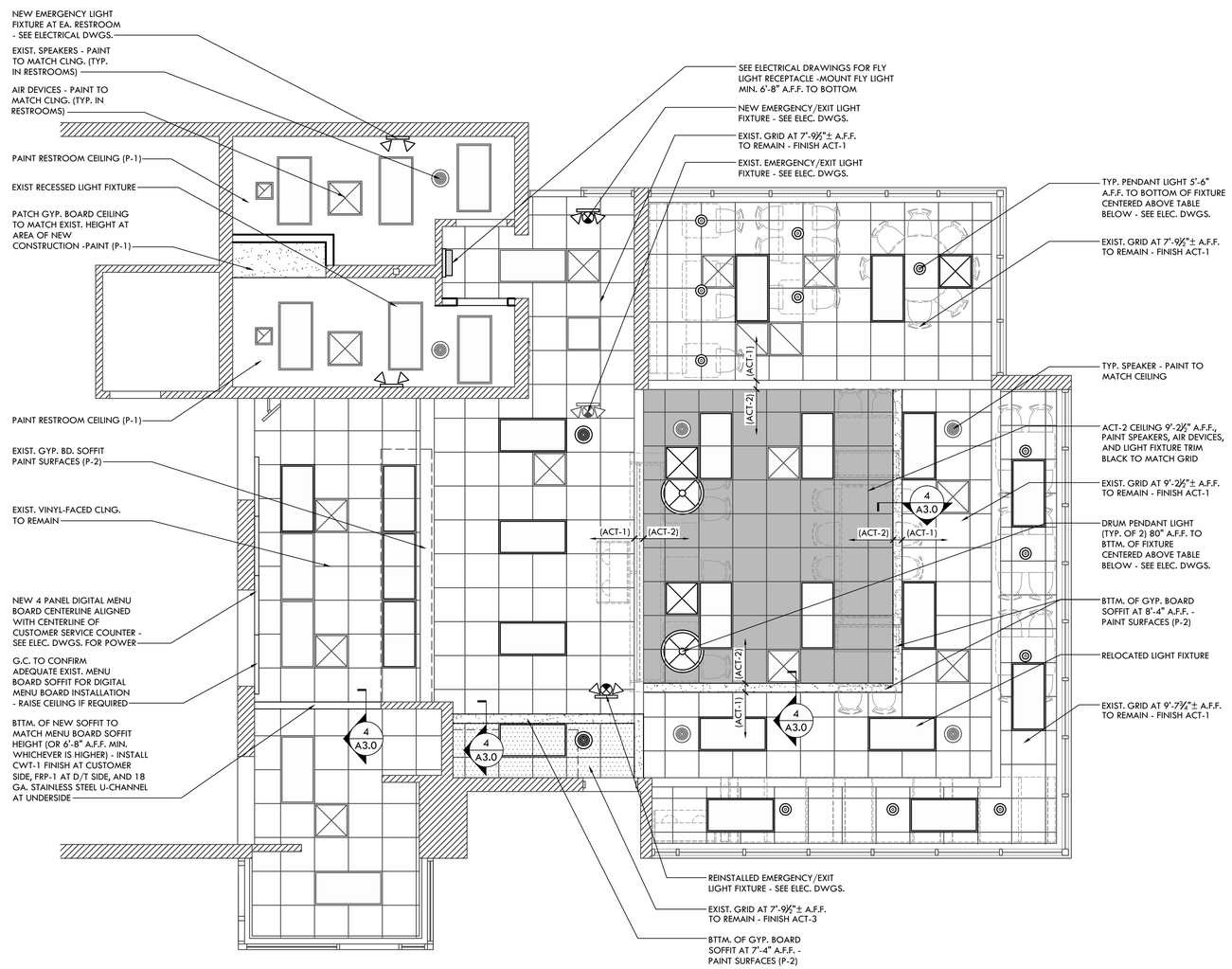
NOTE: ALL BACK-UP SUPPORTS SHALL BE CUT BETWEEN STUDS SO THAT FACE OF SUPPORT IS FLUSH WITH WALL STUD.

10 TOILET ROOM FIXTURES AND ACCESSORIES SCHEDULE



20 ENLARGED RESTROOM PLAN

SCALE: 1/2" = 1'-0"



18 REFLECTED CEILING PLAN

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

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PROFESSIONAL SEAL:

PROJECT TITLE:

GALLATIN 2 - CONTEMPORARY
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PS NO. 1501842

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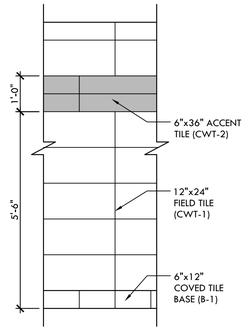
No.	Revision Description	Date

SHEET TITLE:

ENLARGED & REFLECTED CEILING PLANS

PROJECT NO.: 15332
DRAWN BY: AS
ISSUE DATE: 03/18/16
SHEET NUMBER: A3.0



5 WALL TILE ELEVATION

SCALE: 1/2" = 1'-0"

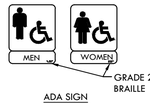
ACCESSIBLE SIGN NOTES:

CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.

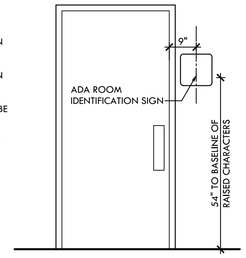
IDENTIFICATION SYMBOLS ARE TO BE LOCATED ON WALL ADJACENT TO LATCH SIDE OF DOOR AT 54" A.F.F. TO BASELINE OF RAISED CHARACTERS AND ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST.

PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.

LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN. SHALL BE 3/4" MIN. HIGH AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.



ADA SIGN

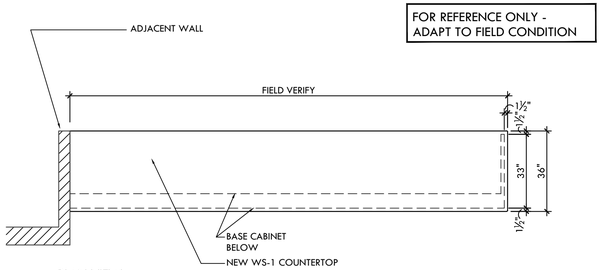


4 TOILET ROOM SIGN ELEVATION

SCALE: 1/2" = 1'-0"

1. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
2. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I".
3. FOR TACTILE CHARACTERS, THE STROKE THICKNESS SHALL BE 15% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I" MEASURED AT THE TOP SURFACE OF THE CHARACTER, AND 30% MAX. OF THE UPPERCASE LETTER "I" MEASURED AT THE BASE OF THE CHARACTER. WHEN CHARACTERS ARE BOTH VISUAL AND TACTILE, THE STROKE THICKNESS SHALL BE 10% MIN. OF THE HEIGHT OF THE UPPERCASE LETTER "I".
4. CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MIN. & SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CONTRACTED (GRADE 2) BRAILLE.
5. RAISED CHARACTERS SHALL BE A MIN. OF 5/8" AND A MAX. OF 2" HIGH BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".
6. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8" MIN. AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16" MIN. AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. AT THE BASE OF THE CROSS SECTIONS, AND 1/8" MIN. AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. AT THE TOP OF THE CROSS SECTIONS. CHARACTER SPACING SHALL ALSO BE 10% MIN. AND 35% MAX. OF THE CHARACTER HEIGHT. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN.
7. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135% MIN. AND 170% MAX. OF THE RAISED CHARACTER HEIGHT.
8. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MIN. OF 6" IN HEIGHT. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. PICTOGRAMS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
9. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MIN. OF 3/8" AND A MAX. OF 1/2" DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED. BRAILLE SHALL BE SEPARATED 3/8" MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS. WHEN TACTILE TEXT IS MULTILINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
10. CONTRACTED (GRADE 2) BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED BY ANSI A117.1 OR ADAAG. DOTS SHALL BE .090" TO .100" ON CENTER IN EACH CELL. THE SPACE BETWEEN CLOSEST DOTS OF ONE CELL AND ANOTHER HORIZONTALLY ADJACENT CELL SHALL BE .241" TO .300" ON CENTER. THE SPACE BETWEEN THE CLOSEST DOTS OF ONE CELL AND ANOTHER VERTICALLY ADJACENT CELL SHALL BE .395" TO .400" ON CENTER. DOTS SHALL BE RAISED .025" MIN. AND .037" MAX ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED, WITH DOT BASE DIAMETER BETWEEN .059" AND .063". THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS AND ACRONYMS.
11. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45° OPEN POSITION.
12. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.
13. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

3 GENERAL ACCESSIBLE SIGN NOTES



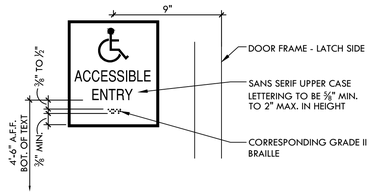
PLAN VIEW

10 PROTOTYPE FRONT COUNTER PLAN - CONTEMPORARY

SCALE: 3/8" = 1'-0"

1. LAVATORY TO BE PROVIDED WITH NON-ABRASIVE SURFACE UNDERNEATH.
2. GRAB BARS TO HAVE A 1½" OUTSIDE DIAMETER MOUNTED AT 34" A.F.F. TO CENTERLINE OF GRAB BAR.
3. PROVIDE BRAILLE SIGNS INSTALLED ON THE WALL ADJACENT THE LATCH JAMB OF THE DOOR. SIGNS AND INSTALLATIONS TO COMPLY WITH GENERAL SIGNAGE NOTES THIS SHEET.
4. OPERABLE PARTS OF ALL FIXTURES OR ACCESSORIES TO BE LOCATED A MAX OF 46" A.F.F. U.N.O.
5. INSTALL TOILET ACCESSORY UNITS IN ACCORDANCE WITH A.D.A., ICC/ANSI A117.1, AND MANUFACTURERS STANDARD DETAILS.
6. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. AUTOMATIC SPRING TO LIFTED POSITION SEATS ARE NOT ALLOWED. (ADA 604.4)
7. WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED IN COMPLIANCE WITH REACH RANGES SPECIFIED ELSEWHERE THIS SHEET (ADA 309, 604.6).
8. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5 LB. (ADA 309.4). ELECTRONIC OR AUTOMATIC FLUSHING CONTROLS ARE ACCEPTABLE AND PREFERABLE.
9. HAND-OPERATED METERING FAUCETS ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS (ADA 606.4).
10. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO IT SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES (ADA 609.5).
11. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBS. IS APPLIED AT ANY POINT ON A GRAB BAR, SHOWER SEAT, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE (ADA 609.8, 610.4).
12. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS (ADA 609.6).
13. GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE (ADA 609.7)

8 ACCESSIBLE TOILET ROOM NOTES

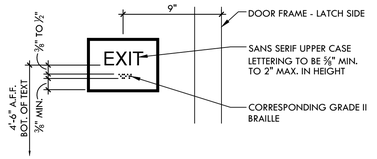


SIGN TO BE MOUNTED ON WALL AT LATCH JAMB OF DOOR
(*SIGN NOT REQUIRED WHEN ALL ENTRIES ARE ACCESSIBLE)

TEXT SHOWN IS FOR EXAMPLE ONLY. SEE FLOOR PLAN NOTES FOR SPECIFIC TEXT TO BE USED FOR A PARTICULAR APPLICATION.

7 ACCESSIBLE ENTRY SIGNAGE

SCALE: 3" = 1'-0"

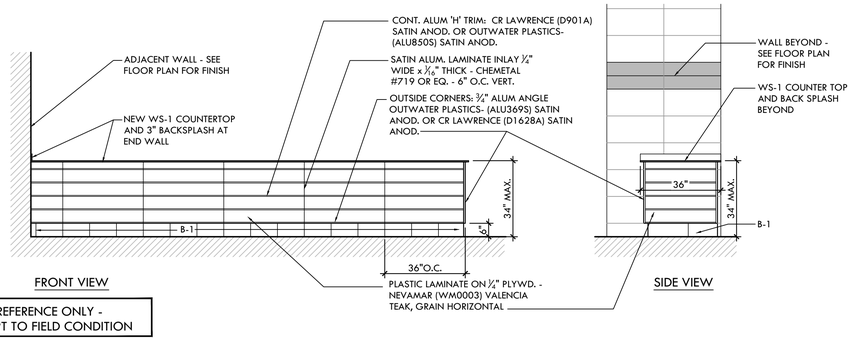


SIGN TO BE MOUNTED ON WALL AT LATCH JAMB OF DOOR

TEXT SHOWN IS FOR EXAMPLE ONLY. SEE FLOOR PLAN NOTES FOR SPECIFIC TEXT TO BE USED FOR A PARTICULAR APPLICATION.

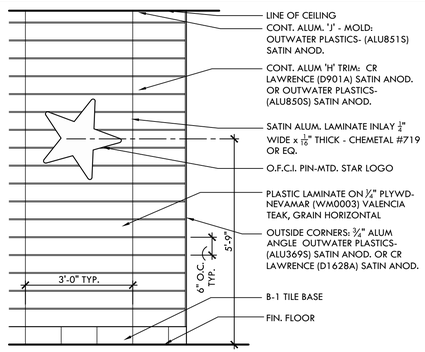
6 TACTILE EXIT SIGN

SCALE: 3" = 1'-0"



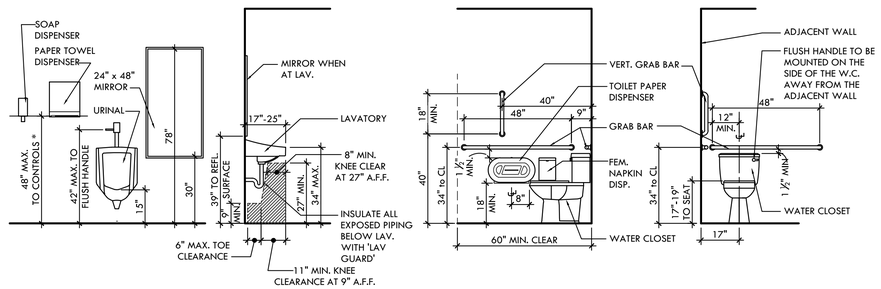
15 PROTOTYPE FRONT COUNTER ELEVATION - CONTEMPORARY

SCALE: 3/8" = 1'-0"



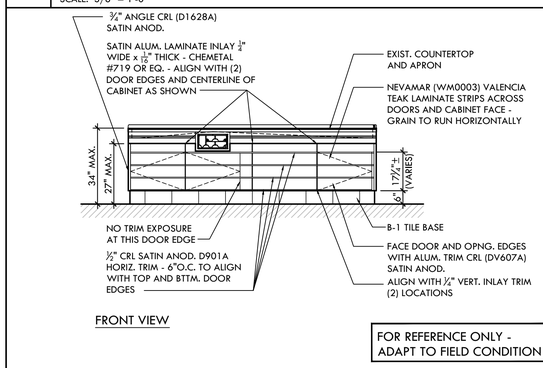
13 FEATURE WALL ELEVATION

SCALE: 1/2" = 1'-0"

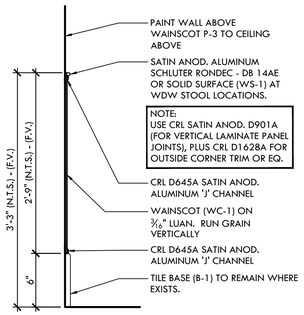


12 TYPICAL ACCESSIBLE TOILET ROOM ELEVATION DIMENSIONS

SCALE: 3/8" = 1'-0"

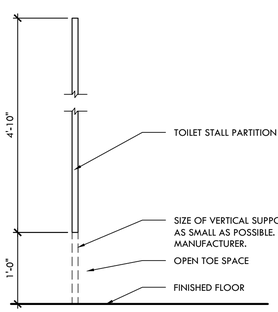


20 PROTOTYPE BEVERAGE BAR - CONTEMPORARY



18 WAINSCOT DETAIL

SCALE: 1-1/2" = 1'-0"



17 TOILET PARTITION DETAIL

SCALE: 1" = 1'-0"

16 -

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PROFESSIONAL SEAL:

PROJECT TITLE:

GALLATIN 2 - CONTEMPORARY
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GALLATIN, TN 37066
PS NO. 1501842

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No.	Revision Description	Date

SHEET TITLE:

DETAILS

PROJECT NO.: 15332
DRAWN BY: AS
ISSUE DATE: 03/18/16

SHEET NUMBER: A4.0

KEYNOTE SYMBOLS: (1 , 2 , X)

1. PROVIDE NEW LIGHT FIXTURES AS SHOWN THROUGHOUT THE BUILDING AND CONNECT TO EXISTING LIGHTING CIRCUIT AS REQUIRED. VERIFY THE ADDITION OF THE LIGHTING FIXTURES WILL NOT OVERLOAD THE EXISTING CIRCUIT, PANELBOARD OR ANY UPSTREAM ELECTRICAL DEVICE. PROVIDE NEW 120V, 1 PHASE, 20A CIRCUIT BREAKER IN EXISTING PANEL BOARD FOR NEW LIGHTING LOAD AS REQUIRED. CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL EXISTING LIGHTING CONTROLS WITHIN THE BUILDING AND PROVIDE NEW CONTROLS AS DIRECTED BY THE CONSTRUCTION MANAGER. VERIFY THE EXISTING LIGHTING CONTROLS WILL MEET ENERGY CODE REQUIREMENTS AND PROVIDE NEW IF REQUIRED TO COMPLY WITH CODE.

2. ALL EXTERIOR LIGHTING FIXTURES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

3. RELOCATE EXIT SIGN/COMBO UNIT TO LOCATION AS SHOWN AND EXTEND EXISTING CONDUIT/WIRE AS REQUIRED FOR PROPER OPERATION. FIELD VERIFY ALL LOCATIONS SHOWN WITH CONSTRUCTION MANAGER AND WALL DECOR PRIOR TO ROUGH-IN. ADDITIONAL EXIT SIGNS MAY BE REQUIRED BY LOCAL AHJ. PROVIDE ALL REQUIRED SIGNS PER LOCAL AND NATIONAL CODE REQUIREMENTS.

4. ELECTRICAL DEVICES AND ALL LIGHT FIXTURES IN THIS AREA IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE. CLEAN AND RE-LAMPLIGHT FIXTURES TO LIKE NEW CONDITION. REFER TO EXTERIOR UPGRADE DRAWINGS FOR ELECTRICAL WORK.

5. PROVIDE NEW MENU BOARD DEDICATED RECEPTACLE WITH ISOLATED GROUND. REFER TO ARCHITECTURAL DRAWINGS AND DETAIL 6 ON THIS SHEET FOR MORE INFORMATION. CONSULT "SICOM DIGITAL MENU BOARD (DMB) SYSTEM ELECTRICAL OUTLET PLACEMENT" FOR ADDITIONAL INFORMATION. COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE AND MENU BOARD VENDOR PRIOR TO INSTALLATION.

6. PROVIDE MINIMUM 2"C WITH PULL WIRE FROM MENU BOARD TO ABOVE CEILING AND OFFICE TO ABOVE CEILING AS SHOWN FOR FUTURE LOW VOLTAGE WIRING BY OTHERS. PROVIDE 4"X4" JUNCTION BOX WITH GROMMETED FACEPLATE AT MENU BOARD AND IDENTICAL 4"X4" JUNCTION BOX WITH GROMMETED FACEPLATE IN OFFICE. REFER TO ARCHITECTURAL DRAWINGS AND DETAIL 6 ON THIS SHEET FOR MORE INFORMATION. VERIFY EXACT LOCATIONS OF JUNCTION BOXES AND EXACT CONDUIT ROUTING WITH CONSTRUCTION MANAGER PRIOR TO ROUGH-IN.

7. CIRCUIT RECEPTACLE(S), WITH ISOLATED GROUND, TO EXISTING 20A, 120V, SPARE CIRCUIT BREAKER IN EXISTING PANELBOARD. VERIFY THAT THE ADDITIONAL LOAD DOES NOT OVERLOAD EXISTING PANELBOARD OR ANY UPSTREAM ELECTRICAL DEVICE. IF SPARE CIRCUIT BREAKER DOES NOT EXIST, PROVIDE NEW 20A, 120V, CIRCUIT BREAKER IN EXISTING PANELBOARD. ANY CIRCUIT BREAKERS ADDED TO EXISTING PANELBOARD SHALL BE THE SAME MAKE, MODEL, AND AIC RATING OF THE EXISTING CIRCUIT BREAKERS IN THE EXISTING PANELBOARD.

8. COORDINATE WITH AUDIO SYSTEM INSTALLER FOR SPEAKER REQUIREMENTS.

9. PROVIDE USB RECEPTACLE (IN BLACK WITH BLACK COVERPLATE) IN COMMUNITY TABLE AND CIRCUIT AS SHOWN. COORDINATE LOCATION WITH HARDEE'S PM PRIOR TO INSTALLATION.

10. CIRCUIT NEW LED ACCENT FIXTURES IN THE PANEL REVEALS AND THE NEW LED AWNING FIXTURES TO THE TWO EXISTING 20A, 120V, CIRCUIT BREAKERS CURRENTLY DESIGNATED FOR AWNING LIGHTING FIXTURES. VERIFY THAT THE ADDITIONAL LOAD DOES NOT OVERLOAD EXISTING PANELBOARD OR ANY UPSTREAM ELECTRICAL DEVICE.

11. MAKE FINAL CONNECTION TO REPLACEMENT BUILDING SIGNS. REUSE EXISTING 20A, 120V, CIRCUITS DEDICATED FOR BUILDING SIGNS.

12. CIRCUIT (1) LED STAR LIGHT FIXTURE TO EXISTING 20A, 120V, CIRCUIT BREAKER CURRENTLY DESIGNATED FOR ACCENT LIGHTING FIXTURES. VERIFY THAT THE ADDITIONAL LOAD DOES NOT OVERLOAD EXISTING PANELBOARD OR ANY UPSTREAM ELECTRICAL DEVICE.

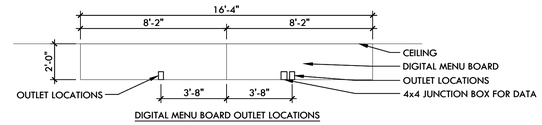
13. PROVIDE DEDICATED RECEPTACLE, WITH ISOLATED GROUND FOR MENU BOARD EQUIPMENT IN MANAGER'S OFFICE. COORDINATE LOCATION WITH HARDEE'S PM PRIOR TO INSTALLATION.

14. RELOCATE EXISTING 2' X 4' FIXTURE TO LOCATION SHOWN. EXTEND EXISTING CIRCUITING AS REQUIRED TO NEW LOCATION OF LIGHT FIXTURE. EXISTING CONTROLS FOR THIS LIGHT FIXTURE ARE EXISTING TO REMAIN. CLEAN LIGHT FIXTURE TO LIKE NEW CONDITION.

15. PROVIDE CLOCK TYPE RECEPTACLE AT 96"AFF FOR BUG ZAPPER. PROVIDE NEW CIRCUIT FROM SPARE 20A, 120V CIRCUIT IN EXISTING PANELBOARD AS REQUIRED TO NEW RECEPTACLE. CONTRACTOR IS TO VERIFY THE ADDITION OF THIS ITEM WILL NOT OVERLOAD EXISTING ELECTRICAL EQUIPMENT OR ANY UPSTREAM ELECTRICAL DEVICE.

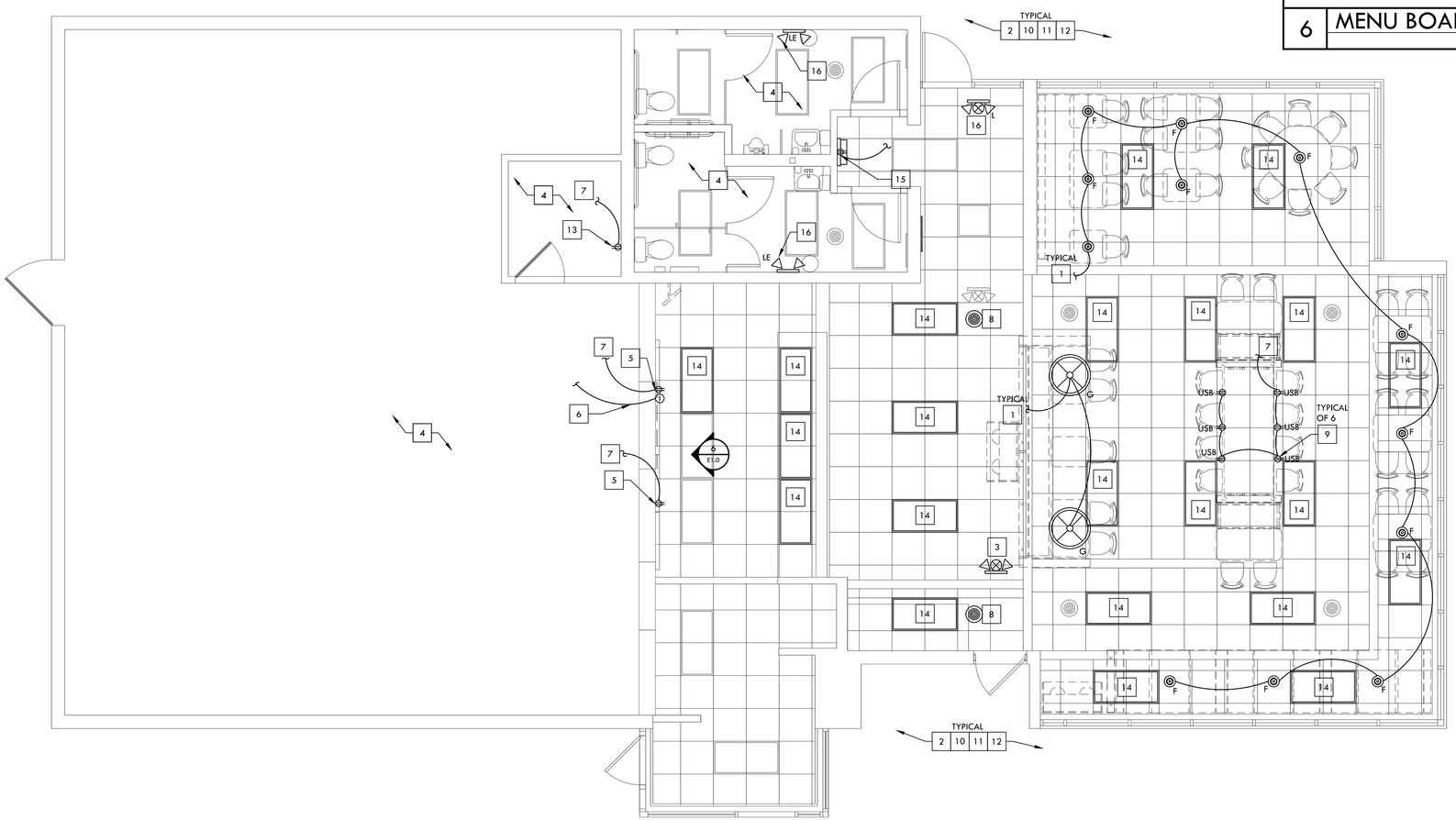
16. INSTALL O.F.C.I. EMERGENCY FIXTURES AT LOCATIONS SHOWN. EMERGENCY LIGHTING FIXTURES ARE TO BE CONNECTED TO LIGHTING CIRCUIT CURRENTLY SERVING THE RESTROOM AHEAD OF ANY MEANS OF SWITCHING.

5 ELECTRICAL PLAN KEY NOTES



DIGITAL MENU BOARD OUTLET LOCATIONS

6 MENU BOARD DETAIL



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PROJECT TITLE:

Hardee's — CHARBROILED BY THE BURGER

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PS NO. 1501842

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No. △	Revision Description	Date

SHEET TITLE:
ELECTRICAL PLAN

PROJECT NO.: 15332
DRAWN BY: ALR
ISSUE DATE: 03/18/16
SHEET NUMBER: E1.0

20 ELECTRICAL PLAN

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

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
$	SINGLE POLE WALL SWITCH
2 $	WALL SWITCH - DESIGNATIONS AS FOLLOWS: 2=2 POLE 4=4-WAY 3=3-WAY P=PILOT LIGHT M=MOTOR RATED SWITCH H=LIGHTED HANDLE DM=DIMMER TS=TIMER (REFER TO PLANS)
OS	WALL TYPE OCCUPANCY SENSOR
OS	CEILING TYPE OCCUPANCY SENSOR
	SIMPLEX RECEPTACLE - NEMA 5-20R UNLESS NOTED OTHERWISE
	DUPLEX RECEPTACLE - NEMA 5-20R UNLESS NOTED OTHERWISE
	DOUBLE-DUPLEX RECEPTACLE - NEMA 5-20R UNLESS NOTED OTHERWISE
GFCI	RECEPTACLE DESIGNATIONS AS FOLLOWS: GFCI=GROUND FAULT INTERRUPTER WP=WEATHERPROOF S=SWITCHED E=EMERGENCY POWER IG=ISOLATED GROUND AC=ABOVE COUNTER
A-1	CIRCUIT DESIGNATIONS AS FOLLOWS: A-1 CIRCUIT TO PANELBOARD A, CIRCUIT #1 A-3,5,7 CIRCUIT TO PANELBOARD A, CIRCUIT #3,5,7 REFERENCE PANELBOARD SCHEDULES FOR WIRE SIZES ALL CONDUIT SHALL HAVE EQUIPMENT GROUND WIRE NOTE - CONDUIT RUNS ARE SHOWN ON POWER PLANS FOR CLARITY.
	HEAVY DUTY RECEPTACLE - NEMA TYPE AS NOTED ON PLANS.
	FLOOR MOUNTED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE. REFER TO PLANS FOR MORE INFORMATION.
	ABOVE COUNTER DUPLEX RECEPTACLE - NEMA 5-20R UNLESS NOTED OTHERWISE
J	JUNCTION BOX
	CONNECTION POINT
	TELEPHONE OUTLET
	TELEPHONE/DATA OUTLET
	DATA OUTLET
	ELECTRICAL PANELBOARD - SURFACE AND RECESSED MOUNTED
	PLYWOOD TELEPHONE TERMINAL BOARD (4'x8'x3/4" UNO)

SYMBOL	DESCRIPTION
	DISCONNECT SWITCH 60/3 = 60 AMP SWITCH, 3 POLE 60/3/40 = 60 AMP SWITCH, 3 POLE, 40 AMP FUSE
TS	TIME SWITCH
CR	CONTACTOR
PC	PHOTO CELL
	LIGHT FIXTURE - REFER TO LIGHT FIXTURE SCHEDULE FOR MORE INFORMATION
a	a - INDICATES SWITCHING SCHEME. CONNECT LIGHT FIXTURE TO SWITCH "a".
	EXIT SIGN - CEILING/WALL MOUNTED, ARROWS AS INDICATED - REFER TO LIGHT FIXTURE SCHEDULE FOR MORE INFORMATION
	EMERGENCY BATTERY PACK LIGHT FIXTURE - REFER TO LIGHT FIXTURE SCHEDULE FOR MORE INFORMATION
USB	120 VOLT DUPLEX RECEPTACLE WITH (2) INTEGRAL USB OUTLETS (HUBBELL USB15X2 OR EQUAL)

ABBREVIATIONS	
A	AMP
AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFC	AVAILABLE FAULT CURRENT
AFG	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CURRENT
BRKR	BREAKER
C	CONDUIT
EC	ELECTRICAL CONTRACTOR
EM,EMER	EMERGENCY
EXIST,EX	EXISTING
G	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
IG	ISOLATED GROUND
K	KELVIN
NL	NIGHT LIGHT
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUG ONLY
P	POLE
PART	PARTIAL CIRCUIT
PC	PHOTOCELL
PNLBD	PANELBOARD
RCPT	RECEPTACLE
RTU	ROOF TOP UNIT
TS	TIMESWITCH
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VA	VOLT/AMPERE
W	WIRE
WP	WEATHERPROOF

NOTES:

ALL EXISTING CONDITIONS WERE TAKEN FROM SITE VISIT SURVEYS AND MAY NOT REFLECT EXACT SITE CONDITIONS. THE ELECTRICAL CONTRACTOR SHALL BECOME FAMILIAR WITH SITE PRIOR TO BID. CAREFUL COORDINATION IS REQUIRED TO REUSE SOME OF THE EXISTING ELECTRICAL EQUIPMENT AND CIRCUITS WHILE DEMOLISHING OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND WHICH EXISTING SYSTEMS ARE TO REMAIN AND WHICH SHALL BE NEW. REUSE OF EXISTING MATERIAL AND EQUIPMENT, WHERE ALLOWED BY CODE, IS ENCOURAGED.

COORDINATE LIGHTING SCHEME WITH CONSTRUCTION MANAGER AND REWIRE AS REQUIRED.

10 ELECTRICAL LEGEND

SCALE: N/A

1. E.C. RESPONSIBLE TO SECURE AND PAY FOR ALL PERMITS, ADHERE TO ALL STATE, LOCAL AND NATIONAL ELECTRIC CODES, AND SCHEDULE INSPECTION TIMES AS TO NOT DELAY JOB PROGRESS.
2. COORDINATE ALL WORK WITH OTHER TRADES TO ELIMINATE CONFLICTS ON THE JOB.
3. PERFORM ALL WORK IN A NEAT AND PROFESSIONAL MANNER, AND SUPPLY ALL NEW EQUIPMENT AND ACCESSORIES.
4. ALL LOW VOLTAGE AND LINE VOLTAGE WIRING TO BE IN CONDUIT. ALL INTERIOR CONDUIT TO BE RIGID EMT WITH A MAXIMUM WHIP LENGTH OF 6 FT.
5. ALL ELETRICAL PANELS TO BE BASED ON SQUARE "D" OR EQUAL BY G.E. OR ITE SIEMENS WITH BOLT-ON TYPE CIRCUIT BREAKERS.
6. ALL PENETRATIONS OF WALL, ROOF AND CEILINGS TO BE SEALED AS REQUIRED WITH FIRE SEALANT TO MAINTAIN FIRE RATING AS REQUIRED.
7. MINIMUM SIZE CONDUIT TO BE 1/2" FOR INDIVIDUAL LIGHT FIXTURE CONNECTIONS AND 3/4" FOR ALL OTHER LOCATIONS.
8. FLEXIBLE CONDUIT TO BE MC CABLE (NO BX).
9. ALL WIRES AND CABLES SHALL BE SOFT-DRAWN COPPER-RATED 600 VOLTS, TYPE THHN/THWN. NO WIRE SMALLER THAN #12 AWG SHALL BE USED FOR LIGHTING OR POWER CIRCUITS. STRANDED CABLE SHALL BE USED FOR #8 AWG AND LARGER. ALL WIRING TO BE COLOR-CODED AS FOLLOWS:

   120/208 VOLT SYSTEM:
   NEUTRAL - WHITE
   PHASE A OR L1 - BLACK
   PHASE B OR L2 - RED
   PHASE C OR L3 - BLUE
   GROUND - GREEN
10. PROVIDE FLEXIBLE CONDUIT FOR ALL VIBRATING EQUIPMENT, NOT TO EXCEED 6 FT. IN LENGTH.
11. ALL CONDUIT AND WIRE TO BE CONCEALED IN WALLS AND CEILINGS.
12. BALANCE ALL PANELS WITHIN 10% OF EACH PHASE LEG.
13. PROVIDE LABELS AND TAGS FOR ALL PANELS AND SWITCHGEAR EQUIPMENT. PROVIDE TYPED DIRECTORY OF ALL CIRCUITS LABELED BY ROOM NUMBER AND NAME.
14. RECEPTACLE MOUNTING HEIGHTS SHALL BE 18" A.F.F., UNLESS NOTED OTHERWISE. ALL MOUNTING HEIGHTS ARE ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET UNLESS NOTED OTHERWISE.
15. CIRCUIT ALL EMERGENCY LIGHT FIXTURES AHEAD OF ANY LOCAL SWITCHING.
16. RECEPTACLES AND SWITCHES IN RESTROOMS ARE TO BE IVORY WITH IVORY COVERS.
17. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH NATIONAL ELECTRIC CODE AND ALL LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL INQUIRE INTO AND COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. AFTER CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUES SHALL BE REIMBURSED BY THE OWNER TO THE CONTRACTOR.
18. CONDUIT SHALL BE ELECTRICALLY CONTINUOUS FROM THE SERVICE EQUIPMENT TO ALL OUTLETS AND EQUIPMENT. IF NON-METALLIC CONDUIT IS USED, THEN EQUIPMENT GROUNDING CONDUCTORS SHALL BE RUN ELECTRICALLY CONTINUOUS FROM THE SERVICE EQUIPMENT IN ACCORDANCE WITH N.E.C.
19. DUPLEX RECEPTACLES SHALL BE BRYANT #5352 OR EQUAL BY HUBBELL. SIMPLEX RECEPTACLES SHALL BE BRYANT #5351 OR EQUAL BY HUBBELL. FLOOR RECEPTACLES SHALL BE HUBBELL #SC3091 OR EQUAL. EACH SHALL BE GROUNDING TYPE DEVICES.
20. ALL NEW CIRCUIT BREAKERS FOR EXISTING PANELBOARDS AND DISTRIBUTION PANELBOARDS SHALL MATCH EXISTING BUILDING PANELBOARD MANUFACTURER AND CIRCUIT BREAKER TYPE. ALL CIRCUIT BREAKERS SHALL BE BOLT ON TYPE. AIC RATING OF NEW CIRCUIT BREAKER SHALL MATCH AIC RATING OF PANELBOARD IN WHICH IT IS INSTALLED. WHERE SERIES RATED TYPE CIRCUIT BREAKERS ARE USED, NEW CIRCUIT BREAKERS SHALL BE INSTALLED SO AS TO MAINTAIN THE UL SERIES RATING OF THE ENTIRE SYSTEM. THE CONTRACTOR SHALL PROVIDE A NEW TYPEWRITEN PANEL DIRECTORY FOR EACH PANEL CHANGED AT THE COMPLETION OF THE PROJECT. EACH CIRCUIT BREAKER SHALL BE LABELLED TO IDENTIFY LOAD TYPE AND LOCATION.

20 ELECTRICAL GENERAL NOTES

SCALE: N/A

LIGHT FIXTURE SCHEDULE

FIXTURE TAG	MANUFACTURER	MODEL #	LAMP	VOLTAGE	INSTALLATION	DESCRIPTION	NOTES
F	ACCESS LIGHTING	23425/ALU-OPL	18W	120V	VERIFY	HELIX PENDANT, OPAL, LESS LAMP	1
G	SECURITY LIGHTING	LCKE-WG-30BLED-BS	VERIFY	120V	VERIFY	LARGE DRUM PENDANT WITH 18" HIGH x 30" DIAMETER SHADE, WITH 3 LED LAMPS	1
L	COMPASS	CCRB	LED	120V	VERIFY	BATTERY COMBO LED EXIT SIGN, BLACK WITH RED LETTERS	2
LE	COMPASS	CU2	LED	120V	VERIFY	LED EMERGENCY LIGHT UNIT WITH BATTERY CAPABLE OF 90MIN OF OPERATION	2

NOTES:

1. VERIFY INSTALLATION HEIGHT WITH ARCHITECTURAL PLANS.
2. CIRCUIT EMERGENCY LIGHTING FIXURES, EMERGENCY BALLASTS AND EXIT SIGNS AHEAD OF ANY MEANS OF CONTROL FOR PROPER OPERATION

17 LIGHT FIXTURE SCHEDULE

SCALE: N/A

epoch design group
ARCHITECTURE
TELEPHONE: 314.721.1340
FACSIMILE: 314.721.0344
1155 OLIVETTE EXECUTIVE PARKWAY
SAINT LOUIS, MISSOURI 63132

CONSULTANTS:

M. E. P. Engineer: Randall A. Nelson, P.E.
14817 West 95th Street
Lenexa, KS 66215
TEL. 913.322.5150
FAX. 913.322.5155

PROFESSIONAL SEAL:

RANDALL A. NELSON REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF MISSOURI E-24138 03/18/16

PROJECT TITLE:

Hardee's
GALLATIN 2 - CONTEMPORARY
452 EAST MAIN STREET
GALLATIN, TN 37066
PS NO. 1501842

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No.	Revision Description	Date

SHEET TITLE:

ELECTRICAL SCHEDULES AND LEGEND

PROJECT NO.: 15332

DRAWN BY: ALR

ISSUE DATE: 03/18/16

SHEET NUMBER: E2.0

Front Elevation

P-1		SW 6866 Heartthrob
P-2		SW 7018 Dovetail
P-3		SW 7020 Black Fox
P-4		SW 7037 Balanced Beige

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -
Rev # 7 -
Rev # 8 -

Proposed Elevation

Existing Elevation

Design Team SIGN COMPANY LLC.

Designer: CM	Date: 3/15/16	Option # 1 - CM
Client: Hardee's of Gallatin, TN		
File Path: Z/restaurant/Hardees/Gallatin/TN/Elev		

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Date: _____

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IFAI MEMBER

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ISA

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Side Entry Elevation

P-1		SW 6866 Heartthrob
P-2		SW 7018 Dovetail
P-3		SW 7020 Black Fox
P-4		SW 7037 Balanced Beige

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -
Rev # 7 -
Rev # 8 -

Proposed Elevation

Design Team SIGN COMPANY LLC.

Designer: CM	Date: 3/15/16	Option # 1 - CM
Client: Hardee's of Gallatin, TN		
File Path: Z/restaurant/Hardees/Gallatin/TN/Elev		

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Drive Thru Elevation

P-1		SW 6866 Heartthrob
P-2		SW 7018 Dovetail
P-3		SW 7020 Black Fox
P-4		SW 7037 Balanced Beige

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -
Rev # 7 -
Rev # 8 -

Proposed Elevation

Existing Elevation

Design Team SIGN COMPANY LLC.

Designer: CM	Date: 3/15/16	Option # 1 - CM
Client: Hardee's of Gallatin, TN		
File Path: Z/restaurant/Hardees/Gallatin/TN/Elev		

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Rear Elevation

P-1		SW 6866 Heartthrob
P-2		SW 7018 Dovetail
P-3		SW 7020 Black Fox
P-4		SW 7037 Balanced Beige

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -
Rev # 7 -
Rev # 8 -

Proposed Elevation

Existing Elevation

Design Team SIGN COMPANY LLC.

Designer: CM	Date: 3/15/16	Option # 1 - CM
Client: Hardee's of Gallatin, TN		
File Path: Z/restaurant/Hardees/Gallatin/TN/Elev		

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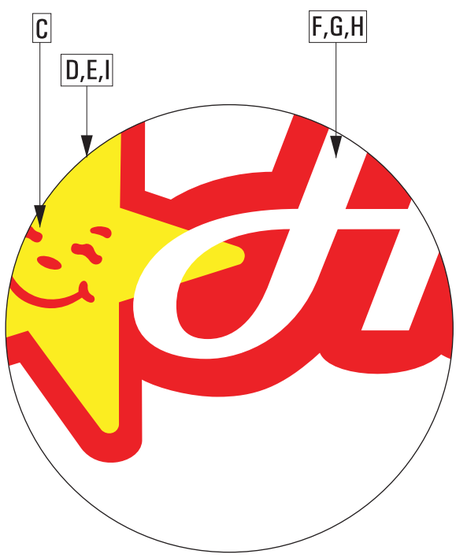
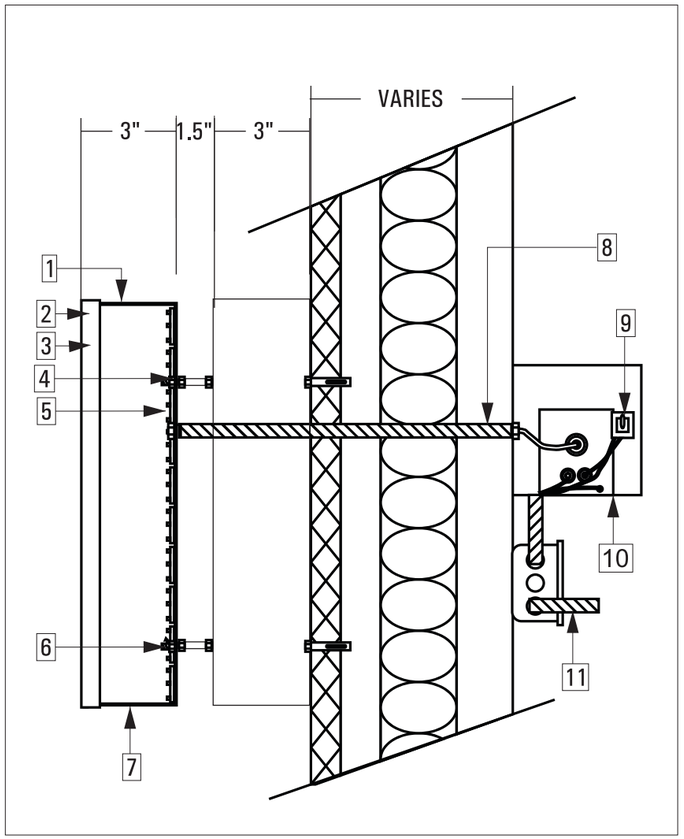
26 SQ FT





Materials	
1	.050 Aluminum Returns
2	1" Trimcap
3	3/16" Acrylic Face
4	Clear Acrylic Back
5	LED Module
6	Mounting Hardware
7	1/4" Weep Hole
8	1/2" Flex Conduit
9	Toggle Switch Mounted to Box
10	Power Supply
11	Primary Electrical Leads
12	Alum. Backer Cabinet

Colors & Finishes		
C		3M 3630-73 Red
D		3M 360-015 Yellow Vinyl
E		1" Yellow Trimcap
F		7328 White Acrylic Faces
G		1" White Trimcap
H		Painted Silver Returns
I		Painted Yellow Returns

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -

Notes

Logo to be Verified Prior to Production.

Design Team SIGN COMPANY LLC

Designer: CM	Date: 10-28-15
Client: Hardee's	
File Path: Z/Restaurant/Hardee's	

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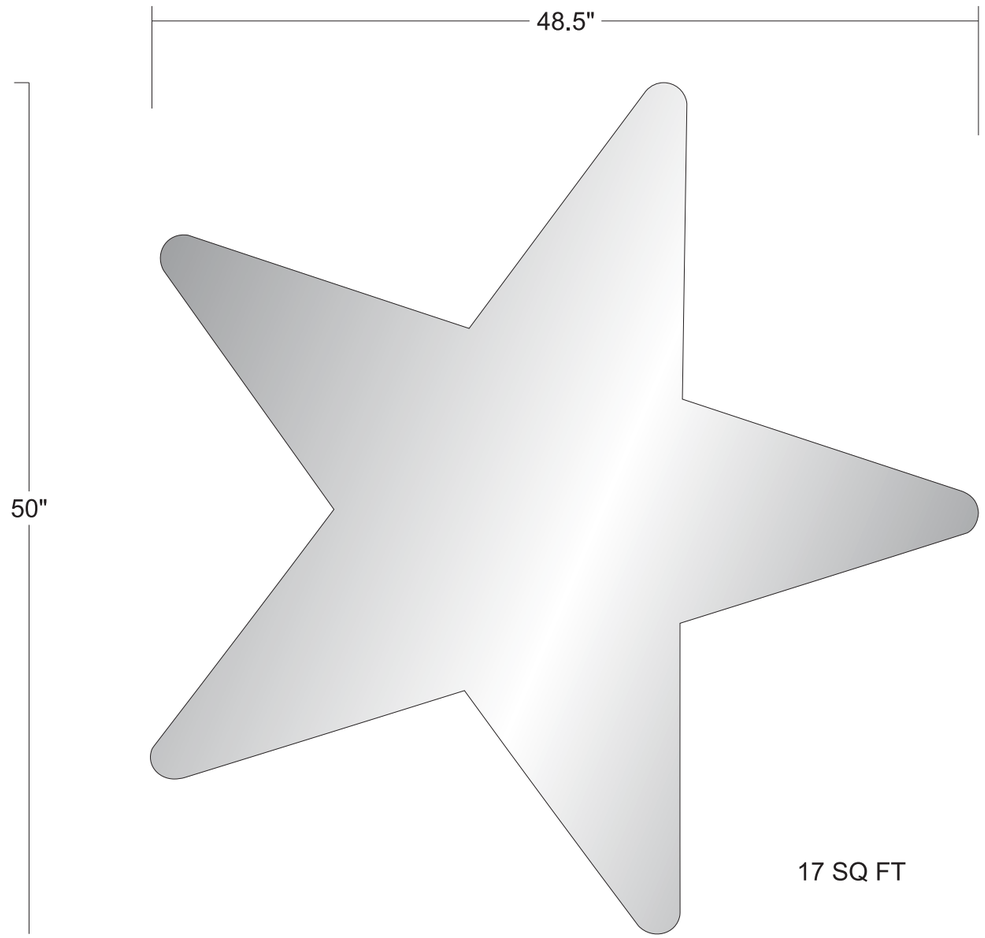
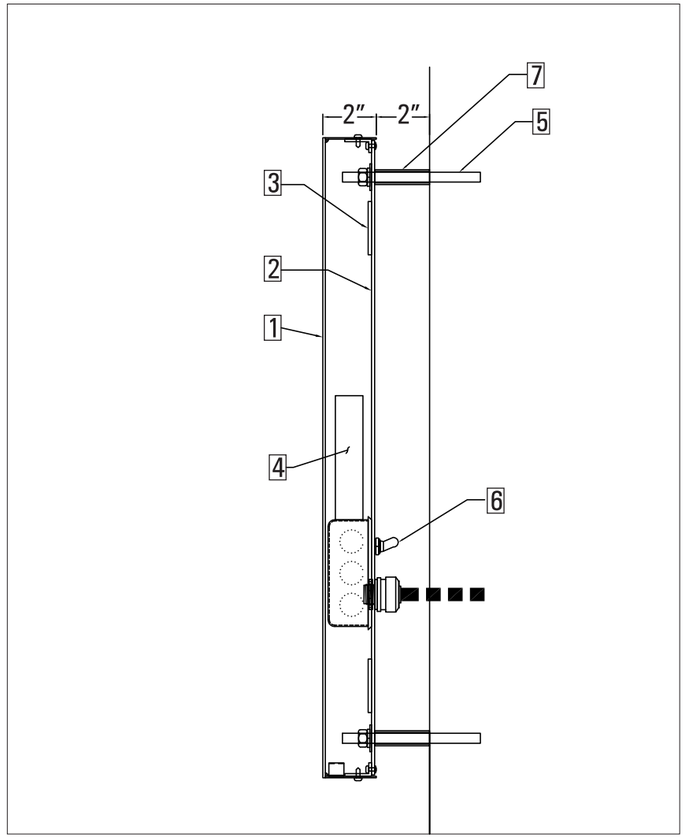
Star Light



17 SQ FT



Materials	
1	Routed Alum. Faces
2	Clear Polycarbonate Back
3	White LED Around Perimeter
4	Power Supply
5	Mounting Hardware
6	Primary Electrical Disconnect Switch
7	Aluminum Spacers

Colors & Finishes		
A		Color TBD

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Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -

Notes

Logo to be Verified Prior to Production.

Design Team SIGN COMPANY LLC

Designer: CM	Date: 10-28-15
Client: Hardee's	
File Path: Z/Restaurant/Hardee's	

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ITEM 5

GMRPC Resolution No. 2016-50

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR A 2,400 SQUARE FOOT BUILDING, FOR A TRANSPORT AND WAREHOUSING USE BUSINESS (TRUCKING COMPANY), ON A 0.57 (+/-) ACRE LOT, LOCATED NORTH OF EAST SCHELL STREET AND EAST OF SOUTH WATER AVENUE.(PC FILE# 8-1633-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on April 25, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., §15.03.020:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required,* of the Gallatin Zoning Ordinance.

2. The Site Plan is consistent with the purpose and intent of the Commercial General (CG) Zoning District and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District and granted by variance.

3. Once completed, the Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Longhorn Trucking, consisting of six (6) sheets, prepared by Rogers Engineering Group of Gallatin, TN with Job No. #16-008, dated March 2, 2016 with a final revision date of April 7, 2016, with the following conditions:

1. The Planning Commission shall make a determination on whether or not to grant a variance from the required six (6) foot sidewalk along East Schell Street right-of-way.
2. All fencing shall comply with Article 12, Section 12.01.020 of the Gallatin Zoning Ordinance.
3. The wall sign shall comply with the Gallatin Zoning Ordinance requirements for this development.
4. Submit a sign permit and receive approval prior to the installation of any signage.
5. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (One full size and two half-sized plans).

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 4/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 5
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Longhorn Trucking
(PC File# 8-1633-16)
North of East Schell Street and East of South Water Avenue
Date: April 25, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 2,400 SQUARE FOOT BUILDING, INCLUDING OFFICE SPACE, FOR A TRANSPORT AND WAREHOUSING USE BUSINESS (TRUCKING COMPANY), ON A 0.57 (+/-) ACRE LOT, LOCATED NORTH OF EAST SCHELL STREET AND EAST OF SOUTH WATER AVENUE.

OWNER:	**JOHN HENLEY**
APPLICANT:	**ROGERS ENGINEERING GROUP (RICHARD JONES, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-50**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: **The owner and applicant requests approval of a Site Plan to construct a 2,400 square foot building for a transport and warehousing use business (trucking company), on a 0.57 (+/-) acre lot, located North of East Schell Street and East of South Water Avenue. The property is zoned Commercial General (CG) and the Transport and Warehousing use is a permitted use in the CG zone district. (Attachment 5-1)**

CASE BACKGROUND:

Previous Approvals

On January 30, 2013, a site plan (PC0096-13) was submitted for Gallatin Wrecker Service. This site plan submittal began through a zoning violation. A detailed timeline of the violation and original variance request is provided as Attachment 5-2. Staff investigated the complaint and discovered that a 40 foot by 60 foot garage building was under construction. The owner received a building permit for a detached garage, but staff understood the detached garage would be for the single family home that was previously on the site and not a commercial garage structure. After receiving the violation letter, the owner indicated the purpose of the garage was to operate Gallatin Wrecker Service from the location. The owner was informed to submit a site plan showing the commercial garage and all other site improvements required to establish the commercial use on this site.

A review of the site plan indicated the garage was encroaching .58 feet to 1.66 feet within the required 10 foot side yard along the eastern property boundary. Since there were no inspections on the building, the encroachment was not caught during construction. Staff suggested the owner submit a variance application with the understanding that staff would

not recommend approval of the variance because the owner had created the hardship himself.

On, February 28, 2013, the Gallatin Municipal Board of Zoning Appeals deferred a variance request for this property. (PC0090-13) No more action was taken after the variance request was deferred.

On January 28, 2016, a variance request was submitted by a new property owner. Due to the new owner not causing the hardship the variance request was approved. A copy of the Action Form for the approved variance is provided as Attachment 5-3.

DISCUSSION:

Proposed Development

The owner and applicant requests approval of a Site Plan to construct a 2,400 square foot building, for a transport and warehousing use business (trucking company), on a 0.57 (+/-) acre lot, located North of East Schell Street and East of South Water Avenue. The property is zoned Commercial General (CG) and the Transport and Warehousing use is a permitted use in the CG zone district. (Attachment 5-4)

The owner is seeking approval of a site plan to relocate his trucking/hauling business. The existing 2,400 square foot commercial garage building was constructed, by a previous owner, without Planning Commission approval and building inspections. The new owner received approval of a variance for a 1.5 foot encroachment into the required side yard along the eastern property boundary. This encroachment was created by the previous owner. The commercial garage building is sheathed with metal siding on all four (4) elevations, therefore an alternative architecture, under Gallatin Zoning Ordinance Section 13.08.010(D), is requested.

Natural Features

The topography slopes from the highest point of elevation (550'), near the southern property boundary, adjacent to East Schell Street to the lowest point elevation (543') located nearly parallel to the northern property boundary. Based on FEMA FIRM Panels 47165C0314G, no portion of the site is located within a special flood hazard area.

Adjacent Areas & Uses

To the north are four (4) single family residences zoned R10 Medium Density Residential; to the south, across the CSX railroad tracks, is a Gallatin Electric Department substation, owned by the City of Gallatin, and zoned Commercial General (CG); to the east is Tax Map 126F Group E Parcel 5.00, zoned Commercial General (CG); and to the west is a vehicular repair center, zoned Commercial Services (CS).

Buildings and Architectural Elevations

The 2,400 square foot commercial garage building is rectangular in shape, with a side gable roof. All four (4) elevations have the same architectural treatment, which consists of a red metal siding. The building has a ridgeline height of 25 feet and two (2) inches. The roof is a 5:12 pitch gable roof that is covered in white metal roofing.

The building was constructed by a previous owner without approval of the City (See Sheet A-1); therefore, the building does not comply with the 70 percent masonry required by Section 13.08 of the Gallatin Zoning Ordinance. The new owner and applicant is requesting approval of an alternative architectural plan, per Section 13.08.010.D, GZO for the existing building.

The front (south) elevation is sheathed in red metal siding and contains four (4) doors. There are three (3) roll-up overhead doors and a smaller entrance door. The center roll-up door is 12 feet by 12 feet with 12 feet by 10 feet roll-up door on either side. The three (3) foot by seven (7) foot entrance door is located near the right side of the elevation. This door leads to the 440 square foot office.

The side elevations (east and west) are identical in design. Both elevations are sheathed from the ground level to peak of the gable roof in red metal siding with no doors or windows.

The rear elevation (north) is sheathed in red metal siding with no doors or windows.

The Planning Commission shall determine if the proposed alternative architectural materials meet the criteria for an alternative architectural plan as set forth in Section 13.08.010.D.

Bufferyard and Landscaping

A Type 35 Bufferyard is required on the northern property boundary. A Type 15 Bufferyard is required along the eastern and western property boundaries. No bufferyard is required along the southern boundary due to the adjacent railroad line.

The applicant is requesting alternative bufferyards along all three (3) property boundaries where bufferyards are required. The applicant is requesting a Type 35 Alternative Bufferyard along the northern property boundary that will consist of retaining four (4) large canopy trees (12 inch to 36 inch caliper Maples, Cherry, and Hackberry) and planting seven (7) medium evergreens at a height of five (5) feet, all within a 20 foot wide bufferyard. An Alternative Type 15 Bufferyard is requested along the western property boundary to permit the Type 15 required plant material to be installed within a 10 foot wide buffer. An Alternative Type 15 Bufferyard, with a width of ten (10) feet, is requested along the eastern property boundary to utilize the existing eight (8) foot tall wooden privacy fence and add four (4) trees at the northeast corner of the property, where the wooden fence is is not located.

The landscape plan also provides the evergreen hedge along the parking area adjacent to East Schell Street and the one (1) required internal parking area tree. Also, the HVAC unit is located behind the building and will be screened by two (2) existing trees (a 12 inch cherry and a 12 inch maple) that will remain.

Staff recommends the Planning Commission to approve the alternative plan as submitted.

Fencing
The site is encircled by a variety of fencing types including an eight (8) foot tall wooden privacy, woven wire, and chain link fencing. The woven wire portion of the fencing, along the northeast corner of the site, will be replaced with a six (6) foot tall chain link fence. Gallatin Zoning Ordinance Section 12.01.020.C(1) states, *"Chain link fencing approved as part of a Site Plan . . . . shall be vinyl coated and colored dark green, brown, or black."* The applicant shall use a vinyl coated chain link fence. The applicant is also going to complete the existing eight (8) foot tall wooden privacy fence along the northern property boundary and a six (6) foot chain link fence along the western property boundary. The fence will stop approximately 25 feet from the street.

Parking
The existing 2,400 square foot building is divided into 1,960 square feet of transport and warehousing use and 440 square feet of office space. The Transport and Warehousing use requires one (1) parking space per 1,000 square feet. The Office use requires one (1) parking space per 300 square feet. The plan requires four (4) parking spaces. At least one (1) handicapped parking space must be provided. The site plan provides a total of four (4) parking spaces – three (3) standard spaces and one (1) handicapped space. These four (4) spaces does not include the three (3) bays within the building.

Photometric Plan and Lighting Fixtures
The Gallatin Zoning Ordinance, Table 13-04, requires light levels at the property boundary of non-residential property to be no greater than .75 foot candles. The photometric plan provided on Sheet 4 is in compliance with the Gallatin Zoning Ordinance requirements.

Signage
The applicant has provided a conceptual design for a monument sign that will be six (6) tall by approximately 14 feet wide (Plan Sheet 5) and will be located in the sideyard at the southwest corner of the parcel, adjacent to East Schell Street. The sign face itself is three (3) feet and two (2) inches tall and ten (10) feet wide. The sign has a brick base and a brick column located on each end of the sign face. The columns will be topped with precast stone caps. The sign face will be a precast stone with 'Longhorn Trucking' in ten (10) inch letters. The sign size and materials meets the sign ordinance requirements for the Commercial General (CG) zone district. The monument sign shall be set back a minimum of five (5) feet from the right-of-way of East Schell Street.

The architectural elevations also indicate wall signage on the front elevation. No size has been provided for the letters of the overall wall sign. The applicant shall provide the size of the wall sign to verify that it meets the Gallatin Zoning Ordinance requirements for this development.

The applicant shall submit a sign permit and receive approval prior to the installation of any signage.

Planning Department Comments
The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed all Planning Department comments, except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed all Engineering Division comments, except those included as conditions of approval.

Findings:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required,* of the Gallatin Zoning Ordinance.

2. The Site Plan is consistent with the purpose and intent of the Commercial General (CG) Zoning District and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District and granted by variance.

3. Once completed, the Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-50, Site Plan for Longhorn Trucking, consisting of six (6) sheets, prepared by Rogers Engineering Group of Gallatin, TN with Job No. 16-008, dated March 4, 2016 with a final revision date of April 7, 2016, with the following conditions of approval:

1. The Planning Commission shall make a determination on whether or not to grant a variance from the required six (6) foot sidewalk along East Schell Street right-of-way.
2. All fencing shall comply with Article 12, Section 12.01.020 of the Gallatin Zoning Ordinance.
3. The wall sign shall comply with the Gallatin Zoning Ordinance requirements for this development.
4. Submit a sign permit and receive approval prior to the installation of any signage.
5. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (One full size and two half-sized plans).

ATTACHMENTS

Attachment	5-1	Location Map
Attachment	5-2	Violation History and Information
Attachment	5-3	Variance (B-1425-16) - Action Form
Attachment	5-4	Longhorn Trucking – Site Plan and Architecture

Prepared By: Kevin Chastine, AICP
Prepared On: April 25, 2016

Location Map

Longhorn Trucking
Site Plan
PC File# 8-1633-16

ATTACHMENT 5-1

134 E. Schell St. Violation History and Variance Request Information

ATTACHMENT 5-2

VIOLATION HISTORY

On December 11, 2012 I received a complaint from the tenant of the property located at 134 E. Schell St. His concerns were that the owner and his partner have built a very large building in the back of this property and he believes it does not meet codes. He was also concerned because they were using his electricity to run power tools. I told the tenant that the electric bill was a civil matter, but I would inspect the building and notify the owner if any violations were involved.

Later that day I inspected the property and discovered a 40' x 60' pole barn that had been built on this property. I researched the property and found it is zoned Commercial General (CG). I then looked for a building permit for this address and there was not a permit listed for this property. At this point, I decided a violation letter was needed in order to notify the owners about the violations.

On December 12, 2013 I mailed a letter to the owner to inform him that there was a structure on his property that was not legally permitted. I also made a note in the letter that said, "Since this property is located in a Commercial General (CG) Zoned District, you will also need to speak to one of the City Planners from the Gallatin Planning Department about the structure."

On or about Friday, December 14, 2012 Mr. Troutt (property owner) and Mr. Kelly (business owner) came in about the violation letter and brought a copy of the building permit. The permit they presented was listed for 136 E. Schell St. not 134 E. Schell St., which is why it was not found in the system.

Katherine, Kevin and I spoke to Mr. Kelly. Mr. Troutt was present, but did not say anything. Mr. Kelly asked why he was not allowed to have the building. He said he previously spoke to Kevin who told him the structure would be allowed. Kevin explained to Mr. Kelly that when they spoke, Mr. Kelly indicated that the permit was for a detached garage for the single-family house on the property. Kevin said that would not require Planning Commission approval.

Katherine asked Mr. Kelly about the use of the pole barn. Mr. Kelly said it was for use of his towing garage. Katherine said there is no approved site plan for that business and any new construction and any commercial use on the property would need to be approved by Planning Commission. Katherine said the only approved use for the site is single-family residential, which is a legal non-forming use since the property is zoned CG. Mr. Kelly said his other building did not require Planning Commission approval 30 years ago.

Katherine explained to Mr. Kelly that the building permit should have never been issued without an approved site plan and explained that the reason it was issued, was because it appeared from the information on the permit that it was a detached garage for residential use only. Katherine also asked Mr. Kelly why he never called for any inspections on the structure and Mr. Kelly said he was unaware that inspections were required.

We asked Mr. Kelly if he would be or if he was currently running Gallatin Wrecker Service from this location. Mr. Kelly said he was currently running and storing cars from Gallatin Wrecker Service on this property. Katherine asked Mr. Kelly about his intentions for the house on the property and he said he would like to remove the house eventually.

Katherine gave the following instructions to Mr. Kelly in writing:

1) Stop construction of the building immediately (Katherine said she would check with Tony Alters about Mr. Kelly still operating the business during the approval of the site plan.)
2) Contact a civil engineer to prepare a site plan (Katherine gave Mr. Kelly an application and site plan checklist)
3) Submit application and Site Plans (9) copies. Katherine told Mr. Kelly that the existing structure might not be approved by Planning Commission since it does not meet the 70% brick or stone requirement.
4) The site plan to go before Planning Commission for approval
5) If approved, correct building permit may be issued
6) Owner must call for all proper building inspections
7) Sign permit must be issued before sign may be put up

Mr. Kelly took this information and said that he will contact a civil engineer.

On December 19, 2012 Katherine, Kevin and I met with Richard Jones about the site plan for Paul Kelly's commercial building at 134 E. Schell Street. Mr. Jones wanted Katherine to ask Tony if he would allow Mr. Kelly to still use the back of the lot to park cars while the site plan is being prepared. He said he will not be using the new building and will cease construction until the site plan is approved by Planning Commission.

On Friday, December 21, 2012 Mr. Kelly came in and we met with Tony. Mr. Kelly asked Tony if he would still pull cars in and out of the property. Tony told Mr. Kelly that he could trade in and out vehicles, but the number of vehicles was not to exceed 14 at any given time. Tony told Mr. Kelly that I had pictures of the site and would monitor the number of vehicles on site. The site was re-inspected on 12/31/12; 13 cars on property and re-inspected again on 1/31/13; 8 cars on property

VARIANCE INFORMATION

I (Kevin) received a phone call from Richard Jones (Rogers Engineering) on or before January 7, 2013 informing me that the new building at 134 E. Schell Street was encroaching with the 10 required side yard along the eastern property boundary.

Richard asked for direction on whether or not Mr. Kelly could request a variance from the 10 foot side yard or if Mr. Kelly would be required to take the building down and move the building back in order to conform to the side yard requirement.

After speaking with Katherine on January 11, 2013 I sent an email to Richard Jones explaining that Mr. Kelly could submit the variance request, but if the BZA did not approve the variance there was the possibility the building would have to be moved. We also told Richard that staff could not recommend approval of the variance request.

I provided Richard with an example from a couple of years ago where an addition was required to be removed due to a similar situation. I asked Richard how large the encroachment was and he informed me it was approximately 40 feet in length and varied in depth of encroachment from six (6) inches to two (2) feet.

The variance request was submitted for placement onto the February 28th MBZA meeting. The variance request was reviewed on Monday February 11th and review comments were sent to Richard Jones that afternoon.

A site plan has also been submitted for review and approval by the Planning Commission at the 3/25/13 meeting pending approval of the variance request.

		Task	Assigned To	Due Date	Completed	Result	Notes
1		Initial Inspection	Johnny Morris	12/11/2012	12/11/2012 by Johnny Morris	Valid Complaint	send letter
2		Mail Violation Letter	Johnny Morris	12/12/2012	12/12/2012 by Johnny Morris	Complete - Proceed to Next Task	
3		Re-Inspection	Johnny Morris	12/20/2012	12/20/2012 by Johnny Morris	Valid Complaint	The owners came in and they have obtained Richard Jones to draw his plans for the Planning Commission. Tony and Katherine looked at the site and Tony has decided that they can move cars out of the property, bu NO NEW CARS are to be brought in. I am taking pictures and the Planning Commision meeting will be on 1-29-13. There are 12 cars, 1 van, and 1 dooly Ford 5th wheel type truck. I will update the file at this time.
4		Other/Miscelleaneous	Johnny Morris	12/21/2012	12/21/2012 by Johnny Morris	Fail	Paul Kelly met with Tony and Johnny on this property and Tony has allowed for Mr. Kelly to continue to pull cars in/out as long as the number of vehicles does not exceed 14. The 14 is the number of cars that were on the property the day the pictures were taken. Mr. Kelly will also have Oakley Plumbing get their permit and allow the plumbing work to start as long as all inspections take place and pass.
5		Re-Inspection	Johnny Morris	12/31/2012	12/31/2012 by Johnny Morris	Valid Complaint	only 13 cars at time of inspection. - 14 are allowed at any given time. Re-Check later.
6		Re-Inspection	Johnny Morris	1/31/2013	1/31/2013 by Johnny Morris	Valid Complaint	only 8 cars present at time of inspection. 14 cars are allowed. re-check this later
7		Re-Inspection	Johnny Morris	3/6/2013		Record Result	

ATTACHMENT 5-2

ATTACHMENT 5-3

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal Board of Zoning Appeals
ZONING PERMIT & ACTION FORM

DATE: January 29, 2016

TO: John Henley

FROM: Planning Department

RE: January 28, 2016
Gallatin Municipal Board of Zoning Appeals Meeting
134 East Schell Street; Variance: PC File #B-1425-15

Approved
CITY OF GALLATIN
PLANNING OFFICE
DATE: 3/28/16
BY: RKC

Box to contain Staff Approval stamp once all Conditions of Approval have been satisfied.

At the above referenced meeting, the request for approval of a Variance was:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Conditions of Approval (*checked when satisfied*):

1. ☑ The variance shall be substantially consistent with the one (1) sheet plan prepared by Rogers Engineering of Gallatin, TN, dated January 30, 2013.

2. ☑ The applicant and owner shall submit a site plan for review and consideration prior to the establishment and operation of any business and/or completion of any site improvements at 134 East Schell Street.

cc: PC File # B-1425-15

132 West Main Street Gallatin, TN 37066-3244 (615) 451-5796 Fax (615) 452-0348

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.

2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS INCLUDING ALL PUBLIC INSPECTION FEES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON, OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.

7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.

8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATION ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES AND/OR REPLACEMENT OR REPAIR OF EXISTING UTILITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.

9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

10. SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY BLUE RIDGE SURVEYING, INC. SURVEY DRAWING DATED 12-31-2012.

11. BEARING SHOWN ARE BASED ON TENNESSEE STATE PLAN (NAD 83).

12. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDIINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HERON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.

13. ELEVATIONS AND CONTOURS WERE DERIVED USING DIGITAL TERRAIN MODELING BY: 1. RADIAL TRIGONOMETRY WITH A TOPCON 8205A ROBOTIC TOTAL STATION AND/OR 2. GPS WITH A TOPCON HIPER LITE + DUAL FREQUENCY RTK BASE AND ROVER. CONTOUR INTERVALS ARE ONE (1) FOOT, AND THE SOURCE OF VERTICAL DATUM IS LISTED BELOW.

14. DEED REFERENCE: JOHN HENLEY
R.B. 4213, PG 517, R.O.S.C., TN.

15. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN IS PARCEL 4.00 OF GROUP "E" ON TAX MAP 126F.

16. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165CO314G, EFFECTIVE DATE APRIL 17, 2012. SHOWS THIS PROPERTY IS WITHIN "ZONE X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

17. THIS PROPERTY IS ZONED "CG" AS OF THE DATE OF THIS DRAWING.

18. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.

19. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.

20. A GEOTECHNICAL ENGINEERING REPORT WAS NOT PROVIDED FOR THIS SITE.

21. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02 WITH APPROVED ALTERNATES OR VARIANCES.

GENERAL NOTES (CONTINUED):

22. SIGNAGE
ALL SIGNAGE WILL BE IN ACCORDANCE WITH THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.07. NO MONUMENT SIGN WILL BE REQUESTED AT THIS TIME.

23. LIGHTING
ADDITIONAL LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80. ADDITIONAL LIGHTING WILL BE ON THE BUILDING ONLY. ILLUMINATION AT THE PROPERTY LINE WILL BE MAXIMUM 0.75 FC AT CG OR CS AND 0.5 FC AT REAR RESIDENTIAL PROPERTY LINE.

24. BENCHMARK
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 12-31-12.

25. TEMPORARY BENCHMARK
TOP OF IRON PIN CAPPED "TN 1571 KY 3050" ALONG THE EASTERLY PROPERTY LINE.
ELEVATION 546.11 (NAVD 88).

26. LAND DISTURBANCE PERMIT
CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.

27. R.O.W. EXCAVATION
CONTRACTOR IS TO OBTAIN A ROW EXCAVATION PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO ANY WORK PERFORMED IN THE ROW.

28. TDEC NOC
LESS THAN 1 ACRE WILL BE DISTURBED WITH THIS PROJECT. A TDEC NOC IS NOT REQUIRED FOR LAND DISTURBANCE.

29. TRASH COLLECTION
THIS FACILITY INTENDS TO UTILIZE THE CITY OF GALLATIN CURBSIDE TRASH SERVICE.

30. SIDEWALK VARIANCE REQUEST
A SIDEWALK VARIANCE IS REQUESTED FOR THIS PROJECT. ADJACENT PROPERTIES HAVE NO PROVISION FOR SIDEWALKS AND THE PAVING IS NOT ALIGNED WITH THE ROW IS THIS AREA TO ALLOW FOR SIDEWALKS WITHIN THE ROW.

31. CROSS CONNECTION CONTROL
FACILITY WILL COMPLY WITH ALL APPLICABLE CROSS CONNECTION CONTROL REGULATIONS.

32. RIGHT OF WAY EXCAVATION PERMIT
CONTRACTOR TO APPLY FOR A CITY OF GALLATIN RIGHT OF WAY EXCAVATION PERMIT PRIOR TO INSTALLING UTILITY SERVICES.

PROJECT DESCRIPTION:

THIS DRAWING IS TO PREPARE A SITE PLAN FOR LONGHORN TRUCKING. THE SITE (ZONED CG) HAS AN EXISTING RESIDENCE TO BE REMOVED. THE REAR OF THE LOT HAS BEEN USED FOR TOW-IN PARKING FOR SEVERAL YEARS. THIS SITE PLAN SHOWS THE 2,400 SF AUTO SHOP (EXISTING) FOR THE TRUCKING & OFFICE, PARKING AND TRUCK PARKING AREA IN THE REAR (REMAINING GRAVEL). THE FRONT PAVING IS FOR TRUCK MANEUVERING AND 4 AUTOMOBILE PARKING SPACES.

ESTIMATED CONSTRUCTION SCHEDULE

BEGINNING 1 MAY 2016
COMPLETION 1 OCTOBER 2016

UTILITY OWNERS:

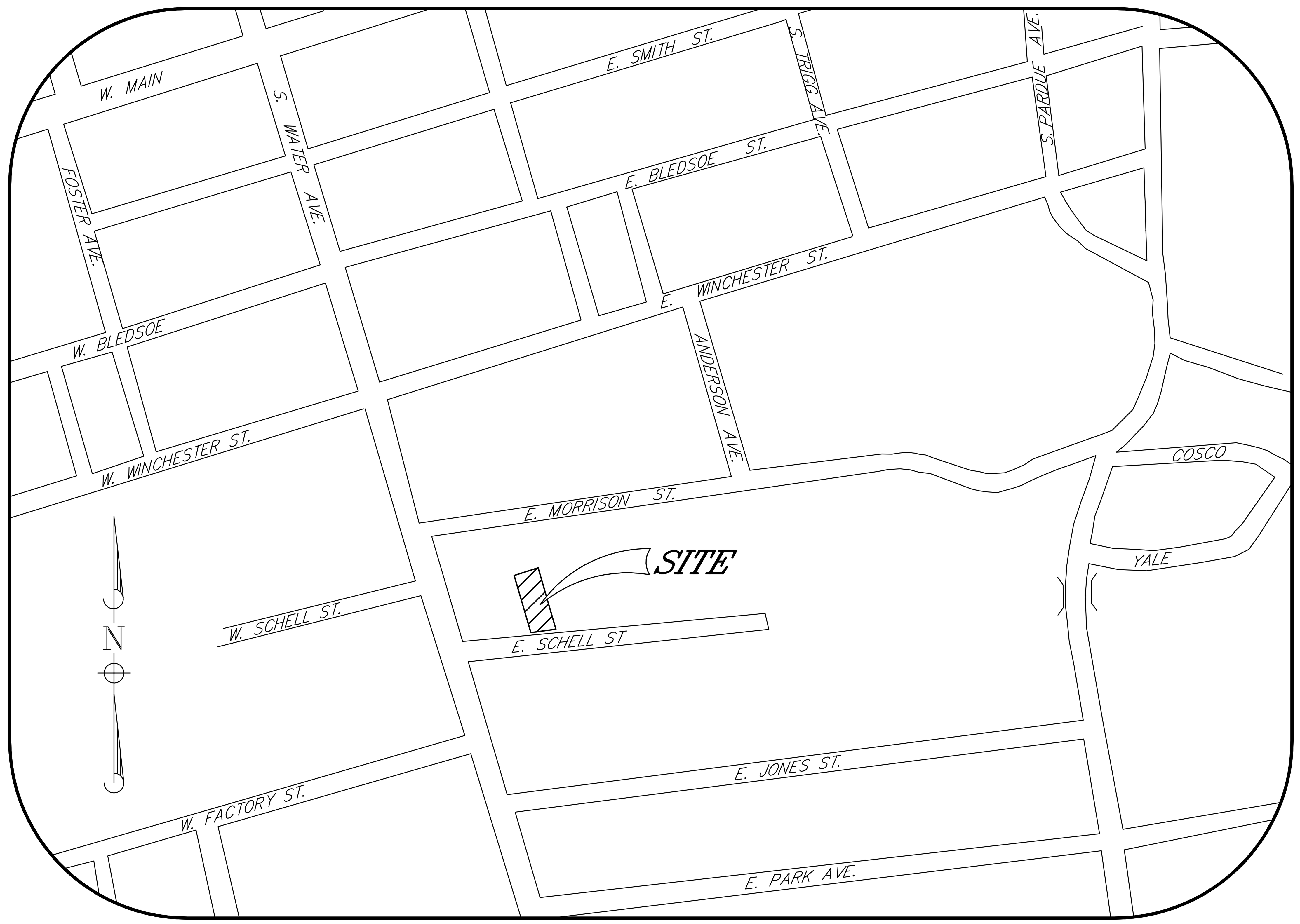
WATER, SEWER, AND GAS	ELECTRIC	CABLE	TELEPHONE	STREETS
GALLATIN PUBLIC UTILITIES	GALLATIN DEPT OF ELECTRICITY	COMCAST	AT&T	CITY OF GALLATIN
239 HANCOCK STREET	135 JONES STREET	840 SOUTH WESTLAND AVE	2501 PARK PLAZA	641 LONG HOLLOW PIKE
GALLATIN, TN 37066	GALLATIN, TN 37066	GALLATIN, TN 37066	NASHVILLE, TN 37203	GALLATIN, TN 37066
(615) 451-5922	(615) 452-5152	(615) 244-5900	(615) 344-5288	(615) 451-5909

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

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

PLAN SHEET INDEX:

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 5
DEMOLITION PLAN & SITE PLAN	2 OF 5
GRADING & EROSION & LANDSCAPE PLANS	3 OF 5
LIGHTING PLAN	4 OF 5
DETAILS	5 OF 5



LONGHORN TRUCKING

SITE PLAN
134 EAST SCHELL STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

DATE: 4 MARCH 2016 JOB # 16-008 SHEET 1 OF 5

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
COMPACTION REQUIREMENTS FOR BUILDING PADS – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   (2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

   (3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. NO TDEC NOC IS REQUIRED FOR THIS PROJECT.
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

SITE DATA TABLE:

JOHN HENLEY
RB 4213, PG 517, R.O.S.C., TN.
TAX MAP 126F, GROUP "E", PARCEL 4.00
0.57 ± AC ZONING CG

SITE LOCATION – 134 EAST SCHELL STREET
EXISTING USE – RESIDENCE AND TOW-IN VEHICLE PARKING
PROPOSED USE – TRANSPORT & WAREHOUSING, EQUIPMENT SERVICING

CG BULK REGULATIONS	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	50%	9.67 %
MAXIMUM FLOOR AREA RATIO	2.0	0.0967
MINIMUM BUILDING SETBACK	50 FEET	112.28 FEET
FRONT YARD	10 FEET	10 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	20 FEET	20 FEET
MINIMUM LOT AREA	10,000 SF	24,670 ± SF
MAXIMUM HEIGHT	60 FEET	25'-2"

BUFFER YARDS	REQUIRED	PROPOSED
CG TO R10	TYPE 35	TYPE 20 ALTERNATE
CG TO CS	TYPE 15	TYPE 10 ALTERNATE
CG TO CG	TYPE 15	ALTERNATE EXISTING 8' WOODEN FENCE

PARKING REQUIREMENTS (SERVICE CENTER):

1/1000 = 1960/1000 = 1.96 = 2 SPCS
11 X 40 = 440/300 = 1.47 = 2 SPCS

PARKING PROVIDED:

STANDARD	3
HANDICAP ACCESSIBLE	1
TOTAL	4 (3 SERVICE BAYS NOT INCLUDED)

STATEMENT OF FINANCIAL RESPONSIBILITY

THE OWNER/DEVELOPER, (SEE ADDRESS THIS SHEET), WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THIS PROJECT.

PLAN APPROVAL

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

ENGINEERING DEPARTMENT DATE

CITY ENGINEER DATE

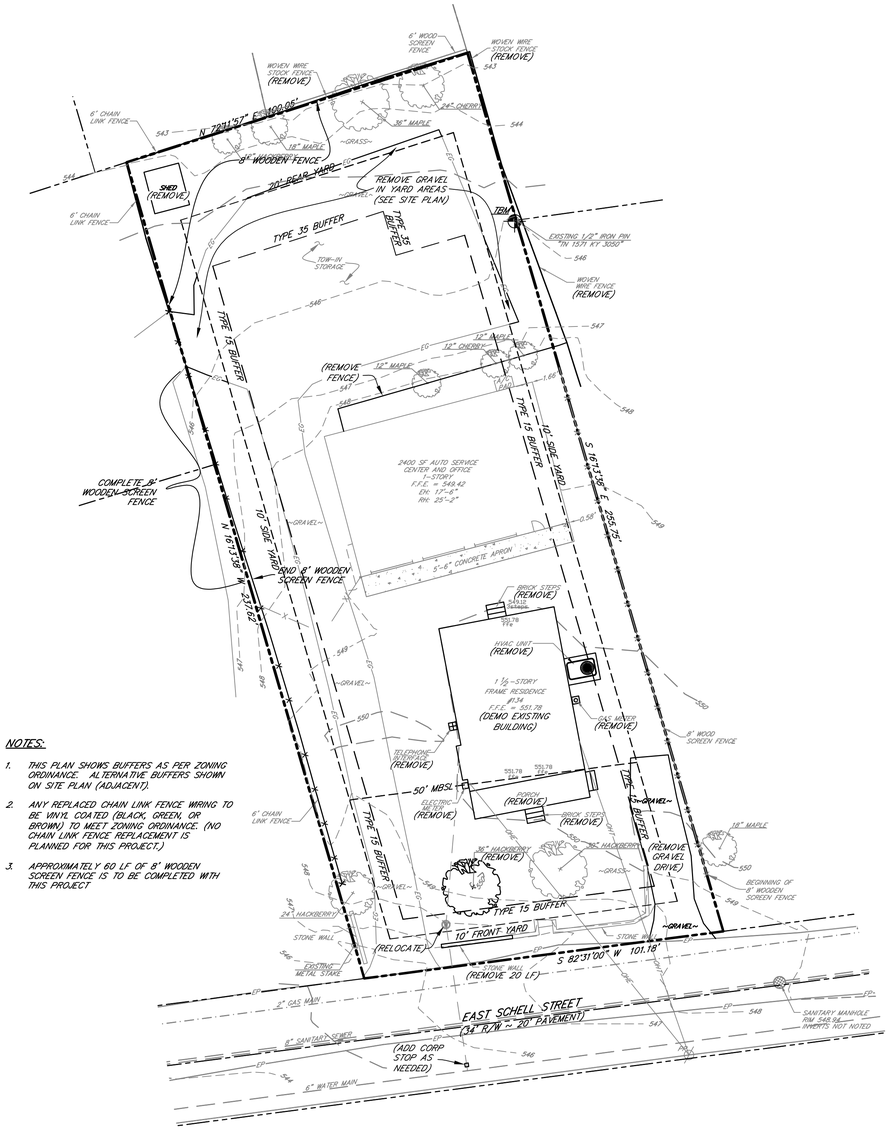
OWNER/DEVELOPER

JOHN HENLEY
1175 BELCHER LANE
HARTSVILLE, TN 37074
615-417-9112

0.57 ± ACRES
ZONING CG

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 015909
STATE OF TENNESSEE
4/14/2016

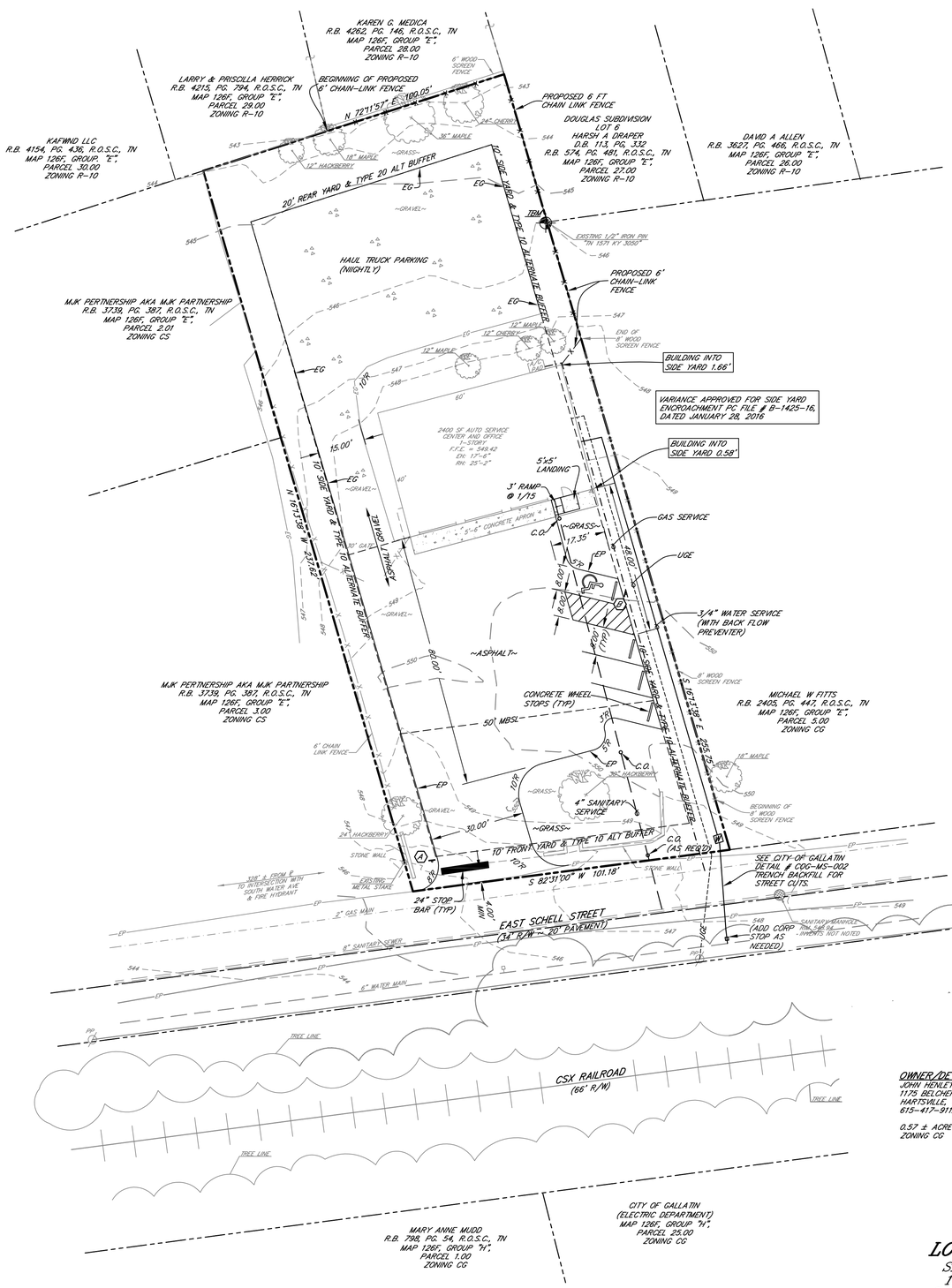
REVISION 1: 7 APRIL 2016 PLANNING COMMENTS



NOTES:

1. THIS PLAN SHOWS BUFFERS AS PER ZONING ORDINANCE. ALTERNATIVE BUFFERS SHOWN ON SITE PLAN (ADJACENT).
2. ANY REPLACED CHAIN LINK FENCE WRING TO BE VINYL COATED (BLACK, GREEN, OR BROWN) TO MEET ZONING ORDINANCE. (NO CHAIN LINK FENCE REPLACEMENT IS PLANNED FOR THIS PROJECT.)
3. APPROXIMATELY 60 LF OF 8' WOODEN SCREEN FENCE IS TO BE COMPLETED WITH THIS PROJECT

DEMOLITION PLAN



SITE PLAN

N

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- FOUND PIN OR PIPE IP(O)
- SET IRON PIN IP(N)
- FOUND MONUMENT MON(O)
- SET MONUMENT MON(N)
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- BENCHMARK
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- TELEPHONE MANHOLE
- PHONE PEDESTAL
- GAS METER
- GAS VALVE
- STORM SEWER MANHOLE
- CATCH BASIN OR CURB INLET
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FENCE
- TREE LINE
- BOUNDARY LINE
- EXTRUDED CURB
- EG EDGE OF GRAVEL
- EP EDGE OF PAVEMENT

SIGN LEGEND

- (A) STOP SIGN
- (B) HANDICAP PARKING

OWNER/DEVELOPER
JOHN HENLEY
1175 BELCHER LANE
HARTSVILLE, TN 37075
615-417-8112

0.57 ± ACRES
ZONING CG

RICHARD M. JONES REGISTERED ENGINEER No. 101995 COMMERCE STATE OF TENNESSEE
4/14/2016

LONGHORN TRUCKING
SITE & DEMOLITION PLANS
134 EAST SCHELL STREET
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

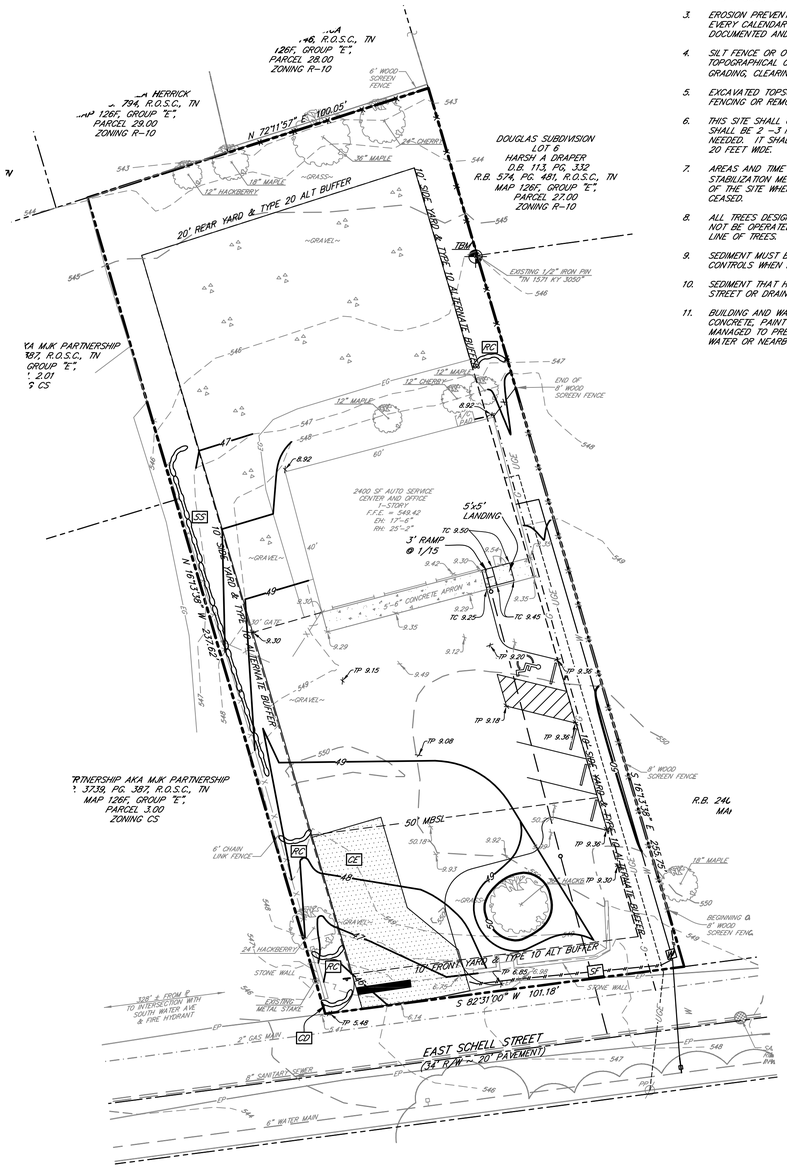
DATE: 4 MARCH 2016 JOB # 16-008 SHEET 2 OF 5

REVISION 1: 7 APRIL 2016 PLANNING COMMENTS

LONGHORN TRUCKING
DATE: 4 MARCH 2016
JOB #16-008
SHEET 2 OF 5

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

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



GRADING & EROSION PLANS

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SITE GRADING AND EROSION CONTROL NOTES:

1. AN EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPSC) AND LAND DISTURBANCE PERMIT SHALL BE IN PLACE PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY OR PLACED AS NECESSARY IN CONJUNCTION WITH GRADING PROCESSES. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD: GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. A COPY OF THE EPSC PLAN ALONG WITH AN INSPECTION CHECKLIST AND MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EPSC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS. BMPs MUST BE INSPECTED BY A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE.
2. ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED (70% COVERAGE).
3. EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED AT LEAST TWICE EVERY CALENDAR WEEK AT LEAST 72 HOURS APART. INSPECTIONS ARE TO BE DOCUMENTED AND KEPT WITH THE PLAN COPIES ON SITE.
4. SILT FENCE OR OTHER SEDIMENT BARRIERS ARE TO BE INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWN SLOPE OF THE ARE TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
5. EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING OR REMOVED FROM THE SITE WITH EXCESS TOPSOIL AND REPLACED AS NEEDED.
6. THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE. THE STONE SHALL BE 2 -3 INCHES IN DIAMETER AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE AT LEAST 6 INCHES DEEP UNDERLAIN WITH FILTER FABRIC AND 20 FEET WIDE.
7. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (14) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
8. ALL TREES DESIGNATED TO REMAIN, MUST BE PROTECTED. HEAVY EQUIPMENT SHOULD NOT BE OPERATED OR STORED, NOR MATERIALS HANDLED OR STORED, WITHIN THE DRIP LINE OF TREES.
9. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
10. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
11. BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASH WATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM, GROUND WATER OR NEARBY WATER BODY.

TEMPORARY SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE
	KOREAN LESPEDEZA
	SUMMER OATS
MAY 1 TO JULY 15	SUDAN - SORGHUM
MAY 1 TO JULY 15	STARR MILLET
JULY 15 TO JANUARY 1	BALBOA RYE
	ITALIAN RYE

PERMANENT SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.
2. PERMANENT SEED ALL AREAS WITHIN 15 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.

PERMANENT COVER SEEDING MIXTURES

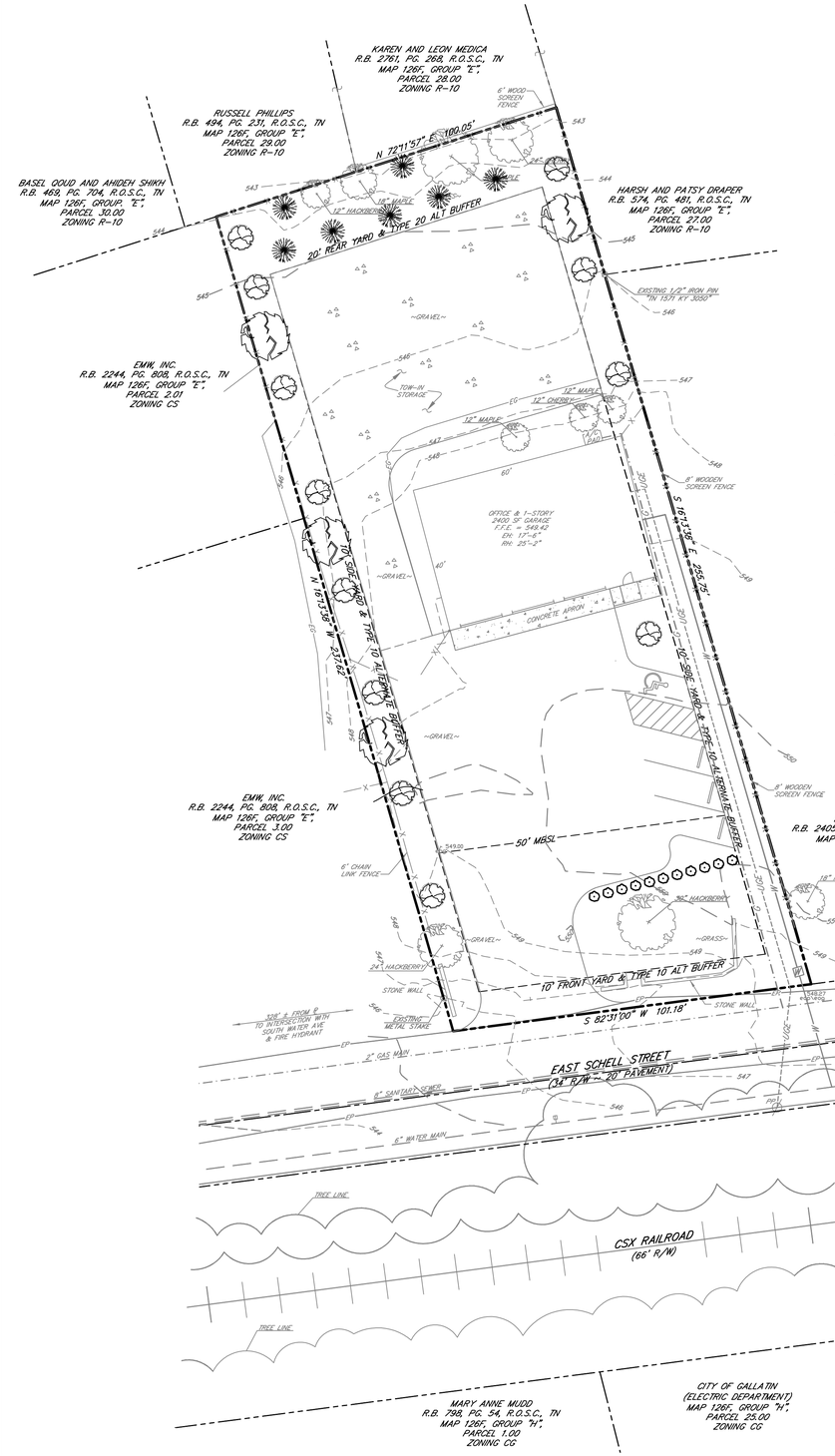
SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
	ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31
	ENGLISH RYE
	KOREAN LESPEDEZA
	GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)
	ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31
	ENGLISH RYE
	ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31
	CROWN VETCH
	ENGLISH RYE

EROSION CONTROL LEGEND:

- SF - SILT FENCE
- CD - CHECK DAM ALTERNATE 24" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- RC - ROCK CHECK ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CE - CONSTRUCTION EXIT
- SS - SILT SOXX 8"

FILTREXX NOTES:

1. FILTREXX FILTER SOCKS ARE A MULCH-FILLED FILTER MEDIA.
2. PERMANENT WEIR SOCKS ARE COMPOST-FILLED AND SEEDED.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AS SHOWN ON DETAIL SHEET.



LANDSCAPE PLAN

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LANDSCAPE NOTES:

1. EXISTING TREE LINE TO REMAIN ALONG WEST PROPERTY LINE.
2. TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
3. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

PLANT LEGEND

SYMBOL	QUANTITY	TYPE	CONDITION
	12	ORNAMENTAL FLOWERING TREE RED BUD, DOGWOOD, DEC. MAGNOLIAS	2" - 2 1/2" CAL. B&B
	4	LARGE DECIDUOUS TREE MAPLE, OAK, SWEET GUM	2" - 2 1/2" CAL. B&B
	7	MEDIUM EVERGREEN	5' HEIGHT FULL TO BASE
	11	DENSE YEW	24" HEIGHT 4' O.C. B&B

OWNER/DEVELOPER
JOHN HENLEY
1175 BELCHER LANE
HARTSVILLE, TN 37075
615-417-9112

0.57 ± ACRES
ZONING CG

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
No. 019005
STATE OF TENNESSEE
4/14/2016

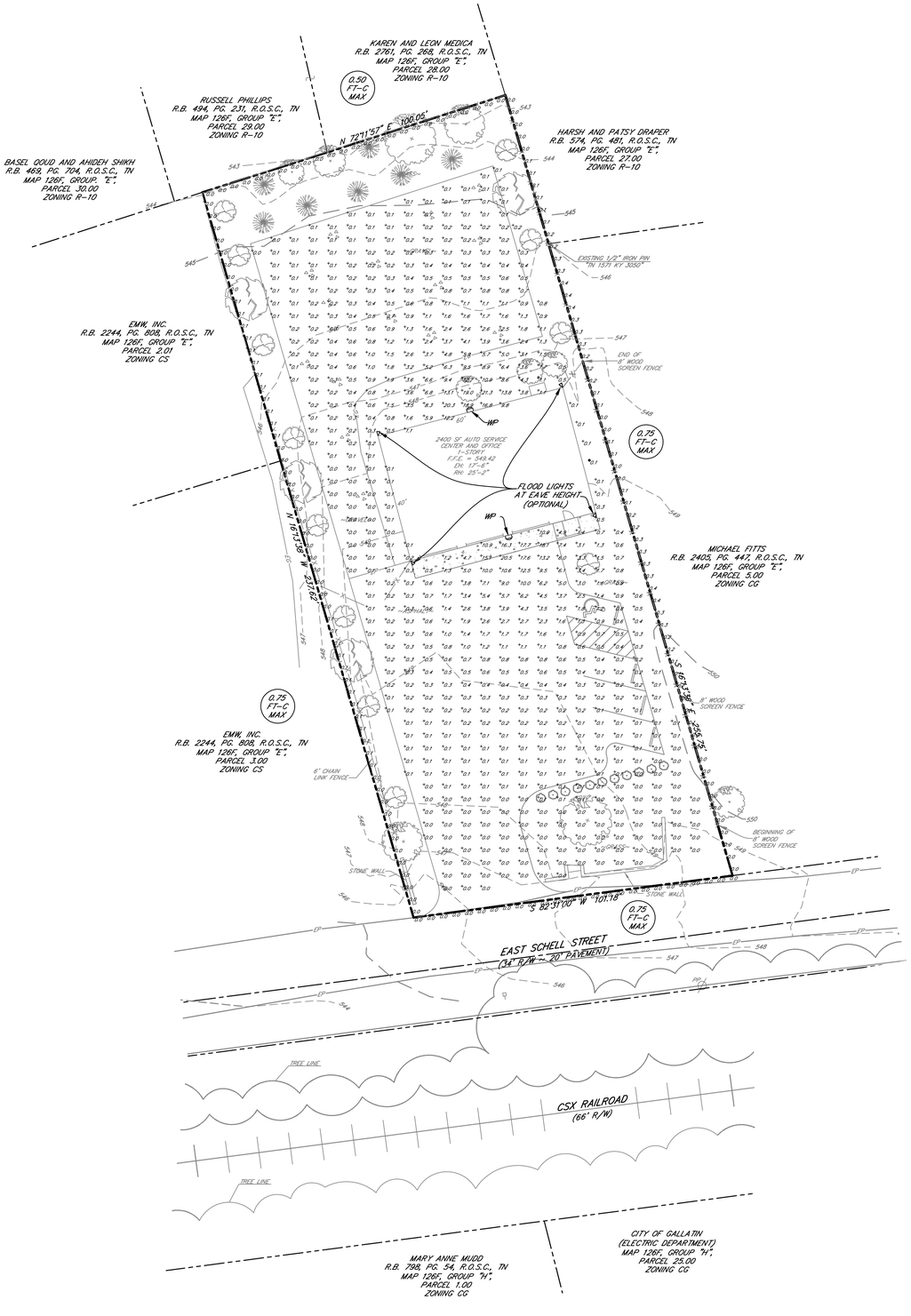
LONGHORN TRUCKING

GRADING, EROSION, & LANDSCAPE PLANS
134 EAST SCHELL STREET
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

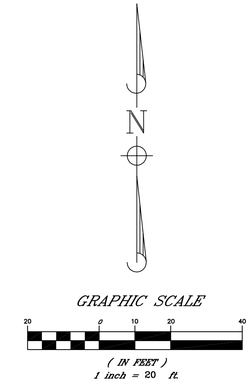
DATE: 4 MARCH 2016 JOB # 16-008 SHEET 3 OF 5

REVISION 1: 7 APRIL 2016 PLANNING COMMENTS

LONGHORN TRUCKING
DATE: 4 MARCH 2016
JOB #16-008
SHEET 3 OF 5



LIGHTING PLAN



LIGHTING NOTES:

1. LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 1.3.02.B0.
2. LIGHTING PLAN PROVIDED BY:
   DESIGN LIGHT
   632 FOGG STREET
   NASHVILLE, TN 37203
   CONTACT: BILL CHAMBERLAIN
3. LIGHTING FIXTURES ARE LITHONIA FIXTURE CATALOG NUMBER: AS SHOWN.
4. FLOOD LIGHTS WILL BE OPERATED BY AN ON/OFF SWITCH LOCATED INSIDE THE BUILDING.

LUMINAIRE SCHEDULE

Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
WP	2	TWH 250M (PULSE START)	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 250 MH, W/ CLEAR LAMP	ONE 250-WATT ED28 PULSE START METAL HALIDE, HORIZONTAL POSITION	25,000	0.72	288

OWNER/DEVELOPER
JOHN HENLEY
1175 BELCHER LANE
HARTSVILLE, TN 37075
615-417-9112

0.57 ± ACRES
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richard.jones@rogersgroupinc.com

LONGHORN TRUCKING

LIGHTING PLAN
134 EAST SCHELL STREET
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

DATE: 4 MARCH 2016 JOB # 16-008 SHEET 4 OF 5

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LONGHORN TRUCKING
DATE: 4 MARCH 2016
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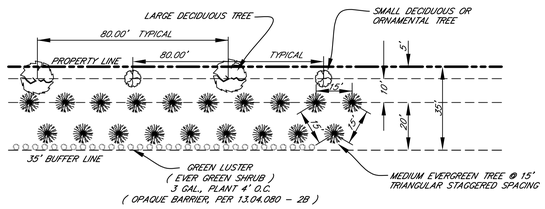
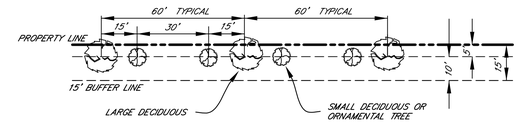
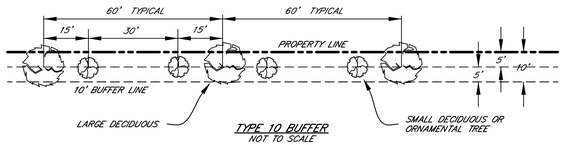
SHEET 4 OF 5



TYPE 35 BUFFER
NOT TO SCALE

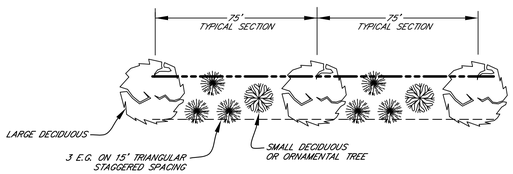


TYPE 15 BUFFER
NOT TO SCALE
(COMMERCIAL)



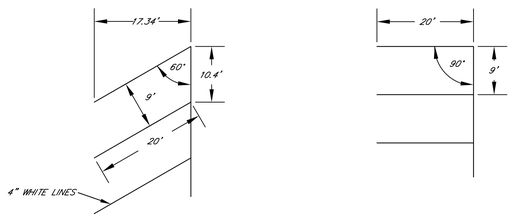
TYPE 10 BUFFER
NOT TO SCALE

(PROPOSED ALTERNATE TO TYPE 15 BUFFER ALONG FRONT & SIDE ℄)

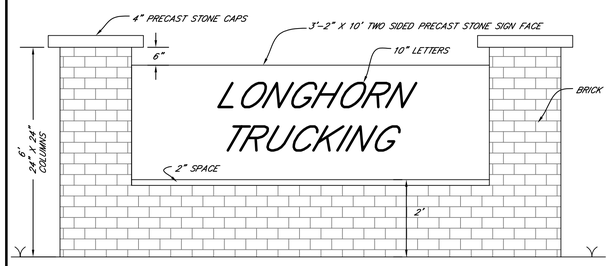


TYPE 20 BUFFER
NOT TO SCALE

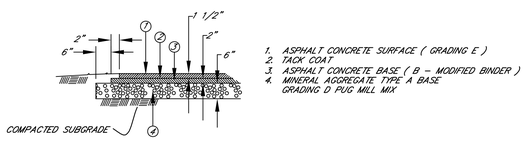
(PROPOSED ALTERNATE TO TYPE 35 BUFFER ALONG REAR YARD)



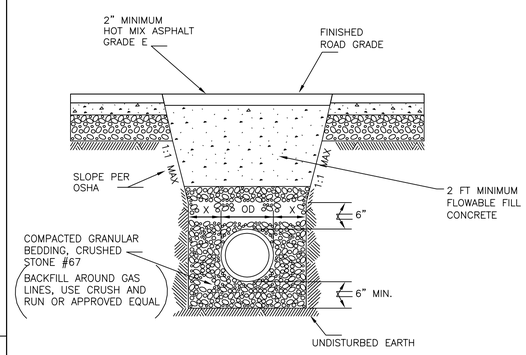
PARKING STRIPING DETAIL
NOT TO SCALE



FUTURE SIGN
N.T.S.



STANDARD PAVING SECTION
NOT TO SCALE



STANDARD ROAD TRENCH

TABLE	
PIPE SIZE	X
LESS THAN 12"	**
12" – 30"	12"
33" – 42"	15"
48" & LARGER	18"

** TRENCH WIDTH (W) SHALL BE 3'–0" MAX. WIDTH OF TRENCH (W) = OD + 2X WHERE X IS DISTANCE FROM OUTSIDE OF PIPE TO EDGE OF TRENCH.

GENERAL NOTES

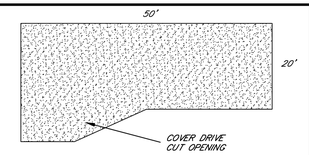
1. FLOWABLE FILL CONCRETE MAY BE USED FOR ENTIRE FILL.
2. FOR CONTINUOUS CONDUIT IN TRENCH CONDITIONS THE WIDTH OF TRENCH (W) SHALL BE OD + 2X MAXIMUM.
3. THE WIDTH OF TRENCH FOR ALL OTHER PIPE DIAMETERS SHALL BE ACCORDING TO TABLE.
4. BACKFILL AROUND GAS LINES SHALL BE CRUSH AND RUN OR APPROVED EQUAL.

TRENCH BACKFILL FOR STREET CUTS

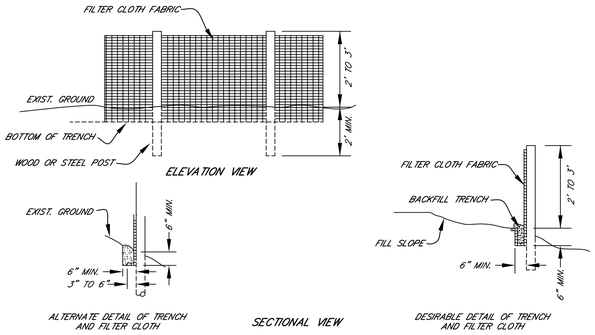
SCALE: NTS

CITY OF GALLATIN, TENNESSEE 1801
ENGINEERING DIVISION
(615) 452–5400
DWG. # COG–MS–002

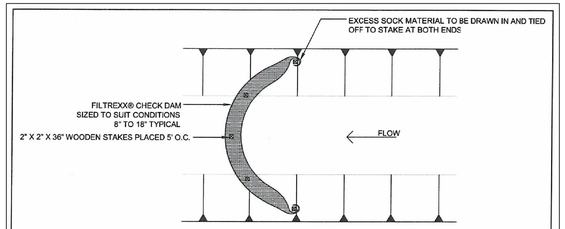
CONSTRUCTION ENTRANCE
20' x 50' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)



CONSTRUCTION ENTRANCE
NOT TO SCALE

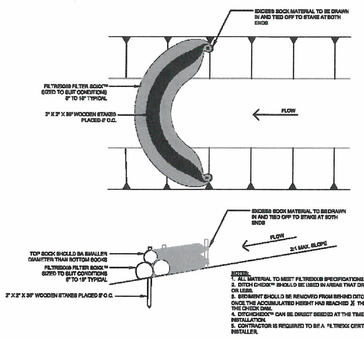


TEMPORARY SILT FENCE
NOT TO SCALE



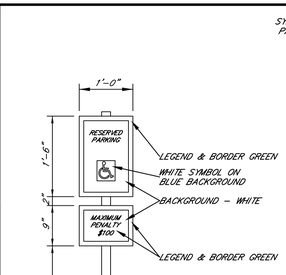
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

FILTREXX® CHECK DAM
NTS

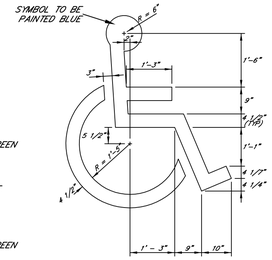


NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. DITCH CHECKS™ SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND DITCHCHECKS™ ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. DITCHCHECKS™ CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A "FILTREXX CERTIFIED™" INSTALLER.

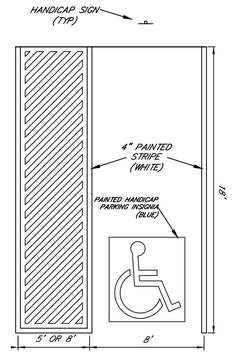
FILTREXX® CHECK DAM OPTION 2
NTS



HANDICAPPED SIGN
NOT TO SCALE

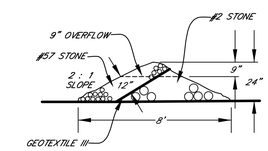


PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE



HANDICAPPED PARKING SPACE AND ISLE
NOT TO SCALE

HANDICAPPED PARKING DETAIL
NOT TO SCALE



CHECK DAM
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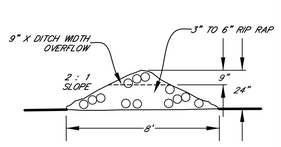
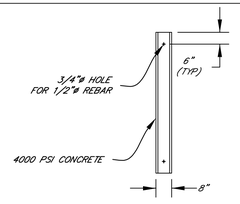
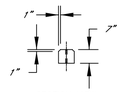


ROCK CHECK
NOT TO SCALE



PLAN VIEW

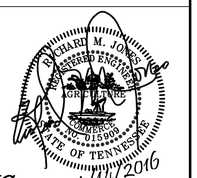


SECTION VIEW

CONCRETE WHEEL STOP
NOT TO SCALE

OWNER/DEVELOPER
JOHN HENLEY
1175 BELCHER LANE
HARTSVILLE, TN 37074
615–417–9112

0.57 ± ACRES
ZONING CG



LONGHORN TRUCKING

DETAILS
134 EAST SCHELL STREET
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

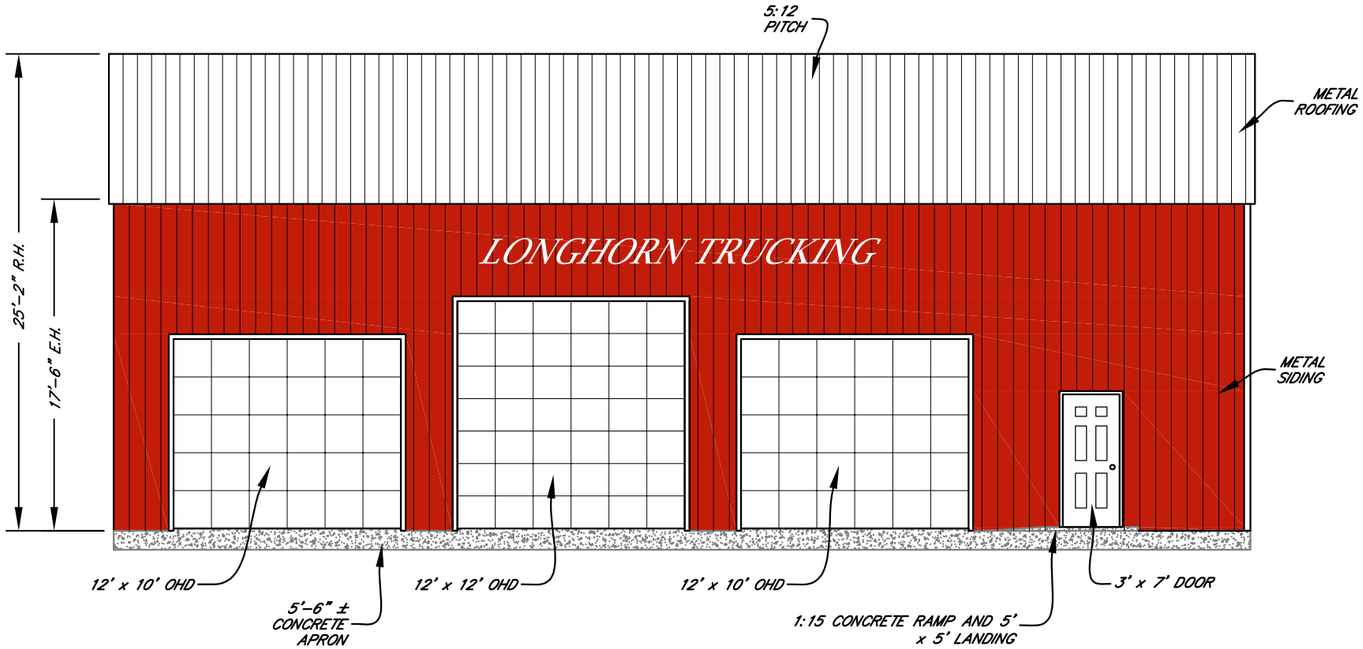
DATE: 4 MARCH 2016 JOB # 16–008 SHEET 5 OF 5

REVISION 1: PLANNING COMMENTS 7 APRIL 2016

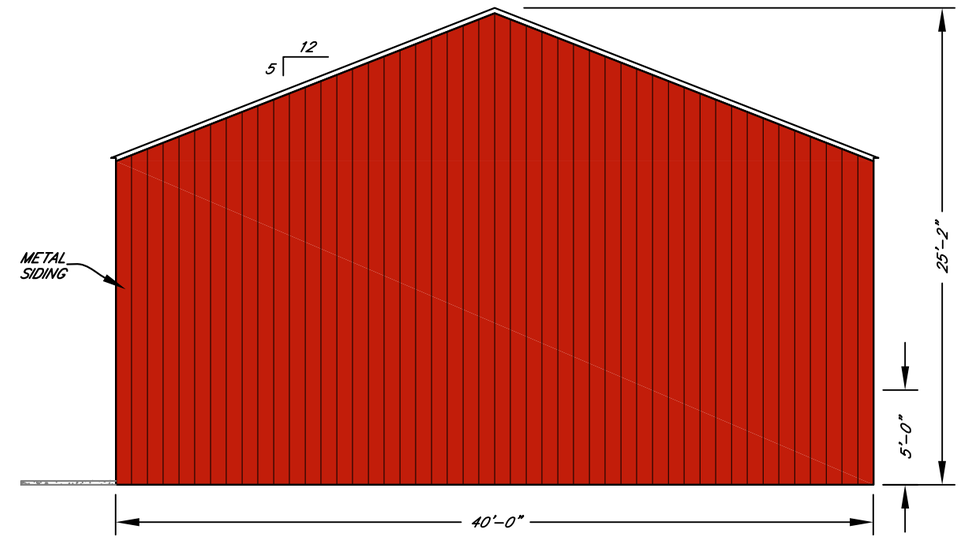
LONGHORN TRUCKING
DATE: 4 MARCH 2016
JOB: 16–008
SHEET 5 OF 5

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1–800–351–1111
1–615–366–1987
TENNESSEE ONE CALL
IT'S THE LAW

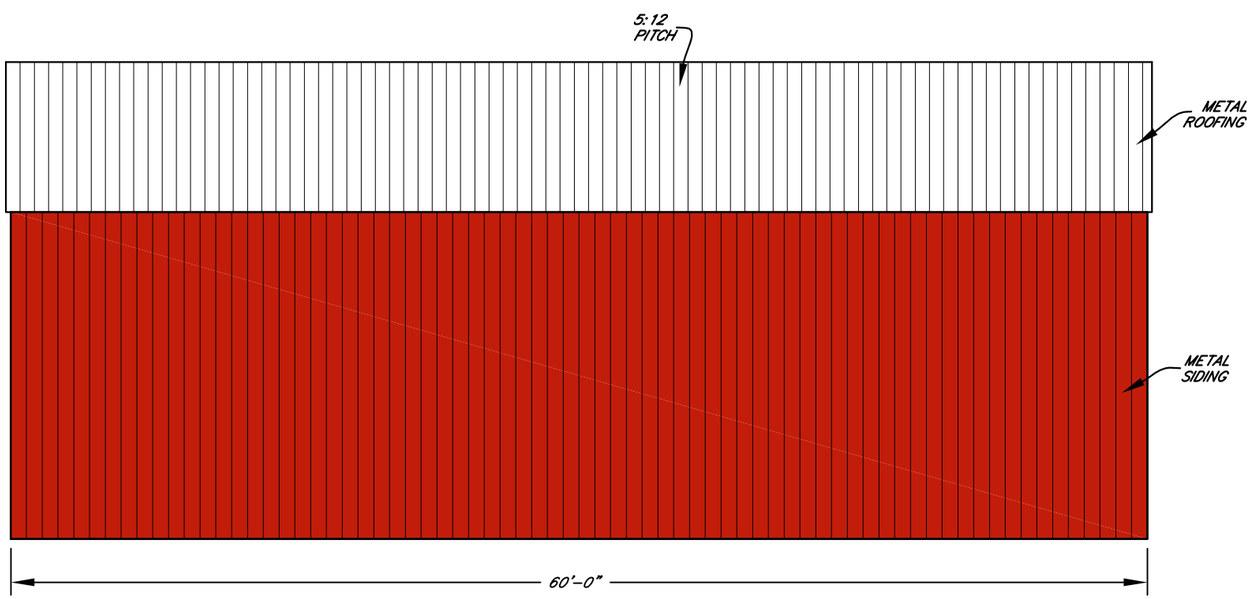
ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com



FRONT



RIGHT SIDE



REAR

BUILDING PLANS FOR LONGHORN TRUCKING

SCALE: 1/8" = 1'-0"	APPROVED BY:	REVISED:
DATE: 4 MARCH 2016		JOB #16-008

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

ELEVATIONS

DRAWING NUMBER
A-1 of 1

ITEM 6

GMRPC Resolution No. 2016-53

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR CUMBERLAND PLACE NORTH PHASE 5, SECTION 1, A MAJOR SUBDIVISION, TO REMOVE THE WALKING TRAIL, CREATE 23 SINGLE FAMILY RESIDENTIAL LOTS, CREATE ONE (1) PUBLIC RIGHT-OF-WAY, AND EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, ON 6.162 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAIN DRIVE.
(8-1686-16)

WHEREAS, the applicant submitted an application for approval of an Amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan, for Cumberland Place North Phase 5, Section 1, consistent with Section 12.02 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan and Revised Final Master Development Plan submitted by the applicant, Rogers Group, Inc. at its regular meeting on April 25, 2016, and

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

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

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

1. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Character Area Category.

2. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the purpose and intent of the R15-Planned Residential Development (R15-PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the R15-PRD zoning district.

3. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

4. The legal purposes for which zoning regulations exists have not been contravened.

5. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

Section 2. Action – The Planning Commission hereby approves Resolution 2016-53, an Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Cumberland Place North Phase 5, Section 1, consisting of a six (6) sheet plan prepared by Rogers Engineering Group, Inc. of Gallatin, TN, with Project No. #16-013, dated March 28, 2016 and with a revision date of April 8, 2016, and the conceptual architectural renderings consisting of six (6) sheets stamp date received April 13, 2016 under PC File No. 8-1686-16, with the following conditions:

1. Modify Phase lines to ensure Phase 5, Section 3 and Phase 3, Section 3 totals 31 lots to match the previously approved FMDP for Phase 5, Section 2 and Phase 3, Section 3.

2. Submit three (3) corrected folded copies of the Amended PMDP and Revised Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 4/25/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
City Attorney

EXHIBIT A

ITEM 6

PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Cumberland Place North Ph. 5, Sec. 1 (PC File# 8-1686-16)
Located East of Lock 4 Road and North of Smoky Mountian Drive
Date: April 25, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE CUMBERLAND PLACE NORTH PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR PHASE 5, SECTION 1, A MAJOR SUBDIVISION, TO REMOVE THE WALKING TRAIL FROM PHASE 4, SECTION 2, CREATE 23 SINGLE FAMILY RESIDENTIAL LOTS, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY AND CREATE ONE (1) PUBLIC-RIGHT-OF-WAY, ON 6.162 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE.

OWNER:	**J.D. EATHERLY**
APPLICANT:	**ROGERS ENGINEERING (RICHARD JONES, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2016-53**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of an Amendment to the Cumberland Place North Preliminary Master Development Plan and a revised Final Master Development Plan for Phase 5, Section 1, a major subdivision, to remove the walking trail, create 23 Single Family Residential Lots, extend one (1) public right-of-way and create one (1) public-right-of-way, on 6.162 (+/-) acres, located east of Lock 4 Road and north of Smoky Mountains Drive. Dwelling, One-Family Detached is a permitted use within the Residential 15-Planned Residential Development (R15-PRD) zone district. (Attachment 6-1)

CASE BACKGROUND:

Previous Approvals

On April 26, 2004, the Planning Commission approved the Preliminary Master Development Plan (PC File #3-6-04) for Cumberland Place North. The PMDP contained 44 single family lots zoned R20-PRD and 165 single family lots zoned R15-PRD.

On March 24, 2008, the Planning Commission approved a minor amendment to the PMDP (PC File# 3-5-08) (Attachment 6-2) that revised lot configurations, phasing schedule, and roadway layout in Phase 6. These changes were required because the City of Gallatin purchased a portion of Phase 6 for the sewer plant expansion. The lot total was reduced by 18.

On January 28, 2008, the Planning Commission approved a Final Master Development Plan for Cumberland Place North Phase 4, Section 2 and Phase 5, Section 1 (PC File# 8-4-

08) (Attachment 6-3) and a Preliminary Plat for Phase 4, Section 2 (PC File# 1-5-08B). Since no Final Plat was submitted for Phase 4, Section 2, the FMDP and Preliminary Plat approvals for Phase 4, Section 2 have expired.

On October 26, 2015, the Planning Commission approved, with conditions, an Amended Preliminary Master Development Plan and Final Master Development Plan (PC File# 8-1176-15) for Cumberland Place North Phase 4, Section 2. At the same Planning Commission meeting, a Preliminary Plat (PC File #8-1176-15B) was approved for Cumberland Place North Phase 4, Section 2.

DISCUSSION:

Proposed Development

The Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Cumberland Place North Phase 5, Section 1 proposes to remove the walking trail from Phase 4, Section 2, create 23 single family residential lots, create one (1) new public right-of-way, Capitol Reef Drive and extend one (1) public right-of-way, Smoky Mountain Drive, on 6.162 (+/-) acres located east of Lock 4 Road and north of Smoky Mountains Drive.

PMDP Amendment - Minor

Gallatin Zoning Ordinance Section 12.02.050, requires the Planning Commission to determine whether the proposed amended to the currently approved Preliminary Master Development Plan is a minor amendment or a major amendment. Staff recommends the Planning Commission consider the amendment to the Cumberland Place PMDP as a minor amendment.

As submitted, the changes to the Cumberland Place North Preliminary Master Development Plan removes the remaining portions of the walking trail located in the open space area of Phase 4, Section 2 and modifies phase lines for Phase 5, Section 1, Phase 5, Section 2, and Phase 5, Section 3. Also, the labeling for Phase 5, Section 2 and Phase 5, Section 3 has been swapped. The walking trail was an amenity included for the residents of the subdivision. Due to the steep topography within the open space tract, maintaining the walking trail would be difficult. Also, another portion of the same walking trail was removed from Phase 1 and 2 (PC File# 2-6-04).

Natural Features

The natural topography for the existing vacant land slopes from east to west from the highest point of elevation (510') located on Lot 93 at the southeast corner of the site with a descent to the lowest point of elevation (476') on Lot 179 located in the center of Phase 5, Section 1. The topography then ascends to an elevation of 502' at the northeast corner of the site, within Lot 82.

Adjacent or Area Uses

To the north of Phase 5, Section 1 is the future Phase 5, Section 3 of the Cumberland Place North subdivision, which will include the extension of Fredericksburg Drive; to the south of Phase 5, Section 1 is Cumberland Place North, Section 4, Section 1 (Plat Book 25 Page 376), which has been platted and built out; to the east of Phase 5, Section 1 is future Phase 5, Section 2 and future Phase 5, Section 3 and to the west is Cumberland Place

North Phase 4, Section 2 which is currently under construction. All surrounding properties are zoned Residential-15 Planned Residential Development (R15-PRD).

Lot Sizes and Layout

The Phase 5, Section 1 Amended PMDP and Revised FMDP contains 23 total lots, that range in size from 9,000 square feet to 13,264 square feet (Lot 82). The table below provides the size of each of the lots. All lots will contain 10 foot Public Utility and Drainage Easements along each property boundary. This is also indicated on the preliminary plat, which is also being considered on this agenda.

Phase 5 Section 1			
Lot Number	Square Footage	Lot Number	Square Footage
82	13,264	173	9,000
83	9,099	174	9,000
84	9,188	175	9,000
85	9,000	176	9,000
86	9,000	177	9,000
87	9,000	178	9,000
88	9,000	179	9,000
89	10,066	180	9,000
90	10,066	181	9,000
91	9,000	182	9,868
92	9,000	183	9,449
93	9,000		

Floodplain and Floodway

No portion of Phase 5, Section 1 is located within a flood hazard area based on FEMA FIRM Panel 47165C0428G and FEMA FIRM Panel 47165C0429G, both dated April 17, 2012.

Rights-of-Way/Streets/Roads

The Amended PMDP and Revised FMDP will extend one (1) public right-of-way and create one (1) public right-of-way. All totaled, 1,060 linear feet of roads will be constructed. Sidewalks will be included on both sides of the street.

PHASE 5 SECTION 1 – PROPOSED RIGHTS-OF-WAY		
ROAD NAME	**LENGTH**	**R.O.W. (PAVEMENT) WIDTH**
Smoky Mountain Drive	890 linear feet	50 feet (26 feet)
Capitol Reef Drive	170 linear feet	50 feet (26 feet)

Stormwater Drainage

The stormwater drainage system consists of piped and contoured stormwater infrastructure. The first system consists of three (3) structures beginning at Lot 90 and between Lots 87 and 89 and draining to the northwest, into an outfall located behind Lot 179 that drains into an open space tract in Phase 4, Section 2.

Parking
The Gallatin Zoning Ordinance requires two (2) parking spaces per housing unit. The 23 lots requires 46 total parking spaces. The plan states a minimum two (2) parking spaces per dwelling will be provided.

Architectural Designs
The applicant provided three (3) sample architectural elevations for the residences in Phase 5, Section 1. (Attachment 6-4) Two (2) of the three (3) sample elevations are two (2) stories in height while the other is one (1) and a half stories in height. The Amended PMDP - Revised FMDP states that the minimum house size for this phase is 1,500 square feet, which is consistent with the currently approved PMDP and FMDP. All of the proposed elevations meet or exceed the minimum house size of 1,500 square feet. The building material varies from all vinyl siding to all brick. Gallatin Zoning Ordinance Section 13.08.010 states that one-family detached dwelling units are exempt from the 70 percent masonry requirement. However, the restrictive covenants for previous phases and sections of Cumberland Place North requires a minimum of 50 percent masonry on residences. To maintain architectural consistency within the entirety of Cumberland Place North, Note 26 of the Amended PMDP and Revised FMDP states, "All residences to be 50% or greater masonry material . . .", which will match masonry requirements of earlier phases of the development.

Open Space and Bufferyard
The Amended PMDP and Revised FMDP for Phase 5, Section 1 includes no open space tracts. There are no required bufferyards in Phase 5, Section 1 due to this being an internal phase of the subdivision which is surrounded by properties in the same zoning district (R15-PRD).

Planning Department Comments
The Planning Department reviewed and commented on the Amended PMDP and Revised FMDP. The applicant satisfactorily addressed all of the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Amended PMDP and Revised FMDP. The applicant satisfactorily addressed all of the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments
The Other Departments reviewed and commented on the Amended PMDP and Revised FMDP. The applicant satisfactorily addressed all of the Other Departmental comments, except those included as conditions of approval.

FINDINGS:

1. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Character Area Category.

2. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the purpose and intent of the R15-Planned Residential Development (R15-PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the R15-PRD zoning district.

3. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

4. The legal purposes for which zoning regulations exists have not been contravened.

5. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-53, an Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Cumberland Place North Phase 5, Section 1, consisting of a six (6) sheet plan prepared by Rogers Engineering Group, Inc. of Gallatin, TN, with Project No. #16-013, dated March 28, 2016 and with a revision date of April 8, 2016, and the conceptual architectural renderings consisting of six (6) sheets stamp date received April 13, 2016 under PC File No. 8-1686-16, with the following conditions:

1. Modify Phase lines to ensure Phase 5, Section 3 and Phase 3, Section 3 totals 31 lots to match the previously approved FMDP for Phase 5, Section 2 and Phase 3, Section 3.

2. Submit three (3) corrected folded copies of the Amended PMDP and Revised Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

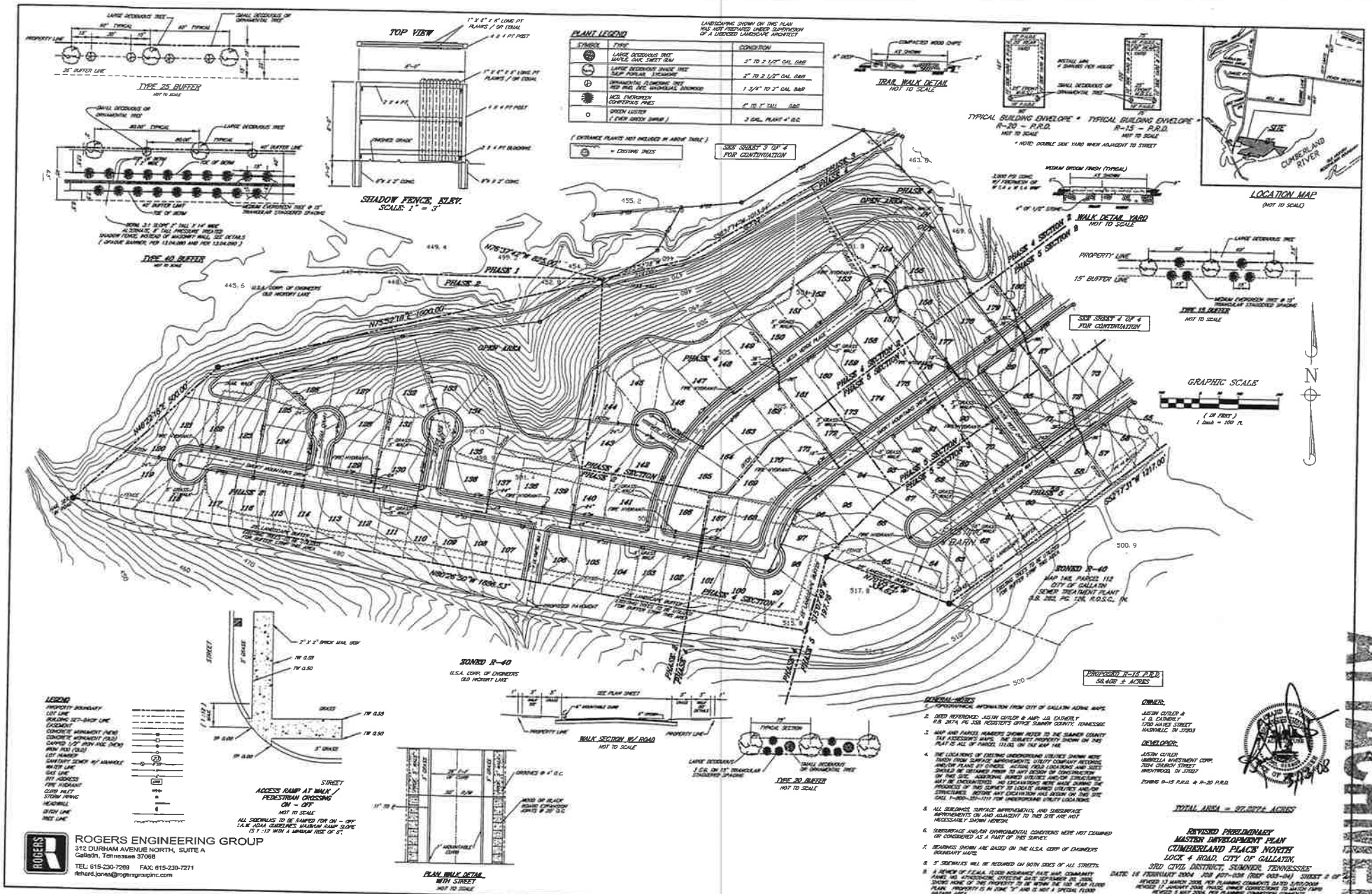
Attachment 6-1	**Location Map**
Attachment 6-2	**PMDP for Cumberland Place North Ph. 5 Sec. 1**
Attachment 6-3	**FMDP for Cumberland Place North Ph. 5 Sec. 1**
Attachment 6-4	**Architectural Elevations for Phase 5 Section 1**
Attachment 6-5	**Amended PMDP & Revised FMDP for Cumberland Place North Ph. 5 Sec. 1**

ATTACHMENT 6-1

Location Map

Cumberland Place North Phase 5, Section 1
Amended PMDP and Revised FMDP
8-1686-16

Prepared By: Kevin Chastine, AICP
Prepared On: April 25, 2016



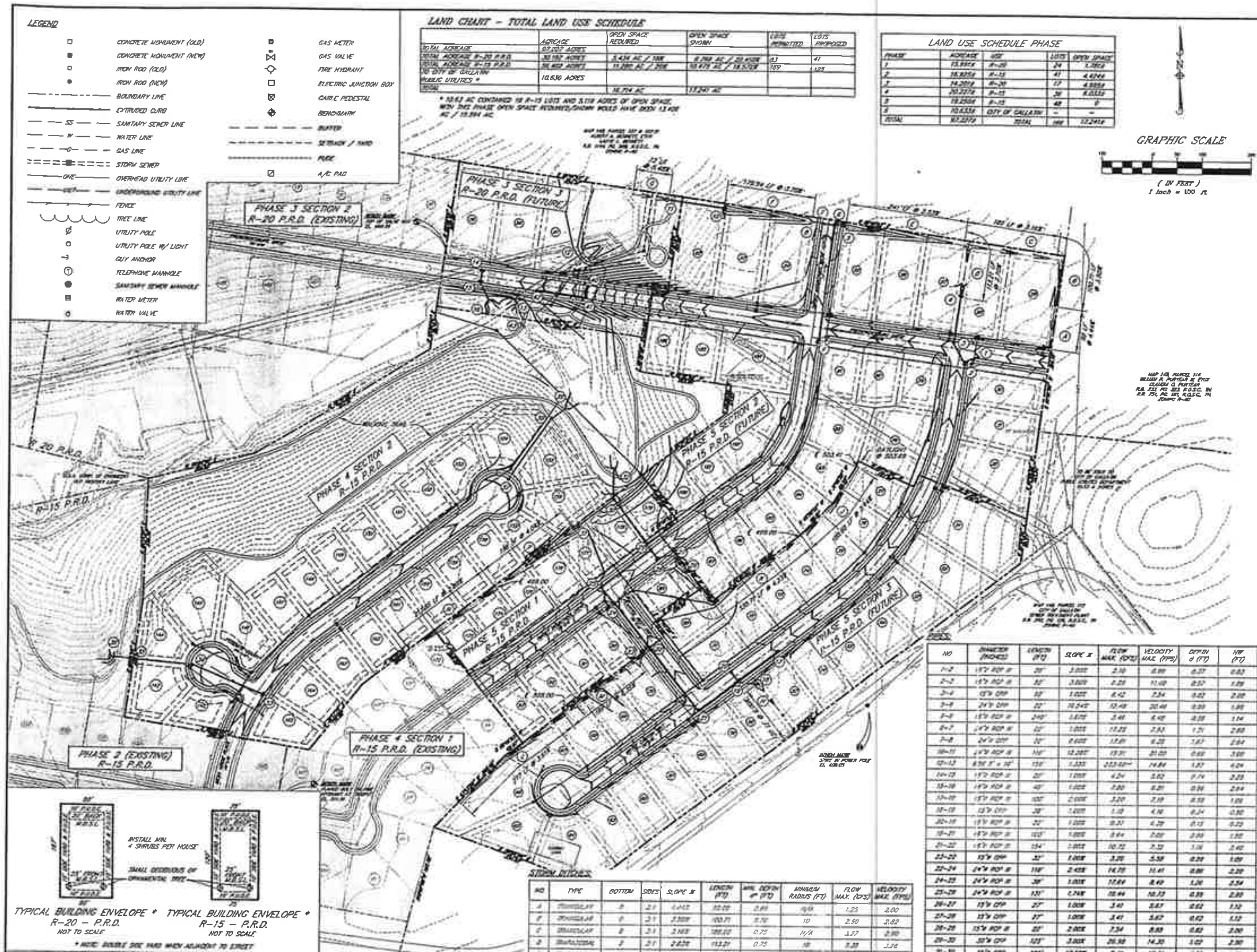
ATTACHMENT 6-2

LAND CHART - TOTAL LAND USE SCHEDULE

	ACREAGE	OPEN SPACE REQUIRED	OPEN SPACE SHOWN	LOTS PERMITTED	LOTS PROPOSED
TOTAL ACREAGE	97.227 ACRES				
TOTAL ACREAGE R-20 P.R.D.	30.192 ACRES	3.434 AC / 10%	6.768 AC / 20.402%	83	41
TOTAL ACREAGE R-15 P.R.D.	56.402 ACRES	11.280 AC / 20%	10.475 AC / 18.572%	169	125
TO CITY OF GALLATIN PUBLIC UTILITIES *	10.630 ACRES				
TOTAL		16.714 AC	17.240 AC		

* 10.63 AC CONTAINED 18 R-15 LOTS AND 3.118 ACRES OF OPEN SPACE. WITH THIS PHASE OPEN SPACE REQUIRED/SHOWN WOULD HAVE BEEN 13.408 AC / 19.994 AC.

LAND USE SCHEDULE PHASE				
PHASE	ACREAGE	USE	LOTS	OPEN SPACE
1	13.995±	R-20	24	1.785±
2	16.925±	R-15	41	4.474±
3	14.201±	R-20	17	4.985±
4	20.227±	R-15	38	8.033±
5	19.250±	R-15	48	0
6	10.633±	CITY OF GALLATIN	-	-
TOTAL	97.227±	TOTAL	168	17.241±



DRAINAGE STRUCTURES

NO	TYPE	STATION	STREET	CASTING	ELEVATION TOP CAST.	ELEVATION ℄
1	SINGLE CURB INLET	[illegible] 13'R	FREDERICKSBURG DRIVE	3103-V	[illegible]	[illegible]
2	DOUBLE CURB INLET	[illegible]	BRYCE CANYON WAY	3103-V	[illegible]	[illegible]
3	SINGLE CURB INLET	[illegible] 13'L	FREDERICKSBURG DRIVE	3103-V	[illegible]	[illegible]
4	HEADWALL WITH DISSIPATORS	[illegible]	FREDERICKSBURG DRIVE	-	-	[illegible]
5	HEADWALL WITH DISSIPATORS	[illegible]	SMOKY MOUNTAINS DRIVE NORTH	-	-	[illegible]
6	SINGLE CURB INLET	[illegible] 13'R	SMOKY MOUNTAINS DRIVE NORTH	3103-V	[illegible]	[illegible]
7	SINGLE CURB INLET	[illegible] 13'L	SMOKY MOUNTAINS DRIVE NORTH	3103-V	[illegible]	[illegible]
8	HEADWALL WITH DISSIPATORS	[illegible]	SMOKY MOUNTAINS DRIVE NORTH	-	-	[illegible]
9	DOUBLE CURB INLET	[illegible]	SMOKY MOUNTAINS DRIVE	3102-V	[illegible]	[illegible]
10	HEADWALL WITH DISSIPATORS	[illegible]	FREDERICKSBURG DRIVE	-	-	[illegible]
11	HEADWALL WITH DISSIPATORS	[illegible]	FREDERICKSBURG DRIVE	-	-	[illegible]
12	WING WALLS @ 45° 4:1	[illegible]	FREDERICKSBURG DRIVE	-	-	[illegible]
13	WING WALLS @ 45° 4:1	[illegible]	FREDERICKSBURG DRIVE	-	-	[illegible]
14	DOUBLE CURB INLET	[illegible]	FREDERICKSBURG DRIVE	3103-V	[illegible]	[illegible]
15	DOUBLE CURB INLET	20+02.00 13'R	FREDERICKSBURG DRIVE	3103-V	466.34	463.37 (IN) 458.40 (OUT)
16	HEADWALL WITH DISSIPATORS	[illegible]	FREDERICKSBURG DRIVE	-	-	[illegible]
17	DOUBLE CURB INLET	[illegible]	BRYCE CANYON WAY	3103-V	[illegible]	[illegible]
18	AREA DRAIN	[illegible]	BRYCE CANYON WAY	4310	[illegible]	[illegible]
19	TRIPLE CURB INLET	[illegible]	BRYCE CANYON WAY	3103-V	[illegible]	[illegible]
20	SINGLE CURB INLET	[illegible]	BRYCE CANYON WAY	3103-V	[illegible]	[illegible]
21	SINGLE CURB INLET	3+21.05 13'R	BRYCE CANYON WAY	3103-V	493.62	490.35
22	** SINGLE CURB INLET	1+50.00 13'R	CAPITOL REEF DRIVE	3103-V	492.21	488.81
23	AREA DRAIN	[illegible]	CAPITOL REEF DRIVE	4310	[illegible]	[illegible]
24	SINGLE CURB INLET	[illegible]	CAPITOL REEF DRIVE	3103-V	[illegible]	[illegible]
25	SINGLE CURB INLET	[illegible]	SMOKY MOUNTAINS DRIVE	3103-V	[illegible]	[illegible]
26	AREA DRAIN	[illegible]	SMOKY MOUNTAINS DRIVE	4310	[illegible]	[illegible]
27	JUNCTION BOX	[illegible]	SMOKY MOUNTAINS DRIVE	[illegible]	[illegible]	[illegible]
28	DOUBLE CURB INLET	[illegible]	SMOKY MOUNTAINS DRIVE	3103-V	[illegible]	[illegible]
29	SINGLE CURB INLET	10+10.35 13'L	SMOKY MOUNTAINS DRIVE	3103-V	487.26	[illegible]
30	AREA DRAIN	[illegible]	SMOKY MOUNTAINS DRIVE	4310	[illegible]	[illegible]
31	AREA DRAIN	[illegible]	SMOKY MOUNTAINS DRIVE	4310	[illegible]	[illegible]
32	HEADWALL WITH DISSIPATORS	[illegible]	SMOKY MOUNTAINS DRIVE	-	-	[illegible]
33	DOUBLE CURB INLET	[illegible]	MESA VERDE PLACE	3103-V	[illegible]	[illegible]
34	SINGLE CURB INLET	[illegible]	YOSEMITE COURT	3103-V	[illegible]	[illegible]
35	JUNCTION BOX	LOTS 142, 144	YOSEMITE COURT	[illegible]	[illegible]	[illegible]
36	HEADWALL WITH DISSIPATORS	LOTS 142, 144	YOSEMITE COURT	-	-	[illegible]
37	SINGLE CURB INLET	[illegible]	MESA VERDE PLACE	3103-V	[illegible]	[illegible]
38	JUNCTION BOX	LOTS 154, 155	MESA VERDE PLACE	[illegible]	481.00	[illegible]
39	HEADWALL WITH DISSIPATORS	LOTS 154, 155	MESA VERDE PLACE	-	-	470.00
40	SINGLE CURB INLET	[illegible]	FREDERICKSBURG DRIVE	3103-V	[illegible]	[illegible]
41	SINGLE CURB INLET	[illegible]	FREDERICKSBURG DRIVE	3103-V	[illegible]	[illegible]
42	[illegible]	[illegible]	FREDERICKSBURG DRIVE	-	-	[illegible]

* ALL CASTINGS TO BE JOHN BOUCHARD AND SONS.
* STATION LEFT, RIGHT OF ℄ TO GUTTER LINE.
* TOP OF CASTING = GUTTER FLOWLINE.
* BOX SET AT 1' BELOW FINISH GRADE TO ALLOW FOR NATURALIZATION OF STREAM BED THROUGH BOX.
** COVER WITH [illegible] STEEL PLATE FASTENED WITH [illegible] WEDGE ANCHORS. ADD CASTING IN PHASE 5 SECTION 3.

PAVEMENT RADII NOTE:
1. CURB RADII AT INTERSECTIONS ARE 25' UNLESS NOTED.
2. CUL DE SAC RADII ARE 40' TO EDGE OF PAVEMENT UNLESS NOTED.

PIPES

NO	DIAMETER (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT)	HW (FT)
1-2	15"Ø RCP III	[illegible]	[illegible]	2.10	[illegible]	[illegible]	[illegible]
2-3	15"Ø RCP III	[illegible]	[illegible]	[illegible]	11.00	[illegible]	[illegible]
3-4	15"Ø CPP	[illegible]	[illegible]	8.42	7.84	[illegible]	2.00
5-6	24"Ø CPP	[illegible]	[illegible]	12.48	20.48	[illegible]	[illegible]
7-5	15"Ø RCP III	240'	[illegible]	[illegible]	[illegible]	[illegible]	1.14
6-7	24"Ø RCP III	[illegible]	[illegible]	[illegible]	2.93	[illegible]	2.00
7-8	24"Ø CPP	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	2.94
10-11	24"Ø RCP III	[illegible]	12.28%	[illegible]	[illegible]	[illegible]	[illegible]
12-13	[illegible]	[illegible]	[illegible]	[illegible]	14.84	[illegible]	4.24
14-15	15"Ø RCP III	[illegible]	[illegible]	4.24	[illegible]	[illegible]	[illegible]
15-16	15"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17-16	15"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
18-19	15"Ø CPP	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
20-19	15"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
19-21	15"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
21-22	15"Ø RCP III	[illegible]	[illegible]	10.72	[illegible]	[illegible]	2.40
23-22	15"Ø CPP	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
22-24	24"Ø RCP III	[illegible]	[illegible]	14.78	[illegible]	[illegible]	[illegible]
24-25	24"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	2.54
25-28	24"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
26-27	15"Ø CPP	[illegible]	[illegible]	3.41	[illegible]	[illegible]	[illegible]
27-28	15"Ø CPP	[illegible]	[illegible]	3.41	[illegible]	[illegible]	[illegible]
28-29	15"Ø RCP III	[illegible]	[illegible]	7.34	[illegible]	[illegible]	2.00
29-30	30"Ø CPP	[illegible]	[illegible]	[illegible]	14.30	[illegible]	2.30
31-30	15"Ø CPP	[illegible]	[illegible]	5.41	[illegible]	[illegible]	[illegible]
30-32	30"Ø CPP	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
33-34	15"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
34-35	15"Ø CPP	[illegible]	[illegible]	4.77	[illegible]	[illegible]	[illegible]
35-36	15"Ø CPP	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
37-38	15"Ø CPP	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
38-39	15"Ø CPP	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
40-41	15"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
41-42	15"Ø RCP III	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
43	36"Ø RCP III	16'	EL 400 (EXISTING SLOPE)	35.39	13.24	BURY 12"	4.00

FLOWS ARE FOR THE 10 YR STORM PEAK UNLESS NOTED
** 100 YR STORM PEAK

STORM DITCHES

NO	TYPE	BOTTOM	SIDES	SLOPE %	LENGTH (FT)	MIN. DEPTH d* (FT)	MINIMUM RADIUS (FT)	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)
A	TRIANGULAR	0	2:1	[illegible]	[illegible]	[illegible]	N/A	1.25	2.00
B	TRIANGULAR	0	2:1	[illegible]	[illegible]	[illegible]	10	2.50	2.82
C	TRIANGULAR	0	2:1	[illegible]	[illegible]	0.75	N/A	[illegible]	[illegible]
D	TRAPAZOIDAL	2	2:1	[illegible]	[illegible]	0.75	[illegible]	[illegible]	[illegible]
E	TRAPAZOIDAL	2	2:1	[illegible]	[illegible]	[illegible]	N/A	12.48	3.67
F	TRAPAZOIDAL	2	2:1	[illegible]	[illegible]	1.10	N/A	19.91	4.77
G	TRAPAZOIDAL	2	2:1	[illegible]	73.00	1.00	N/A	[illegible]	[illegible]
H	TRAPAZOIDAL	2	2:1	[illegible]	120.00	[illegible]	[illegible]	1.10	1.88
J	TRAPAZOIDAL	2	2:1	[illegible]	[illegible]	[illegible]	N/A	1.28	1.47
K	TRAPAZOIDAL	2	2:1	4.23%	330.71	0.70	10	3.41	2.35
L	TRAPAZOIDAL	2	2:1	[illegible]	277.00	0.50	10	[illegible]	1.52
M	TRAPAZOIDAL	2	2:1	[illegible]	169.00	[illegible]	[illegible]	3.20	2.63
N	TRAPAZOIDAL	2	3:1	2.80%	[illegible]	[illegible]	N/A	3.66	2.32
P	TRAPAZOIDAL	2	3:1	4.04%	[illegible]	[illegible]	N/A	5.41	3.03

d* MIN. = FREEBOARD OF MINIMUM 20% FLOW DEPTH
(CONSTRUCT 245.71' OF K)

IF YOU DIG IN TENNESSEE, CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

ROGERS ENGINEERING GROUP
312 DURHAM AVENUE NORTH, SUITE A
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

OWNER:
JUSTIN CUTLER &
J. D. EATHERLY
1700 HAYES STREET
NASHVILLE, TN 37203

DEVELOPER:
JUSTIN CUTLER
UMBRELLA INVESTMENT CORP.
7024 CHURCH STREET
BRENTWOOD, TN 37027

ZONING R-15 P.R.D. & R-20 P.R.D.
TOTAL AC 16.32 ± (R-15 P.R.D.)

CUMBERLAND PLACE NORTH
PHASE 4 SECTION 2 & PHASE 5 SECTION 1
FINAL MASTER DEVELOPMENT PLAN
SITE PLAN
LOCK 4 ROAD & SMOKY MOUNTAINS DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

DATE: 3 JANUARY 2008 JOB #07-036 SHEET PD-2 OF PD-7

REVISION [illegible]
REVISION [illegible]

ATTACHMENT 6-3

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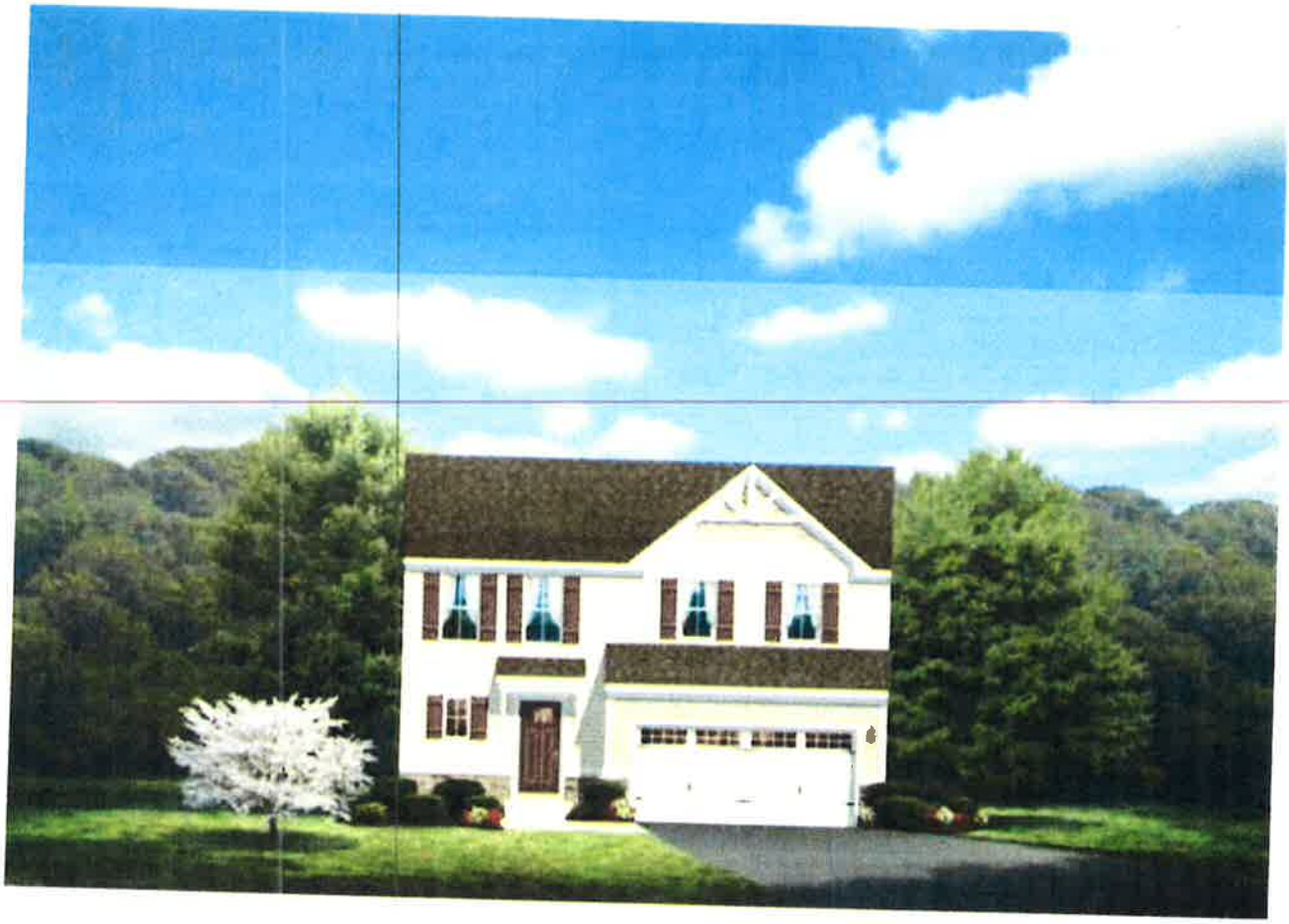
APR 13 2016
GALLATIN PLANNING & ZONING



MLS#: **1665965**
Upgraded Cottage Exteriors Make Our New Section POP! You Pick the Colors That Suit Your Tastes!Image 1 of 13

NEXT CLOSE X

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GALLATIN PLANNING & ZONING

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY DARNALL AND ASSOCIATES. DRAWING DATED 11-04-2002.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. ELEVATIONS AND CONTOURS WERE DERIVED USING TRIGONOMETRY DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (2) FOOT, AND THE SOURCE OF VERTICAL DATUM IS N.G.V.D. 29.
13. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983).
14. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0428G & 47165C0429G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE "X" AND NOT A SPECIAL FLOOD HAZARD AREA.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PLAN PREPARATION.
18. PERFORMANCE STANDARD COMPLIANCE
    ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
19. ADDITIONAL DESIGN STANDARDS
    THIS DEVELOPMENT SHALL BE DESIGNED AND DEVELOPED TO COMPLY WITH THE STANDARDS OF ARTICLES 11.00, 12.00, AND 13.00 OF THE CITY OF GALLATIN ZONING ORDINANCE.
20. UTILITY CROSS CONNECTION
    THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
21. SIGNAGE
    NO SIGNAGE REQUIRING A PERMIT IS PROPOSED FOR THIS PHASE OF DEVELOPMENT. ANY FUTURE SIGNAGE MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.
22. TRASH DISPOSAL
    THIS DEVELOPMENT WILL UTILIZE THE CITY OF GALLATIN CURB SIDE TRASH SERVICE.
23. GREENWAY EASEMENT
    A SUITABLE GREENWAY EASEMENT IN THE OPEN SPACE IS TO BE GRANTED TO THE CITY OF GALLATIN BY THE OWNER OR HOME OWNERS ASSOCIATION ONCE A LOCATION IS CHOSEN BY THE CITY OF GALLATIN.
24. NPDES PERMIT
    A COPY OF THE APPROVED NPDES PERMIT IS TO BE PROVIDED TO THE CITY ENGINEERING DEPARTMENT.
25. HVAC SCREENING
    HVAC UNITS TO BE SCREENED WITH EVERGREEN SHRUBS FROM STREET AND ADJACENT SIDE LOT.
26. MASONRY REQUIREMENTS
    ALL RESIDENCES TO BE 50% OR GREATER MASONRY MATERIAL TO MATCH EXISTING PHASE REQUIREMENTS.

UTILITY OWNERS

WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	BELLSOUTH 1-800-626-9149
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

TRAFFIC VOLUME ESTIMATES

USE AS SINGLE FAMILY, 10 TRIPS / RESIDENCE
23 x 10 = 230 TRIP / DAY
LANE WIDTH - 13'
OFF STREET PARKING 2 SP / DWELLING

SIGNAGE

1. ALL SIGNAGE AND PAVEMENT MARKERS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (CURRENT ED)

SIGN LEGEND

SPEED LIMIT	= R 2-1 (20 MPH)
STOP SIGN	= R 1-1
KEEP RIGHT	= R 4-7b
YIELD SIGN	= R 1-2
PEDESTRIAN CROSSING	= W 11-2 / W 16-7pL
DIVIDED HIGHWAY (ROAD)	= W 6-1
NO OUTLET	= W 14-2 / W 14-1P
CIRCULAR INTERSECTION	= W 2-6 / W 16-12P
PEDESTRIAN CROSSWALK	= W 11-2
SPEED HUMP	= W 17-1
STREET SIGNAGE:	= PER CITY OF GALLATIN PUBLIC WORKS, MOUNTED ON STOP SIGNS

STREET SIGNAGE

- A STOP SIGN
- B PEDESTRIAN CROSSWALK
- C ISLAND KEEP RIGHT
- D NO OUTLET
- E SPEED LIMIT SIGN (20 MPH)
- F ONE WAY STREET SIGN
- G DIVIDED HIGHWAY SIGN
- H TYPE III BARRICADE
- J YIELD SIGN
- K PEDESTRIAN CROSSWALK, SPEED HUMP

PAVEMENT MARKINGS:

ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC.

TEMPORARY BENCHMARK:

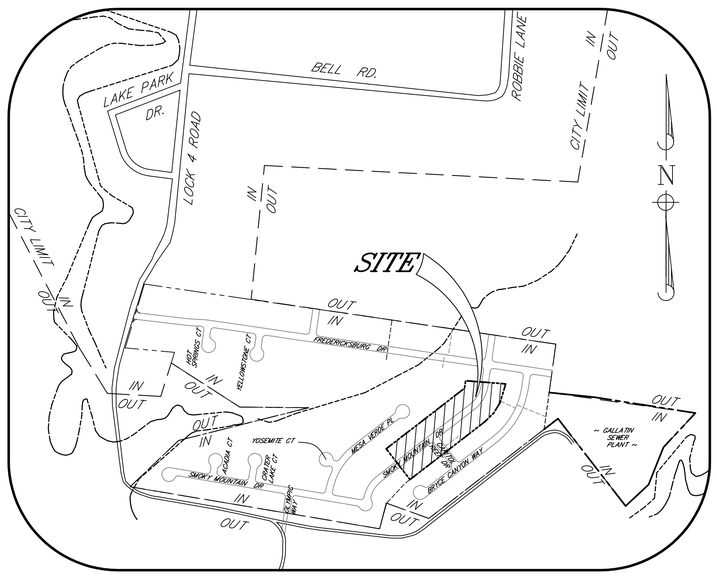
FLANGE BOLT ON FIRE HYDRANT AT "200PSI" LOCATED SOUTHEAST OF MESA VERDE PLACE IN THE NORTHERN RIGHT OF WAY OF SMOKY MOUNTAINS DRIVE. ELEVATION 511.26

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN: 1 MAY 2016
END: 1 NOVEMBER 2016

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
OVERALL SITE PLAN	C 2.0
SITE PLAN	C 3.0
LANDSCAPE PLAN	C 4.0
DETAILS 1	C 5.0
DETAILS 2	C 6.0



CUMBERLAND PLACE NORTH
PHASE 5 SECTION 1

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN &
FINAL MASTER DEVELOPMENT PLAN
SMOKY MOUNTAINS' DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

STATEMENT OF FINANCIAL RESPONSIBILITY

THE DEVELOPER, J. D. EATHERLY (SEE ADDRESS THIS SHEET), WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THIS PROJECT. THE CONSTRUCTION FUNDING WILL BE PROVIDED BY BANK CORP SOUTH (CONTACT CHUCK SCRUGGS @ (615) 370-2277).

OWNERSHIP AND MAINTENANCE PROVISIONS

J. D. EATHERLY WILL PROVIDE MAINTENANCE OF SAID PROJECT INFRASTRUCTURE UNTIL STREETS AND UTILITIES ARE ACCEPTED BY THE CITY OF GALLATIN, AND J. D. EATHERLY WILL MAINTAIN SAID LOTS UNTIL LOTS ARE SOLD. ALL LOT MAINTENANCE, REGARDLESS OF OWNERSHIP WILL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS OF CUMBERLAND PLACE NORTH SUBDIVISION. ALL OPEN SPACE, COMMON SPACE AND AMENITIES WILL BE MAINTAINED BY THE EXISTING HOME OWNERS ASSOCIATION WITH FEES AS SET. THE HOA MANAGEMENT COMPANY IS CHERTMER MANAGEMENT. (615-255-8531). HOMEOWNERS DUES ARE SET AT $90/PER QUARTER.

PROJECT DESCRIPTION

APPROXIMATELY 6.162 ± ACRES OF R-15 P.R.D. RESIDENTIAL IS TO BE DEVELOPED INTO 23 SINGLE-FAMILY RESIDENTIAL HOMES ALONG W/ ALL REQUIRED APPURTENANCES.
MINIMUM LOT SIZE: 8,000 SF
MINIMUM HOUSE SIZE: 1,500 SF (ENCLOSED LIVING SPACE)

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
   COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
   CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE BELOW PAVE AREAS TO BE:
   (1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING
   (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   (2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
   (1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

   (3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXSTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. CONTRACTOR SHALL SUBMIT A TDEC NOC AND OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

BUFFER YARD REQUIREMENTS

	ORDINANCE	EXISTING	PROPOSED
R-15 P.R.D. TO R-15 P.R.D.	NONE	NONE	NONE

R-15 PRD BULK AND AREA REGULATIONS

	ORDINANCE	PROVIDED
MINIMUM LOT AREA	9,000 SF	9,000 SF
MINIMUM LOT WIDTH	75 FEET	75 FEET
MAXIMUM DENSITY PER GROSS ACRE	3.5 AC	2.21 AC
REQUIRED OPEN SPACE	20%	18.72%*
MINIMUM BUILDING SETBACK (SINGLE-FAMILY DETACHED)		
FRONT YARD	25 FEET	25 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	20 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET

*OPEN SPACE WAS TAKEN WITH PURCHASE BY CITY OF GALLATIN PUBLIC UTILITIES (SEE LAND CHART SHEET 2)

SITE DATA TABLE

OWNER / DEVELOPER	J.D. EATHERLY 1720 WEST END AVE. NASHVILLE, TN 37203
SITE LOCATION	SMOKY MOUNTAINS DRIVE
TAX MAP	149
PARCELS	111.00; RB 3704, PG 588, R.O.S.C.TN
ACREAGE	48.730 ± (PARCEL 111.00); 6.162 ± (PHASE 5 SECTION 1)
CURRENT ZONE	R-15 P.R.D.
EXISTING USE	AGRICULTURE (WOODED AND OVERGROWN)
PROPOSED USE	RESIDENTIAL SUBDIVISION (ONE FAMILY DETACHED DWELLINGS)

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
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CUMBERLAND PLACE NORTH
PHASE 5 SECTION 1
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN &
FINAL MASTER DEVELOPMENT PLAN
SMOKY MOUNTAINS DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

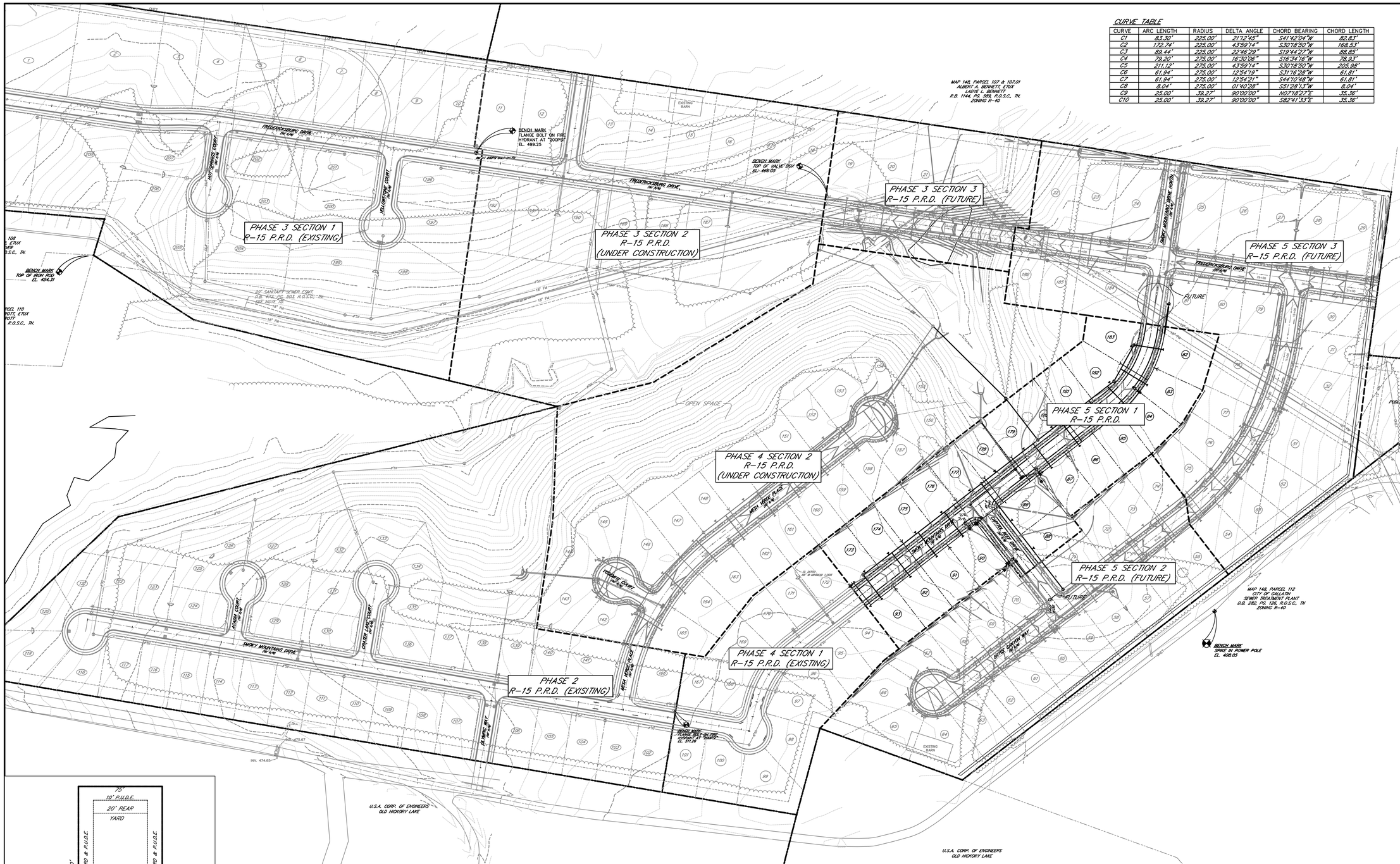
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015909
STATE OF TENNESSEE
3/28/2016

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 8 APRIL 2016 PLANNING COMMENTS

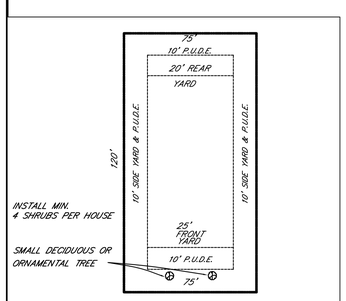
SHEET 1 OF 6

PROJECT #	16-013
DATE	28 MARCH 2016



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	83.30'	225.00'	21°12'45"	S41°42'04"W	82.83'
C2	172.74'	225.00'	43°59'14"	S30°18'50"W	168.53'
C3	89.44'	225.00'	22°46'29"	S19°44'27"W	88.85'
C4	79.20'	275.00'	16°30'06"	S16°34'16"W	78.93'
C5	211.12'	275.00'	43°59'14"	S30°18'50"W	205.98'
C6	61.94'	275.00'	12°54'19"	S31°16'28"W	61.81'
C7	61.94'	275.00'	12°54'21"	S44°10'48"W	61.81'
C8	8.04'	275.00'	01°40'28"	S51°28'13"W	8.04'
C9	25.00'	39.27'	90°00'00"	N07°18'27"E	35.36'
C10	25.00'	39.27'	90°00'00"	S82°41'33"E	35.36'



TYPICAL BUILDING ENVELOPE *
R-15 - P.R.D.
NOT TO SCALE

* NOTE: DOUBLE SIDE YARD WHEN ADJACENT TO STREET

LAND USE SCHEDULE (ENTIRE DEVELOPMENT)

	ACREAGE	OPEN SPACE REQUIRED	OPEN SPACE SHOWN	LOTS PERMITTED	LOTS PROPOSED
TOTAL ACREAGE	97.227 ACRES				
TOTAL ACREAGE R-20 P.R.D.	30.192 ACRES	5.434 AC / 18%	6.766 AC / 22.410%	83	41
TOTAL ACREAGE R-15 P.R.D.	56.402 ACRES	11.280 AC / 20%	10.457 AC / 18.540%	169	147
TO CITY OF GALLATIN PUBLIC UTILITIES *	10.630 ACRES				
TOTAL		16.714 AC	17.241 AC		

* 10.63 AC CONTAINED 18 R-15 LOTS AND 5.119 ACRES OF OPEN SPACE. WITH THIS PHASE OPEN SPACE REQUIRED/SHOWN WOULD HAVE BEEN 13.406 AC / 15.594 AC.

LAND USE SCHEDULE

PHASE	ACREAGE	USE	LOTS	OPEN SPACE
2	16.925±	R-15	41	4.424±
3 SECTION 1	15.991±	R-20	24	1.781±
3 SECTION 2	11.172±	R-15	14	4.578±
3 SECTION 3	3.029±	R-15	3	1.321±
4 SECTION 1	3.949±	R-15	14	0
4 SECTION 2	13.095±	R-15	24	6.033±
5 SECTION 1	6.162±	R-15	23	0
5 SECTION 2	5.951±	R-15	20	0
5 SECTION 3	10.320±	R-15	25	0
TOTAL	86.594±	TOTAL	188	18.137±

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GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 1

AMENDED PMDP & FMDP
OVERALL SITE PLAN
SMOKY MOUNTAINS DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

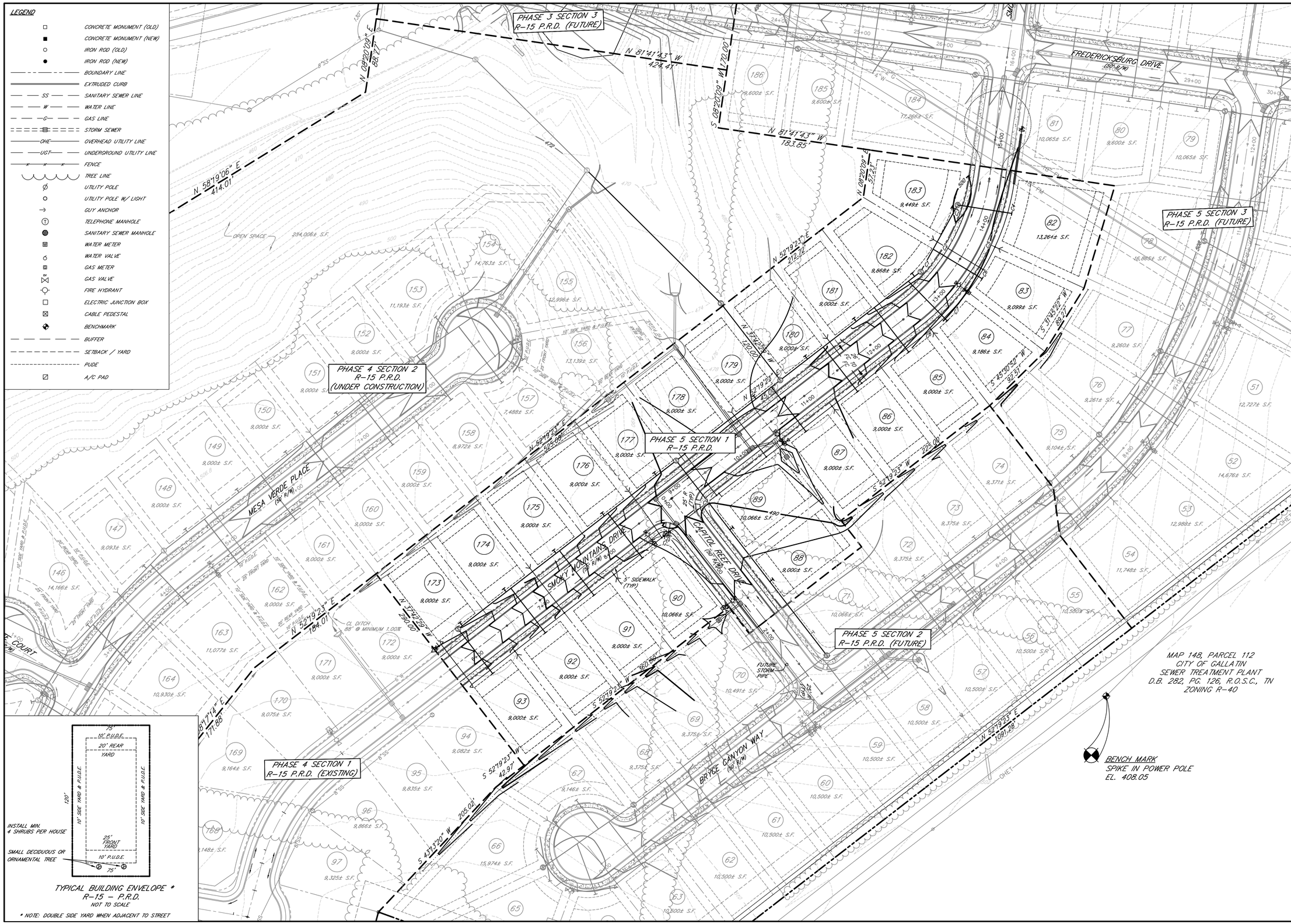
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NUMBER
015909
STATE OF TENNESSEE
3/29/2016

SHEET NO.
C 2.0

REVISIONS
REVISION 1: 8 APRIL 2016 PLANNING COMMENTS

SHEET 2 OF 6

PROJECT #	16-013
DATE	28 MARCH 2016



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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 1
AMENDED PMDP & FMDP
SITE PLAN
SMOKY MOUNTAINS DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
No. 015909
STATE OF TENNESSEE
5/12/2016

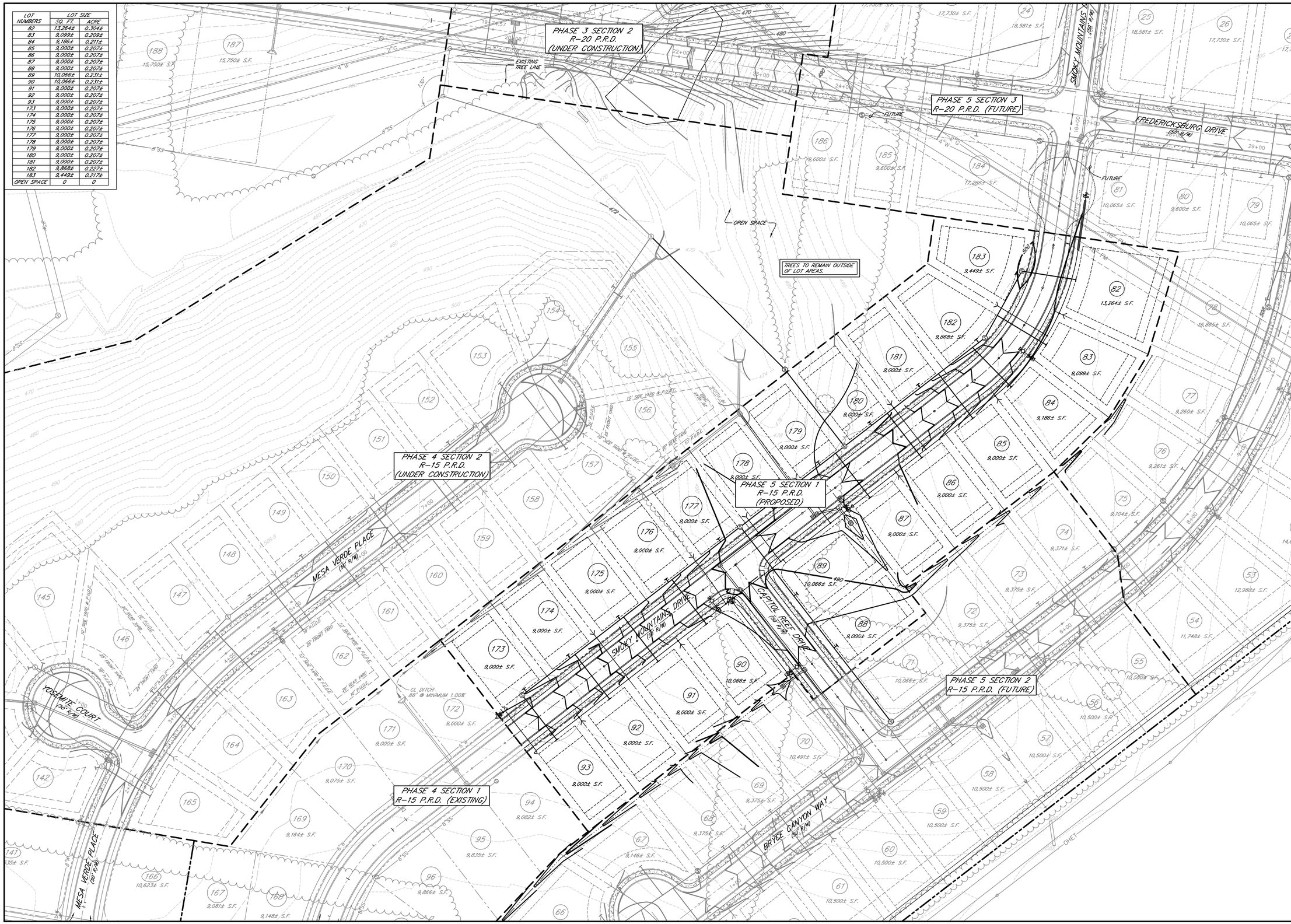
SHEET NO.
C 3.0

REVISIONS
REVISION 1: 8 APRIL 2016 PLANNING COMMENTS.

SHEET 3 OF 6

PROJECT #	16-013
DATE	28 MARCH 2016

LOT NUMBERS	LOT SIZE SQ. FT.	LOT SIZE ACRE
82	13,264±	0.304±
83	9,099±	0.209±
84	9,186±	0.211±
85	9,000±	0.207±
86	9,000±	0.207±
87	9,000±	0.207±
88	9,000±	0.207±
89	10,066±	0.231±
90	10,066±	0.231±
91	9,000±	0.207±
92	9,000±	0.207±
93	9,000±	0.207±
173	9,000±	0.207±
174	9,000±	0.207±
175	9,000±	0.207±
176	9,000±	0.207±
177	9,000±	0.207±
178	9,000±	0.207±
179	9,000±	0.207±
180	9,000±	0.207±
181	9,000±	0.207±
182	9,868±	0.227±
183	9,449±	0.217±
OPEN SPACE	0	0



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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 1

AMENDED PMDP & FMDP
LANDSCAPE PLAN
SMOKY MOUNTAINS DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
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PROFESSIONAL ENGINEER
AGRICULTURE
NO. 015999
STATE OF TENNESSEE
3/28/2016

SHEET NO.
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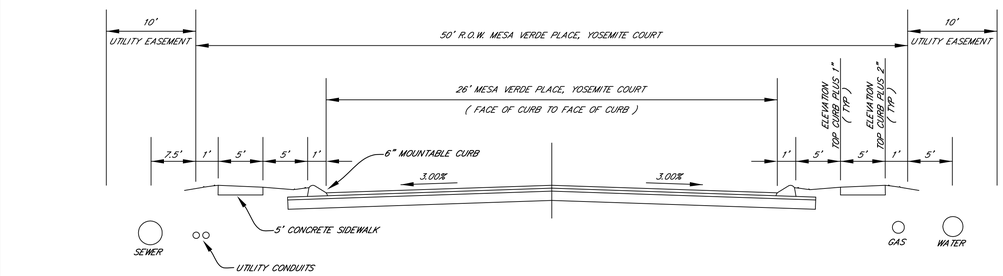
REVISIONS
REVISION 1: 8 APRIL 2016 PLANNING COMMENTS.

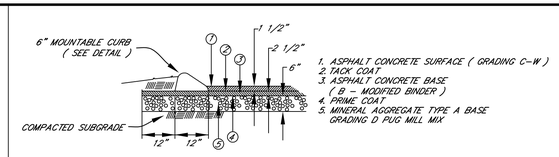
SHEET 4 OF 6

PROJECT #	16-013
DATE	28 MARCH 2016

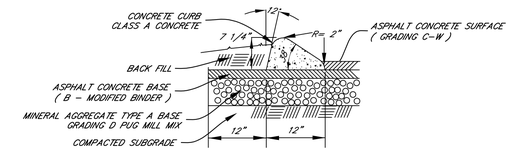
NOTE: NO RETAINING WALL ON PRIVATE PROPERTY WITHIN 10' OF R/W.



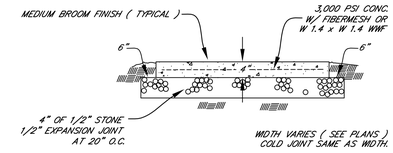
TYPICAL STREET CROSS SECTION
NOT TO SCALE



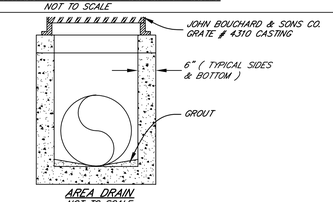
PAVEMENT SECTION WITH EXTRUDED CURB
NOT TO SCALE



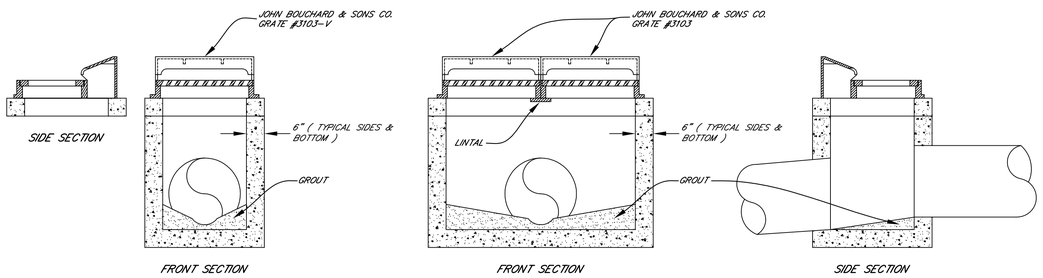
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



WALK DETAIL (YARD)
NOT TO SCALE

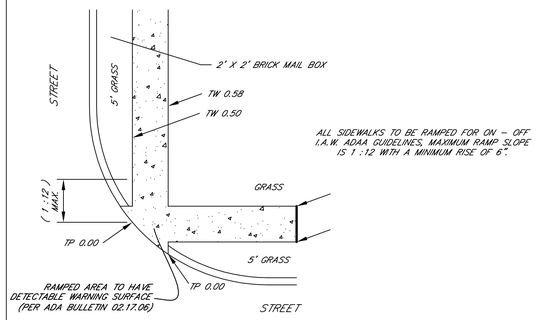


AREA DRAIN
NOT TO SCALE

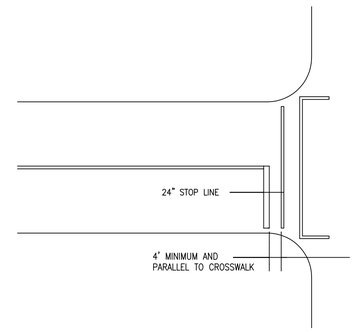


CURB INLET (SINGLE)
NOT TO SCALE

CURB INLET (DOUBLE)
NOT TO SCALE



ACCESS RAMP AT WALK / PEDESTRIAN CROSSING ON - OFF
NOT TO SCALE

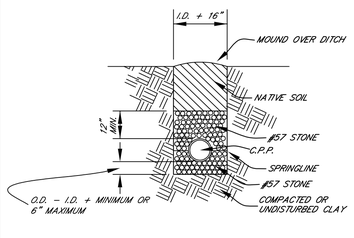


IF CROSSWALKS ARE NOT USED, STOP LINE SHALL BE NOT MORE THAN 30 FEET NOR LESS THAN 4 FEET FROM NEAREST EDGE OF INTERSECTING ROADWAY.

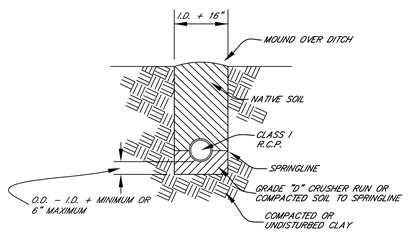
LOCATION SHALL BE DETERMINED BY VEHICLE TURINING PATHS FROM THE INTERSECTING ROADWAY, AND IF SIGNALIZED, ITS POSITION RELATIVE TO SIGNAL HEADS, PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STOP LINE PLACEMENT | SCALE: NTS

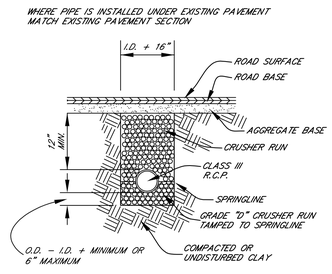
CITY OF ALBANY TENNESSEE
ENGINEERING DIVISION
(615) 452-5400
DWG. # COG-PM-001



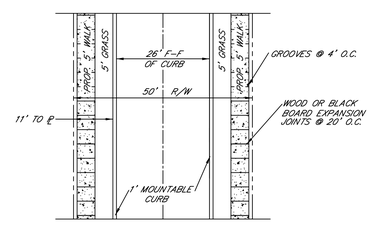
C.P.P. DRAINAGE PIPE DETAIL
UNDER NON-TRAFFIC AREAS
NOT TO SCALE



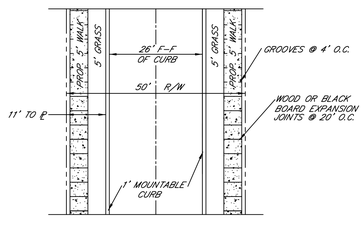
R.C.P. DRAINAGE PIPE DETAIL
UNDER NON-TRAFFIC AREAS
NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL
UNDER TRAFFIC AREAS
NOT TO SCALE



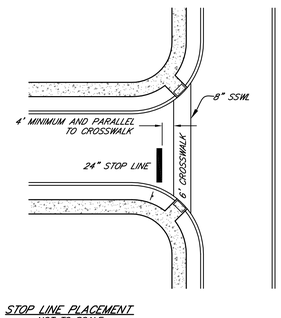
PLAN WALK DETIAL WITH STREET
NOT TO SCALE



PLAN WALK DETIAL WITH STREET
NOT TO SCALE

NOTES:

1. IF CROSSWALKS ARE NOT USED, SOP LINE SHALL BE NOT MORE THAN 30 FEET NOR LESS THAN 4 FEET FROM NEAREST EDGE OF INTERSECTING ROADWAY.
2. LOCATION SHALL BE DETERMINED BY VEHICLE TURNING PATHS FROM THE INTERSECTING ROADWAY, AND IF SIGNALIZED, ITS POSITION RELATIVE TO SIGNAL HEADS, PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. STRIPING SHOULD BE THERMOPLASTIC.
4. SEE SITE PLAN FOR CROSSWALK LOCATIONS.



STOP LINE PLACEMENT
NOT TO SCALE

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PHASE 5 SECTION 1
AMENDED PMDP & FMDP
PAVING & DRAINAGE DETAILS
SMOKY MOUNTAINS DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

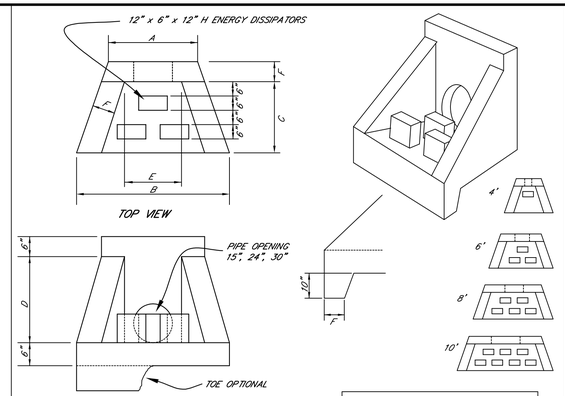
RICHARD M. JONES
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 015999
STATE OF TENNESSEE
3/28/2016

SHEET NO.
C 5.0

REVISIONS
REVISION 1: 8 APRIL 2016 PLANNING COMMENTS

SHEET 5 OF 6

PROJECT #	16-013
DATE	28 MARCH 2016



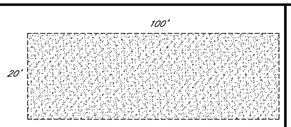
NOTES:
1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T., STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY. SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

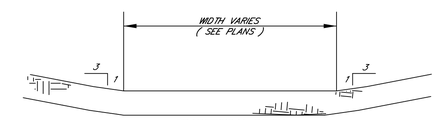
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. OPC.	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE

CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)

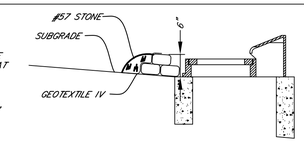


CONSTRUCTION EXIT
NOT TO SCALE

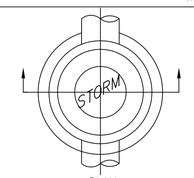


TRAPEZOIDAL DITCH
NOT TO SCALE

NOTES:
1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALT BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.

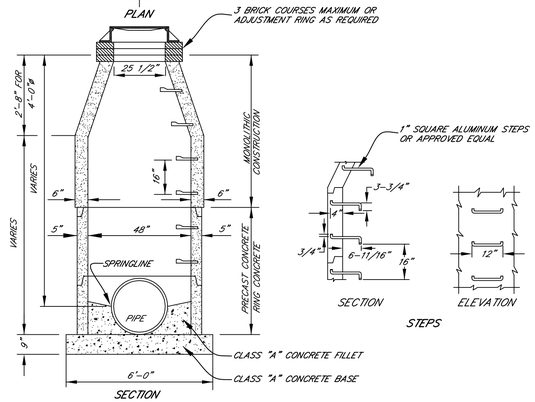


CURB INLET PROTECTION
NOT TO SCALE

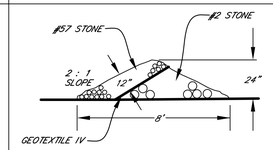


PLAN

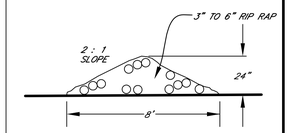
NOTES:
1. STANDARD FRAME AND COVER SHALL BE INSTALLED ON STANDARD MANHOLE UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS. CASTING SHALL BE JOHN BOUCHARD #1150
2. ALL TRENCH WORK TO BE IN ACCORDANCE WITH OSHA STANDARDS
3. CONTRACTOR WILL BE RESPONSIBLE TO ASSURE OSHA COMPLIANCE IS MET.



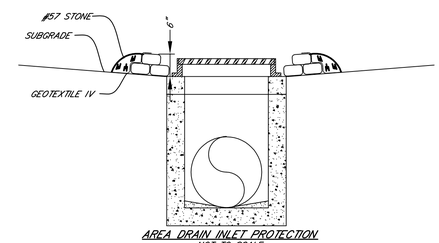
STANDARD PRE-CAST CONCRETE MANHOLE
NOT TO SCALE



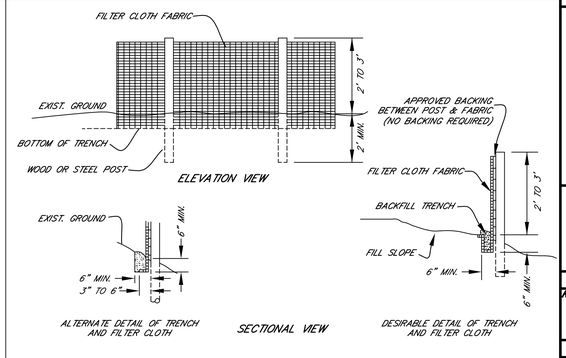
CHECK DAM
NOT TO SCALE



ROCK CHECK
NOT TO SCALE



AREA DRAIN INLET PROTECTION
NOT TO SCALE



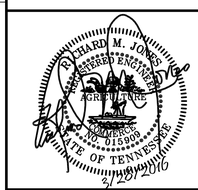
TEMPORARY SILT FENCE
NOT TO SCALE

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

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 1

AMENDED PMDP & FMDP
PAVING & DRAINAGE DETAILS
SMOKY MOUNTAINS DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
C 6.0

REVISIONS
REVISION 1: 6 APRIL 2016 PLANNING COMMENTS.

SHEET 6 OF 6

PROJECT #	16-013
DATE	28 MARCH 2016

ITEM 7

GMRPC Resolution No. 2016-54

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR CUMBERLAND PLACE NORTH, PHASE 5, SECTION 1, TO CREATE 23 SINGLE FAMILY RESIDENTIAL LOTS, CREATE ONE (1) NEW PUBLIC RIGHT-OF-WAY, AND EXTEND ONE (1) EXISTING PUBLIC RIGHT-OF-WAY, ON 6.162 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE. (1-1689-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Thornton & Associates, at its regular meeting on April 25, 2016; and

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

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

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

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

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

3. The Preliminary Plat is consistent with the purpose and intent of the Residential 15 Planned Residential Development (R15-PRD) Zoning District and the Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Cumberland Place North Phase 5, Section 1.

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

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Cumberland Place North, Phase 5, Section 1, consisting of a one (1) sheet plan, prepared by Thornton & Associates of Madison, Tennessee, with Job #16-1833, dated March 28, 2016 and with a revision date of April 14, 2016, with the following conditions:

1. Submit construction plans.
2. Correct/Provide/Verify contour lines on lots 180, 181, 182, 183, 84, 85, and 87.
3. Show a concrete monument instead of a pin at the south corner of lot 88.
4. Draw the P.U.D.E. on the lots as depicted on the typical building lot drawing.
5. The rear and side P.U.D.E. for lots 89, 177, 178, and 179 needs to be 15 feet instead of 10 feet because of the pipes' locations.
6. Provide E-911 approved addresses for lots 82 through 88 and 180 through 183.
7. Submit three (3) corrected folded copies of the Preliminary Plat to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 4/25/16

_____

Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-McAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 7
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Cumberland Place North, Phase 5, Section 1 (1-1689-16B)
Located East of Lock 4 Road and North of Smoky Mountain Drive
Date: April 25, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR CUMBERLAND PLACE NORTH, PHASE 5, SECTION 1, A MAJOR SUBDIVISION, TO CREATE 23 SINGLE FAMILY LOTS, ONE (1) PUBLIC RIGHTS-OF-WAY, AND EXTEND ONE (1) OPEN PUBLIC RIGHT-OF-WAY, ON 6.162 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE.

OWNER:	**J.D. EATHERLY**
APPLICANT:	**THORNTON AND ASSOCIATES (TOM DARNALL)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2016- 54**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: The owner and applicant request approval of a Preliminary Plat for Cumberland Place North, Phase 5, Section 1, a major subdivision, to create 23 single family lots, create one (1) new public right-of-way, and extend one (1) public right-of-way, on 6.162 (+/-) acres, located east of Lock 4 Road and north of Smoky Mountains Drive. The property is currently zoned Residential 15-Planned Residential Development (R15-PRD). Dwelling, One-Family Detached is a permitted use in the R15-PRD zone district. (Attachment 7-1)

CASE BACKGROUND:

Previous Approvals

On April 26, 2004, the Planning Commission approved the Preliminary Master Development Plan (PC File #3-6-04) for Cumberland Place North. The PMDP contained 44 single family lots zoned R20-PRD and 165 single family lots zoned R15-PRD.

On March 24, 2008, the Planning Commission approved a minor amendment to the PMDP (PC File# 3-5-08) that revised lot configurations, phasing schedule, and roadway layout in Phase 6. These changes were required because the City of Gallatin purchased a portion of Phase 6 for the sewer plant expansion. The lot total was reduced by 18 R15-PRD zoned lots.

On January 28, 2008, the Planning Commission approved a Final Master Development Plan for Cumberland Place North, Phase 4, Section 2, and Phase 5, Section 1 (PC File# 8-4-08) and a Preliminary Plat for Phase 4, Section 2 (PC File# 1-5-08B). No Final Plat was submitted for Phase 4, Section 2. The FMDP and Preliminary Plat approvals for Phase 4, Section 2 expired.

On October 26, 2015, the Planning Commission approved, with conditions, an Amended Preliminary Master Development Plan and Final Master Development Plan (PC File# 8-1176-15) for Cumberland Place North Phase 4, Section 2. At the same Planning Commission meeting, a Preliminary Plat (PC File #8-1176-15B) was approved for Cumberland Place North Phase 4, Section 2.

DISCUSSION:

Proposed Development

The Preliminary Plat for Cumberland Place North, Phase 5, Section 1 includes a total of 23 single family dwelling lots, one (1) new public right-of-way, Capitol Reef Drive and extending one (1) existing public right-of-way, Smoky Mountains Drive, on 6.162 (+/-) acres located east of Lock 4 Road and north of Smoky Mountain Drive.

Natural Features

The natural topography for the existing vacant land slopes from east to west from the highest point of elevation (510') located on Lot 93 at the southeast corner of the site with a descent to the lowest point of elevation (476') on Lot 179 located in the center of Phase 5, Section 1. The topography then ascends to an elevation of 502' at the northeast corner of the site, within Lot 82.

Adjacent or Area Uses

To the north of Phase 5, Section 1 is the future Phase 5, Section 3 of the Cumberland Place North subdivision, which will include the extension of Fredericksburg Drive; to the south of Phase 5, Section 1 is Cumberland Place North, Section 4, Section 1 (Plat Book 25 Page 376), which has been platted and built out; to the east of Phase 5, Section 1 is future Phase 5, Section 2 and future Phase 5, Section 3 and to the west is Cumberland Place North Phase 4, Section 2 which is currently under construction. All surrounding properties are zoned Residential-15 Planned Residential Development (R15-PRD).

Lot Sizes and Layout

The Phase 5, Section 1 Preliminary Plat contains 23 total lots, which range in size from 9,000 square feet to 13,264 square feet (Lot 82). The table below provides the size of each of the lots. All lots will contain 10 foot Public Utility and Drainage Easements along each property boundary.

Phase 5 Section 1			
Lot Number	Square Footage	Lot Number	Square Footage
82	13,264	173	9,000
83	9,099	174	9,000
84	9,188	175	9,000
85	9,000	176	9,000
86	9,000	177	9,000
87	9,000	178	9,000
88	9,000	179	9,000
89	10,066	180	9,000
90	10,066	181	9,000
91	9,000	182	9,868
92	9,000	183	9,449
93	9,000		

Floodplain and Floodway
No portion of Phase 5, Section 1 is located within a flood hazard area based on FEMA FIRM Panel 47165C0428G and FEMA FIRM Panel 47165C0429G, both dated April 17, 2012.

Rights-of-Way/Streets/Roads
The Preliminary Plat will extend one (1) public right-of-way and create one (1) public right-of-way. All totaled, 1,060 linear feet of roads will be constructed. Sidewalks will be included on both sides of the street.

PHASE 5 SECTION 1 – PROPOSED RIGHTS-OF-WAY		
ROAD NAME	**LENGTH**	**R.O.W. (PAVEMENT) WIDTH**
Smoky Mountain Drive	890 linear feet	50 feet (26 feet)
Capitol Reef Drive	170 linear feet	50 feet (26 feet)

Parking
The Gallatin Zoning Ordinance requires two (2) parking spaces per housing unit. The 23 lots require 46 total parking spaces. The Amended PMDP and Revised FMDP for Phase 5, Section 1 states two (2) parking spaces will be provided for each residence.

Signing
There is no development signage proposed for Phase 5, Section 1.

Open Space and Bufferyard
The Preliminary Plat for Phase 5, Section 1 includes no open space tracts. There are no required bufferyards in Phase 5, Section 1, due to this being an internal phase of the subdivision which is surrounded by properties in the same zoning district (R15-PRD).

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. All of the Engineering Division comments have been satisfied; except the comments included below as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Plat. Most of the Other Departmental Comments have been satisfied; except the comments included below as conditions of approval.

FINDINGS:

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

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

3. The Preliminary Plat is consistent with the purpose and intent of the Residential 15 Planned Residential Development (R15-PRD) Zoning District and the Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Cumberland Place North Phase 5, Section 1.

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

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

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

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

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

EXHIBIT A

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-54, a Preliminary Plat for Cumberland Place North Phase 5, Section 1, consisting of a one (1) sheet plat prepared by Thornton and Associates, Inc of Madison, TN, with Job No. #16-1833, dated March 28, 2016 and with a revision date of April 14, 2016, with the following conditions:

1. Submit construction plans.
2. Correct/Provide/Verify contour lines on lots 180, 181, 182, 183, 84, 85, and 87.
3. Show a concrete monument instead of a pin at the south corner of lot 88.
4. Draw the P.U.D.E. on the lots as depicted on the typical building lot drawing.
5. The rear and side P.U.D.E. for lots 89, 177, 178, and 179 needs to be 15 feet instead of 10 feet because of the pipes' locations.
6. Provide E-911 approved addresses for lots 82 through 88 and 180 through 183.
7. Submit three (3) corrected folded copies of the Preliminary Plat to the Planning Department.

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

ATTACHMENTS

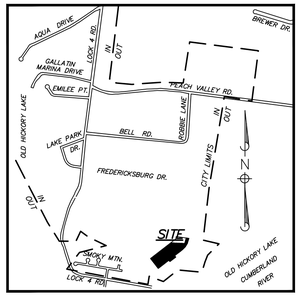
Attachment 7-1 Location Map for Cumberland Place North Phase 5, Section 1
Attachment 7-2 Preliminary Plat for Cumberland Place North Phase 5, Section 1

Prepared By: Kevin Chastine, AICP
Prepared On: April 25, 2016

Location Map

Cumberland Place North Phase 5, Section 1
Preliminary Plat
1-1689-16B

ATTACHMENT 7-1



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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: J. D. EATHERLY
R.B. 3704, PG. 588, R.O.S.C., TN.

3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCEL 111.00 ON TAX MAP 148.

4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.

5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.

6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

7. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1983.

8. THIS PROPERTY IS ZONED "R15-PRD" AS OF THE DATE OF THIS SURVEY.

9. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47165C0428G, EFFECTIVE DATE APRIL 17, 2012, SHOWS ALL OF THIS PROPERTY TO BE WITHIN ZONE X (UNSHADED) AND NOT WITHIN THE SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD PLAIN).

10. THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY EXCEEDS 1:10,000.

11. ALL LOT CORNERS ARE TO BE MARKED WITH 1/2" CAPPED IRON RODS.

12. ALL LOTS ARE TO HAVE A 10' PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDES UNLESS NOTED OTHERWISE.

13. NO BUILDINGS WILL BE PERMITTED WITHIN ANY EASEMENT.

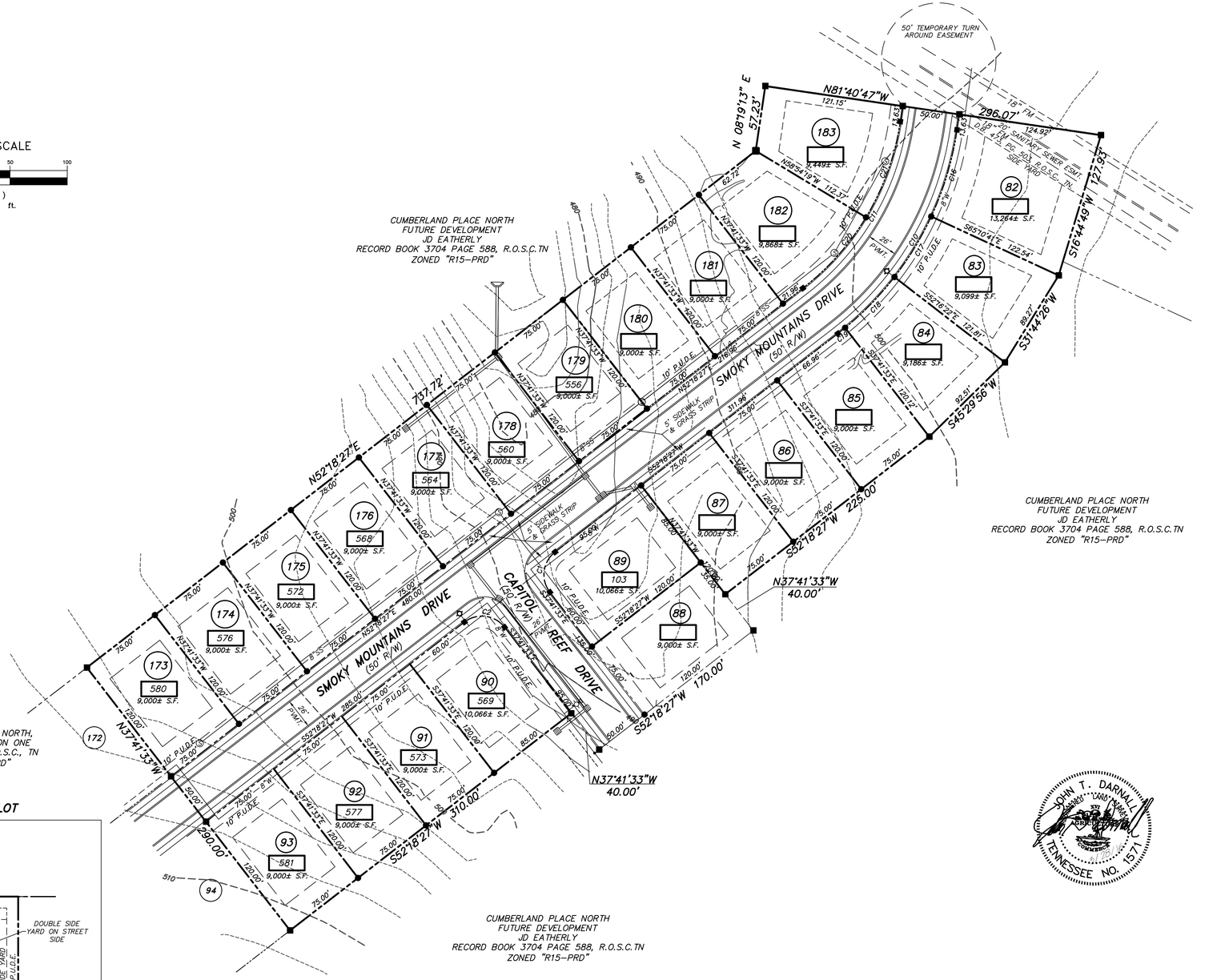
14. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 3.183± INTO TWENTY THREE LOTS.

15. EXISTING USE IS VACANT. PROPOSED USE IS SINGLE FAMILY DETACHED RESIDENTIAL.

16. TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM RANDOM FIELD SHOT TAKEN WITH AN ELECTRONIC TOTAL STATION AND GPS EQUIPMENT. CONTOUR INTERVAL = 2'.

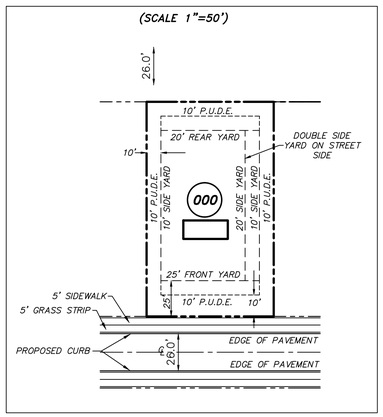
17. ELEVATION DATUM IS N.G.V.D. 1929.

18. THE LOCATIONS OF PROPOSED UTILITIES, DRAINAGE IMPROVEMENTS, AND STREETS WERE TAKEN FROM PLANS PROVIDED BY ROGERS ENGINEERING GROUP. FIELD LOCATIONS WILL VARY AND SHOULD BE VERIFIED.



TYPICAL BUILDING LOT

(SCALE 1"=50')



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	
C1	39.27'	25.00'	90°00'00"	N07°18'27"E	35.36'
C2	39.27'	25.00'	90°00'00"	S82°41'33"E	35.36'

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- (100) LOT NUMBER
- 000 911 STREET ADDRESS
- EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY LINE
- LOT / RIGHT OF WAY LINE
- F.Y. S.Y. R.Y. M.B.S.L. / YARD LINE
- (P.U.D.E.) EASEMENT LINE
- CONCRETE CURB
- 8"SS EXISTING SANITARY SEWER W/ MANHOLE
- 2"W EXISTING WATER LINE
- G EXISTING GAS LINE
- EXISTING STORM SEWER W/ CATCH BASIN
- 8"SS PROPOSED SANITARY SEWER W/ MANHOLE
- 2"W PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ CATCH BASIN

JOHN T. DARNALL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1571

OWNER / DEVELOPER:
J. D. EATHERLY
1720 WEST END AVE., SUITE 600
NASHVILLE, TN 37203

THORNTON & ASSOCIATES, INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115
(615) 865-1913
FAX (615) 865-0370
"MAPPING THE EARTH"

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APPROVED BY THE CITY OF GALLATIN MUNICIPAL-PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ARE_____.

THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.

CERTIFICATE OF ACCURACY

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

5/28/16
DATE

REGISTERED LAND SURVEYOR

CUMBERLAND PLACE NORTH, PHASE FIVE, SECTION ONE, PRELIMINARY PLAT

SMOKY MOUNTAIN DRIVE, CITY OF GALLATIN,

3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 6.161±	TOTAL LOTS = 23
ACRES OF NEW ROAD = 1.226±	FEET OF NEW ROAD = 1,074±
OWNER: J. D. EATHERLY	FILE: CPN-P5-S1-PP.DWG
SCALE: 1"=50'	SHEET NO. 1 OF 1
SURVEYOR: THORNTON & ASSOC.	DATE: MARCH 28, 2016
JOB #16-1833	REVISION : 4-14-16 (PER PLANNING)

ITEM 8

GMRPC Resolution No. 2016-46

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS, FOR THE CONSTRUCTION OF 444 MULTI-FAMILY UNITS, ON A PROPOSED 31.34 (+/-) ACRE PARCEL, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS BOULEVARD (HIGHWAY 386). (8-1696-16)

WHEREAS, The applicant submitted an application for approval of an Amended Preliminary Master Development Plan and a Revised Final Master Development Plan consistent with Section 12.02.030 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan and Revised Final Master Development Plan submitted by the applicant, Ragan Smith, at its regular meeting on April 25, 2016, and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. §13-3-104; §13-4-103; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.020 and §12.02.030:

1. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.

2. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the Preliminary Master Development Plan for Hidden Creek – Gross Builders (PC0284-14) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the MU zoning district.

3. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan comply with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

4. The legal purposes for which zoning regulations exists have not been contravened.

5. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

Section 2. Action –The Planning Commission hereby approves Resolution 2016-46, the Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Revere Apartments, consisting of a 27 sheet plan prepared by Ragan Smith of Nashville, TN with Job No. 04-046, dated June 24, 2015 with final revision date of April 14, 2016, and a one (1) sheet photometric plan prepared by Parson Engineering, Inc. of Nashville, TN, dated June 26, 2015 with following conditions:

1. The Planning Commission considered the amendment a minor change to the Preliminary Master Development Plan and Final Master Development Plan.
2. Revise the Photometric Plan to show the new site design/layout to be consistent with the new plan set.
3. Submit separate construction plans for all public infrastructure ad proposed rights-of-way.
4. An as-built survey will be required at the time of roadway acceptance.
5. Proposed street trees shall not impede intersection sight distance or stormwater infrastructure.
6. Show a typical section for the proposed public right-of-way with a two (2) foot curb and gutter section.
7. Submit revised stormwater calculations reflections the revisions made from the previously submitted and approved plans.
8. A stormwater maintenance agreement will be required for this development. A recorded copy of the agreement must be submitted to the Engineering Division prior to the recording of the Final Plat.
9. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
10. Submit a subdivision surety, in an amount to be determined by the Engineering Division, prior to the recording of the final plat.
11. Submit three (3) corrected folded copies of the Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 4/25/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
City Attorney

EXHIBIT A

ITEM 8
PLANNING DEPARTMENT STAFF REPORT

Amended PMDP and Revised FMDP for Revere Apartments
(PC File# 8-1696-16)
Located East of Big Station Camp Boulevard and North of Vietnam Veterans Boulevard (Highway 386)
Date: April 25, 2016

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS, BY RELOCATING BUILDINGS, A ROADWAY, PARKING AREAS, AND A PROPOSED GREENWAY, TO CONSTRUCT 444 MULTI-FAMILY UNITS ON A 31.34 (+/-) ACRE PARCEL, ZONED MIXED USE (MU), LOCATED SOUTHEAST OF THE CORNER OF BISON TRAIL AND BIG STATION CAMP BOULEVARD.

OWNER:	**GROSS BUILDERS (TONY STEVENSON)**
APPLICANT:	**RAGAN SMITH (GEORGE WELCH)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016-46**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of a an Amended Preliminary Master Development Plan and a Revised Final Master Development Plan to construct 444 multi-family units on a 31.34 (+/-) acre parcel zoned Mixed Use (MU). The property is located southeast of the corner of Bison Trail and Big Station Camp Boulevard. Dwelling: Multi-Family is a permitted use within the Mixed Use (MU) zone district. (Attachment 8-1)

CASE BACKGROUND:

Previous Approvals

On September 27, 2004, the Planning Commission approved a Plan of Service and an Annexation request for the subject property and other area properties (PC File #6-4-04 and PC File #6-3-04, respectively). The Planning Commission also approved a zoning amendment for the property known as Station Camp Area 4 (formerly known as Franklin Farms) (PC File #3-20-04). That plan rezoned Tract 1, containing 59.725 (+/-) acres to Residential-15 Planned Residential Development (R15 PRD), Tract 2, containing 213.553 (+/-) acres to Planned General Commercial (PGC), which comprises the property subject in this PMDP/FMDP amendment, Tract 3, containing 105.546 (+/-) acres to Residential-6 (R6), and Tract 4, containing 29.396 (+/-) acres to Residential-6 (R6) for a total of 408.22 (+/-) acres, located on the east and west sides of Big Station Camp Boulevard. The Plan of Service and Annexation Second Reading was approved on November 5, 2004 by City Council.

Since that project was over 100 acres the applicant was exempt from the requirement of having to provide a detailed Preliminary Master Development Plan, but a Preliminary Master Development Plan for the 'Station Camp Area 4' project was provided and also approved on November 5, 2004 by City Council.

At the March 10, 2008 Work Session, the Planning Commission discussed the Hidden Creek project (PC File #3-2-08) and was presented with a project update at the April 28, 2008 meeting of the rezoning and Hidden Creek Preliminary Master Development Plan. On May 16, 2008, Planning Commission recommended approval of the rezoning with Preliminary Master Development Plan and on July 15, 2008 the Gallatin City Council approved the rezoning and PMDP.

Again, the Revere Apartments (Gross Builders-Hidden Creek) site was included in the Hidden Creek PMDP and retained the PGC zoning but no site layout was shown for this site. It was only labeled as 'Future Development'.

On May 19, 2014, the Planning Commission recommended approval of a rezoning and PMDP for Gross Builders-Hidden Creek (PC0284-14), which rezoned 46.95 (+/-) acres from Planned General Commercial (PGC) to Mixed Use (MU) and for 444 multi-family apartment complex and five (5) commercial lots along Big Station Camp Boulevard. On April 21, 2015, City Council approved the rezoning and Preliminary Master Development Plan. (Ordinance No. 014Ø5-32)(Attachment 8-2)

On September 28, 2015, the Planning Commission approved a Final Master Development Plan for Revere Apartments (PC File# 8-799-15). (Attachment 8-3)

On October 20, 2015, Gallatin City Council approved a Pro-Rata Share Agreement with Gross Builders for Big Station Camp Boulevard Corridor transportation improvements. (Council Resolution R151Ø-56) (Attachment 8-4)

DISCUSSION:

Proposed Development

The applicant proposes to construct 444 multi-family units on a 31.34 (+/-) acre portion of Tax Map 137 Parcel 006.00. The FMDP for Revere Apartments (PC File# 8-799-15) approved by the Planning Commission has received final approval from staff. After approval of the FMDP, the Tennessee Wildlife Resources Agency (TWRA) discovered habitat for the streamside salamander *(Ambystoma barbouri)* along the unnamed stream that bisects the Revere Apartment development site. Due to this discovery, TWRA required changes to the plan including the PMDP and the FMDP.

The number of units (444) will remain the same and the architectural design will remain as previously approved. The site changes include moving the Jenkins Lane extension (Springdale Lane) closer to the northwest corner of the development, removal of all six (6) of the carriage garage apartments, an increase in the number of buildings from 14 to 17, and relocating the greenway from the creek alignment to one parallel to Springdale Lane, which will function as an eight (8) foot wide sidewalk.

The revised plan for Revere Apartments will include 17 buildings and 14 detached garages. The apartments consist of 141 one-bedroom units, 279 two-bedroom units, and 24 three-bedroom units.

The revised plan still includes the construction of public rights-of-way for Jenkins Lane extension and a stub street to the vacant property to the east. The Jenkins Lane extension is shown as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. The original FMDP provided a 10 foot wide greenway trail, located along the unnamed stream that connected the northwest corner of the development to Big Station Camp Boulevard. The revised plan moves the greenway away from the unnamed stream, and places an eight (8) foot wide sidewalk/greenway adjacent to Springdale Lane and Big Station Camp Boulevard. The greenway will extend to a proposed pedestrian crossing on Big Station Camp Boulevard and connect to the existing schools on the west side of the road and the Station Camp Greenway.

The estimated construction schedule for the multi-family residential development has a beginning date of April 2016 and a completion date of September 2019.

Natural Features

The natural topography of the existing vacant farmland slopes from the highest point of elevation (560') located along the northeast corner of the project site, with a steady decline, towards the lowest point of elevation (513') located at the western boundary of the multi-family development site within the creek (stream). The stream runs from east to west through the middle of the site. There are existing mature trees and other vegetation located throughout the site. Based on FEMA FIRM Map 471650406G no portion of the site is located within a flood hazard area.

The previously approved FMDP proposed alterations to 1.1194 acres of wetlands and 411 linear feet of watercourses. In January 2015, this plan was approved by TDEC under ARAP Permit #NRS15.327. After the discovery of the streamside salamander, Gross Builders revised the site layout to reduce wetlands alterations to 0.475 acres and watercourse alterations to 95 linear feet. Additionally, Gross Builders will restore approximately 170 linear feet of channel with suitable streamside salamander habitat. The redesigned site has been approved by TWRA. (Attachment 8-5)

Adjacent or Area Uses

The adjacent area to the north and east is undeveloped, and is zoned Planned General Commercial (PGC). The adjacent area to the south is undeveloped, and zoned Mixed Use (MU). The area to the northwest is currently vacant, but was approved for a Publix grocery store and related retail development in 2009 (PC File #8-31-09), however the Final Master Development Plan approval has expired at this time and requires re-approval. The area west of the project site is part of the five (5) commercial lots approved with the Gross Builders-Hidden Creek rezoning and PMDP, which is undeveloped land, zoned Mixed Use (MU).

EXHIBIT A

Architectural Designs
The architectural design of all multi-family buildings, garages, and clubhouse will remain the same as the architectural elevations approved by Planning Commission.

Rights-of-Way/Streets/Roads
Approximately 1,840 linear feet of public right-of-way is included with the plan, which includes the Jenkins Lane Extension (Springdale Lane) that will bisect the multi-family development and a stub street to the east. Springdale Lane is proposed as a three (3) lane collector road with a five (5) foot grass strip and six (6) foot sidewalk on the north side of the right-of-way and an eight (8) foot sidewalk/greenway on the western side of the right-of-way. The proposed stub street (Sweetbriar Way) would extend to the vacant parcel (Tax Map 137 Parcel 008.00) to the east. The roadways will need to be platted and eventually conveyed to the City. All other driveways and parking areas will be privately owned and provides the internal circulation for the multi-family development. A temporary turn around at the end of Jenkins Lane will be provided using the driveways.

The Gallatin Greenway Master Plan (2006) indicates in a future greenway located through this general area. The applicant had originally shown a 10 foot wide greenway that connected Jenkins Lane Extension (Springdale Lane) just north of the stream and then following the eastern side of the stream until connecting with Big Station Camp Boulevard. A proposed pedestrian crossing will provide access to the existing schools to the west. The findings by TWRA require the greenway to be relocated away from the stream. The revised plan indicates the greenway will be located along the western boundary of Springdale Lane, as an eight (8) foot sidewalk/greenway. A pedestrian crossing will be added to connect to the schools south of Big Station Camp Boulevard.

Stormwater Detention
There are three (3) detention ponds located within the multi-family development. The development also uses the existing stream to drain stormwater from the northeast corner of the development, as well as the outlet for Detention Pond #1 and #2.

Open Space and Bufferyard
The Revised Final Master Development Plan shows no formally designated open space tracts, but the plan states a total of 46.4 percent of the property is open space, which is distributed throughout the development. The applicant submitted a bufferyard and landscaping plan, which provides all required bufferyards. (Plan Sheet L1.0 – L2.0 of Attachment 8-6)

No changes are proposed for the currently approved Bufferyard Plan that was approved as part of the Revere Apartment Final Master Development Plan.

Planning Department Comments
The Planning Department reviewed and commented on the Amended Preliminary Master Development Plan and Revised Final Master Development Plan. The applicant satisfactorily addressed all of the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan and Revised Final Master Development Plan. The applicant satisfactorily addressed all of the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments
The Other Departments reviewed and commented on the Amended Preliminary Master Development Plan and Revised Final Master Development Plan. The applicant satisfactorily addressed all of the Other Departmental comments, except those included as conditions of approval.

FINDINGS:

1. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.
2. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the Preliminary Master Development Plan for Hidden Creek – Gross Builders (PC0284-14) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the MU zoning district.
3. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan comply with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:
Staff recommends that the Planning Commission hereby approves Resolution 2016-46, the Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Revere Apartments, consisting of a 27 sheet plan prepared by Ragan Smith of Nashville, TN with Job No. 04-046, dated June 24, 2015 with final revision date of April 14, 2016, and a one (1) sheet photometric plan prepared by Parson Engineering, Inc. of Nashville, TN, dated June 26, 2015 with following conditions:

1. The Planning Commission considered the amendment a minor change to the Preliminary Master Development Plan and Final Master Development Plan.
2. Revise the Photometric Plan to show the new site design/layout to be consistent with the new plan set.

3. Submit separate construction plans for all public infrastructure ad proposed rights-of-way.
4. An as-built survey will be required at the time of roadway acceptance.
5. Proposed street trees shall not impede intersection sight distance or stormwater infrastructure.
6. Show a typical section for the proposed public right-of-way with a two (2) foot curb and gutter section.
7. Submit revised stormwater calculations reflections the revisions made from the previously submitted and approved plans.
8. A stormwater maintenance agreement will be required for this development. A recorded copy of the agreement must be submitted to the Engineering Division prior to the recording of the Final Plat.
9. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
10. Submit a subdivision surety, in an amount to be determined by the Engineering Division, prior to the recording of the final plat.
11. Submit three (3) corrected folded copies of the Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

Attachment 8-1	**Location Map**
Attachment 8-2	**PMDP for Hidden Creek Gross Builders (PC0284-14)**
Attachment 8-3	**FMDP for Revere Apartments (PC File# 8-799-15)**
Attachment 8-4	**Council Resolution for Pro-Rata Agreement**
Attachment 8-5	**TWRA Approval Letter**
Attachment 8-6	**Amended PMDP and Revised FMDP for Revere Apartments**

Location Map

Revere Apartments
Amended PMDP and Revised FMDP
PC File# 8-1696-16

Prepared By: Kevin Chastine, AICP
Prepared On: April 25, 2016

ATTACHMENT 8-1

Franklin Farms/Hidden Creek Apt
Suite Types

Bldg Types	No. of bldgs	1 bed	2 bed	3 bed	
Type A	2	6	12		18
Type D	4	24	48		72
Type E	1	9	9	3	21
Type M	24	96	192		288
Type Q	4	36	36	18	90
Type R	2	9	18	6	33
	37	156	267	27	444
		0.35135135	0.6013514	0.06081081	1

PROJECT DESCRIPTION

With this Preliminary Master Plan a 49.8± acre portion of the Hidden Creek Master Development Plan is proposed for rezoning from PGC (Planned General Commercial) to MU(Mixed Use). The remaining portions of the Hidden Creek Master Development plan remains unchanged from its most current approval.

The proposed new MU Preliminary Development Plan includes 31.34 acres of Multi Family Apartments proposed to be developed by Gross Builders. These apartments will be similar to the existing Gross Builders apartments in Wellington Farms (across Big Station Camp Road). Siding materials proposed for the apartments include cement board, cultured stone and brick veneer. There will be an upscale community center and pool proposed with the multifamily portion of the site.

The new MU Preliminary Development Plan will also include 15.51 acres of proposed commercial use with frontage along Big Station Camp Road. These lots may accommodate a large number of different uses including restaurants, banks, retail, office and professional business use. Typical photographic examples have been provided of existing commercial developments in Gallatin that depict how these commercial lots may develop.

We believe the proposed mixed use development proposed for this site fits with the City of Gallatin long range plans and the existing land use that surrounds this site.

All proposed development for the site shall conform to City of Gallatin performance standards as outline in section 13.02 of the zoning ordinance.

NOTE: "PMDP" approval is conditioned with the understanding the upon completion of the station camp corridor traffic study by the city of Gallatin, F.M.F.P's including final plats and site plans, will be subject to the finding and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for developments review and approval may be required of development impacting solved/needed infrastructure improvements.

ALTERNATIVE REQUEST

-An alternative maximum building height is requested with this preliminary plan to allow a maximum building height of 50'.

-An alternative to allow cementitious board to be considered as masonry material for building elevation calculations is requested with this preliminary plan.

STATEMENT OF FINANACIAL RESPONSIBILITY

The property proposed for rezoning under the Gross Builders – Hidden Creek Preliminary Plan. (Described as a part of Tax Map 137 Parcel 6.00) is currently owned by the Franklin Family Estate and is being proposed for development by I & MJ Gross Company or an affiliated entity of same.

SITE DATA:

PROPERTY INFORMATION

CIVIL DISTRICT:	4TH
TAX MAP:	137
PARCEL:	6.00
LOT SIZE:	46.95 AC ± (2,045,458 SQ. FT.)
BOUNDARY AND ACREAGE TAKEN FROM CARROLL CALDWELL SURVEY APRIL, 2015	

DEVELOPER	OWNER
GROSS BUILDERS	FRANKLIN FAMILY ESTATE
500 NORTH GALLATIN HIGHWAY	113 BRIDGES LANE
MURFREESBORO, TN 37130	GALLATIN, TN 37066
(615) 849-3231	(615)822-4930

ZONING INFORMATION

EXISTING LAND USE: AGRICULTURAL AND WOODLANDS

	LAND USE MULTI FAMILY	LAND USE COMMERCIAL
EXISTING ZONE:	PGC	PGC
PROPOSED ZONE:	MU	MU
ACREAGE:	31.34 AC	15.61 AC
SITE DENSITY PERMITTED:	1,365,170 SQ. FT. (31.34 AC) ± 444 UNITS	
PROVIDED:	444	

BULK REGULATIONS

	MULTI FAMILY	COMMERCIAL
MINIMUM SITE SIZE:	5 ACRES	5 ACRES
PROVIDED:	(31.34 AC)	(15.61 AC)
MINIMUM LOT AREA:	43,560 SQ. FT.	20,000 SQ. FT.
MINIMUM LOT WIDTH:	60 FT.	—
MINIMUM BUILDING SETBACK:		
FRONT YARD:	30 FT.	ONE (1) FOOT MINIMUM BUILDING SETBACK
SIDE YARD:	10 FT.	10 FT.
REAR YARD:	15 FT.	20 FT.
MINIMUM BUILDING SETBACK (COLLECTOR):	N/A	30 FT. (COLLECTOR)
SIDEWALK:		
SITE AREA PER UNIT REQUIRED:	3,000 SQ. FT.	—
(PROVIDED):	(3,187 SQ. FT.)	—
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
(HEIGHT EXCEPTION REQUESTED WITH PRELIMINARY PLAN)		
MAXIMUM FLOOR AREA RATIO ALLOWED:	N/A	1.0
(PROVIDED):	0.44	(TBD)
MAXIMUM BUILDING COVERAGE:	N/A	50%
(PROVIDED):	20,027 SQ. FT. / (10.27 SQ. FT. - 0.5%)	(TBD)

OPEN SPACE CALCULATIONS

	MULTI FAMILY	COMMERCIAL
BUILDING COVERAGE:	20,027 SQ. FT. (15.0%)	TBD
HARD SURFACE:	86,976 SQ. FT. (65.2%)	TBD
OPEN SPACE:	26,500 SQ. FT. (19.8%)	TBD

BUFFERYARD REQUIREMENTS

ZONE MU ADJACENT TO PLATTED / DEVELOPED ZONE NG:	10'
ZONE MU ADJACENT TO PLATTED / DEVELOPED ZONE PGC:	25'

PARKING REQUIREMENTS

	MULTI FAMILY	COMMERCIAL
SPACES:	2 PER UNIT, 1.5 PER UNIT	PER CITY OF GALLATIN TABLE 14-1-E, BASED ON ACTUAL USE.
SPACES REQUIRED:	666	
SPACES PROVIDED:	666	
HANDICAPPED PARKING REQUIRED:	11 (2% OF TOTAL)	

SITE LIGHTING

ALL SITE LIGHTING AND PHOTOMETRIC REQUIREMENTS SHALL BE DESIGNED TO COMPLY WITH CITY OF GALLATIN ZONING REQUIREMENTS AND DESIGN AND CITY DESIGN STANDARDS.

UTILITIES

ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY WHITE HOUSE UTILITY DISTRICT.

ESTIMATED SCHEDULE OF DEVELOPMENT

MULTI FAMILY DEVELOPMENT TO BEGIN IN SEPT. OF 2015 AND BE COMPLETED IN SEPT. OF 2017.
COMMERCIAL DEVELOPMENT IS PROJECTED TO EXTEND FROM 2017 TO 2025.

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
NASHVILLE
KNOXVILLE
TRI-CITIES
PHONE: (423) 267-7535
FAX: (423) 267-9551
www.ragansmith.com

PRELIMINARY MASTER DEVELOPMENT PLAN
GROSS BUILDERS - HIDDEN CREEK
GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04046
WK ORDER	9835
DESIGNED	KGG
DRAWN	AAA
APPROVED	
DATE	

REVISIONS/ISSUES
COMMENTS 1-8

PRELIMINARY DEVELOPMENT PLAN

03

ATTACHMENT 8-2

SITE DATA:

PROPERTY INFORMATION:
CIVIL DISTRICT: 4TH
TAX MAP: 137
PARCEL: PORTION OF 6.00
ADDRESS: COORDINATING WITH E-911 DEPT.
LOT SIZE: 31.34 AC (1,365,170 SQ. FT.)
BOUNDARY AND ACREAGE TAKEN FROM CARROLL CARMEN SURVEY APRIL, 2014

DEVELOPER
GROSS BUILDERS
2620 NEW SALEM HIGHWAY
MURFREESBORO, TN 37128
(615) 849-3233

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

ZONING INFORMATION
EXISTING LAND USE: AGRICULTURAL AND WOODLANDS
PROPOSED LAND USE: MULTI-FAMILY
EXISTING ZONE: MU
ACREAGE: 31.34 AC.
SITE DENSITY PERMITTED: 73,000 SQ. FT. = 455 UNITS
PROVIDED: 444 UNITS

BULK REGULATIONS — MULTI-FAMILY
MINIMUM SITE SIZE: 5 ACRES
PROVIDED: (31.34 AC.)
MINIMUM LOT AREA: 8,000 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): (3,007 SQ. FT.)
MAXIMUM BUILDING HEIGHT: 40 FT. (AS APPROVED BY CITY COUNCIL)
(PROVIDED): 37'-0½"
MAXIMUM FLOOR AREA RATIO ALLOWED: N/A
(PROVIDED): 0.43
MAXIMUM COVERAGE: N/A
(PROVIDED): 210,510 SQ. FT./ 1,365,170 SQ. FT. = 15.4%

OPEN SPACE CALCULATIONS — MULTI-FAMILY
BUILDING COVERAGE: 217,774 SQ. FT. (16.0%)
HARD SURFACE: 426,810 SQ. FT. (31.2%)
OPEN SPACE: 702,810 SQ. FT. (52.8%)

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

PARKING REQUIREMENTS — MULTI-FAMILY
SPACES: 2 PER DWELLING UNIT
SPACES REQUIRED: 888
REGULAR SPACES PROVIDED: 788 (INCL. 18 ACCESSIBLE)
ACCESSIBLE PARKING REQUIRED: 18 (2% OF TOTAL)
GARAGE SPACES PROVIDED: 100
TOTAL SPACES PROVIDED: 888

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

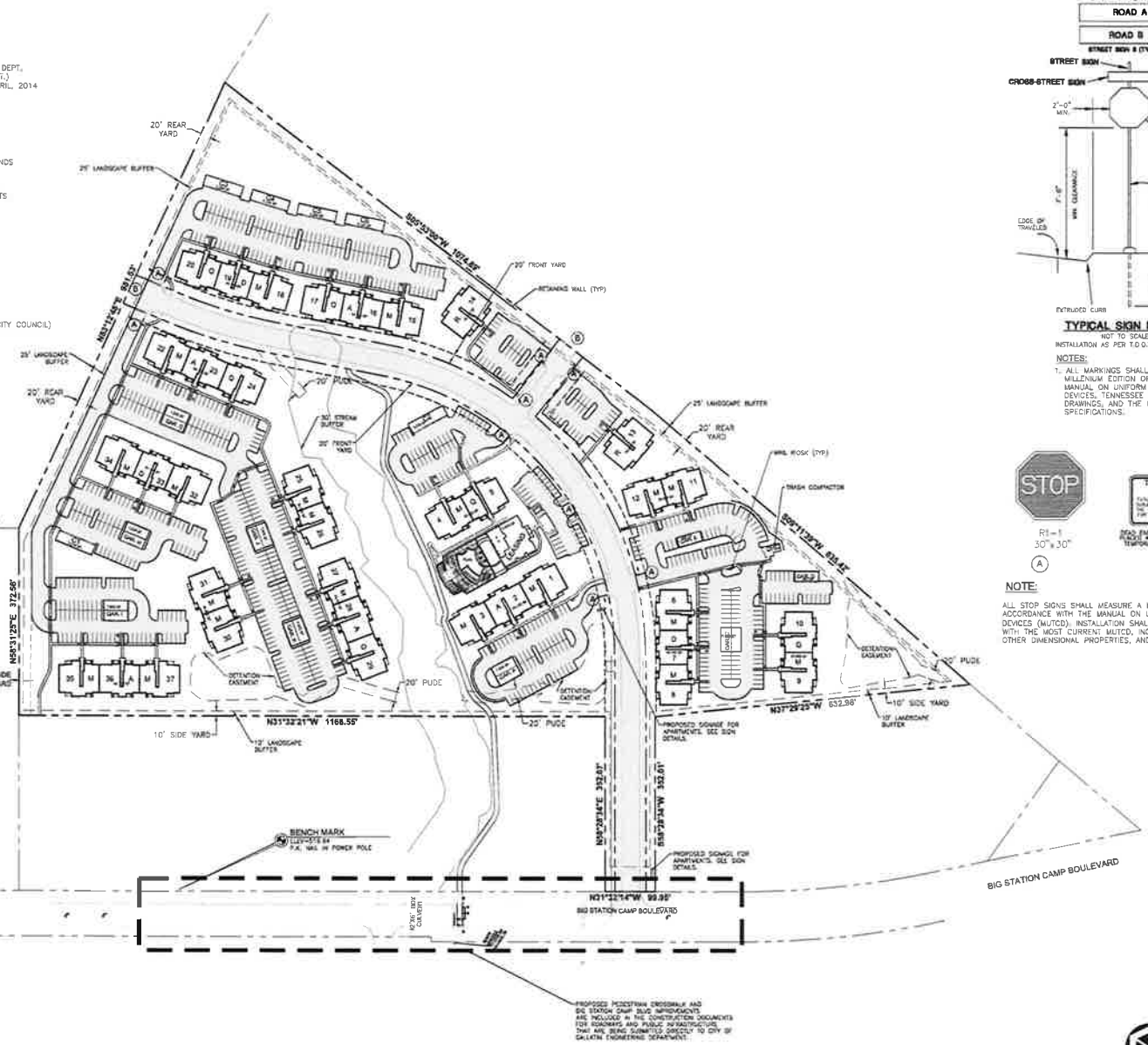
ACCESS FOR FIRE FIGHTING NOTE:
APPROVED VEHICLE ACCESS FOR FIRE FIGHTING CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS.

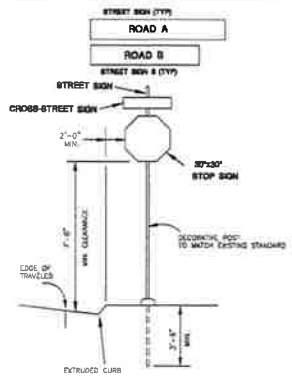
FEMA NOTE:
"BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY" THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0406G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47165, PANEL NO. 0406, 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.

PERFORMANCE STANDARDS NOTE:
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.

STATEMENT OF FINANCIAL RESPONSIBILITY
THE DEVELOPER SHALL HAVE 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.





TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTES:
1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF GALLATIN SPECIFICATIONS.

R1-1
30"x30"
(A)

(B)

NOTE:
ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

0 100 200 300

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
FOUNDED 1910
LAWRENCE J. KILGORE
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

PRELIMINARY

JOB NO	WK. ORDER
04-046	9835

DESIGNED: J.KILGORE
DRAWN: D.BINGHAM
DATE:

OVERALL LAYOUT AND SIGNAGE PLAN

C1.0

3

ATTACHMENT 8-4

RESOLUTION NO. R151Ø-56

RESOLUTION AUTHORIZING MAYOR TO EXECUTE BIG STATION CAMP BOULEVARD CORRIDOR TRANSPORTATION IMPROVEMENTS PRO-RATA SHARE AGREEMENT WITH REVERE AT HIDDEN CREEK, LLC

WHEREAS, The City of Gallatin is currently in the process of conducting an engineering study on the impacts and effects of planned and future developments on traffic and transportation improvements within the Big Station Camp Boulevard Corridor and plans to enact an ordinance that would require developers to contribute a pro-rata or fair share of the costs of required improvements to the Big Station Camp Boulevard Corridor caused by their developments, and;

WHEREAS, Gross Builders now doing business as Revere at Hidden Creek, LLC ("Developer") has received approval of its Final Master Development Plan and is prepared to commence construction of the Revere Apartments; and

WHEREAS, The City of Gallatin and Developer have agreed upon Developer's pro-rata contribution toward the required traffic and transportation improvements to the Big Station Camp Boulevard Corridor; and

WHEREAS, Based upon Developer's traffic study and the City's engineering study, Developer will be required to contribute $552,254 toward traffic and transportation improvements to the Big Station Camp Boulevard Corridor. The City and Developer have determined that the required contribution shall be broken down as follows: cash payment of $147,254 to be paid in accordance with the agreement set forth as Exhibit 1 hereto; credit of $254,000 for the construction of a north bound turn lane on Big Station Camp Boulevard at Revere Road; credit of $110,000 for the construction of a south bound turn lane on Big Station Camp Boulevard at Revere Road; and a credit of $50,000 for the construction of a pedestrian crossing on Big Station Camp Boulevard. All improvements for which Developer is receiving credit as part of its pro-rata share contribution must be substantially complete prior to receipt of an occupancy permit for the first building at Revere Apartments; and

WHEREAS, the agreement between the City and Developer for Developer's contribution toward the Big Station Camp Boulevard Corridor traffic and transportation improvements shall be memorialized in a formal agreement in substantial form as Exhibit 1 hereto; and

WHEREAS, the City agrees that Developer's contribution to the Big Station Camp Boulevard Corridor as memorialized in this Resolution and the resulting formal, executed agreement shall constitute the full and final contribution required of Developer for the Revere Apartments project.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, the Mayor is authorized to execute a Pro-Rata Share Agreement with Developer for the Big Station Camp Boulevard Corridor, upon approval of the agreement by the City Attorney;

ATTACHMENT 8-4

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this Resolution shall take effect upon passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE: 7

NAY: 0

DATED: October 20, 2015.

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ATTACHMENT 8-5

Kevin Chastine (Planning)

From: George Welch [gwelch@ragansmith.com]
Sent: Wednesday, April 06, 2016 8:45 AM
To: Kevin Chastine (Planning)
Cc: Tony Stevenson (tstevenson@grossbuilders.com)
Subject: FW: Revere at Hidden Creek - TWRA Correspondence

Kevin,

Below is an email from TWRA acknowledging that they are pleased with the layout revisions to avoid impacts to the salamander habitat and have no objections to the project moving forward. Just thought you might want this information as you review the plan.

Call me today when you have a minute, please.

Thanks,

George Welch, PE
Vice President
Ragan-Smith Associates
315 Woodland Street
Nashville, Tn 37206
p: 615.244.8591 f: 615.244.6739
www.ragansmith.com

From: Tony Stevenson [mailto:TStevenson@Grossbuilders.com]
Sent: Tuesday, April 05, 2016 9:15 AM
To: George Welch
Subject: FW: Revere at Hidden Creek Development, Big Station Camp Road, Gallatin, Sumner Co.

Tony Stevenson
Gross Builders
2620 New Salem Hwy.
Murfreesboro, TN 37128

Office: 615-849-3233
Fax: 615-217-4800
Cell: 216-401-6311

From: Rob Todd [mailto:Rob.Todd@tn.gov]
Sent: Monday, March 07, 2016 3:50 PM
To: Silas Mathes
Cc: David Jackson; Tony Stevenson; Rick Porter; Stephanie.Ann Williams; David Withers
Subject: RE: Revere at Hidden Creek Development, Big Station Camp Road, Gallatin, Sumner Co.

Silas:

ATTACHMENT 8-5

Thank you for setting up the meeting. The Tennessee Wildlife Resources Agency has reviewed the information that you provided regarding this proposed development project and provides the following comments. The state Deemed-In-Need-Of-Management Streamside Salamander (*Ambystoma barbouri*) has been documented within the project site. It is our understanding that the applicant (developer) has revised the project design plans for the development and has avoided impacts in some areas and minimized potential impacts in other areas. The applicant proposes to restore approximately 170 linear feet of channel with suitable streamside salamander habitat in place of an impoundment, provide vegetated buffers, construction within water features will be outside the December through February spawning period for the salamander, and the implementation of best management practices to address erosion and sediment. Our concerns have been addressed and we have no objection to the project moving forward. We thank you and the applicant for the coordination and cooperation in minimizing potential impacts to this listed species. If you need anything else on this from TWRA, let me know.

Robert Todd
Fish & Wildlife Environmentalist
Tennessee Wildlife Resources Agency
Ellington Agricultural Center
P.O. Box 40747
Nashville, TN 37204
Office: 615-781-6572
Cell: 931-881-8240
Fax: 615-781-6667
Email: rob.todd@tn.gov

From: Silas Mathes [mailto:smathes@bdy-inc.com]
Sent: Thursday, March 03, 2016 6:00 PM
To: Rob Todd
Cc: David Jackson; Tony Stevenson; Rick Porter
Subject: Revere at Hidden Creek Development, Big Station Camp Road, Gallatin, Sumner Co.

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Rob,

Thanks for meeting with us this afternoon to discuss proposed avoidance and minimization of impacts to streamside salamander *(Ambystoma barbouri)* habitat at the Revere at Hidden Creek Development. The attached figures summarize the efforts of Gross Builders to redesign a feasible site plan with increased protection of salamander habitat. An excerpted photo point map and photos from the site's US Army Corps of Engineers (USACE) Section 404 permit application are also included for your review. The site is located on Google Maps at this url: https://goo.gl/maps/BGyAVSj8kjG2
Site coordinates are: 36.366885, -86.537449

The first figure is the site's Previous Minimum Degradation Plan which shows initially proposed alterations to 1.1194 acres of wetlands (all of the site's wetlands) and 411 linear feet of watercourses. This plan was approved by TDEC as ARAP Permit #NRS15.327 in January 2015, and was submitted as part of a permit application to the USACE in November 2015.

After the discovery of streamside salamanders on the site on February 12, 2016, Gross Builders redesigned the Revere layout to limit wetland alterations to 0.475 acres of wetlands and permanent watercourse alterations to 95 linear feet. The redesigned layout is depicted in the second attached figure, the March 2, 2016 Proposed Minimum Degradation Plan. In the redesign, the proposed watercourse alterations are for a single road crossing located upstream of Wetland 2, a failed farm impoundment. The bulk of the proposed wetland alterations (0.36 acres) are planned for Wetland 2, and Gross Builders plans to restore approximately 170 linear feet

of channel with suitable streamside salamander habitat in place of the impoundment. The channel restoration will be constructed atop existing exposed bedrock and will include clean slab-rock for salamander use during spawning.

In addition to the minimization of wetland and watercourse impacts, the redesign will also:

- provide buffers through the planting of native trees and shrubs on topsoil in graded areas adjacent to watercourses and wetlands
- maintain native vegetation within herbaceous wetland areas located on shallow bedrock
- ensure that construction within water features will take place during Spring through Fall months outside of the December through February streamside salamander spawning period
- ensure that robust EPSC measures are utilized and maintained during construction to avoid siltation of watercourses and slabrock serving as salamander cover and egg-laying substrate.

Please let us know if the redesigned plan as described above provides sufficient consideration for and avoidance/minimization of impacts to the streamside salamander and its habitat. If you have questions or need additional details, please email or call.

Thanks for your time in reviewing this information.

Silas

Silas Mathes
BDY Environmental
Natural Resources Consultants
2607 Westwood Drive
Nashville, Tennessee 37204
Office: 615-460-9797
Cell: 615-812-8960
smathes@bdy-inc.com
http://www.bdy-inc.com

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND REVISED FINAL MASTER DEVELOPMENT PLAN

FOR

REVERE APARTMENTS

REVERE AT HIDDEN CREEK, LLC

CONTACTS

OWNER/DEVELOPER

REVERE AT HIDDEN CREEK, LLC
14300 RIDGE ROAD
N. ROYALTON, OHIO 44133
CONTACT: TONY STEVENSON
(615) 849-3233
TSTEVENSON@GROSSBUILDERS.COM

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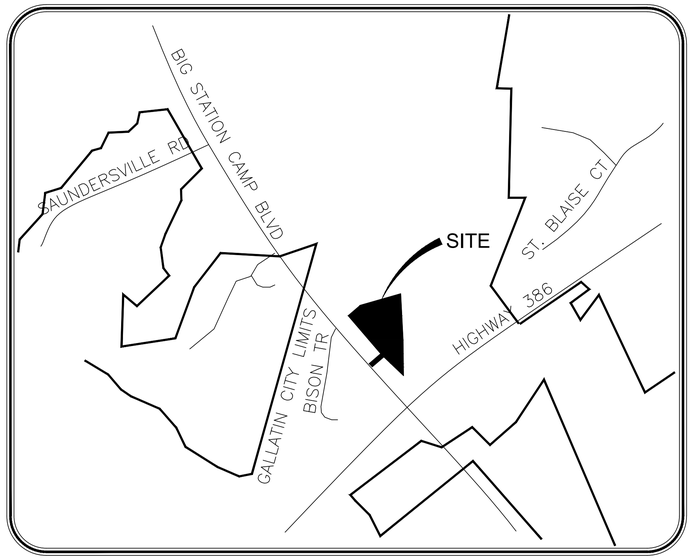
SBERNICK@RAGANSMITH.COM

ARCHITECTURE

GF55 PARTNERS
19 W. 21ST STREET
NEW YORK, NY 10010
CONTACT: RICHARD PORTER
(440) 237-1681



LOCATION MAP

Owner _____ Date _____

These Construction Plans have been reviewed by me and are approved with the exception of such modifications indicated by me on the Plans.

Engineering Department _____ Date _____

City Engineer _____ Date _____

These Construction Plans are approved by the Gallatin Municipal–Regional Planning Commission with such exception or modifications indicated in the Minutes of the Commission for _____ Date _____

Chairman _____ Date _____

Secretary _____ Date _____

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C1.1	ENLARGED LAYOUT PLAN
C1.2	ENLARGED LAYOUT PLAN
C1.3	ENLARGED LAYOUT PLAN
C2.1	INITIAL EROSION CONTROL PLAN
C3.0	OVERALL GRADING PLAN
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C3.5	FINAL EROSION CONTROL
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ELECTRICAL PLANS	
SP–1	PHOTOMETRIC PLAN

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

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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• www.ragansmith.com •

LAWRENCE J. KILGORE
REGISTERED ENGINEER
AGRICULTURE
NO. 108[illegible]
STATE OF TENNESSEE

AMENDED PMDP AND REVISED FMDP
REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
04/14/16 (NLF) REV. PER CITY COMMENTS	
03/28/16 (NLF) REV. PER MUNICIPAL CURRENT COMM.	
11/23/15 (REB) REV. PER CITY COMMENTS	
10/26/15 (REB) REV. PER TDEC	
07/16/15 (JDK) REV. PER STAFF COMMENTS	

JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	NOT TO SCALE
DATE:	JUNE 24, 2015

COVER SHEET

C0.0

G:\RAMA\9835 CITIL ENGINEERING\PLAN SHEETS\SITE PLAN\C0.0 9835 ST COVER.DWG
PLOTTED BY RAY FORBES ON: 4/14/2016 1:04 PM LAST UPDATED BY RAF ON: 4/14/2016 10:50 AM

RSA STANDARD NOTES

SITE 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 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 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 STAKEOUT 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). ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
7. ALL ACCESSIBLE RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE 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.

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 THE PROJECT.
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 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 THIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY 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. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE LOCAL PLANNING, CODES, WATER AND SEWER DEPARTMENTS (AND/OR UTILITY DISTRICTS), ENGINEERING/PUBLIC WORKS DEPARTMENTS AND FIRE MARSHAL'S OFFICE.
6. 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 OR OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND/OR UNDERGROUND 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. THE CONTRACTOR SHOULD MAKE A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION.
8. 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.

DEMOLITION NOTES

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND APPROPRIATE GOVERNMENTAL AGENCY.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT.
4. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO OWNER.
6. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.

EROSION PREVENTION AND SEDIMENT CONTROLS

DESIGN, INSPECTION, AND MAINTENANCE OF BMPS DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR EXCEED RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF TDEC'S TENNESSEE EROSION CONTROL HANDBOOK.

1. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDEC AND LOCAL STANDARDS.
2. BMP CAPACITY [SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROL] SHALL NOT BE REDUCED BY MORE THAN 50% AT ANY GIVEN TIME. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.
3. WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CONTROL MEASURE, THE TIMING OF THE PLANTING IS CRITICAL. PLANNING FOR PLANTING OF VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
4. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. THE CONTRACTOR SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THE NOI GENERAL PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE CONTRACTOR AND ADJOINING LANDOWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGE.
6. ERODIBLE MATERIAL STORAGE AREAS (INCLUDING OVERBURDEN AND STOCKPILES OF SOIL) AND BORROW PITS ARE CONSIDERED PART OF THE SITE AND SHOULD BE ADDRESSED WITH APPROPRIATE BMP'S ACCORDINGLY.
7. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS STABILIZED. CONTRACTOR SHALL SEQUENCE EVENTS TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS. CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE SITE SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
8. EPSC MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKADAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OR A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS. CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
10. A COPY OF THE SWPPP SHALL BE RETAINED ON-SITE AND SHOULD BE ACCESSIBLE TO THE DIRECTOR AND THE PUBLIC. ONCE SITE IS INACTIVE OR DOES NOT HAVE AN ONSITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE SWPPP, ALONG WITH A CONTACT PHONE NUMBER, SHALL BE POSTED ON-SITE. IF THE SWPPP IS LOCATED OFF-SITE, REASONABLE LOCAL ACCESS TO THE PLAN, DURING NORMAL WORKING HOURS, MUST BE PROVIDED.
11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS (A POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE) SHALL BE CONSTRUCTED AS NEEDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTIONS OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT, SUCH INSPECTION HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITIES RESUMES. INSPECTION REQUIREMENT DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESIGNED BY THE ENGINEER. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF TDOT OR TVA. SHOULD THE DIVISION DISCOVER THAT MONTHLY INSPECTION OF THE DIVISION DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. THE DIVISION MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
13. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS MUST HAVE AN ACTIVE CERTIFICATION AND A RECORD OF CERTIFICATION MUST BE KEPT ON SITE. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DESPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IDENTIFIED.
14. OUTFALL POINTS SHALL BE INSPECTED TO DETERMINE WHETHER EPSC MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

TREE PROTECTION NOTES

1. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC., SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED BY A CERTIFIED ARBORIST VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT OF THE GENERAL ROOT SYSTEM.
2. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
3. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
4. TREE PROTECTION BARRIER SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY PERMITS AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

SITE GRADING & STORM DRAINAGE NOTES

EROSION CONTROL SEDIMENT BARRIERS AND TREE PROTECTION BARRIER SHALL BE INSTALLED PRIOR BEGINNING SITE WORK.

1. NO HEAVY EQUIPMENT SHALL CROSS OR BE STORED OUTSIDE THE LIMITS OF CONSTRUCTION, WITHIN TREE PROTECTIONS ZONES, OR UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN.
2. TOPSOIL STRIPPED FROM AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL BE ROUTED AROUND STOCKPILE LOCATIONS FOR THE DURATION OF GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT.
4. ALL CUT AND FILL SHALL BE PERFORMED UNDER THE DIRECTION/OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE SUITABLITY OF SOILS FOR FILL MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
6. UNLESS DIRECTED OTHERWISE BY GEOTECHNICAL ENGINEER, ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 8" IN THICKNESS. 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 WITHIN OPEN AREAS AND 98% OF SAME SPECIFICATION FOR AREAS UNDER ROADS, PARKING, SIDEWALKS, BUILDING SLABS, AND FOUNDATIONS.
7. ALL GRADING SHALL BE COMPLETED TO THE GRADES INDICATED WITHIN THESE PLANS. FINAL GRADES SHALL PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STORM DRAINAGE PIPES TO BE RCP, CLASS III, UNLESS OTHERWISE NOTED.
10. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

SITE UTILITY NOTES

1. ALL MATERIALS AND WORKMANSHIP FOR UTILITY LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING UTILITY COMPANY AND LOCAL CODES. PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UTILITY COMPANY. (SEE UTILITY CONTACT INFORMATION)
2. CONTRACTOR SHALL COORDINATE SITE ELECTRICAL, GAS, TELEPHONE, AND CABLE WITH THE RESPECTIVE UTILITY COMPANY FOR SERVICE LAYOUT AND DESIGN INFORMATION. ANY PROPOSED LAYOUT OF THESE UTILITIES DEPICTED ON THESE DRAWINGS IS GRAPHICAL ONLY AND NOT INTENDED TO REPRESENT DESIGN OF THESE UTILITIES.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ANY REQUIRED TAP AND CONNECTION FEES.
4. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
5. SITE CONTRACTOR SHALL CONSTRUCT ALL UTILITY SERVICES TO WITHIN 5' OF BUILDING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES TO AVOID CONFLICTS.
7. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF WATER, SEWER AND STORMWATER CONNECTIONS TO THE BUILDING AS DEPICTED ON THE BUILDING MECHANICAL PLANS AND THE SITE UTILITY PLAN AND NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. WATER SERVICES LINES ¼" - 3" SHALL BE TYPE-K COPPER AND 4" OR LARGER SHALL BE DUCTILE IRON PIPE - CLASS 52 UNLESS OTHERWISE REQUIRED BY UTILITY COMPANY.
9. FIRE LINE INSTALLATION AND THRUST BLOCKING LOCATION AND SIZING SHALL BE PER N.F.P.A. AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
10. WATER METER MANUFACTURER/MODEL NUMBER AND VAULT SPECIFICATIONS SHALL BE PER THE WATER UTILITY COMPANY.
11. BACKFLOW DEVICE (RPBP/DDCVA) MANUFACTURER/MODEL NUMBER SHALL BE PER THE WATER UTILITY COMPANY.
12. CONTRACTOR SHALL INSTALL HOT BOX ENCLOSURE (PRE-FINISHED DARK GREEN) ON ALL EXTERIOR ABOVE-GROUND BACKFLOW DEVICES. DOMESTIC AND FIRE BACKFLOW DEVICES SHALL BE HEATED. CONTRACTOR SHALL COORDINATE PROVIDING APPROPRIATE ELECTRICAL SERVICE TO BACKFLOW DEVICE.
13. CONTRACTOR SHALL COORDINATE LOCATION OF BACKFLOW DEVICE WITH THE BUILDING MECHANICAL DRAWINGS.
14. SANITARY SEWER SERVICE LINES SHALL BE SDR 35 PVC UNLESS SPECIFIED OTHERWISE.
15. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
16. ALL FIRE LINE MAINS TO BE INSTALLED BY LICENSED FIRE PROTECTION CONTRACTOR.
17. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

GEOTECHNICAL NOTE

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY PROFESSIONAL SERVICES INDUSTRIES, INC. DATED FEBRUARY 21, 2014. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT.

RSA SPECIAL NOTES

PROJECT SPECIFIC NOTES

1. CONTRACTOR TO ADJUST EXITING UTILITY CASTINGS AS NECESSARY.
2. PAVEMENT DIMENSIONS SHOWN ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
3. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF GALLATIN PLANNING, ENGINEERING AND PUBLIC WORKS DEPARTMENTS AND WHITE HOUSE UTILITY DISTRICT.
4. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL; ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
5. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
6. THE CONTRACTOR SHALL MAKE AVAILABLE SOILS TEST REPORTS TAKEN DURING AND AFTER THE GRADING OPERATION TO SHOW THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET. THE COST OF THIS REPORT SHALL BE BORNE BY THE CONTRACTOR.

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LAWRENCE J. KILGORE
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 108400
STATE OF TENNESSEE
3-28-16

AMENDED PMDP AND REVISED FMDP
REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	N.T.S.
DATE:	JUNE 24, 2015

REVISIONS
4 03/28/16 (NLF) REV. PER ACOE CURRENT COMM.

CIVIL NOTES

C.01

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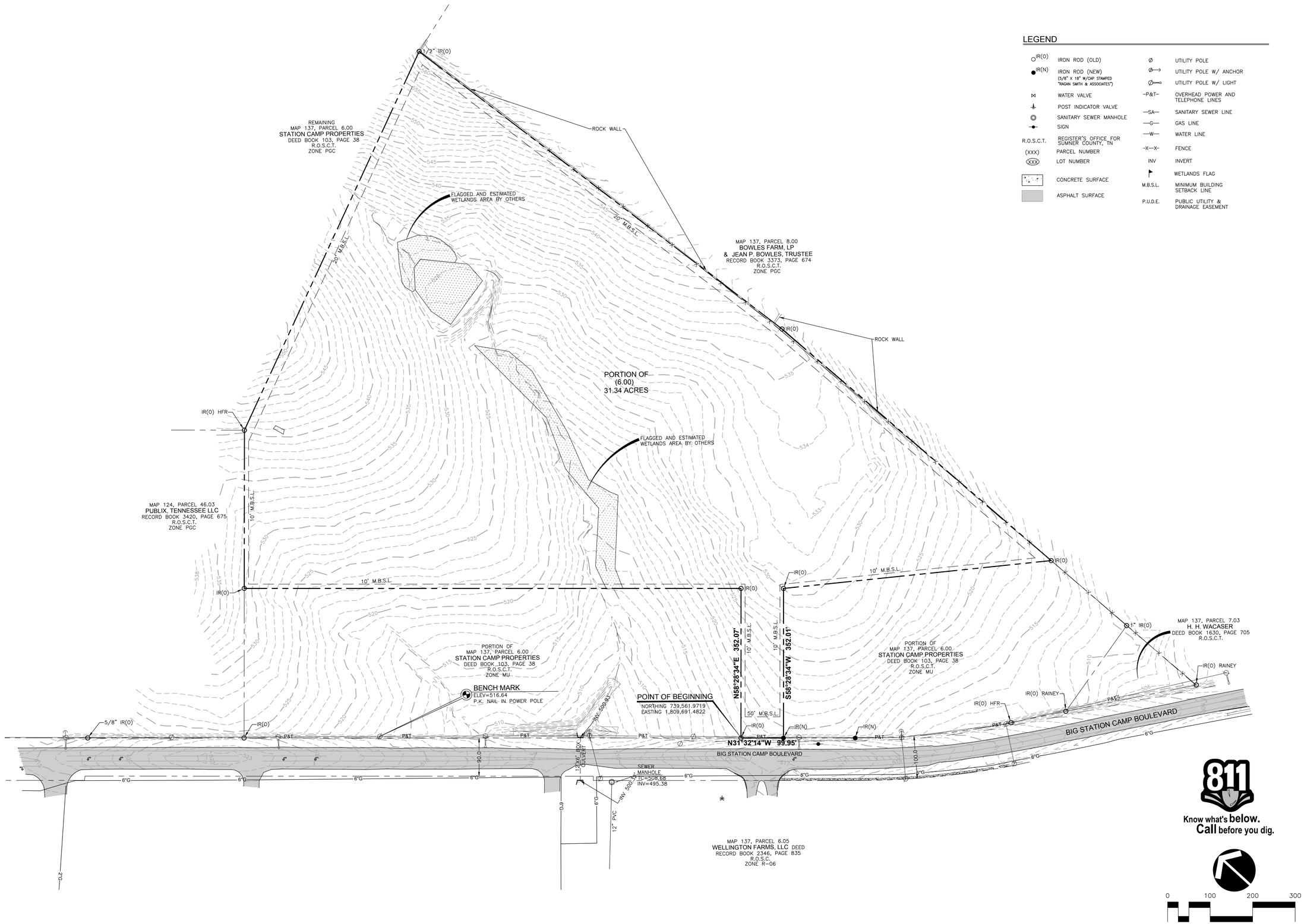

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STATE OF TENNESSEE
3-28-16

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
2	03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
1	11/23/15 (REB) REV. PER CITY COMMENTS

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

EXISTING CONDITIONS

C0.2

G:\RAMI-MERI\CIVIL ENGINEERING\PLAN SHEET\SITE PLAN\C0.2 MISC\ST EXISTING.DWG
PLOTTED BY GORDON S. LEE ON 3/29/2016 12:48 PM LAST UPDATED BY NLF ON 3/29/2016 8:37 AM

SITE DATA:

PROPERTY INFORMATION:

CIVIL DISTRICT:	4TH
TAX MAP:	137
PARCEL:	PORTION OF 6.00
ADDRESS:	COORDINATING WITH E-911 DEPT.
LOT SIZE:	31.34 AC (1,365,170 SQ. FT.)

BOUNDARY AND ACREAGE TAKEN FROM CARROLL CARMEN SURVEY APRIL, 2014

DEVELOPER	OWNER
REVERE AT HIDDEN CREEK, LLC	FRANKLIN FAMILY ESTATE
14300 RIDGE ROAD	312 DRIVERS LANE
N. ROYALTON, OHIO 44133	GALLATIN, TN 37066
(615) 849-3233	(615) 812-6041

ZONING INFORMATION

EXISTING LAND USE:	MULTI-FAMILY
EXISTING ZONE:	MU
ACREAGE:	31.34 AC.
SITE DENSITY PERMITTED:	/3,000 SQ. FT. = 455 UNITS
PROVIDED:	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):	(3,007 SQ. FT.)
MAXIMUM BUILDING HEIGHT:	40 FT. (AS APPROVED BY CITY COUNCIL)
(PROVIDED):	37'-0 8/8"
MAXIMUM FLOOR AREA RATIO ALLOWED:	N/A
(PROVIDED):	0.44
MAXIMUM COVERAGE:	N/A
(PROVIDED):	222,186 SQ. FT./ 1,365,170 SQ. FT. = 16.3%

OPEN SPACE CALCULATIONS

	MULTI-FAMILY
BUILDING COVERAGE:	222,186 SQ. FT. (16.3%)
HARD SURFACE:	509,622 SQ. FT. (37.3%)
OPEN SPACE:	633,362 SQ. FT. (46.4%)

BUFFER YARD REQUIREMENTS

ZONE MU ADJACENT TO PLATTED/DEVELOPED ZONE MU:	10'
ZONE MU ADJACENT TO PLATTED/DEVELOPED ZONE PGC:	25'

PARKING REQUIREMENTS

	MULTI-FAMILY
SPACES:	2 PER DWELLING UNIT
SPACES REQUIRED:	888
REGULAR SPACES PROVIDED:	813 (INCL. 18 ACCESSIBLE)
ACCESSIBLE PARKING REQUIRED:	18 (2% OF TOTAL)
GARAGE SPACES PROVIDED:	100
TOTAL SPACES PROVIDED:	913

ESTIMATED SCHEDULE OF DEVELOPMENT
MULTI-FAMILY DEVELOPMENT TO BEGIN IN APRIL OF 2016 AND BE COMPLETED IN SEPT. OF 2019.

TRASH SERVICE NOTE:
CITY TRASH SERVICE WILL NOT BE UTILIZED. AN INDEPENDENT TRASH CONTRACTOR WILL BE SUBCONTRACTED FOR REMOVAL AT THE TRASH COMPACTOR LOCATION.

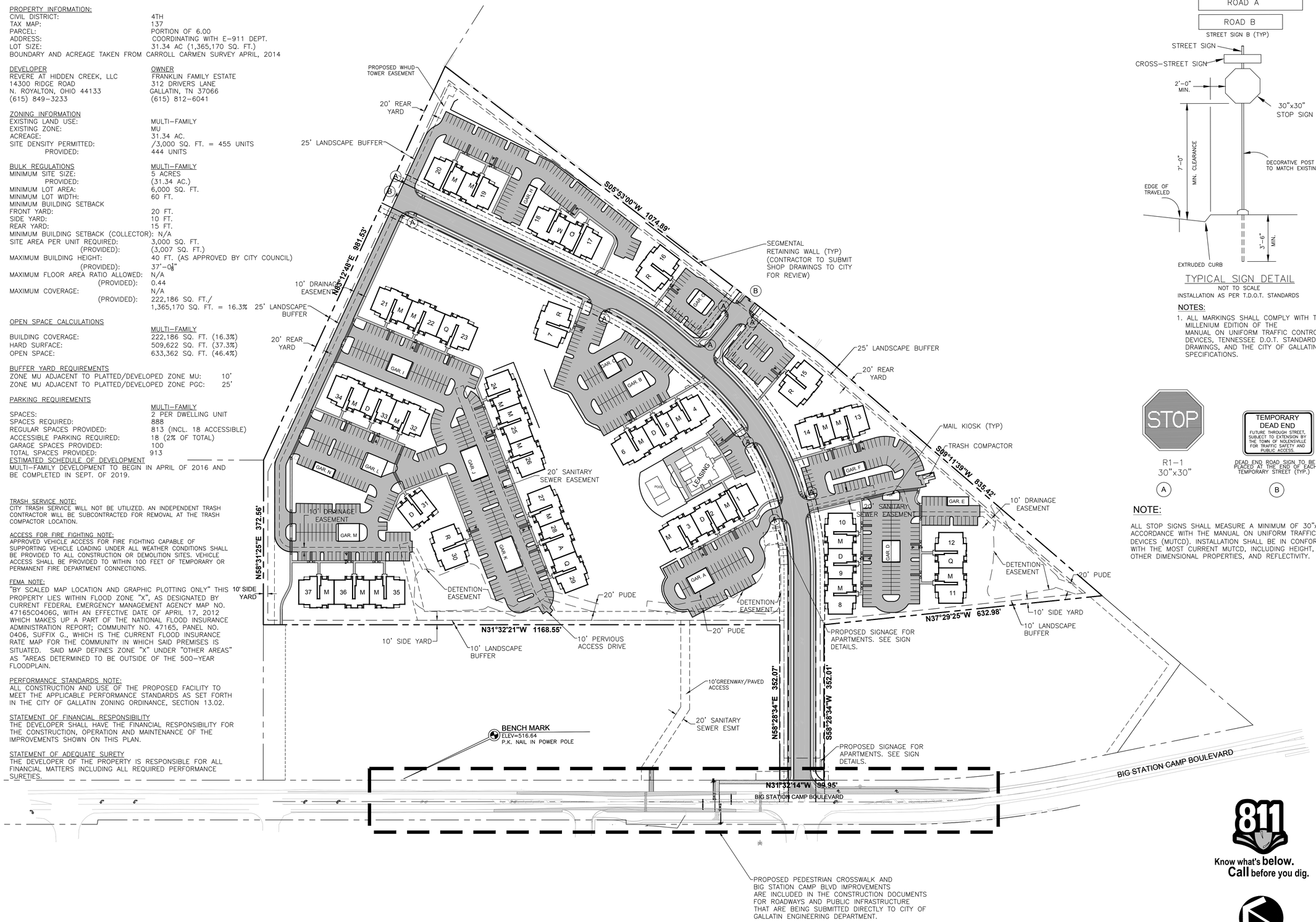
ACCESS FOR FIRE FIGHTING NOTE:
APPROVED VEHICLE ACCESS FOR FIRE FIGHTING CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS.

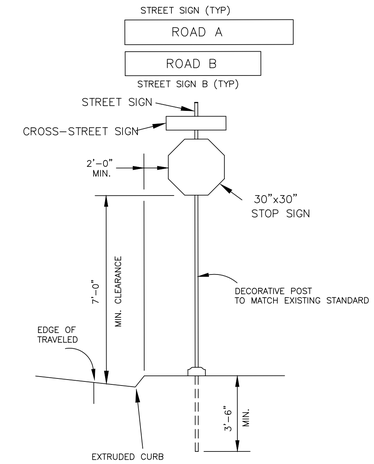
FEMA NOTE:
"BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY" THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0406G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47165, PANEL NO. 0406, 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.

PERFORMANCE STANDARDS NOTE:
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.

STATEMENT OF FINANCIAL RESPONSIBILITY
THE DEVELOPER SHALL HAVE 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.





TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTES:
1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF GALLATIN SPECIFICATIONS.

DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

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AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS FOR REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS
06/14/16 (NLF) REV. PER CONMENTS
03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
11/23/15 (REB) REV. PER CITY COMMENTS
07/16/15 (JDK) REV. PER SAFT. COMMENTS

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

OVERALL LAYOUT AND SIGNAGE PLAN

C1.0

Q:\9835\MUNI\CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C1.0 SIGN LAYT.DWG
PLOTTED BY NICI FORBES ON 4/14/2016 1:54 PM LAST UPDATED BY NLF ON 4/14/2016 10:00 AM

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REVERE APARTMENTS

FOR

REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	J.KILGORE
DRAWN:	N.FORBES
SCALE:	1"=40'
DATE:	JUNE 24, 2015

ENLARGED LAYOUT PLAN

C1.1

G:\0404-9835 (CITY OF GALLATIN) ENGINEERING\PLAN SHEETS\REVISE PLAN\DWG C1.0\09-57 LAYOUT SIGN.DWG
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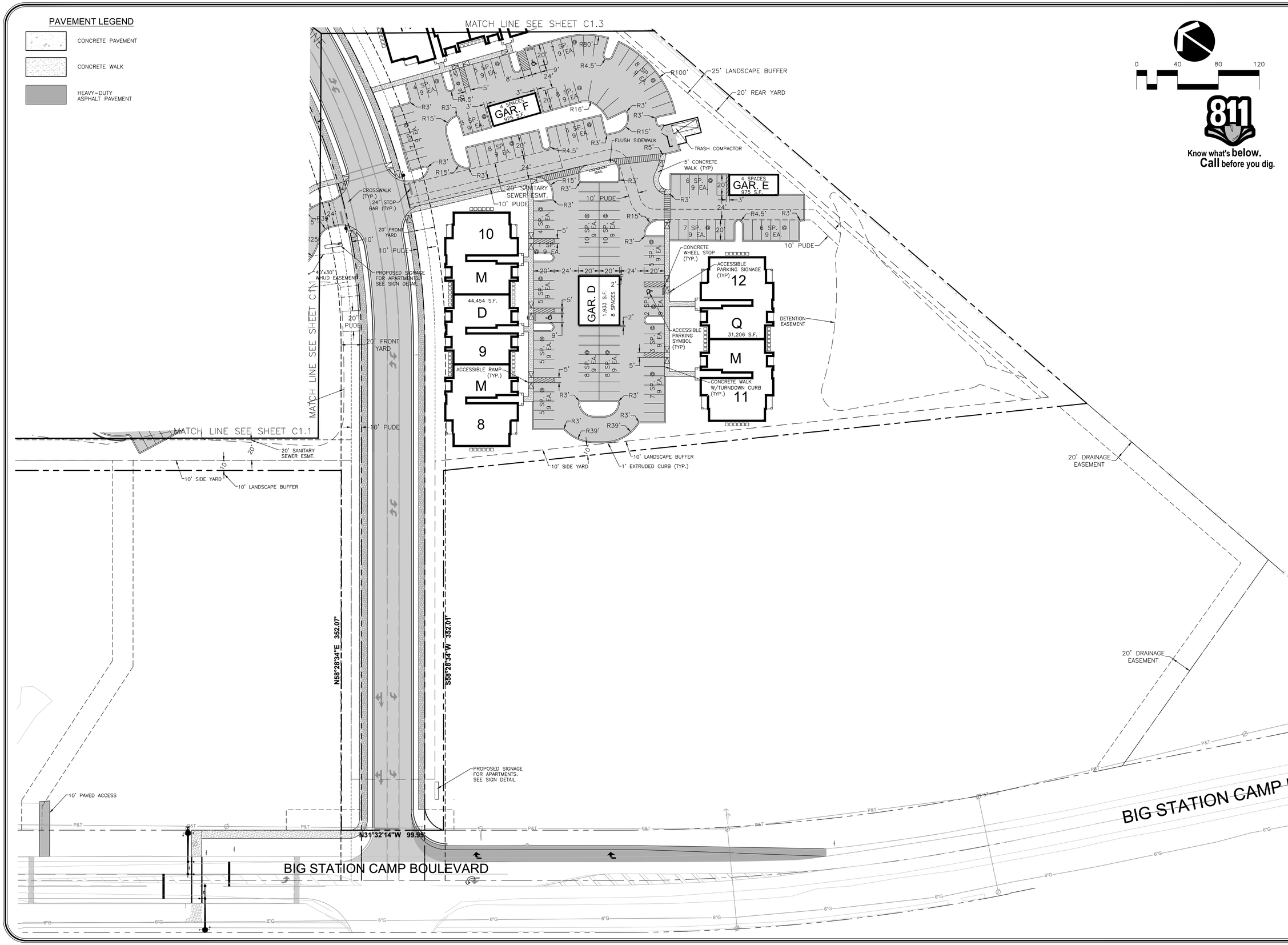

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FOR
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CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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SCALE:	1"=40'
DATE:	JUNE 24, 2015

ENLARGED LAYOUT PLAN

C1.2

G:\9835\MISC\CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C1.1 SITE\1ST LAYOUT SIGN.DWG
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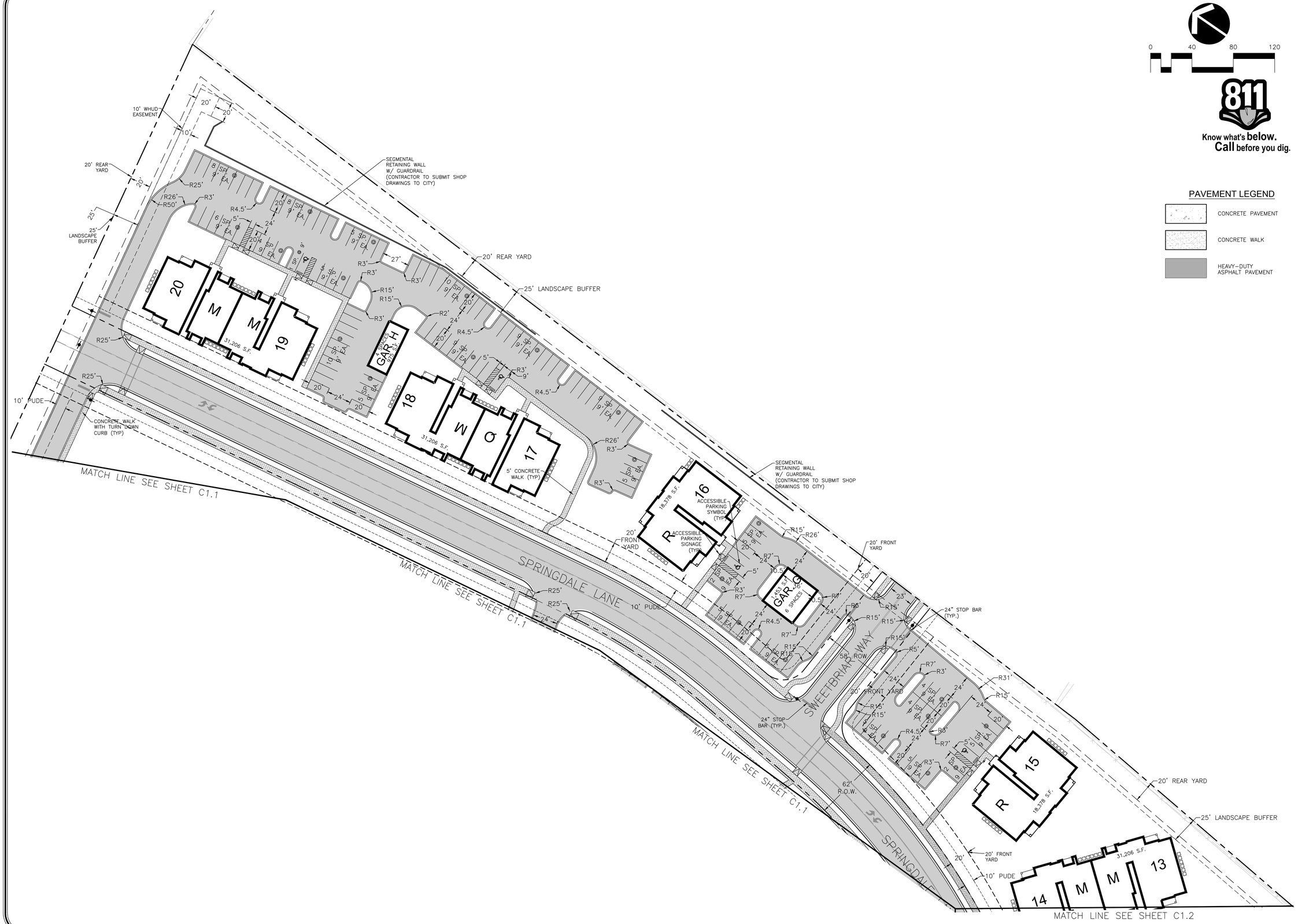

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FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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ENLARGED LAYOUT PLAN

C1.3

G:\04046-BRIR\-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C1.1 SITE LAYOUT SIGN.DWG
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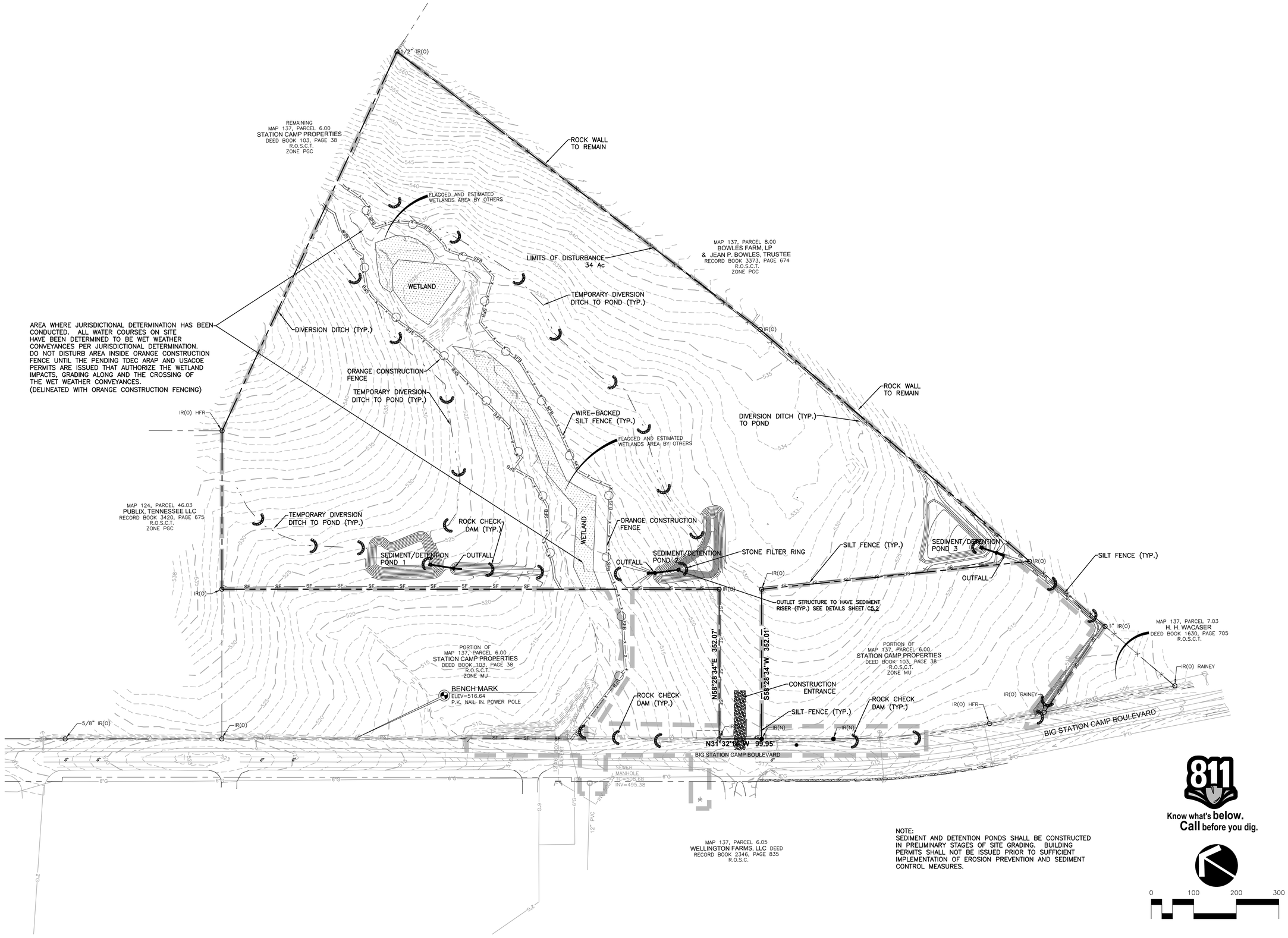

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

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AGRICULTURE
NO. 108455
STATE OF TENNESSEE

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

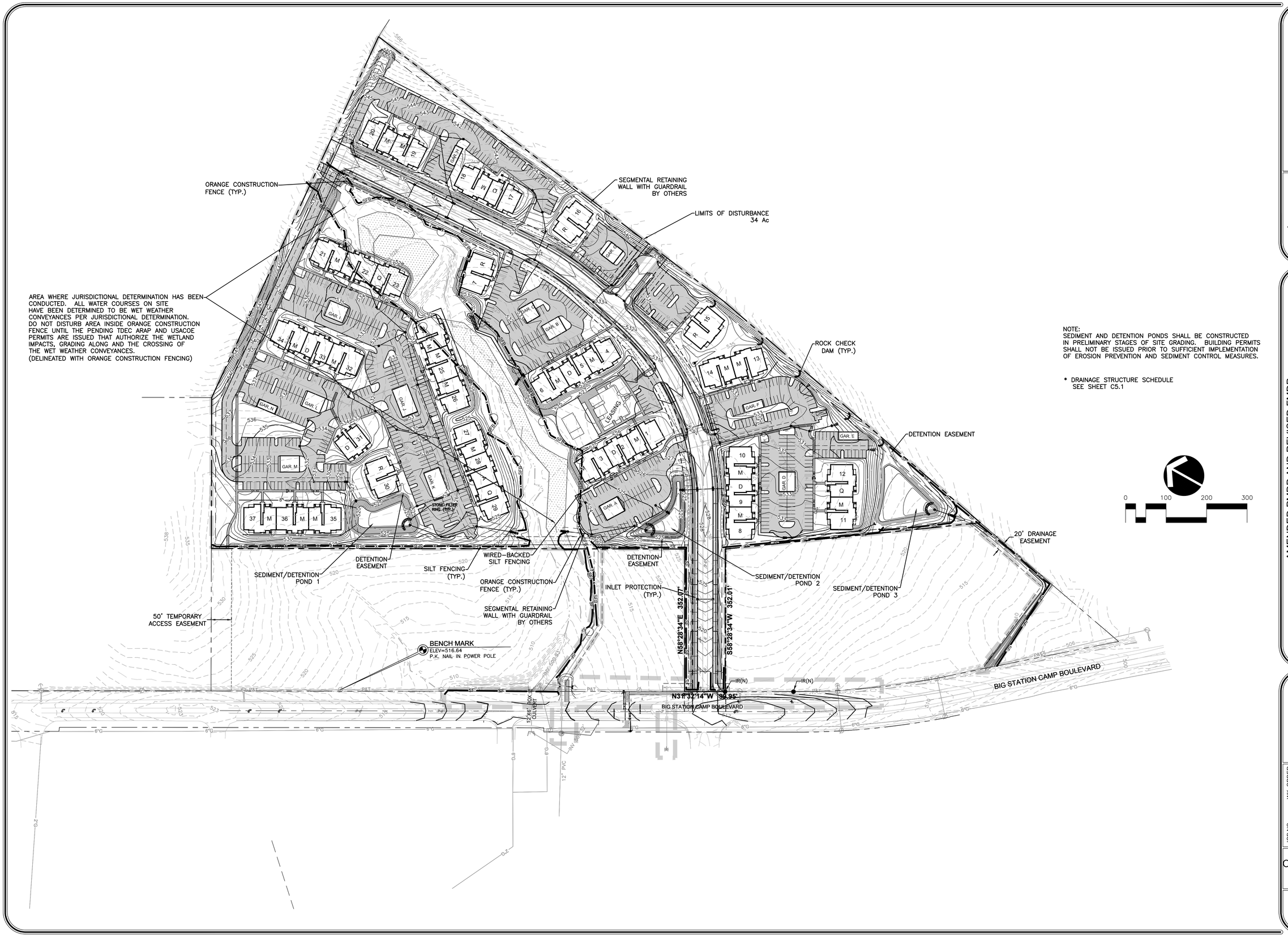
REVISIONS	
4	03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
3	12/22/15 (NLF) REV. PER TDEC COMMENTS
2	11/23/15 (REB) REV. PER CITY COMMENTS
1	10/26/15 (REB) REV. PER TDEC
0	07/16/15 (JDK) REV. PER STAFF COMMENTS

JOB NO.	WK. ORDER 9835
04-046	
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

INITIAL EROSION CONTROL PLAN

C2.1

G:\9835\REV-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C2.2 BIG ST INT 03.DWG
PLOTTED BY NIKI FORBES ON 4/14/2016 1:55 PM LAST UPDATED BY GSL ON 12/29/2016 11:39 AM



NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

* DRAINAGE STRUCTURE SCHEDULE
SEE SHEET C5.1

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AGRICULTURE
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STATE OF TENNESSEE

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
6	04/14/16 (NLF) REV. PER CITY COMMENTS
5	03/28/16 (NLF) REV. PER ARC REVIEW COMM.
4	11/23/15 (REB) REV. PER CITY COMMENTS
3	10/26/15 (REB) REV. PER TDEC
2	07/16/15 (JDK) REV. PER SMF COMMENTS

JOB NO.	WK. ORDER 9835
04-046	
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

OVERALL GRADING PLAN

C3.0

G:\9835\REV-CIVIL ENGINEERING\AN-SHEETS\STE PLAN\C3.0 BIG ST OVR GRAD\RAN.DWG
PLOTTED BY NIKI FORBES ON: 4/14/2016 1:55 PM LAST UPDATED BY NLF ON: 4/14/2016 11:28 AM

NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

0 40 80 120

811
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NO. 108455
STATE OF TENNESSEE

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

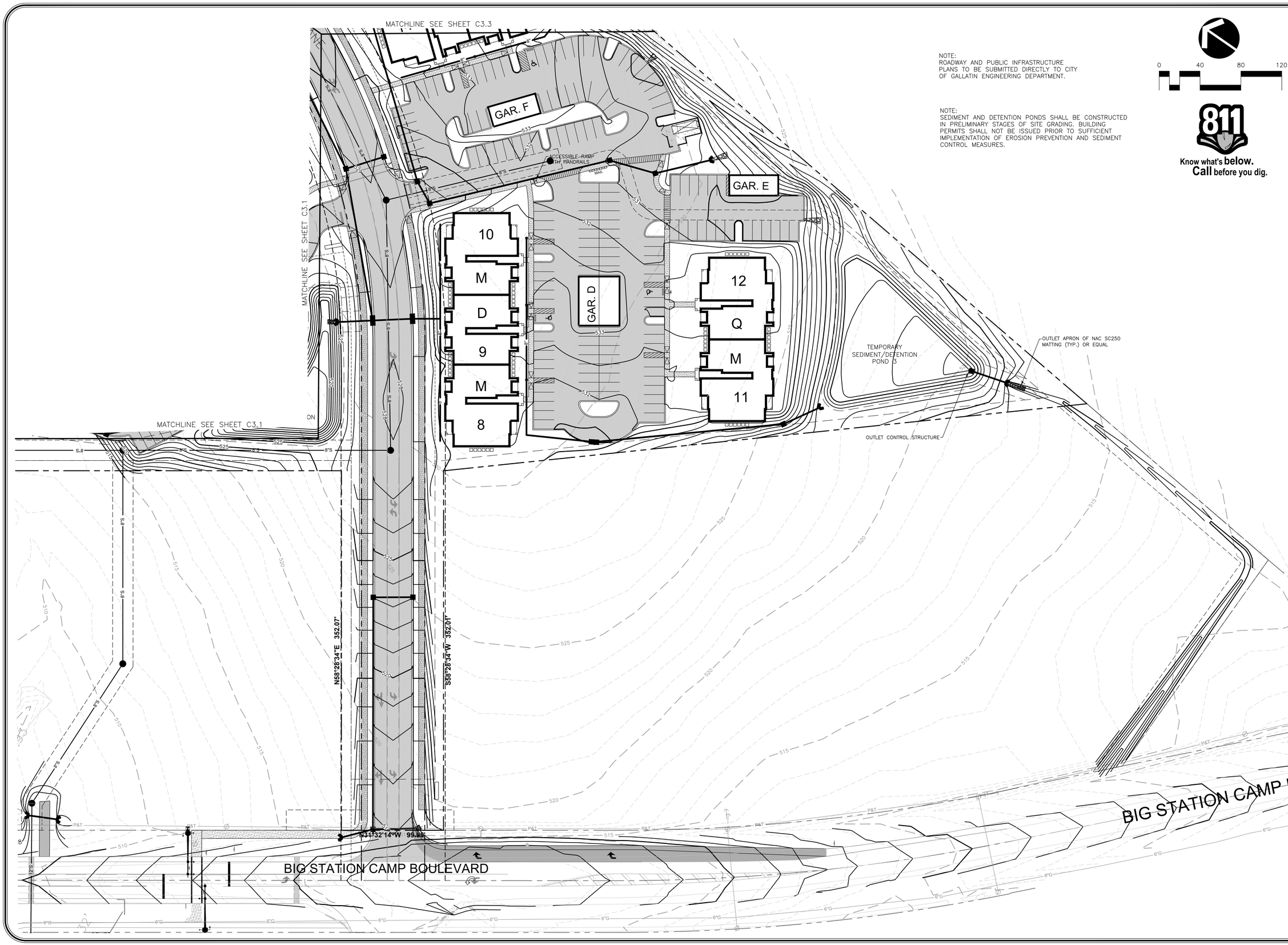
REVISIONS	
6	04/14/16 (NLF) REV. PER CITY COMMENTS
5	03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
4	11/23/15 (REB) REV. PER CITY COMMENTS
3	07/16/15 (JDK) REV. PER DEPT. COMMENTS

JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	J.KILGORE
DRAWN:	N.FORBES
SCALE:	1"=40'
DATE:	JUNE 24, 2015

ENLARGED GRADING PLAN

C3.1

C:\RAGAN\SERVER\CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\DWG\1-SP05 GRADING.DWG
PLOTTED BY NICK FORBES ON 4/14/2016 1:05 PM LAST UPDATED BY NLF ON 4/14/2016 1:43 PM



NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

0 40 80 120

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AMENDED PMDP AND REVISED FMDP
REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	N.FORBES
SCALE:	1"=40'
DATE:	JUNE 24, 2015

REVISIONS
- 04/14/16 (NLF) REV. PER CITY COMMENTS
- 03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
- 11/23/15 (REB) REV. PER CITY COMMENTS
- 07/16/15 (JDK) REV. PER DRAFT COMMENTS

ENLARGED GRADING PLAN

C3.2

G:\0046-REVE-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C3.2 GRADING.DWG
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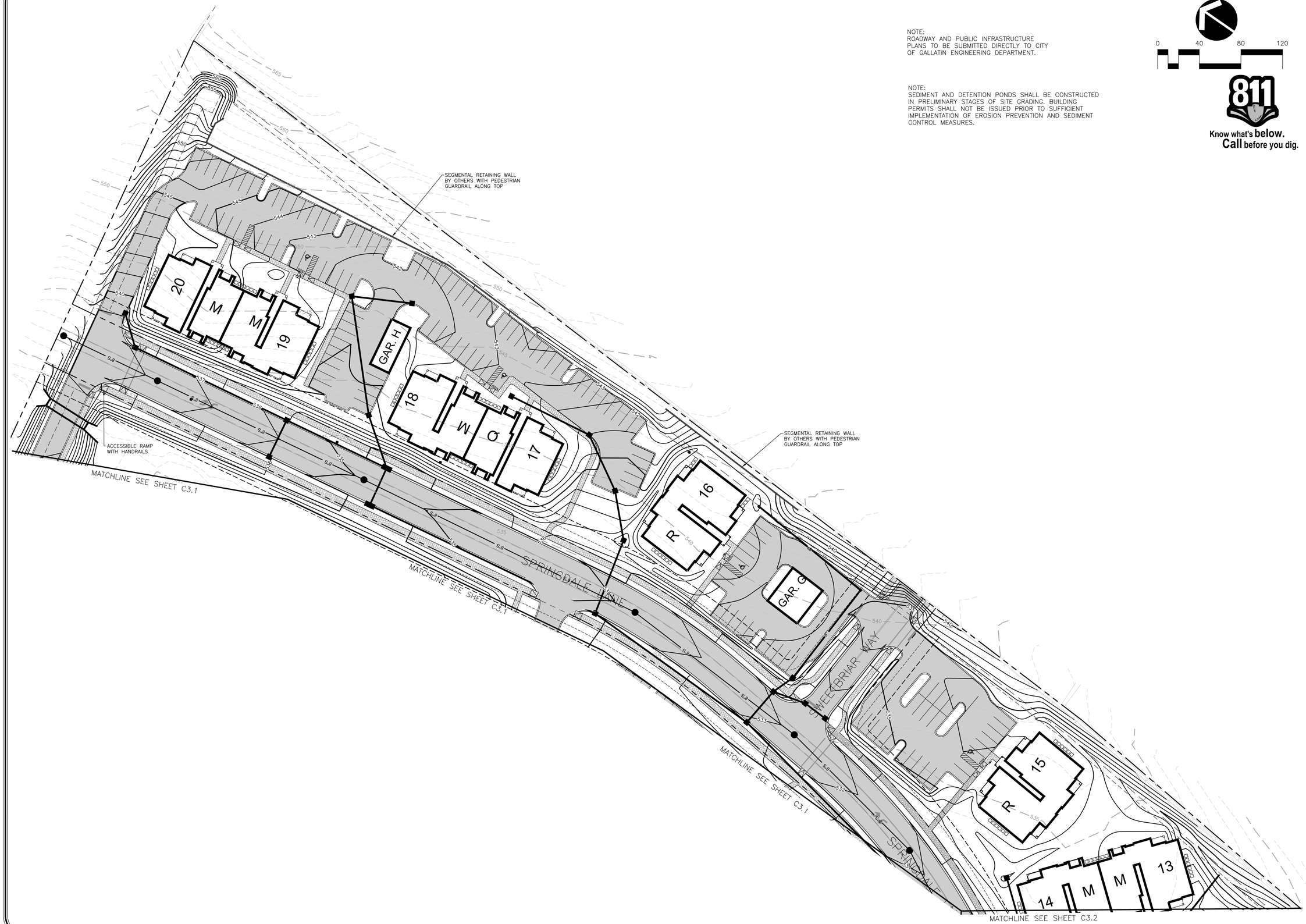

NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

NOTE:
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AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER
04-046	9835
DESIGNED:	J.KILGORE
DRAWN:	N.FORBES
SCALE:	1"=40'
DATE:	JUNE 24, 2015

REVISIONS
- 04/14/16 (NLF) REV. PER CITY COMMENTS
- 03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
- 11/23/15 (REB) REV. PER CITY COMMENTS
- 07/16/15 (JDK) REV. PER DRAFT COMMENTS

ENLARGED GRADING PLAN

C3.3

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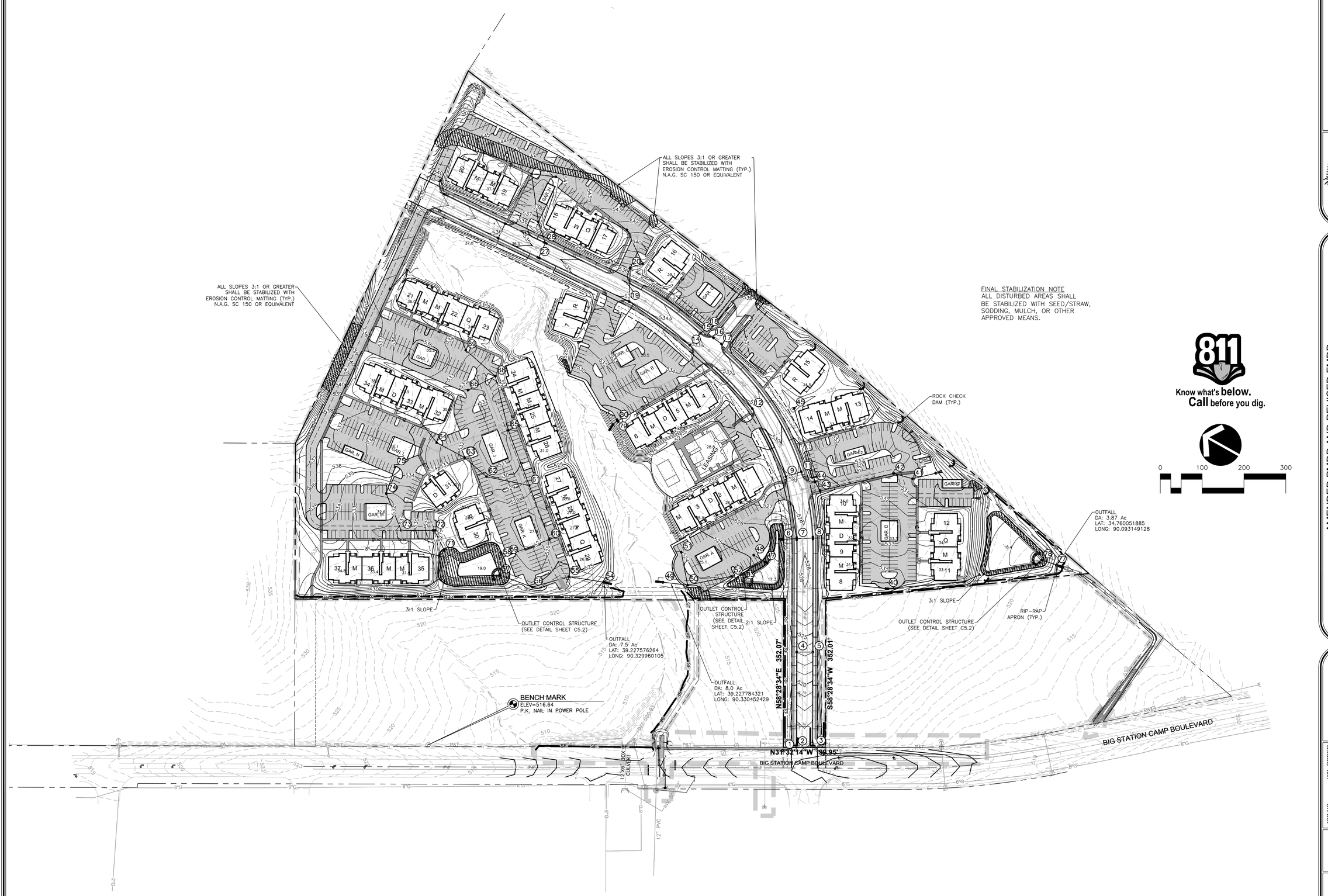

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06/26/15

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REVERE APARTMENTS

FOR

REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

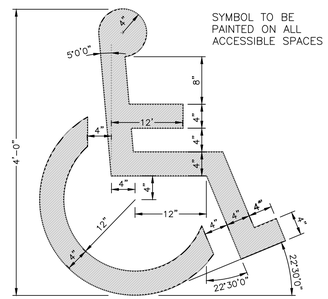
REVISIONS	
03/26/16 (NLF) REV. PER ICE CURRENT COMM.	
11/23/15 (REB) REV. PER CITY COMMENTS	
10/26/15 (REB) REV. PER TDEC	
07/16/15 (JDK) REV. PER STAFF COMMENTS	

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

FINAL EROSION CONTROL

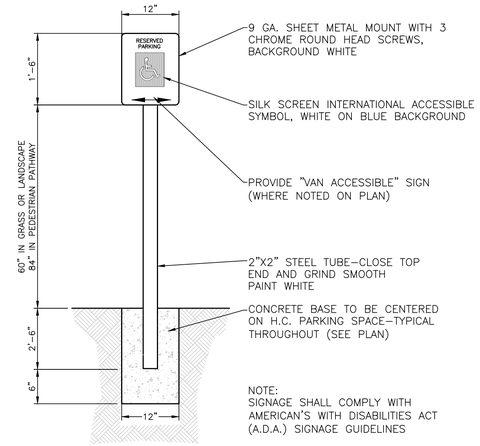
C3.5

G:\9835-REVERE-CITY OF GALLATIN\ENGINEERING\PLAN SHEETS\SITE PLAN\C3.5 9835 ST FINAL ER.DWG
PLOTTED BY KORDON S. LEE ON 3/29/2016 12:31 PM LAST UPDATED BY GIL ON 3/29/2016 12:32 PM



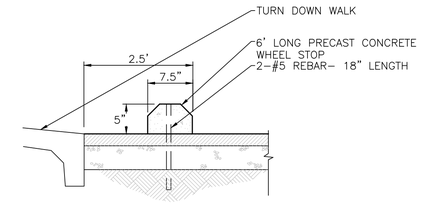
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



EXTERIOR ACCESSIBLE SIGN

NOT TO SCALE



PRECAST CONCRETE WHEEL STOP

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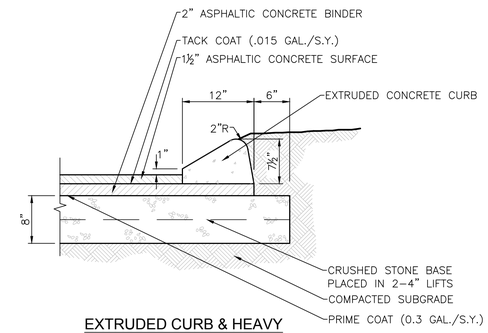
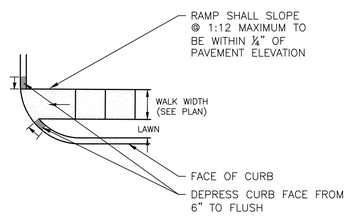


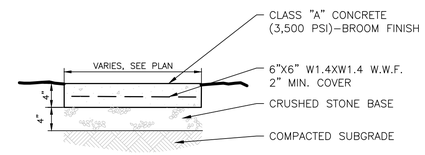
EXTRUDED CURB & HEAVY DUTY PAVEMENT

NOT TO SCALE



ACCESSIBLE RAMP

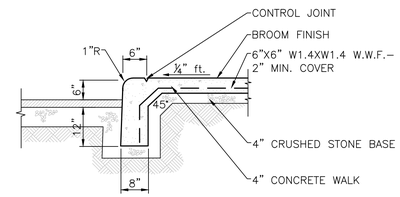
NOT TO SCALE



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

CONCRETE WALK

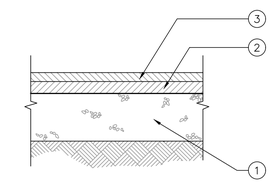
NOT TO SCALE



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

CONCRETE WALK & TURN DOWN CURB

NOT TO SCALE



NOTES:

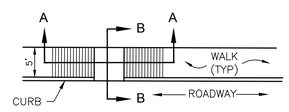
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

HEAVY DUTY PAVEMENT

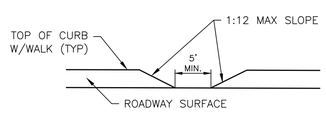
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

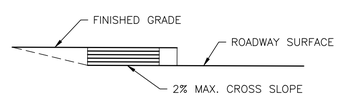
	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT BASE	2	B–M
3.	ASPHALT SURFACE	1.5	E



PLAN



SECTION A-A



SECTION B-B

ACCESSIBLE RAMP

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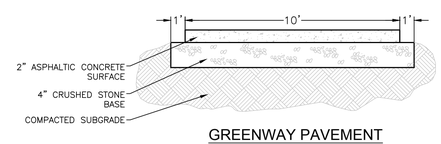
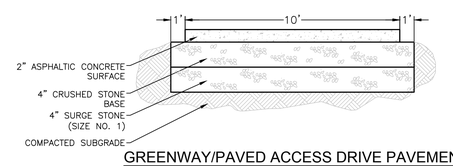


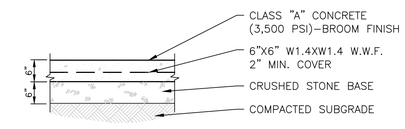
GREENWAY PAVEMENT

NOT TO SCALE



GREENWAY/PAVED ACCESS DRIVE PAVEMENT

NOT TO SCALE



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

CONCRETE PAVEMENT

NOT TO SCALE

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REGISTERED ENGINEER
No. 108400
STATE OF TENNESSEE
7-28-16

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS

FOR

REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS
4 03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
3 11/23/15 (REB) REV. PER CITY COMMENTS
2 07/16/15 (JDK) REV. PER STAFF COMMENTS

JOB NO.	WK. ORDER 9835
	04-046
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	N.T.S.
DATE:	JUNE 24, 2015

CIVIL DETAILS

C5.0

G:\9835\REV\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\PCS\C5.0\C5.0 CIVIL DETAILS.DWG
PLOTTED BY: GORDON S. LEE ON 3/29/2016 12:31 PM LAST UPDATED BY: GSL ON 3/29/2016 8:49 AM

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
1	HEADWALL	---	---	512.15 (2)
2	SINGLE CURB INLET	3300	516.00	512.43 (1) 512.43 (4) 512.43 (3)
3	SINGLE CURB INLET	3300	515.70	512.70 (2)
4	SINGLE CURB INLET	3300	523.00	518.91 (2) 519.11 (5)
5	SINGLE CURB INLET	3300	523.00	519.50 (4)
6	HEADWALL	---	---	519.23 (7)
7	DOUBLE CURB INLET	3300	526.92	519.57 (6) 522.77 (8) 519.77 (9)
8	DOUBLE CURB INLET	3300	526.92	523.16 (7)
9	SINGLE CURB INLET	3300	524.45	521.66 (7) 524.56 (11) 521.86 (12)
11	SINGLE CURB INLET	3300	526.66	524.95 (9)
12	SINGLE CURB INLET	3300	530.71	523.62 (9) 524.12 (14)
14	SINGLE CURB INLET	3300	528.20	525.41 (12) 525.61 (19) 527.83 (15)
15	SINGLE CURB INLET	3300	529.94	528.23 (14) 528.43 (18) 528.43 (16)
16	SINGLE CURB INLET	3300	532.27	528.63 (15) 528.83 (17)
17	SINGLE CURB INLET	3300	532.28	529.07 (16)
18	SINGLE CURB INLET	3300	534.00	530.62 (15)
19	SINGLE CURB INLET	3300	529.90	527.11 (14) 528.41 (27) 527.31 (20)
20	SINGLE CURB INLET	3300	530.30	527.51 (19) 532.13 (Structure – (246))
27	DOUBLE CURB INLET	3300	531.62	529.91 (19) 530.11 (28)
28	DOUBLE CURB INLET	3300	532.21	530.50 (27) 531.40 (Structure – (236)) 530.58 (Structure – (239))
40	DOUBLE GRATE INLET	4310	529.75	526.54 (Structure – (245))
41	SINGLE GRATE INLET	4310	530.99	527.78 (Structure – (243)) 522.71 (42)
42	SINGLE GRATE INLET	4310	531.00	523.17 (41) 523.17 (43)
43	SINGLE GRATE INLET	4310	529.00	525.00 (42) 525.00 (44)
44	SINGLE GRATE INLET	4310	528.99	525.25 (43) 525.25 (45)
45	SINGLE GRATE INLET	4310	531.00	527.68 (44)
47	HEADWALL	---	521.40	519.19 (48)
48	SINGLE GRATE INLET	4310	525.48	519.50 (47)

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
49	HEADWALL	----	---	513.85 (50)
50	SINGLE GRATE INLET	4310	523.00	519.65 (51) 514.62 (52) 514.42 (49)
51	SINGLE GRATE INLET	4310	524.14	520.45 (50)
52	SINGLE GRATE INLET	4310	525.00	515.64 (50) 515.84 (53)
53	OUTLET CONTROL STRUCTURE	4310	525.00	516.00 (52)
54	HEADWALL	---	519.79	516.50 (55)
55	SINGLE GRATE INLET	4310	524.80	517.08 (54) 517.08 (56)
56	SINGLE GRATE INLET	4310	526.00	517.48 (55) 517.58 (57)
57	OUTLET CONTROL STRUCTURE	4310	526.00	518.00 (56)
58	HEADWALL	---	523.37	520.08 (59)
59	SINGLE GRATE INLET	4310	526.00	520.46 (58) 520.96 (60)
60	SINGLE GRATE INLET	4310	526.00	521.85 (59) 522.05 (61)
61	SINGLE GRATE INLET	4310	528.54	523.50 (60) 523.70 (65) 524.50 (62)
62	SINGLE GRATE INLET	4310	529.98	525.54 (61) 525.74 (63)
63	SINGLE CURB INLET	3300	530.24	528.03 (62) 528.23 (64)
64	SINGLE GRATE INLET	4310	533.14	531.20 (63)
65	SINGLE GRATE INLET	4310	528.75	526.00 (61) 526.50 (68)
66	SINGLE GRATE INLET	4310	531.80	527.58 (68)
68	SINGLE GRATE INLET	4310 ---	529.33 ---	527.12 (65) 527.32 (69) –0.75 (66)
69	SINGLE GRATE INLET	4310	531.74	529.80 (68)
71	HEADWALL	----	---	523.50 (72)
72	DOUBLE GRATE INLET	4310	528.13	524.13 (71) 524.63 (73)
73	SINGLE GRATE INLET	4310	531.00	525.65 (72) 525.85 (74)
74	SINGLE GRATE INLET	4310	532.00	526.80 (73) 527.00 (75)
75	SINGLE GRATE INLET	SEE DETAIL, SHEET C5.2		
77	HEADWALL	----	---	516.14 (78)
78	OUTLET CONTROL STRUCTURE	4310	522.50	516.50 (77)
79	HEADWALL	---	522.21	520.00 (80)

DRAINAGE STRUCTURE SCHED			
NO.	TYPE*	CASTING	
80	DOUBLE GRATE	SEE DETAIL, SHEET C5.2	5
Structure – (236)	SINGLE CURB INLET	3300	5
Structure – (237)	SINGLE CURB INLET	3300	5
Structure – (238)	SINGLE CURB INLET	3300	5
Structure – (239)	SINGLE CURB INLET	3300	5
Structure – (240)	SINGLE CURB INLET	3300	5
Structure – (241)	SINGLE CURB INLET	3300	5
Structure – (242)	SINGLE CURB INLET	3300	5
Structure – (243)	HEADWALL	REINFORCED CONCRETE	5
Structure – (244)	HEADWALL	REINFORCED CONCRETE	5
Structure – (245)	SINGLE CURB INLET	3300	5
Structure – (246)	SINGLE CURB INLET	3300	5
Structure – (247)	SINGLE CURB INLET	3300	5
Structure – (248)	SINGLE CURB INLET	3300	5
Structure – (249)	HEADWALL	REINFORCED CONCRETE	5
Structure – (250)	SINGLE CURB INLET	3300	5

--- ---

SEE DETAIL, SHEET C5.2

--- ---

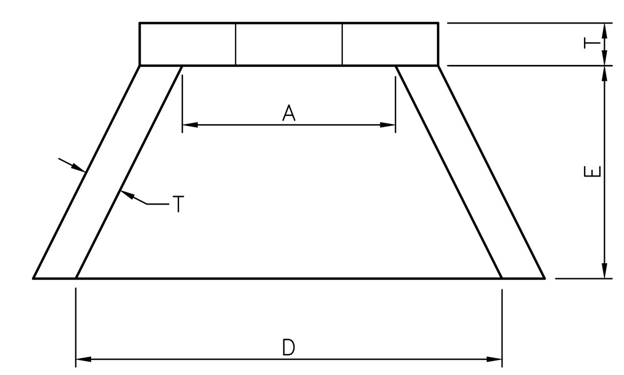
NOTE:
ALL CASTINGS TO BE JOHN BOUCHARD & SONS OR EQUAL

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
1–2	18" RCP	32'	0.87%
2–3	18" RCP	44'	0.61%
2–4	18" RCP	227'	2.85%
4–5	18" RCP	39'	1.01%
6–7	30" RCP	34'	0.99%
7–8	18" RCP	39'	1.00%
7–9	30" RCP	151'	1.25%
9–11	18" RCP	39'	1.00%
9–12	30" RCP	181'	0.97%
12–14	30" RCP	213'	0.61%
14–15	18" RCP	39'	1.03%
14–19	30" RCP	179'	0.84%
15–16	15" RCP	33'	0.61%
15–18	15" RCP	23'	9.59%
16–17	15" RCP	24'	1.01%
19–20	30" RCP	81'	0.25%
19–27	18" RCP	240'	0.62%
20–STRUCTURE – (246)	18" RCP	31'	0.50%
27–28	18" RCP	39'	1.00%
28–STRUCTURE – (236)	18" RCP	54'	0.50%
28–STRUCTURE – (239)	18" RCP	107'	1.50%
41–42	18" RCP	46'	0.99%
42–43	18" RCP	181'	1.01%
43–44	18" RCP	25'	1.02%
44–45	18" RCP	183'	1.33%

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
47–48	15" RCP	31'	0.99%
49–50	36" RCP	58'	0.99%
50–51	15" RCP	80'	1.00%
50–52	36" RCP	108'	0.94%
52–53	30" RCP	31'	0.52%
54–55	36" RCP	84'	0.69%
55–56	36" RCP	91'	0.44%
56–57	24" RCP	83'	0.51%
58–59	30" RCP	17'	2.29%
59–60	24" RCP	107'	0.83%
60–61	24" RCP	138'	1.05%
61–62	18" RCP	104'	1.00%
61–65	24" RCP	141'	1.63%
62–63	18" RCP	70'	3.28%
63–64	15" RCP	75'	3.94%
65–68	18" RCP	133'	0.47%
68–66	18" RCP	73'	719.11%
68–69	15" RCP	94'	2.63%
71–72	18" RCP	51'	1.23%
72–73	18" RCP	79'	1.29%
73–74	18" RCP	95'	1.00%
74–75	15" RCP	67'	1.52%
77–78	24" RCP	36'	1.00%
79–80	18" RCP	13'	2.84%
STRUCTURE – (236)–STRUCTURE – (237)	18" RCP	115'	0.50%

PIPE TABLE	
LINE	SI
STRUCTURE – (237)–STRUCTURE – (238)	1
STRUCTURE – (239)–STRUCTURE – (240)	1
STRUCTURE – (239)–STRUCTURE – (241)	1
STRUCTURE – (241)–STRUCTURE – (242)	1
STRUCTURE – (243)–41	1
STRUCTURE – (244)–STRUCTURE – (245)	1
STRUCTURE – (245)–40	1
STRUCTURE – (246)–STRUCTURE – (247)	1
STRUCTURE – (247)–STRUCTURE – (248)	1
STRUCTURE – (249)–STRUCTURE – (250)	1

NOTE:
ALL PIPES TO BE RCP CLASS III
UNLESS OTHERWISE NOTED.

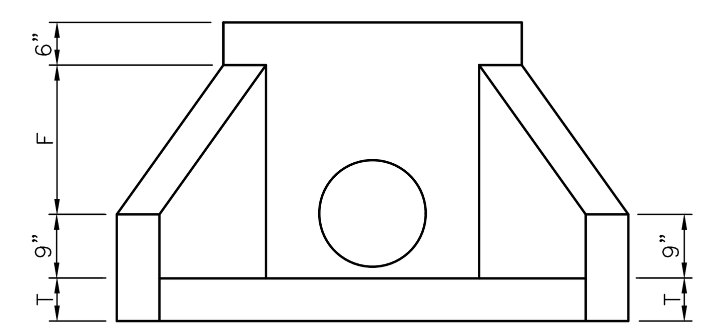


TOP VIEW

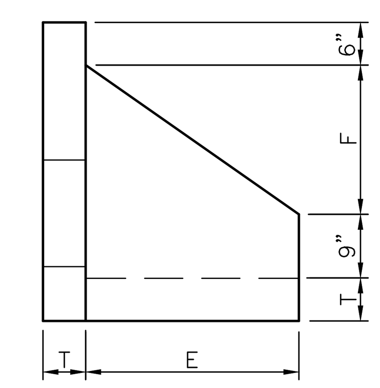
CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10"C.C.
EACH WAY WITH WINGS AND TOE SLAB
DOGWELLED TO HEADWALL WITH NO.5 BARS.

¾" CHAMFER ON ALL EXPOSED EDGES

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'–6"	5'–0"	2'–6"	1'–9"	6"
18"	2'–6"	5'–0"	2'–6"	1'–9"	6"
21"	2'–6"	5'–0"	2'–6"	1'–9"	6"
24"	4'–0"	6'–6"	3'–0"	3'–3"	6"
30"	4'–0"	6'–6"	3'–0"	3'–3"	6"
36"	5'–6"	8'–0"	3'–6"	4'–5"	6"
42"	5'–6"	8'–0"	3'–6"	4'–5"	6"
48"	5'–6"	8'–0"	3'–6"	4'–5"	6"
54"	7'–0"	9'–5"	4'–6"	5'–9"	6"
60"	7'–0"	9'–5"	4'–6"	5'–9"	6"
66"	8'–6"	11'–0"	5'–6"	6'–11"	6"
72"	8'–6"	11'–0"	5'–6"	6'–11"	6"



FRONT VIEW



SIDE VIEW

METRO STANDARD DR–160

CONCRETE HEADWALL

NOT TO SCALE

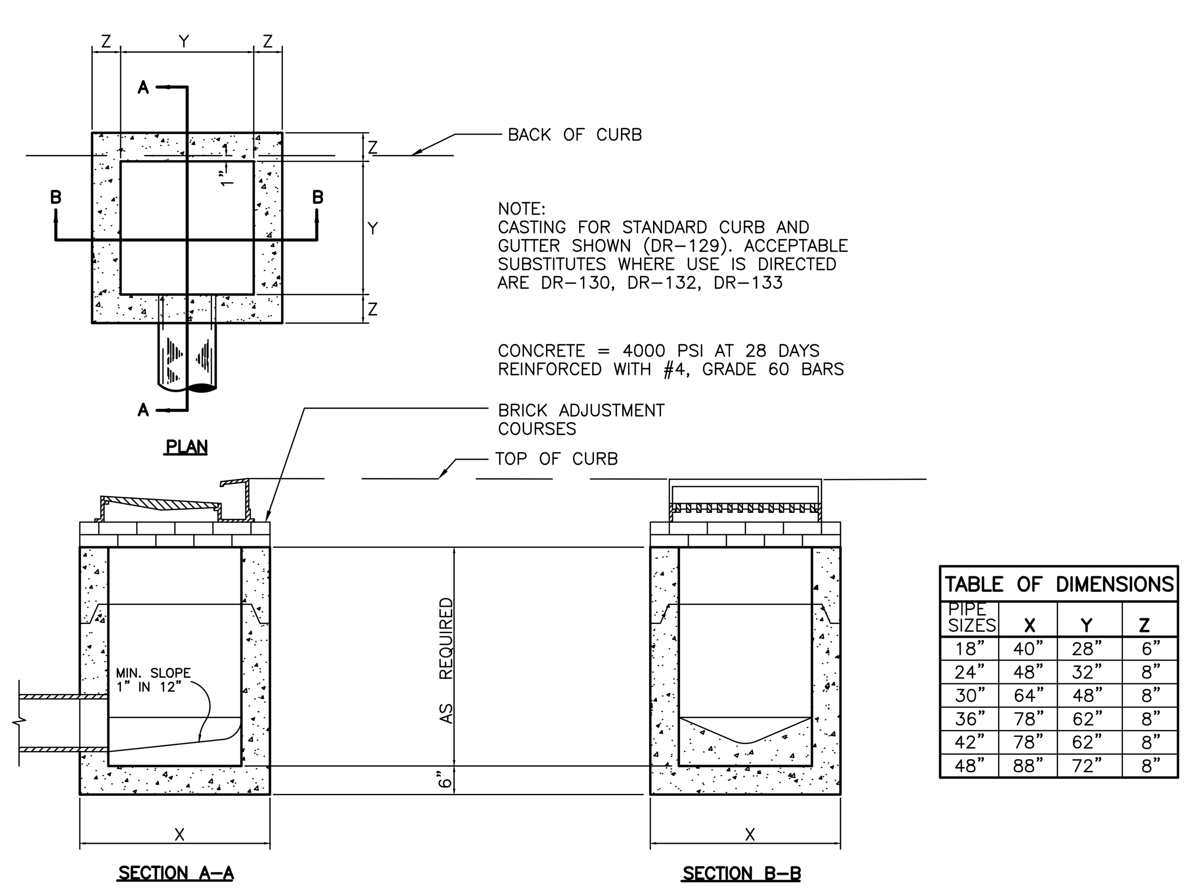


TABLE OF DIMENSIONS			
PIPE SIZES	X	Y	Z
18"	40"	28"	6"
24"	48"	32"	8"
30"	64"	48"	8"
36"	78"	62"	8"
42"	78"	62"	8"
48"	88"	72"	8"

SINGLE INLET (PRECAST)

NOT TO SCALE
SEE TABLE FOR MINIMUM DIMENSION
BASED ON PIPE SIZE

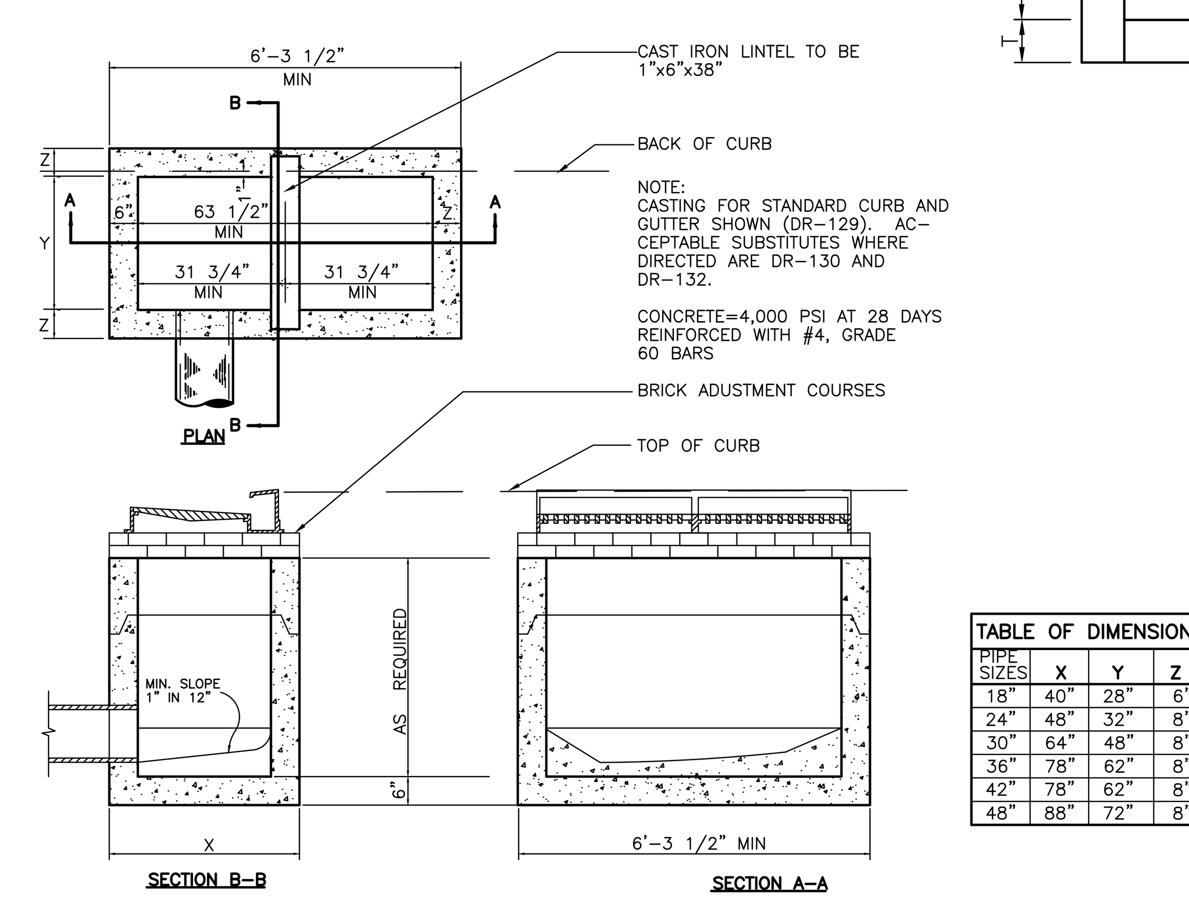


TABLE OF DIMENSIONS			
PIPE SIZES	X	Y	Z
18"	40"	28"	6"
24"	48"	32"	8"
30"	64"	48"	8"
36"	78"	62"	8"
42"	78"	62"	8"
48"	88"	72"	8"

DOUBLE INLET (PRECAST)

NOT TO SCALE
SEE TABLE FOR MINIMUM DIMENSION
BASED ON PIPE SIZE

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LAWRENCE J. KILGORE
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 108400
STATE OF TENNESSEE
3-28-16

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS

FOR

REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

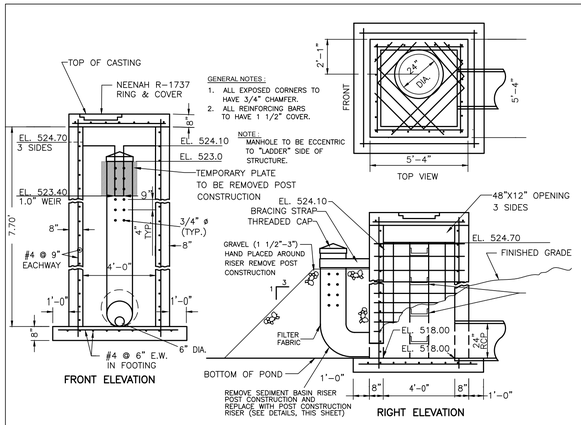
REVISIONS
4 03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
3 11/23/15 (REB) REV. PER CITY COMMENTS
1 07/16/15 (JDK) REV. PER STAFF COMMENTS

JOB NO. 04-046 WK. ORDER 9835
DESIGNED: J.KILGORE
DRAWN: D.KIRKHAM
SCALE: NTS
DATE: JUNE 24, 2015

CIVIL DETAILS

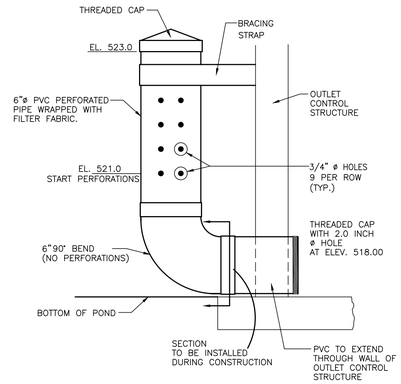
C5.1

G:\04046-9835\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\C5.1 9835 ST CVL DETAILS.DWG
PLOTTED BY GORDON S. LEE ON: 3/29/2016 12:51 PM LAST UPDATED BY GSL ON: 3/29/2016 8:47 AM



OUTLET CONTROL STRUCTURE

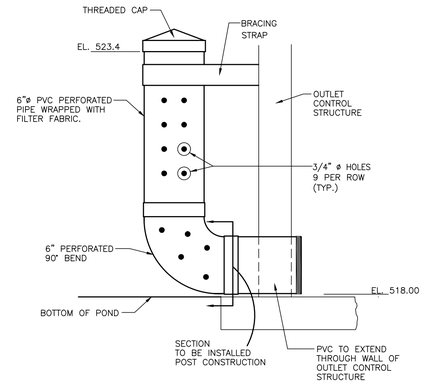
POND 1



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

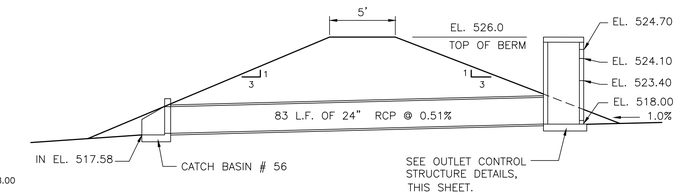
POND 1



POST-CONSTRUCTION RISER DETAIL

NOT TO SCALE

POND 1

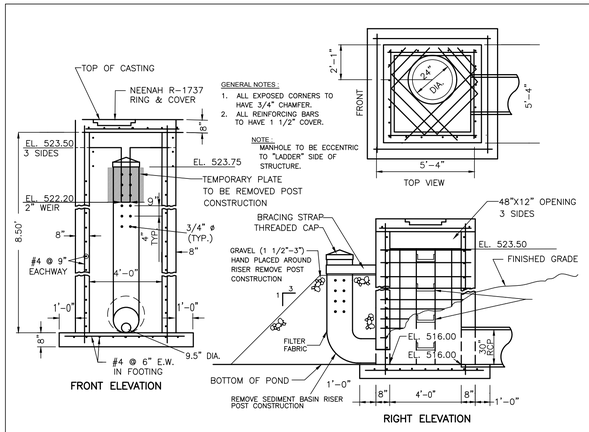


BERM/OUTLET DRAINAGE SECTION DETENTION POND

NOT TO SCALE

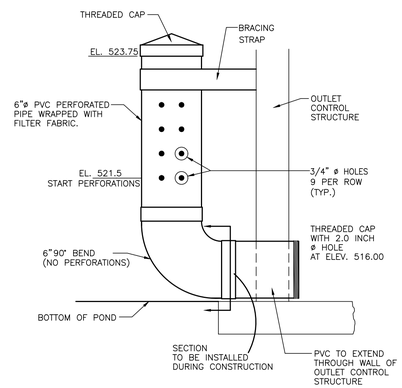
POND 1

POND 1



OUTLET CONTROL STRUCTURE

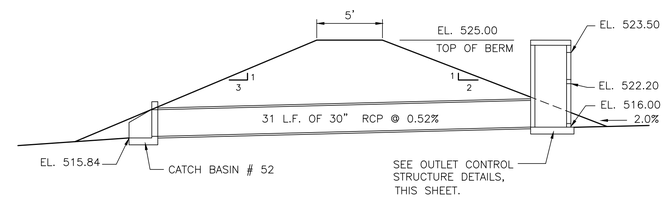
POND 2



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

POND B

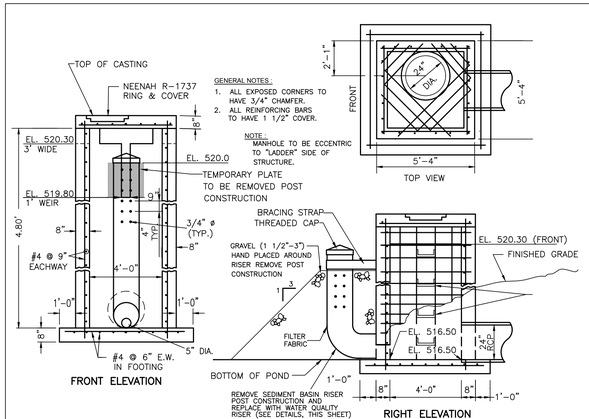


BERM/OUTLET DRAINAGE SECTION DETENTION POND

NOT TO SCALE

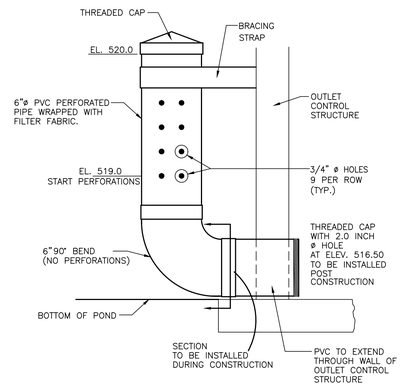
POND 2

POND 2



OUTLET CONTROL STRUCTURE

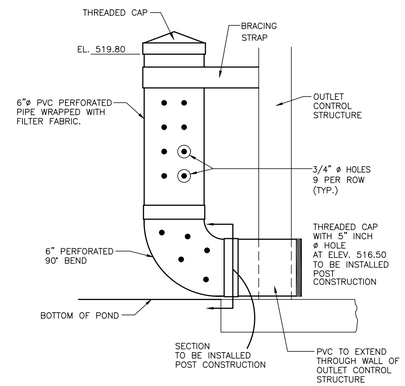
POND 3



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

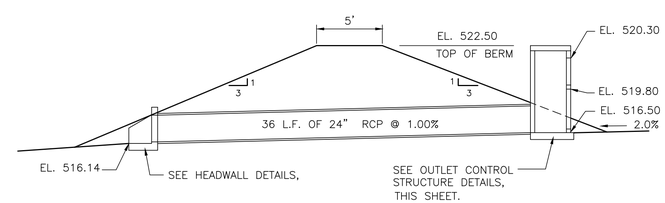
POND 3



POST-CONSTRUCTION RISER DETAIL

NOT TO SCALE

POND 3



BERM/OUTLET DRAINAGE SECTION DETENTION POND

NOT TO SCALE

POND 3

POND 3

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www.ragansmith.com

LAWRENCE J. KILGORE
No. 108400
STATE OF TENNESSEE
03-28-16

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS

FOR

REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

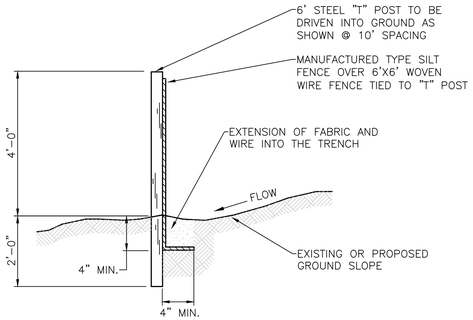
JOB NO.	WK. ORDER 9835
	04-046
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	NTS
DATE:	JUNE 24, 2015

REVISIONS
4 03/28/16 (NLF) REV. PER ACOE CURRENT COMM.

CIVIL DETAILS

C5.2

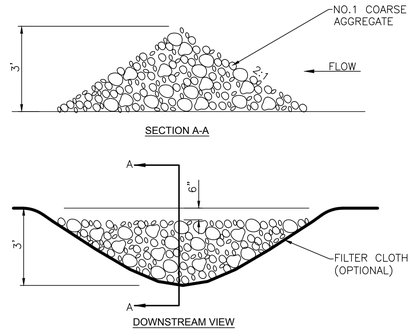
G:\RAN-MERR\-CIVIL ENGINEERING\RAN SHEETS\9835 PLANS\C5.2 9835.ST CIVIL DETAILS.DWG
PLOTTED BY GORDON S. LEE ON 3/29/2016 12:52 PM LAST UPDATED BY GSL ON 3/29/2016 8:47 AM



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.

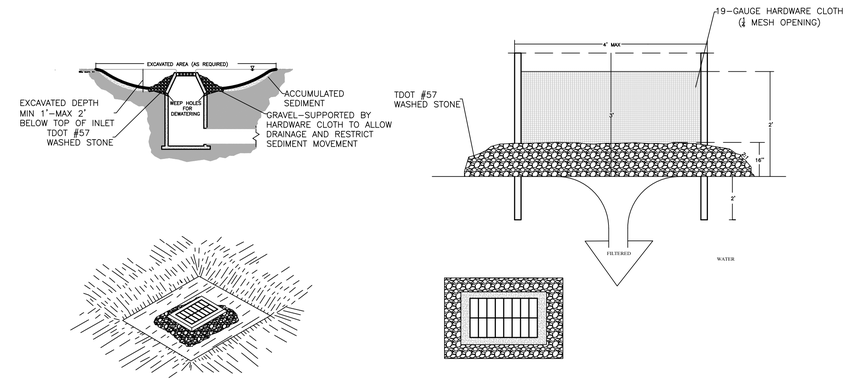
EROSION/SILTATION FENCE (WIRE-BACKED)

NOT TO SCALE



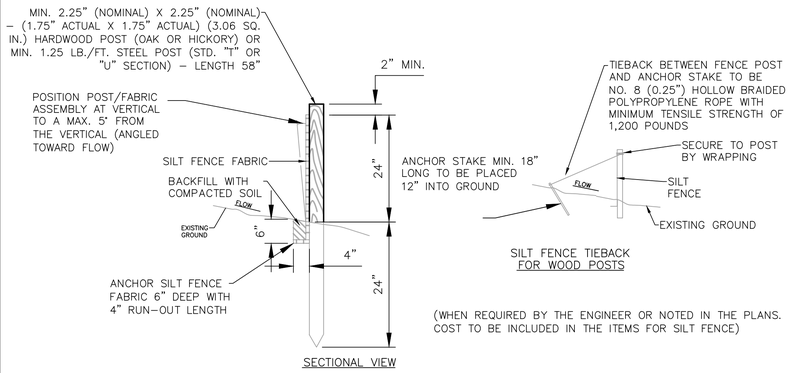
ROCK CHECK DAM

NOT TO SCALE



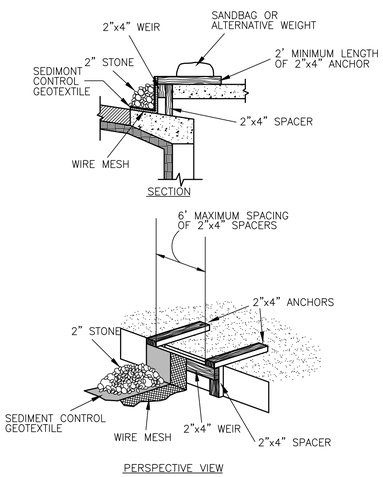
INLET PROTECTION

NOT TO SCALE



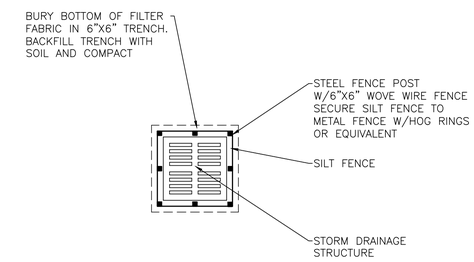
EROSION/SILTATION FENCE

NOT TO SCALE



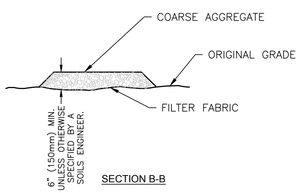
CURB INLET PROTECTION W/ FABRIC FENCE

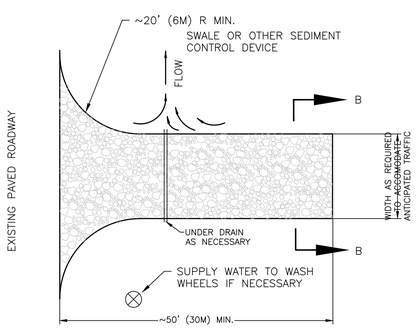
NOT TO SCALE



INLET PROTECTION W/FABRIC FENCE

NOT TO SCALE

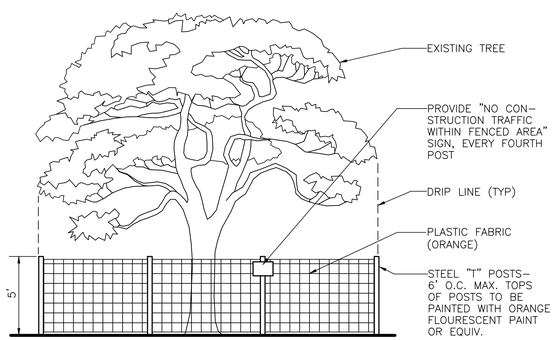




PLAN

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



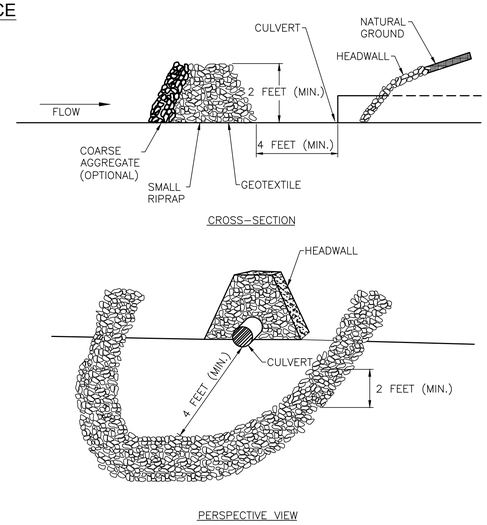
NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

NOTE:
POSTS TO BE PLACED AT DRIP LINE– SEE PLANS FOR FENCE LOCATION.

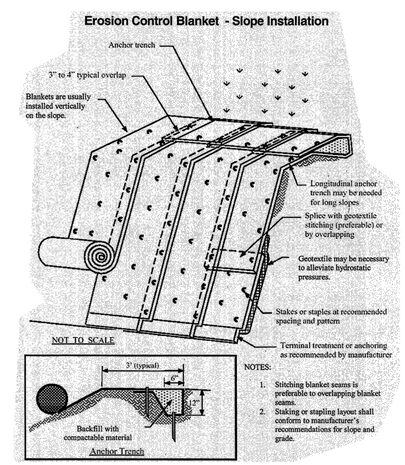
TREE PROTECTION DETAIL

NOT TO SCALE



STONE FILTER RING

NOT TO SCALE



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LAWRENCE J. KILGORE
REGISTERED ENGINEER
No. 108400
STATE OF TENNESSEE
7-28-16

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS

FOR

REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
03/28/16 (NLF) REV. PER ACOE CURRENT COMM.	
11/23/15 (RED) REV. PER CITY COMMENTS	

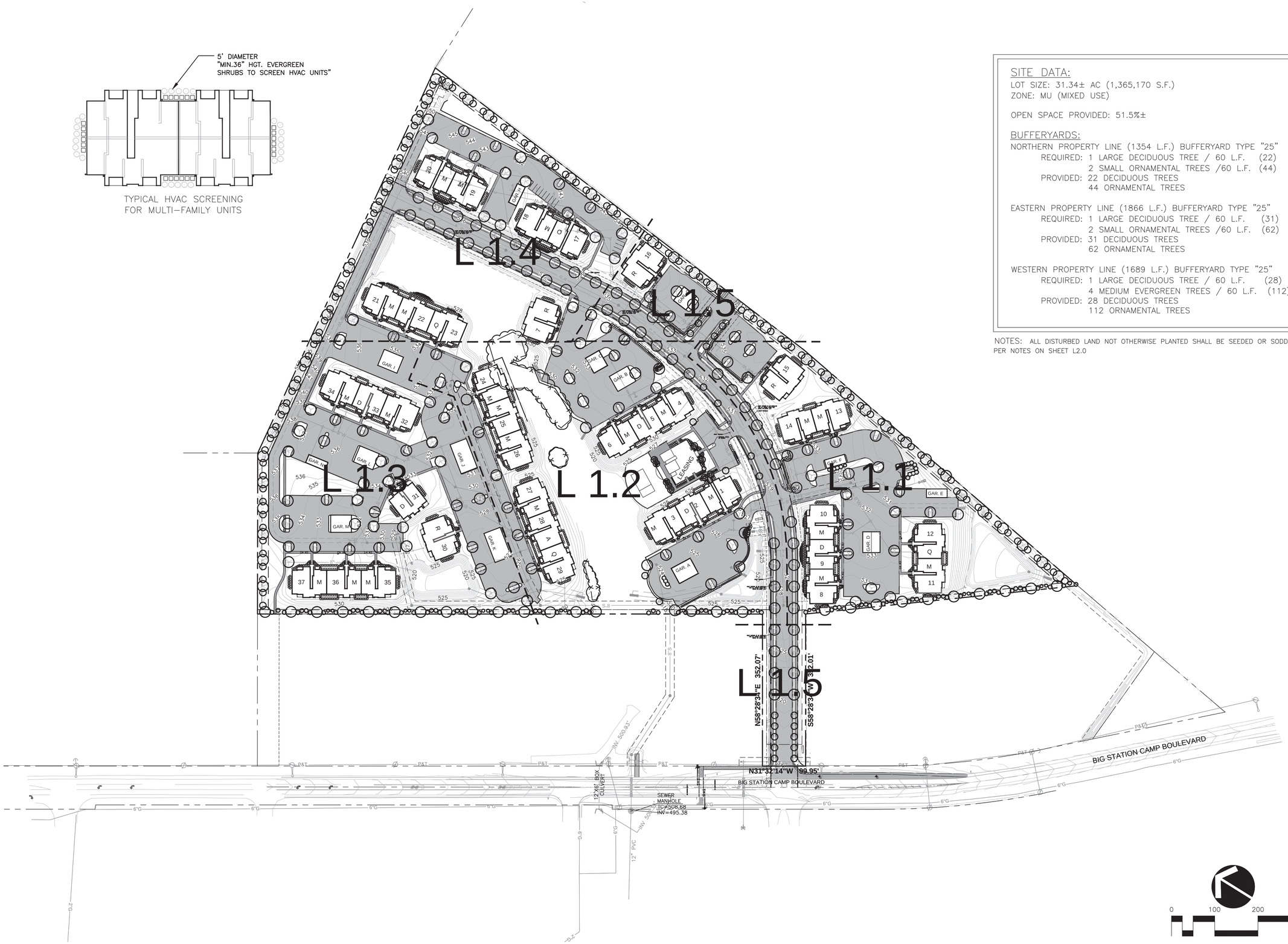
JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	----
DATE:	JUNE 24, 2015

CIVIL DETAILS

C5.3

G:\RAN-SMITH\CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\CD-3 SHEETS\C5 CIVIL DETAILS.DWG
PLOTTED BY GORDON S. LEE ON 3/29/2016 12:52 PM LAST UPDATED BY GSL ON 3/29/2016 9:47 AM

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 (1354 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 (1866 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 SEEDED OR SODDED PER NOTES ON SHEET L2.0

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(615) 244-8591
www.ragansmith.com

SCOTT MICHAEL BERWICK
REGISTERED
TENNESSEE NO. 401
LANDSCAPE ARCHITECT

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

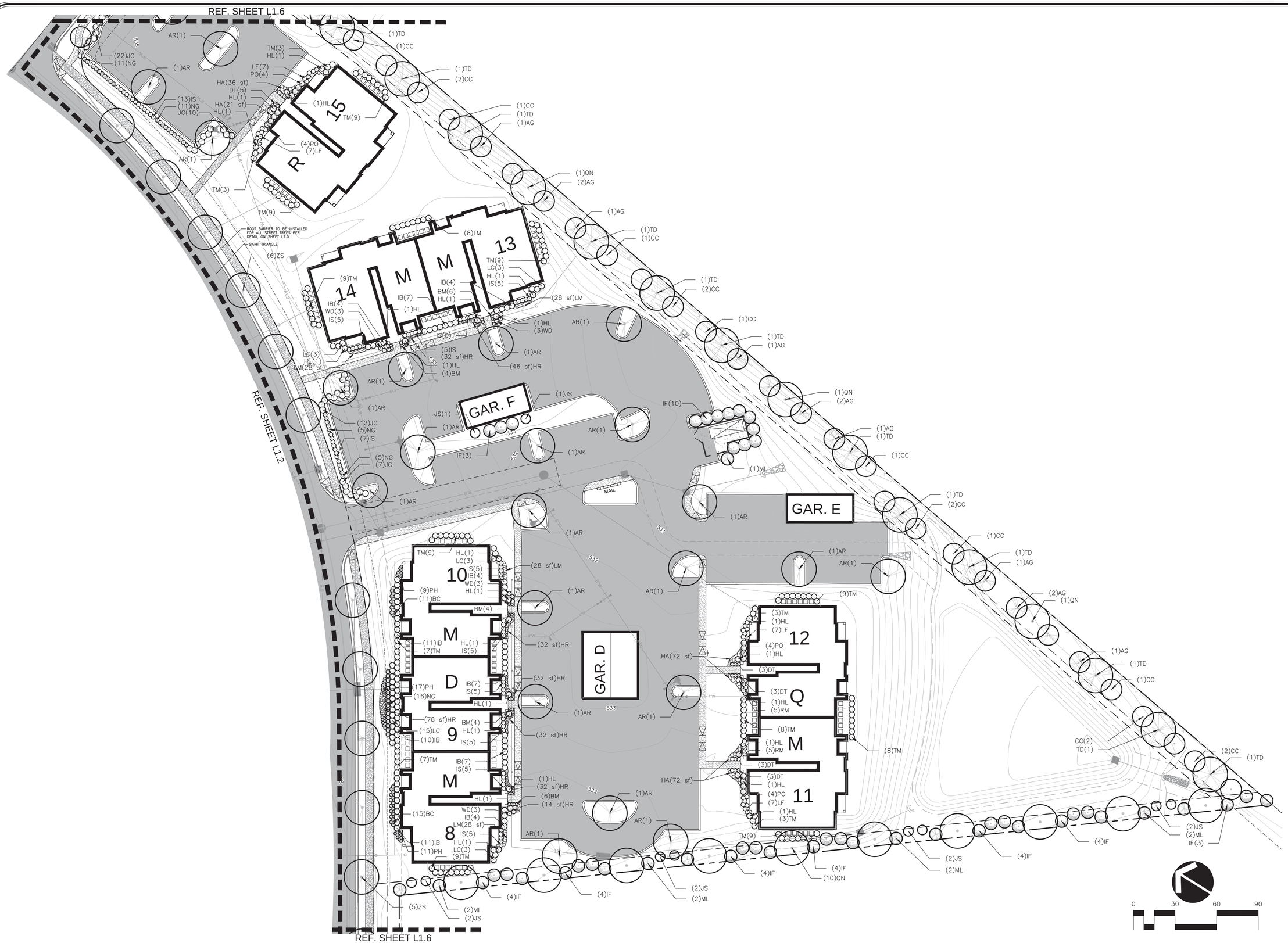
REVISIONS	
04/14/16 (JBB) REV. PER CITY COMMENTS	
03/28/16 (NLF) REV. PER ACOE CURRENT COMM.	
11/23/15 (REB) REV. PER CITY COMMENTS	

JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

OVERALL
LANDSCAPE PLAN

L1.0

G:\9835\REV CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\9-1-0 REV-S ST OVR LANDSCAPE.DWG
PLOTTED BY NKI FORBES ON 4/14/2016 2:17 PM LAST UPDATED BY JBB ON 4/14/2016 11:00 AM



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REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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03/28/16 (NLF) REV. PER ACOE CURRENT COMM.	
11/23/15 (REB) REV. PER CITY COMMENTS	

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	JACOBSON
DRAWN:	JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

ENLARGED LANDSCAPE PLAN

L1.1

G:\RAMA-BERG-CIVIL ENGINEERING\PLAN SHEETS\TITE PLANS\L1.0 SERIES-ST DWG-LANDSCAPE.DWG
PLOTTED BY RAY FORBES ON: 4/14/2016 2:17 PM LAST UPDATED BY JBB ON: 4/14/2016 11:00 AM

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REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
04/14/16 (JBB) REV. PER CITY COMMENTS	4
03/28/16 (NLF) REV. PER ACOE CURRENT COMM.	3
11/23/15 (REB) REV. PER CITY COMMENTS	2

JOB NO.	WK. ORDER 9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

ENLARGED LANDSCAPE PLAN

L1.2

G:\0404\BERN-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\04L1.0-SITE-1ST CVR LANDSCAPE.DWG
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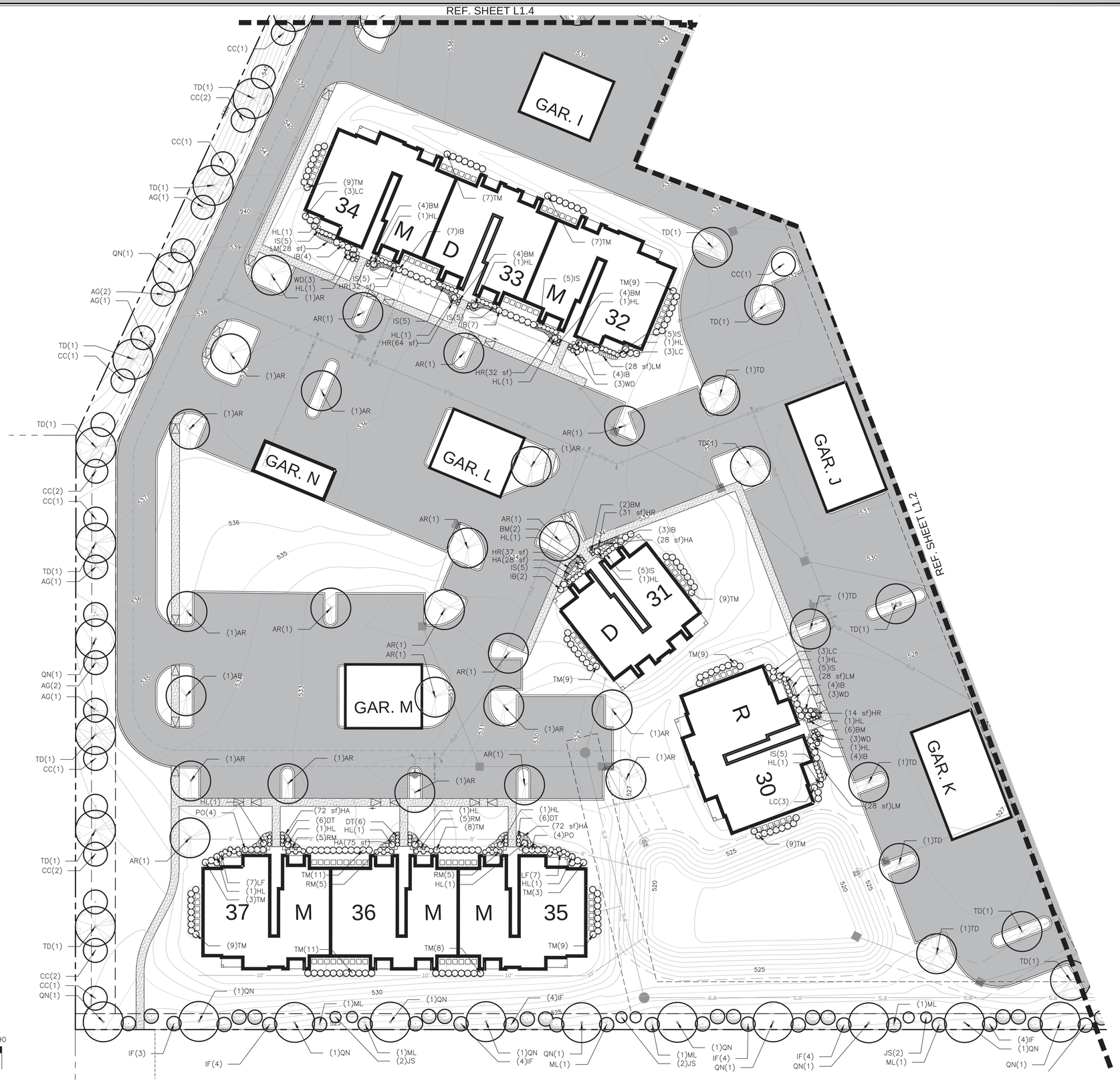

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REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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03/28/16 (NLF) REV. PER ACOE CURRENT COMM.	
11/23/15 (REB) REV. PER CITY COMMENTS	

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	JACOBSON, K.
DRAWN:	JACOBSON, K.
SCALE:	1"=30'
DATE:	JUNE 24, 2015

ENLARGED LANDSCAPE PLAN

L1.3

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REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
04/14/16 (JBB) REV. PER CITY COMMENTS	
03/28/16 (NLF) REV. PER ACOE CURRENT COMM.	
11/23/15 (REB) REV. PER CITY COMMENTS	

JOB NO.	04-046	WK. ORDER	9835
DESIGNED:	K. JACOBSON		
DRAWN:	K. JACOBSON		
SCALE:	1"=30'		
DATE:	JUNE 24, 2015		

ENLARGED LANDSCAPE PLAN

L1.4

O:\9835\REV CIVIL ENGINEERING\AR-SHEETS\SITE PLAN\9-1-0 REV-1-0 CIVIL LANDSCAPE.DWG
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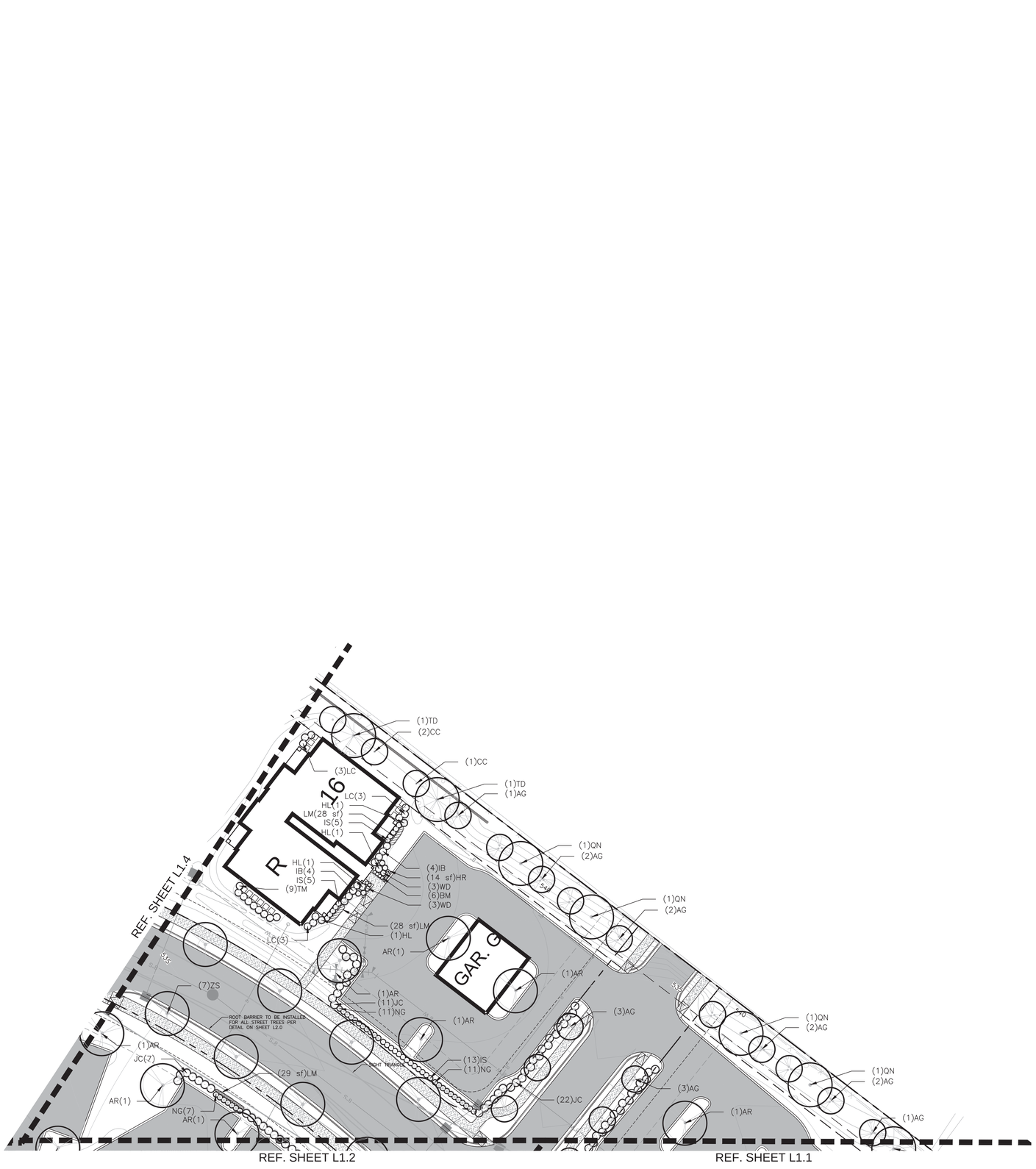

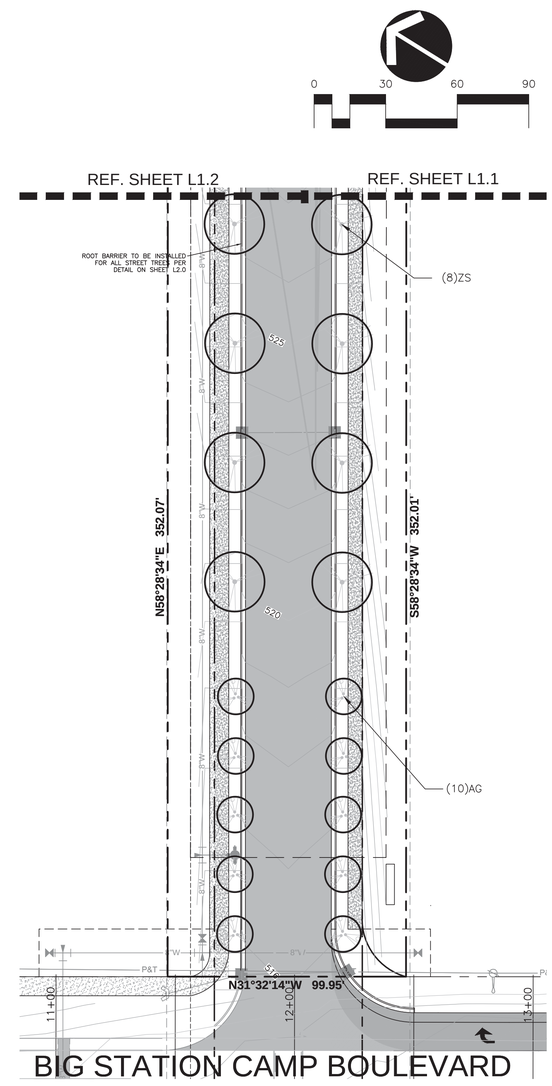

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SCOTT MICHAEL BERWICK
REGISTERED
TENNESSEE NO. 801
LANDSCAPE ARCHITECT
04/14/16

AMENDED PMDP AND REVISED FMDP

REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS
- 04/14/16 (JBB) REV. PER CITY COMMENTS
- 03/28/16 (NLF) REV. PER ACOE CURRENT COMM.
- 11/23/15 (REB) REV. PER CITY COMMENTS

ENLARGED LANDSCAPE PLAN

L1.5

G:\9835\BERG CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\9-1-0 BERG SITE CIVIL LANDSCAPE.DWG
PLOTTED BY NIKI FORBES ON 4/14/2016 2:18 PM LAST UPDATED BY JBB ON 4/14/2016 11:00 AM

PLANT SCHEDULE

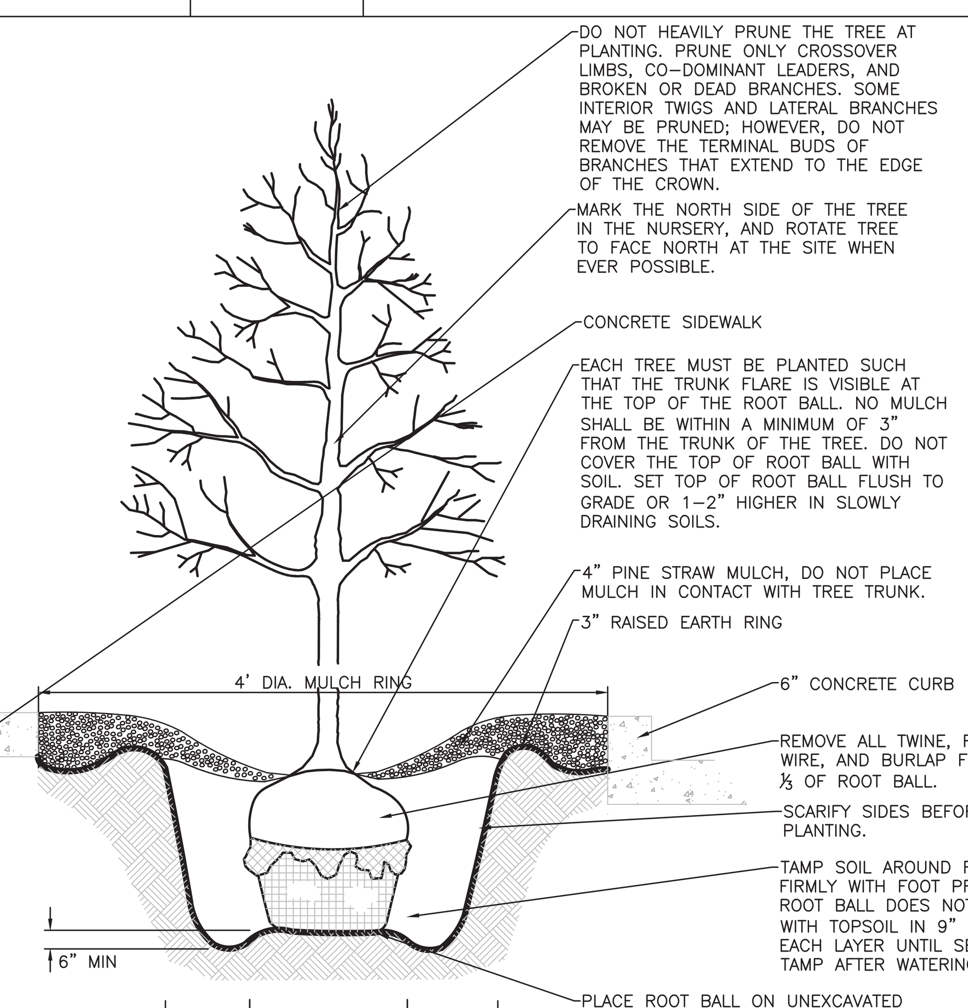
TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AR	73	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL–MATCHED
AG	73	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	DECIDUOUS	2" CAL.	10–12' HT	AS SHOWN	B&B,MULTI–STEM, WELL–MATCHED, MIN. 3 CANES AND MAX. 5 CANES
CC	62	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	DECIDUOUS	2" CAL.	10–12' HT	AS SHOWN	B&B
GB	6	GINKGO BILOBA 'FASTIGIATA' / MAIDENHAIR TREE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL–MATCHED
IF	88	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	EVERGREEN		6'–8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL MATCHED
JS	22	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER	EVERGREEN		6'–8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL–MATCHED
ML	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	EVERGREEN		6'–8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL–MATCHED
QN	43	QUERCUS NUTTALLII / NUTTALL OAK	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
TD	77	TAXODIUM DISTICHUM / BALD CYPRESS	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL–MATCH
ZS	52	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL–MATCHED

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
AB	9	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
BC	97	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	DECIDUOUS	18" HT	18"	30"O.C.	FULL CONTAINER
BM	164	BUXUS MICROPHYLLA 'FAULKNER' / FAULKNER BOXWOOD	EVERGREEN	18" HT	18"	24"O.C.	FULL CONTAINER
DT	60	DAPHNE X TRANSATLANTICA / 'BLAFRA' ETERNAL FRAGRANCE	SEMI–EVERGREEN	18" HT	18"	24"O.C.	FULL CONTAINER
HL	128	HYDRANGEA PANICULATA 'LIMELIGHT' TM / LIMELIGHT HYDRANGEA	DECIDUOUS	18" HT	18"	AS SHOWN	FULL CONTAINER
IB	313	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	EVERGREEN	24" HT	24"	42"O.C.	B&B OR CONTAINER, FULL
IC	12	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	EVERGREEN	18" HT	18"	36"O.C.	FULL CONTAINER
IS	321	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
JC	161	JUNIPERUS CHINENSIS SARGENTII / SARGENT JUNIPER	EVERGREEN	18" HT		54"O.C.	FULL CONTAINER
LF	90	LEUCOTHOE FONTANESIANA 'NANA' / DWARF FETTERBUSH	EVERGREEN	12" HT.	12"	36"O.C.	FULL CONTAINER
LC	141	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / FRINGE FLOWER	SEMI–EVERGREEN	18" HT	18"	42"O.C.	FULL CONTAINER
NG	165	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
PO	51	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	EVERGREEN	18" HT	18"	36"O.C.	CONTAINER ONLY, FULL
RM	88	RHODODENDRON X 'MNIHAR010' / BLOOM 'N AGAIN PEACHY KEEN AZALEA	EVERGREEN	18" HT	18"	36"O.C.	FULL CONTAINER
TM	523	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	EVERGREEN	36" HT.	30"	48"O.C.	B&B OR CONTAINER, FULL
WD	63	WEIGELA FLORIDA 'DARK HORSE' / WEIGELA	DECIDUOUS	18" HT	18"	30"O.C.	FULL CONTAINER

GRASSES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
PH	230	PENNISETUM ALOPECUROIDES 'PIGLET' / PIGLET DWARF FOUNTAIN GRASS	HERBACEOUS	18" HT		18"O.C.	FULL CONTAINER, TRIANGULATE SPACING

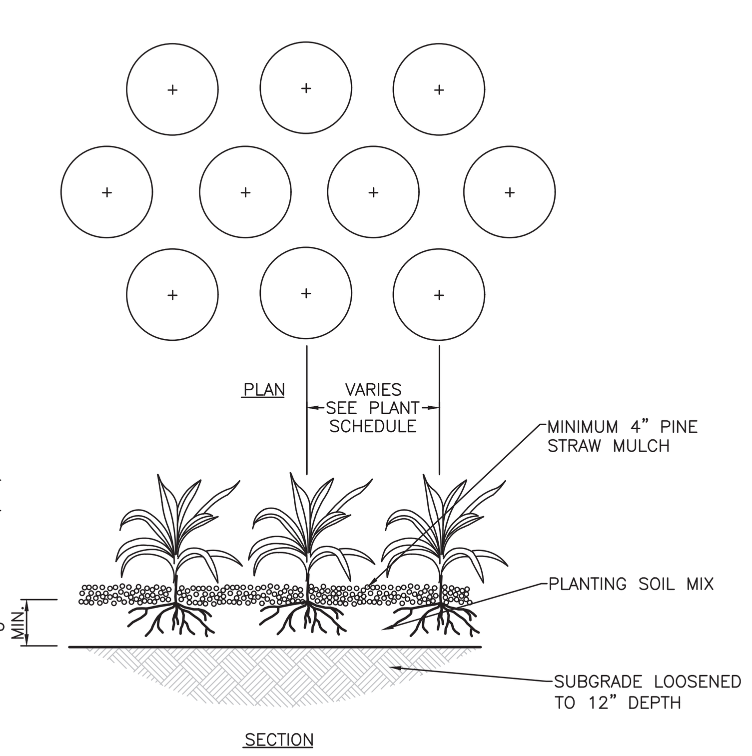
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
HO	136 SF	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	PERENNIAL	4"POT		8"O.C.	TRIANGULATE SPACING
HA	822 SF	HEUCHERA X 'AMETHYST MIST' / CORAL BELLS	EVERGREEN	4"POT		12"O.C.	TRIANGULATE SPACING
HR	1,813 SF	HYPERICUM REPTANS / CREEPING ST. JOHN'S WORT	DECIDUOUS	4"POT		18"O.C.	TRIANGULATE SPACING
LM	924 SF	LIRIOPE MUSCARI 'LILAC BEAUTY' / LILAC BEAUTY LIRIOPE	EVERGREEN	4"POT		8"O.C.	TRIANGULATE SPACING

NOTE: ALL STREET TREES TO BE LIMBED UP 6'.

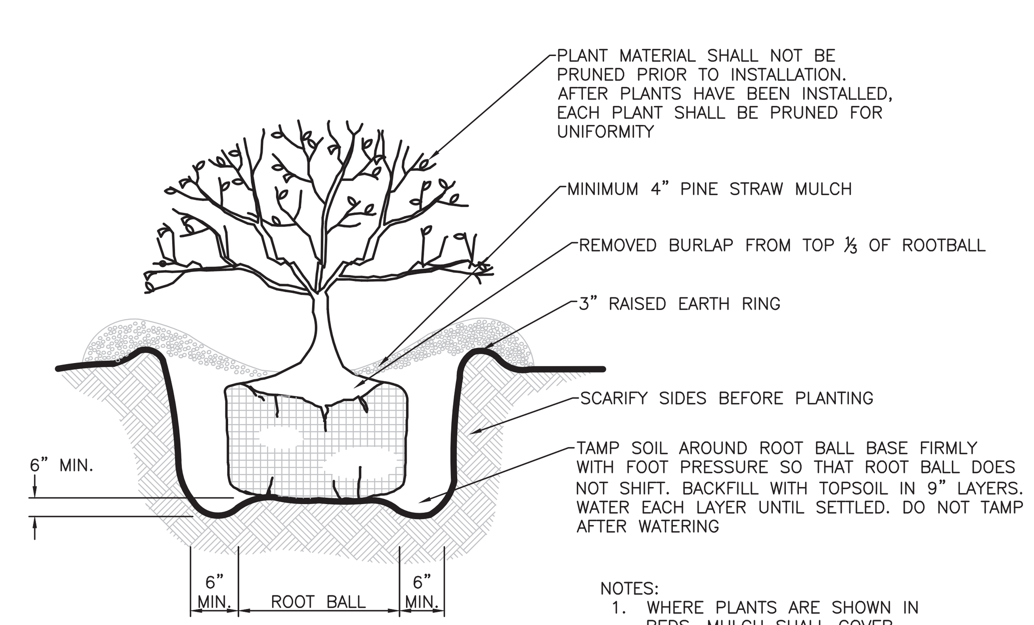


NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
3. NON–BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.

TREE PLANTING
NOT TO SCALE

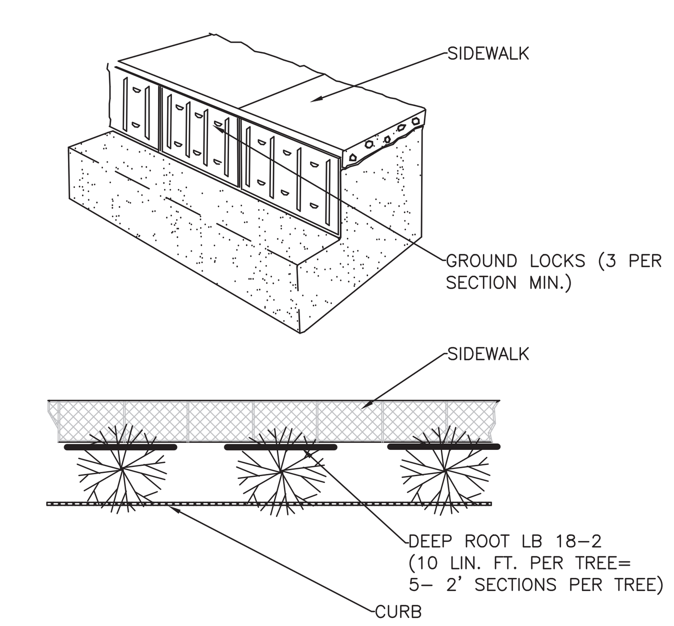


GROUNDCOVER PLANTING
NOT TO SCALE



NOTES:
1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL

SHRUB PLANTING
NOT TO SCALE



NOTE:
INSTALL AS PER MANUFACTURER'S REQUIREMENTS & SPECIFICATIONS.

ROOT BARRIER 10FT
SCALE: NTS

PLANTING NOTES

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10–10–10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5–10–5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE–INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON–BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON–BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SODDING NOTES

1. AREAS INDICATED FOR SOD SHALL BE KENTUCKY 31. MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
2. SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
3. SOD SHALL BE DELIVERED ON PALLETS. SOD SHALL BE STORED AT A LOCATION THAT IS PROTECTED FROM DAMAGING WINDS.
4. 6–12–12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES, SHALL BE APPLIED AT RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
5. AREA TO RECEIVE SOD SHALL BE LIGHTLY MOISTENED IMMEDIATELY PRIOR TO LAYING SOD.
6. LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
7. ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT A MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
8. PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12"x12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
10. AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. DETERIORATED MATERIAL SHALL BE REPLACED WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

SEEDING NOTES

1. SEED ALL DISTURBED AREAS WITH KY–31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6–12–12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
2. PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
3. THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
4. APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
5. APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
6. ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
8. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN. 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400
• www.ragansmith.com •

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 907
AGRICULTURE COMMERCE
4/14/16

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
REVERE AT HIDDEN CREEK, LLC
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

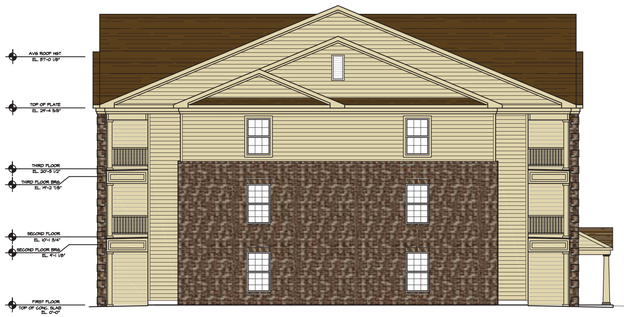
REVISIONS
5 04/14/16 (JBB) REV. PER CITY COMMENTS
3 11/23/15 (REB) REV. PER CITY COMMENTS

JOB NO. 04-046	WK. ORDER 9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	N/A
DATE:	JUNE 24, 2015

LANDSCAPE NOTES AND DETAILS

L2.0

G:\04046-9835\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\L1.0 9835 ST OVR LANDSCAPE.DWG
PLOTTED BY NIKI FORBES ON: 4/14/2016 2:18 PM LAST UPDATED BY JBB ON: 4/14/2016 11:00 AM



F TYPICAL APARTMENT BLDG. - END ELEVATION

SCALE: 3/32" = 1'-0"

F TYPICAL APARTMENT BLDG. - REAR ELEVATION

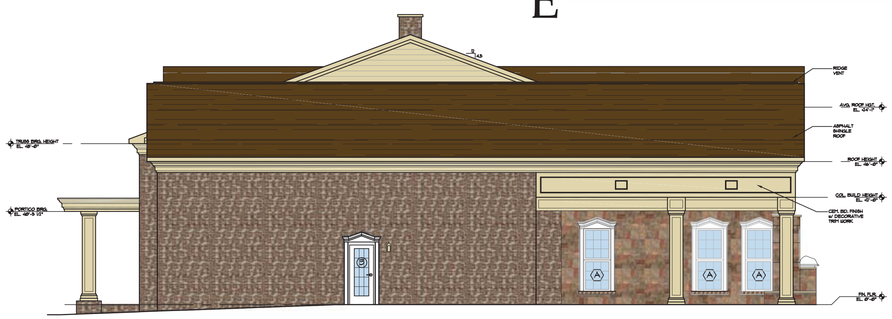
SCALE: 1/8" = 1'-0"

TYPICAL APARTMENT BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	7,588.6 SF	71%
CEMENT BOARD / CEMENT BOARD SIDING	3,164.8 SF	29%
TOTAL	10,753.4 SF	100%

LEASING OFFICE EXTERIOR BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	4,148.5 SF	77%
CEMENT BOARD / CEMENT BOARD SIDING	1,258.3 SF	23%
TOTAL	5,406.8 SF	100%

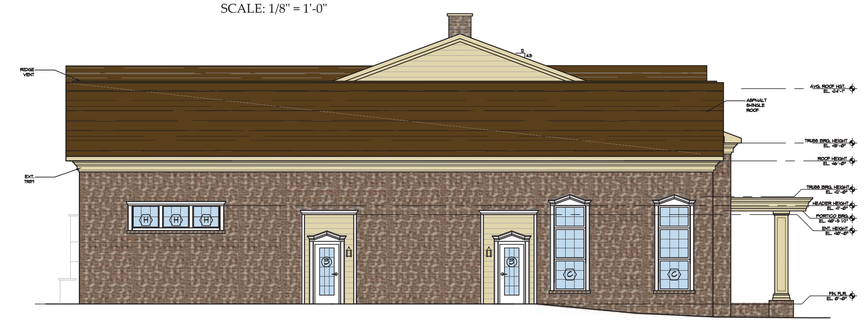
E TYPICAL APARTMENT BLDG. - FRONT ELEVATION

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



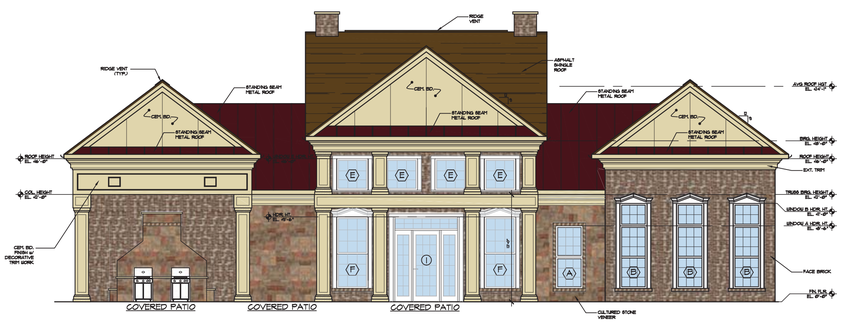
D LEASING OFFICE - RIGHT ELEVATION

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



C LEASING OFFICE - LEFT ELEVATION

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



B LEASING OFFICE - REAR ELEVATION

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

A LEASING OFFICE - FRONT ELEVATION

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

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

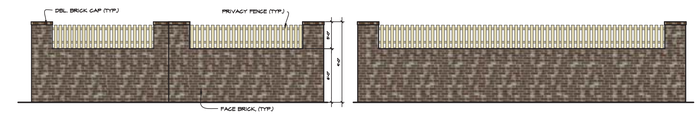
GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	----
DRAWN:	----
SCALE:	NO SCALE
DATE:	JUNE 24, 2015
REVISIONS	

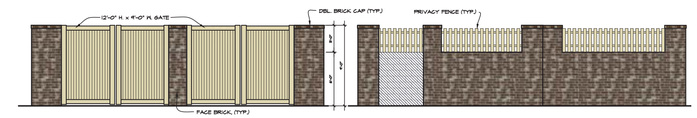
ARCHITECTURAL AND SIGNAGE ELEVATIONS

A-1.0



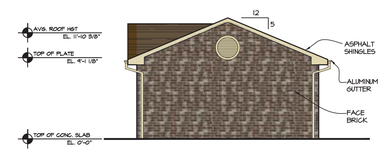
E COMPACTOR AREA - REAR/LEFT ELEVATION

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



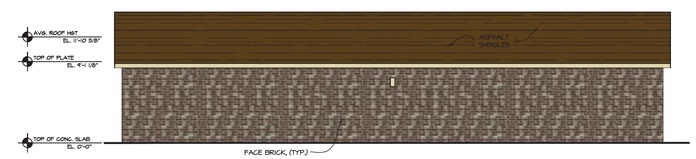
D COMPACTOR AREA - FRONT/RIGHT ELEVATION

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



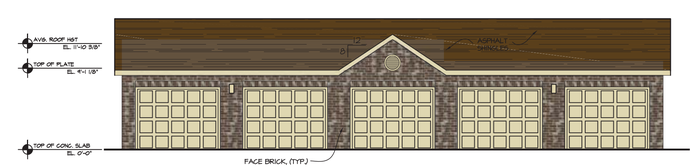
C TYPICAL GARAGE - END ELEVATIONS

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



B TYPICAL GARAGE - REAR ELEVATION

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



A TYPICAL GARAGE - FRONT ELEVATION

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

TYPICAL GARAGE EXTERIOR BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	1,457.6 SF	100%
CEMENT BOARD / CEMENT BOARD SIDING	0.0 SF	0%
TOTAL	1,457.6 SF	100%

COMPACTOR AREA BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	746.3 SF	100%
TOTAL	746.3 SF	100%

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

JOB NO. WK. ORDER

DESIGNED:

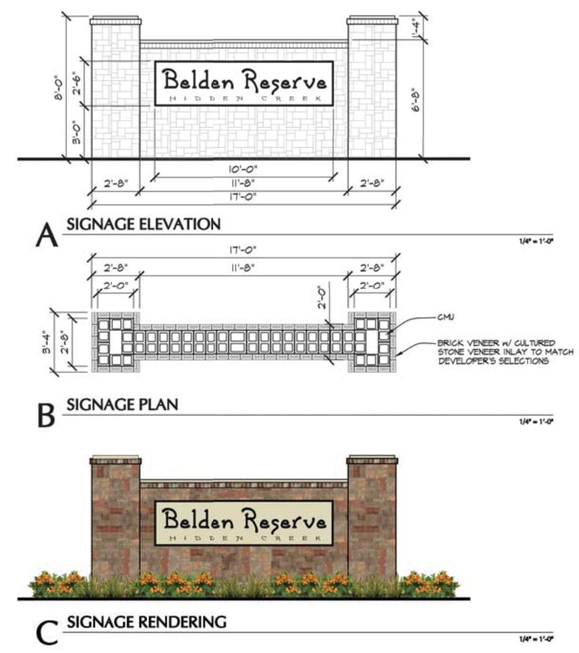
DRAWN:

SCALE:

DATE:

REVISIONS

5 04/14/16 (NLF) REV: REMOVED CARRIAGE UNIT



FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	----
DRAWN:	----
SCALE:	NO SCALE
DATE:	JUNE 24, 2015

REVISIONS

SIGNAGE ELEVATIONS

A1.2

G:\9835\BIDS\CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\ALL BIDS ELEVATIONS.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/10/2015 10:57 AM LAST UPDATED BY JON ON: 7/10/2015 9:54 AM

SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.91. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.

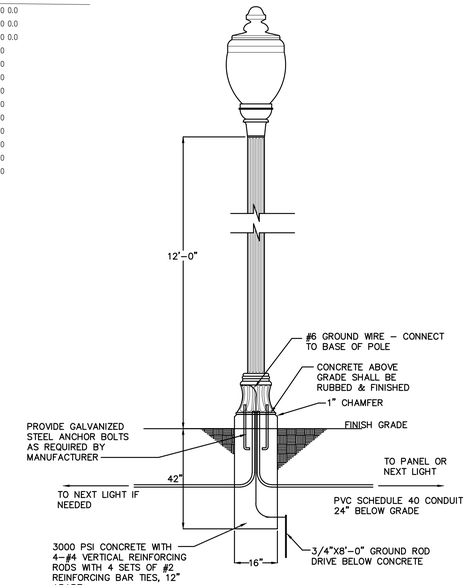
2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.

3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

S	A	M	M/	A/M	A/M
D: 2					
C: 2	0.7	24.2	0.0	N/A	N/A	0.0:1
P: L 1	1.2	23.3	0.1	233.0:1	12.0:1	0.1:1
P: L 2	1.0	15.9	0.1	159.0:1	10.0:1	0.1:1
P: L 3	0.5	1.9	0.1	19.0:1	5.0:1	0.3:1
P: L 4	0.5	2.1	0.1	21.0:1	5.0:1	0.2:1
P: L 5	1.1	17.4	0.1	174.0:1	11.0:1	0.1:1
P: L 6	1.3	24.2	0.1	242.0:1	13.0:1	0.1:1
P: L 7	1.2	18.3	0.1	183.0:1	12.0:1	0.1:1
P: L 8	1.1	15.4	0.2	77.0:1	5.5:1	0.1:1
Pr: L	0.1	0.4	0.0	N/A	N/A	0.3:1

S:	L:	Q:	M: r	C: N: r	D: r	L:	N: r L:	F:	L: P: r L:	L: L: r F: r	M: H:
	A	139	DECO LIGHTING	D404-LED-120	LARGE WALL PACK	ONE 120W LED 10 MODULES WITH 9 5000K LEDS EACH, ALUMINUM REFLECTOR PRISMATIC TEMPERED GLASS LENS	1	D404-LED-120W.IES	12077.64	0.91	10'-0" G: r 15'-0" A: r
	B	10	DECO LIGHTING	D829-LED-80W	ACORN SERIES	LED	1	D829-LED-80W.	7458.443	0.91	14'-0"
	C	11	DECO LIGHTING	D829-LED-60W	ACORN SERIES	LED	1	D829-LED-60W.	7163.98	0.91	14'-0"
	D	3	DECO LIGHTING	D404-LED-60	LARGE WALL PACK	ONE 60W LED 7 MODULES WITH 10 5000K LEDS EACH, ALUMINUM REFLECTOR PRISMATIC TEMPERED GLASS LENS	1	D404-LED-60.IES	4736.331	0.91	10'-0" G: r 15'-0" A: r

SITE PHOTOMETRIC PLAN
SCALE: 1"=80'-0"



POLE LIGHT DETAIL
NO SCALE

FIXTURE TYPES "A"&"D" DETAIL
NO SCALE

FIXTURE TYPES "B"&"C" DETAIL
NO SCALE

PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

GF55
ARCHITECTS
19 WEST 21
NEW YORK, N Y 10010
212.352.3099
© GF55 Architects, LLP 2011

RODNEY D. RUNKINS
REGISTERED ENGINEER
AGRICULTURE
No. 00106769
STATE OF TENNESSEE
6/26/15

BELDEN RESERVE AT HIDDEN CREEK

GALLATIN, TENNESSEE

OWNER:
I & MJ GROSS
14300 RIDGE ROAD SUITE 100
NORTH ROYALTON, OH 44133
440.237.1681

CONTRACTOR:
HGG RIDGE LTD.
2620 NEW SALEM HWY
MURFREESBORO, TN 37129
615.849.3233

DRAWING
SITE PHOTOMETRIC PLAN

DATE 6-26-2015

SCALE: 1"=80'-0"

DRAWN BY: RDR

SP-1

Project: 15163 Drawing: SP-1.dwg

ITEM 9

GMRPC Resolution No. 2016-51

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR THORNE BOULEVARD LOCATED IN KENNESAW FARMS PHASE 5, SECTION 1 TO THE GALLATIN CITY COUNCIL – (PC 5-1659-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Kennesaw Farms Phase 5, Section 1 and recorded in Plat Book 27, page 206, R.O.S.C., Tennessee on August 17, 2012; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Kennesaw Farms Phase 5, Section 1 submitted by the applicant, National Healthcare Corporation, at its regular meeting on April 25, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.

2. By accepting the public improvements, the legal purposes for which zoning and subdivision regulations exists are not contravened.

3. Accepting the public improvements will not have an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

ITEM 9

4. By accepting the public improvements, no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Kennesaw Farms Phase 5, Section 1 to the Gallatin City Council with the following conditions:

1. Show on the as-built survey the remaining sidewalk, box culvert, and railing along Nashville Pike on the east side of Thorne Boulevard as shown on the final plat.
2. The owner and applicant shall submit a maintenance surety in the amount of $37,500 to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 04/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

Item 9

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance - Kennesaw Farms Phase 5, Section 1 (5-1659-16)
Nashville Pike and Thorne Boulevard
Date: April 20, 2016

REQUEST: OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR THORNE BOULEVARD LOCATED IN KENNESAW FARMS PHASE 5, SECTION 1 SUBDIVISION AND SIDEWALKS ALONG NASHVILLE PIKE.

OWNER:	**KF LAND PARTNERS**
APPLICANT:	**NATIONAL HEALTHCARE CORPORATION**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-51**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: **The owner and applicant are requesting the City of Gallatin to accept the public improvements for Thorne Boulevard located in Kennesaw Farms Phase 5, Section 1 Subdivision and sidewalks along Nashville Pike. The subdivision contains two (2) lots, a right-of-way, a public utility and drainage, and access easements on 18.64 (+/-) acres. Both lots are developed. The property is part of the Kennesaw Farms Development and is currently zoned Mixed Use (MU). No portion of this property is located within a flood hazard area. (Attachment 9-1)**

CASE BACKGROUND:

Previous Approvals
On December 12, 2011 the Planning Commission approved the Final Plat for Kennesaw Farms Phase 5, Section 1 (PC9912-11) containing two (2) lots, a right-of-way, a public utility and drainage, and access easements on 18.64 (+/-) acres. (Plat Book 27, Page 206, recorded on August 17, 2012) (Attachment 9-2)

DISCUSSION:
The owner and applicant is requesting approval of Resolution 2016-51 accepting public improvements constructed in Kennesaw Farms Phase 5, Section 1 Subdivision and sidewalk along Nashville Pike.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 9-3) accepting the public improvements and execute the Quitclaim Deed accepting the public improvements (Attachment 9-4). The public improvements will be accepted in accordance with Sections 1-113.107 and 3-105.5 of the Subdivision Regulations.

Engineering Division

The Engineering Division certified that the applicant submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, rights-of-way, and public easements located in Kennesaw Farms Phase 5, Section 1 Subdivision as identified in Attachment 9-2.

The Engineering Staff completed a final inspection and reported that the applicant has satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations.

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations and over 80 percent of the lots are fully developed.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety in the amount of 10 percent of the completed roadway and drainage costs. Engineering staff determined the required maintenance surety to be $37,500, which must be approved by the Planning Commission and City Council as part of this acceptance. The applicant shall submit a maintenance surety in the amount of $37,500 to the Planning Department.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-51, recommending that the City of Gallatin accept the public improvements in Kennesaw Farms Phase 5, Section 1 Subdivision, as recorded in Plat Book 27, Page 206, in the Register's Office of Sumner County with the following conditions:

1. Show on the as-built survey the remaining sidewalk, box culvert, and railing along Nashville Pike on the east side of Thorne Boulevard as shown on the final plat.
2. The owner and applicant shall submit a maintenance surety in the amount of $37,500 to the Planning Department.

ATTACHMENTS:

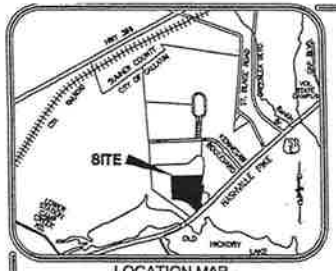
Attachment 9-1 Location Map
Attachment 9-2 Kennesaw Farms Phase 5, Section 1 Recorded Final Plat
Attachment 9-3 City Council Resolution Number R1605-23
Attachment 9-4 Copy of Quitclaim Deed conveying Public Improvements to the City of Gallatin

Kennesaw Farms Phase 5, Section 1
Public Improvement Acceptance (PC 5-1659-16)
Location map

ATTACHMENT 9-1

Nashville Pike and Thorne Boulevard
Tax Map 136//022.01 and 022.02
Zoned MU

ATTACHMENT 9-2



LOCATION MAP
N.T.S.

GENERAL NOTES

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

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

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

4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT - 25'; ARTERIAL = 50'; FRONT - 15'; LOCAL = 30'; SIDE - 10'; REAR - 20'

5. BEING A PORTION OF PARCEL NUMBER 22.01 AND 24.04 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 135.

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

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

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

9. PROPOSED SIDEWALKS SHOWN HEREON ARE 6 FEET IN WIDTH.

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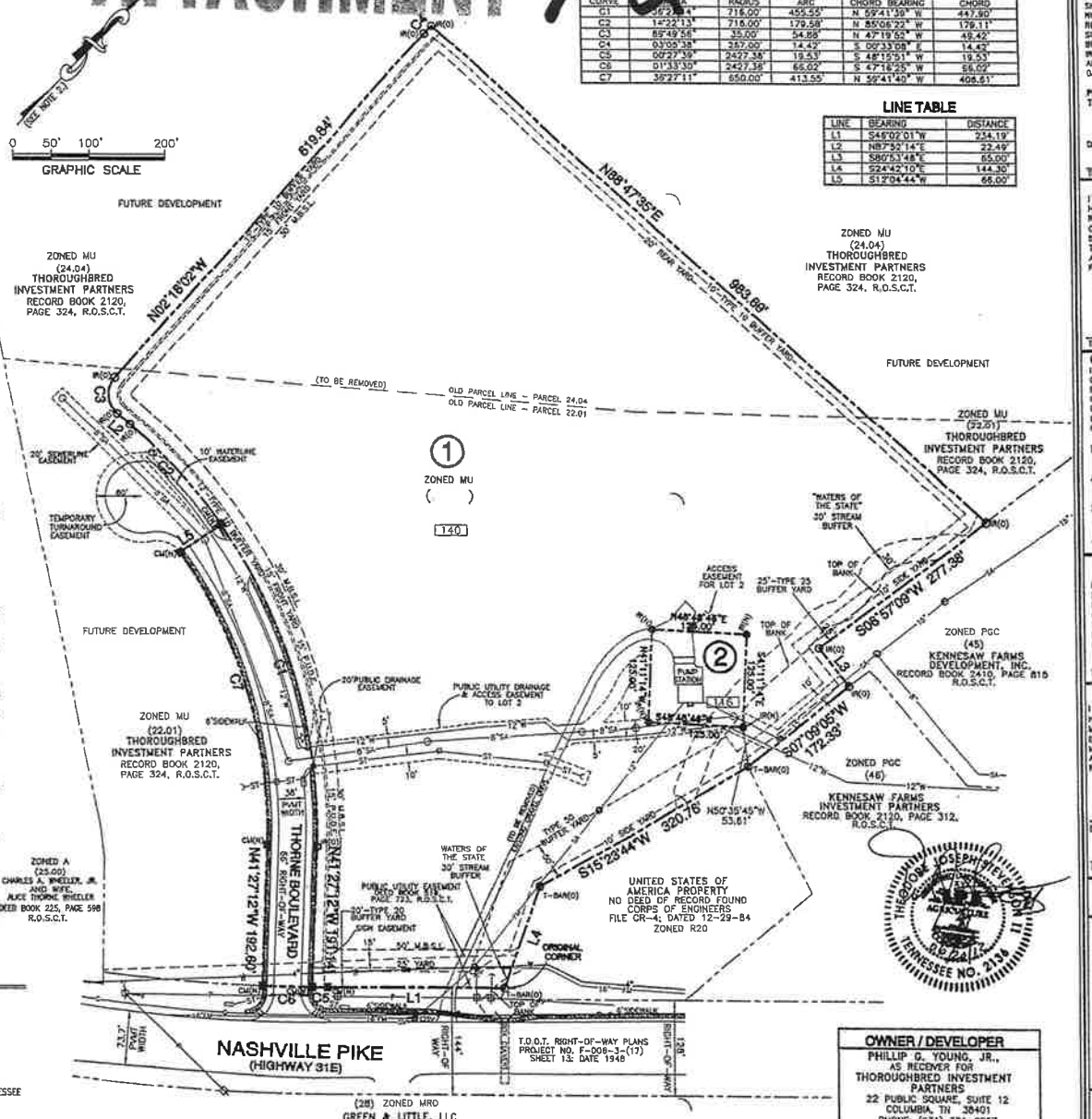
11. LOT 2 IS RESTRICTED TO THE GALLATIN DEPARTMENT OF PUBLIC UTILITIES' PUMP STATION FACILITY AND DEDICATED TO THE CITY OF GALLATIN.

LEGEND

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



AREA

LOT 1 = 754,865 SQUARE FEET OR 17.33 ACRES ±
LOT 2 = 15,625 SQUARE FEET OR 0.36 ACRES ±
ROW DEDICATION = 41,354 SQUARE FEET OR 0.95 ACRES ±
TOTAL AREA = 811,844 SQUARE FEET OR 18.64 ACRES ±

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	36°21'34"	716.00'	455.55'	N 59°41'39" W	447.90'
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C7	38°27'11"	650.00'	413.55'	N 59°41'40" W	406.61'

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L2	N87°52'14"E	22.49'
L3	S80°53'48"E	65.00'
L4	S24°42'10"E	144.30'
L5	S12°04'44"W	66.00'

OWNER / DEVELOPER

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

Pamela L. Whitaker, Register
Sumner County Tennessee
Sec #: 783143 Instrument #: 1021965
Rec'd: 15.00 Recorded
State: 0.00 8/17/2012 at 12:00 PM
Clerk: 0.00 in Plat Book 27
Other: 2.00 Pgs 206-206
Total: 17.00

ENTERED
John C Weed
Property Assessor
AUG 17 2012
Map_Gp_Cd_Pm_

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2120, PAGE 324, & BOOK 3553, PAGE 653 COUNTY REGISTRAR'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

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

DATE 06/20/12 OWNER Phillip G. Young Jr.
Receiver
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF ACCURACY

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

06/20/12
TED J. STEVENSON II TN. RLS # 2138 DATE

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

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

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

CITY ENGINEER DATE 08/17/12

CERTIFICATE OF APPROVAL FOR RECORDING

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

8-13-12 Jody Nelson
DATE SECRETARY, PLANNING COMMISSION

8-13-12 DO
DATE CHAIRMAN'S INITIALS

FINAL PLAT

KENNESAW FARMS

PHASE 5, SECTION 1

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

SCALE: 1"=100' DATE: JUNE 20, 2012
JOB NUMBER: 2002-113 W.O. 7124

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED J. STEVENSON, II
EMAIL: tstevenson@ragansmith.com

SHEET 1 OF 1

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

ATTACHMENT 9-3

RESOLUTION NO. R16Ø5-23

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF GALLATIN, TENNESSEE
KENNESAW FARMS, PHASE 5, SECTION 1

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Kennesaw Farms, Phase Five, Section One; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in the Kennesaw Farms, Phase Five, Section One have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations; and

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, rights-of way, public easements, and public utility improvements, as described in Kennesaw Farms, Phase Five, Section One, Plat Book 27, Page(s) 206, recorded August 17, 2012 in the Register's Office for Sumner County, are hereby accepted by the City of Gallatin, Tennessee.

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

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

ATTACHMENT 9-3

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ATTACHMENT 9-4

This instrument was prepared by:

Jeremy M. Brook, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

QUITCLAIM DEED

Address of New Owner:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
City of Gallatin, Tennessee 132 West Main Street Gallatin, Tn. 37066	SAME ADDRESS AS NEW OWNER	Map 136 Parcel 022.01

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 8th day of March, 2016.

Leslie Holloway
Notary Public

LESLIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: JUNE 18, 2019

WHEREAS, KF LAND PARTNERS, a Tennessee general partnership (the "Grantor") wishes to convey that certain tract of land in Sumner County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to CITY OF GALLATIN, TENNESSEE (the "Grantee"); and

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00), the Grantor hereby quitclaims unto Grantee and its successors and assigns, all Grantor's right, title, and interest in and to the Property.

MAR 16 2016

10092N:110781:1161612:2:NASHVILLE

5-1659-16

ATTACHMENT 9-4

Witness my hand this 8th day of March, 2016.

GRANTOR:

KF LAND PARTNERS
a Tennessee General Partnership

By: _____
Charles C. Gentry, III
Vice President

STATE OF TENNESSEE)
Sumner)
COUNTY OF ~~RUTHERFORD~~)

Before me, Leslie Holloway, a Notary Public of said County and State, personally appeared Charles C. Gentry, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President (or other officer authorized to execute the instrument) of KF Land Partners, the within named bargainor, a Tennessee general partnership, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Vice President.

Witness my hand and seal, at Office in Gallatin TN, this 8th day of March, 2016.

Lesl Holloway
Notary Public

My Commission Expires:_____

LESLIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
JUNE 18, 2019

10092N:110781:1161612:2:NASHVILLE

ATTACHMENT 9-4

EXHIBIT A

Property Description

THORNE BOULEVARD DESCRIPTION

BEING A 66 FOOT WIDE RIGHT-OF-WAY LYING IN THE FOURTH CIVIL DISTRICT OF SUMNER COUNTY, CITY OF GALLATIN, TENNESSEE. SAID RIGHT-OF-WAY IS SHOWN AS THORNE BOULEVARD ON THE PLAT ENTITLED "KENNESAW FARMS, PHASE 5, SECTION 1" OF RECORD IN PLAT BOOK 27, PAGE 206, REGISTER'S OFFICE FOR SUMNER COUNTY TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NASHVILLE PIKE (HIGHWAY 31E), AT THE SOUTHWESTERLY CORNER OF LOT 1 AS SHOWN ON SAID KENNESAW FARMS, PHASE 5, SECTION 1, AND BEING THE MOST EASTERLY CORNER OF SAID THORNE BOULEVARD RIGHT-OF-WAY;

THENCE, LEAVING SAID LOT 1 WITH SAID NASHVILLE PIKE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 33 MINUTES 30 SECONDS, A RADIUS OF 2427.38 FEET, AN ARC LENGTH OF 66.02 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 16 MINUTES 25 SECONDS WEST, 66.02 FEET TO A CONCRETE MONUMENT (OLD) AT THE NORTHEASTERLY CORNER OF KENNESAW FARMS DEVELOPMENT, INC., OF RECORD IN RECORD BOOK 3866, PAGE 389, AND RECORD BOOK 3848, PAGE 545, REGISTER'S OFFICE FOR SUMNER COUNTY TENNESSEE,

THENCE, LEAVING SAID NASHVILLE PIKE WITH SAID KENNESAW FARMS DEVELOPMENT, INC., FOR THE NEXT THREE CALLS:

1) NORTH 41 DEGREES 27 MINUTES 12 SECONDS WEST, 192.60 FEET TO A CONCRETE MONUMENT (OLD);

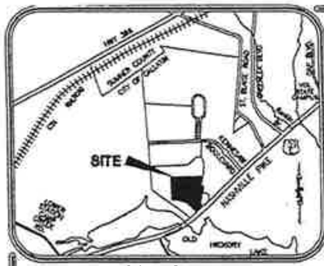
2) WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 27 MINUTES 11 SECONDS, A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 413.55 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 59 DEGREES 41 MINUTES 40 SECONDS WEST, 406.61 FEET TO A CONCRETE MONUMENT (OLD);

3) NORTH 12 DEGREES 04 MINUTES 44 SECONDS EAST, 66.00 FEET TO A CONCRETE MONUMENT (OLD) IN THE SOUTHERLY LINE OF LOT 1 OF SAID KENNESAW FARMS, PHASE 5, SECTION 1;

THENCE, WITH SAID LOT 1 WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEGREES 27 MINUTES 14 SECONDS, A RADIUS OF 716.00 FEET, AN ARC LENGTH OF 455.55 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 59 DEGREES 41 MINUTES 39 SECONDS EAST, 447.90 FEET AN IRON ROD (OLD);

THENCE, CONTINUING WITH SAID LOT 1, SOUTH 41 DEGREES 27 MINUTES 12 SECONDS EAST, 191.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,354 SQUARE FEET OR 0.95 ACRES, MORE OR LESS.

ATTACHMENT 9-4



LOCATION MAP
N.T.S.

GENERAL NOTES

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

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

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

4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT – 25'; ARTERIAL = 50'; FRONT – 15'; LOCAL = 30'; SIDE – 10'; REAR – 20'

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[123]	STREET ADDRESS	Ø→	UTILITY POLE W/ ANCHOR

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

0 50' 100' 200'
GRAPHIC SCALE

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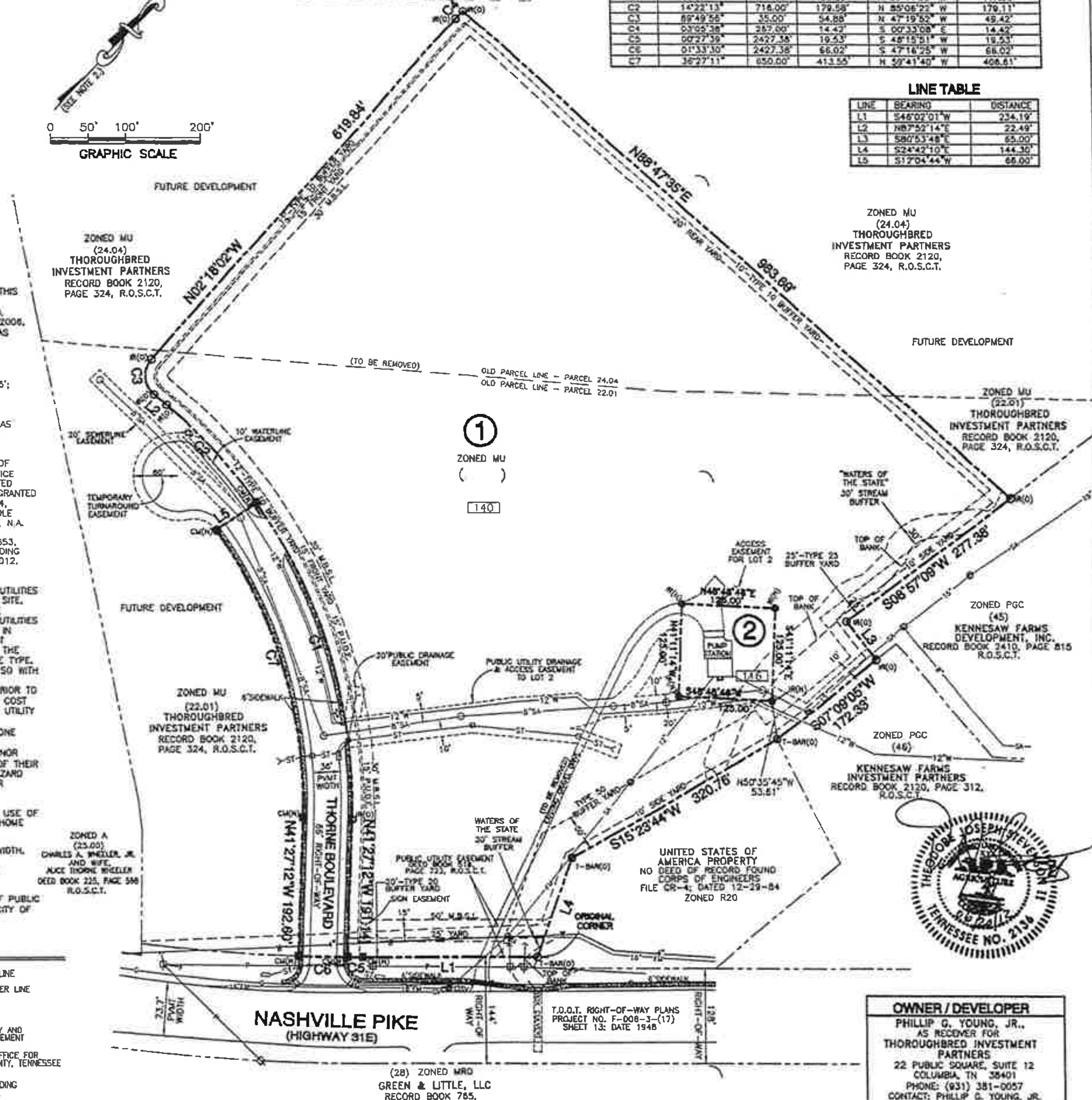

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22 PUBLIC SQUARE, SUITE 12
COLUMBIA, TN 38401
PHONE: (931) 381-0057
CONTACT: PHILLIP G. YOUNG, JR.

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 785143 Instrument #: 1021948
Rec'd: 15.00 Recorded
State: 0.00 8/17/2012 at 12:00 PM
Clerk: 0.00 in Plat Book
Other: 2.00 27
Total: 17.00 Pgs 206-206

ENTERED
John C Isbell
Property Assessor
AUG 17 2012
Map__Gp__Ctl__Par__

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

DATE 06/20/12 OWNER [signature]
Receiver
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

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

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

WATER SYSTEM DATE 8-15-12
AUTHORIZED SIGNATURE [signature] SUPERINTENDENT OF PUBLIC UTILITIES

SEWER SYSTEM DATE 8-15-12
AUTHORIZED SIGNATURE [signature] SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

[signature] 08/17/12
CITY ENGINEER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

8-13-12 [signature]
DATE SECRETARY, PLANNING COMMISSION

8-13-12 DD
DATE CHAIRMAN'S INITIALS

FINAL PLAT

KENNESAW FARMS

PHASE 5, SECTION 1

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

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

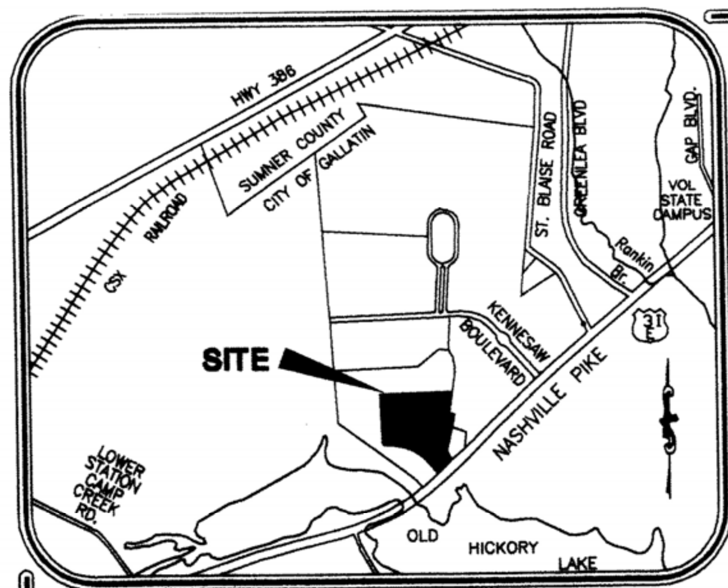
JOB NUMBER: 2002-113 W.O. 7124

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED J. STEVENSON, II
EMAIL: tstevenson@ragansmith.com

SHEET 1 OF 1

THEODORE JOSEPH STEVENSON II TENNESSEE NO. 2136



LOCATION MAP

N.T.S.

GENERAL NOTES

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

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

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

4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT – 25'; ARTERIAL = 50'; FRONT – 15'; LOCAL = 30'; SIDE – 10'; REAR – 20'

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

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

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

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

9. PROPOSED SIDEWALKS SHOWN HEREON ARE 6 FEET IN WIDTH.

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

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

LEGEND

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

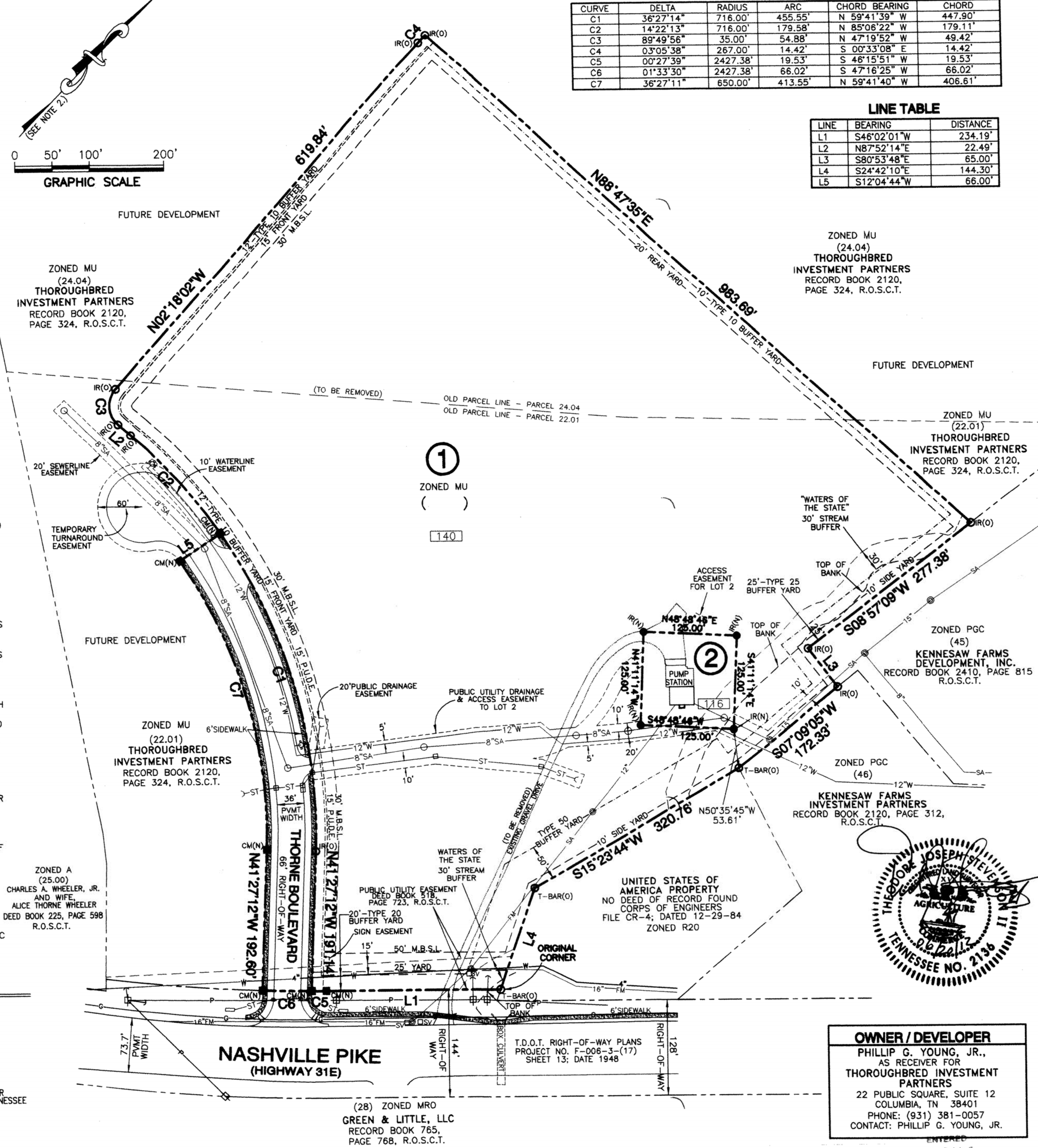
G:\02-113\7124\PLAT\PHASE 5\SECTION 1\7124 PH 5 PLAT.DWG

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	36°27'14"	716.00'	455.55'	N 59°41'39" W	447.90'
C2	14°22'13"	716.00'	179.58'	N 85°06'22" W	179.11'
C3	89°49'56"	35.00'	54.88'	N 47°19'52" W	49.42'
C4	03°05'38"	267.00'	14.42'	S 00°33'08" E	14.42'
C5	00°27'39"	2427.38'	19.53'	S 46°15'51" W	19.53'
C6	01°33'30"	2427.38'	66.02'	S 47°16'25" W	66.02'
C7	36°27'11"	650.00'	413.55'	N 59°41'40" W	406.61'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46°02'01"W	234.19'
L2	N87°52'14"E	22.49'
L3	S80°53'48"E	65.00'
L4	S24°42'10"E	144.30'
L5	S12°04'44"W	66.00'



AREA

LOT 1 = 754,865 SQUARE FEET OR 17.33 ACRES ±
LOT 2 = 15,625 SQUARE FEET OR 0.36 ACRES ±
ROW DEDICATION = 41,354 SQUARE FEET OR 0.95 ACRES ±
TOTAL AREA = 811,844 SQUARE FEET OR 18.64 ACRES ±

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 789143 Instrument #: 1021965
Rec'd: 15.00 Recorded
State: 0.00 8/17/2012 at 12:00 PM
Clerk: 0.00 in Plat Book
Other: 2.00 27
Total: 17.00 Pgs 206-206

ENTERED
John C Isbell
Property Assessor
AUG 17 2012
Map__Gp__Ctl__Par__

THEODORE JOSEPH STEVENSON II — REGISTERED LAND SURVEYOR — AGRICULTURE COMMERCE — TENNESSEE NO. 2136 — 06/20/12

OWNER / DEVELOPER

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2120, PAGE 324, & BOOK 3553, PAGE 653 COUNTY REGISTRAR'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

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

DATE 06/20/12 OWNER [signature]
Receiver
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF ACCURACY

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

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

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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WATER SYSTEM DATE 8-15-12
AUTHORIZED SIGNATURE [signature]
SUPERINTENDENT OF PUBLIC UTILITIES

SEWER SYSTEM DATE 8-15-12
AUTHORIZED SIGNATURE [signature]
SUPERINTENDENT OF PUBLIC UTILITIES

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[signature] 08/17/12
CITY ENGINEER DATE

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8-13-12 [signature]
DATE SECRETARY, PLANNING COMMISSION

8-13-12 DD
DATE CHAIRMAN'S INITIALS

FINAL PLAT

KENNESAW FARMS

PHASE 5, SECTION 1

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

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

JOB NUMBER: 2002-113 W.O. 7124

RAGAN•SMITH

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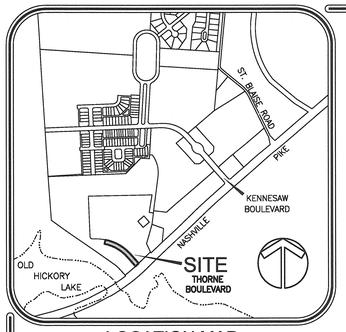
CONTACT: TED J. STEVENSON, II
EMAIL: tstevenson@ragansmith.com

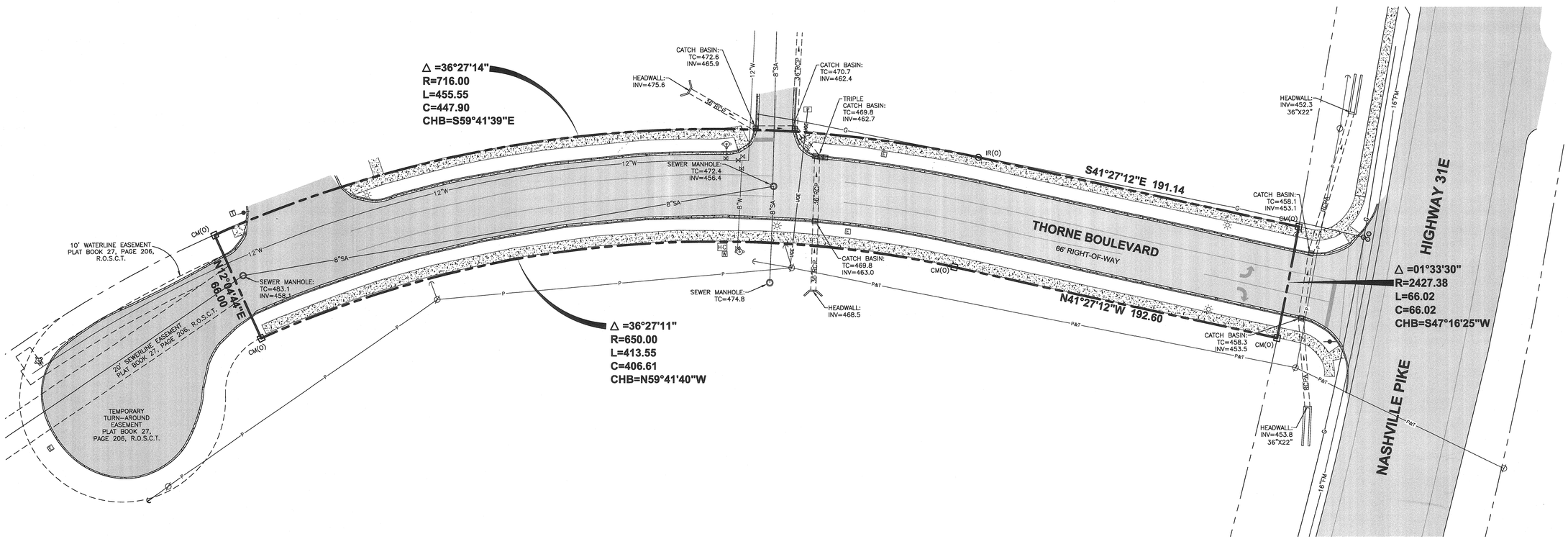
SHEET 1 OF 1

KENNESAW FARMS
PHASE 5, SECTION 1

PLAT BOOK 27, PAGE 206,
R.O.S.C.T.



LOCATION MAP
N.T.S.



LEGEND

	FIRE HYDRANT		UTILITY POLE
	WATER VALVE		UTILITY POLE W/ ANCHOR
	WATER METER		UTILITY POLE W/ LIGHT
	CATCH BASIN		GAS VALVE
	SANITARY SEWER MANHOLE		TELEPHONE RISER
	LIGHT STANDARD	—P—	OVERHEAD ELECTRIC POWER LINE
	ELECTRIC BOX	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
	TRANSFORMER PAD	—SA—	SANITARY SEWER LINE
	HYDRO-COWL	—G—	GAS LINE
	SIGN	—W—	WATER LINE
R.O.S.C.T.	REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE	—UGE—	UNDERGROUND ELECTRIC LINE
		TC	TOP OF CASTING
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	INV	INVERT
	CONCRETE SURFACE	RCP	REINFORCED CONCRETE PIPE
	ASPHALT SURFACE	RCPA	REINFORCED CONCRETE PIPE ARCH

ROW DEDICATION = 41,354 SQUARE FEET OR 0.95 ACRES ±

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
1000 MARKET STREET
SUITE 200
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(423) 490-8400
NASHVILLE
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P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591
www.ragansmith.com

THEODORE JOSEPH STEVENSON
REGISTERED LAND SURVEYOR
No. 4736
TENNESSEE

THORNE BOULEVARD
FOR
CITY OF GALLATIN

FOURTH CIVIL DISTRICT, CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

1	04/11/2016–TJS: ADD SIDEWALK ALONG HWY 31E
JOB NO.	WK. ORDER 02113 9595
APPROVED:	TJS
DRAWN:	ATS
SCALE:	1" = 30'
DATE:	NOVEMBER 04, 2015
REVISIONS	

RIGHT-OF-WAY
AS-BUILT
SURVEY

G:\02113-9595\1-SURVY\DESCRIPTION\DOCS\9595 ROAD AS-BUILT.DWG
LAST UPDATED BY TJS ON: 4/11/2016 7:48 AM
PLOTTED BY TED STEVENSON ON: 4/11/2016 7:48 AM

ITEM 10

GMRPC Resolution No. 2016-58

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN TO CONSTRUCT A 2,392 SQUARE FOOT RESTAURANT ON 0.482 (+/-) ACRE LOT, ZONED COMMERCIAL GENERAL (CG), LOCATED AT 420 MAPLE STREET. (PC 8-1698-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Thorpe Development West, at its regular meeting on April 25, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., § 15.03.020:

1. The Site Plan is consistent with the purpose and intent of the Commercial General (CG) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said Zoning District.
2. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required* of the Gallatin Zoning Ordinance.
3. Once completed, the Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10). Supplementary District Regulations (G.Z.O., Article 12.00), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03), Transitional Bufferyard Design Standards (G.Z.O. Section 13.04), with alternative bufferyards, and Architectural Character and Compatibility Standards (G.Z.O., Section 13.08), with alternative building facade materials.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Domino's Pizza, consisting of seven (7) sheets, prepared by Thorpe Development West Design/Build of Compton, California dated October 13, 2015, and a final revision date of April 8, 2016, and two (2) sheets, prepared by Rogers Engineering Group of Gallatin, Tennessee, with project number 16-002, dated February 22, 2016 with the following conditions:

1. Provide a sidewalk dedication easement to the City of Gallatin for the additional one (1) foot of sidewalk as shown on plan sheets S-P and L-P.
2. Provide an access agreement (driveway connectivity access) with the adjacent property owner.

ITEM 10

3. Provide drainage calculations signed and sealed by a registered engineer that meet the City of Gallatin's Stormwater Ordinance.
4. The sidewalk entrance detail needs to have 8 inches of concrete instead of 6 inches.
5. Remove the saddle inlet detail on Sheet C1.0.
6. The grading plan and lighting plan sheets need to match the new lot layout.
7. Submit a site surety, in the amount to be calculated by the owner and applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.
8. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department prior to issuance of any building permits.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 04/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 10
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Domino's Pizza
(PC 8-1698-16)
420 Maple Street
Date: April 20, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN FOR DOMINO'S PIZZA TO CONSTRUCT A 2,392 SQUARE FOOT RESTAURANT ON 0.482 (+/-) ACRE LOT, ZONED COMMERCIAL GENERAL (CG), LOCATED AT 420 MAPLE STREET.

OWNER:	**RADEMO, LLC**
APPLICANT:	**THORPE DEVELOPMENT WEST**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-58**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Site Plan for Domino's Pizza to construct a 2,392 square foot restaurant on 0.482 (+/-) acre lot (Tax Map 126G, Group B, Parcel 021.01), located at 420 Maple Street. The property is located in a Commercial General (CG) zone district. Food Service and Food Service (Drive-in) are permitted uses in the CG zone district. (Attachment 10-1 and Attachment 10-2)

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with a mixture of brick veneer and E.I.F.S. materials and does not contain the required 70 percent brick or stone on each building facade (Attachment 10-2). The owner and applicant are requesting approval of an alternative architectural plan. The Planning Commission shall determine whether the proposed plan meets the requirements of Section 13.08.010.D, Gallatin Zoning Ordinance.

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

CASE BACKGROUND:

Property History and Previous Approvals

The original building was constructed in 1976 as a Sonic Drive-In Restaurant was one of the original businesses for this site. Later in 1980's, Domino's Pizza occupied the building.

DISCUSSION:

Proposed Development
The owner and applicant are proposing to demolish the existing building and construct a 2,392 square foot restaurant with a drive-thru window. The new building will be located closer to the street for better visibility. The proposed Domino's Pizza building will be larger than the existing building to expand their customer and dining area and allow for customer pick-up at a drive-thru window.

Natural Features
The property consists of an existing 1,056 square foot food service building on a 0.482 (+/-) acre lot. The lot is rectangular shape (100' x 210') fronting on Maple Street. The existing building is located approximately 128 feet from the front property line. The property gently slopes away from the highest elevation (522'), located in the northwest corner of the property, to the lowest elevation (519'), located at the southwest corner of the property along Maple Street and the southern property line. The property also slopes away from the eastern property line towards Sumner County Fairground's property.

Based on FEMA FIRM Map 47165C0314G, dated of April 17, 2012, no portion of the site is located within a special flood hazard area.

Adjacent Areas & Uses
The site is surrounded by Commercial General (CG) zoned properties to the north, south and east and the Multiple Residential and Office (MRO) zoning to the west. The adjacent properties consist of commercial activities to the north and south and community activities to the east and west. Further to the south, at the intersection of Maple Street and Hancock Street, is the United States Post Office.

Building and Architectural Elevations
The owner and applicant submitted architectural elevations (Attachment 14-2) and color renderings (Attachment 14-3) of the proposed building. The proposed building will be one (1) story in height and rectangular in shape with straight vertical design on all four (4) facades. The front facade will incorporate an icon tower design main entrance where the Domino's corporate logo will be located. A four (4) foot-six (6) inch parapet wall will extend along the perimeter of the building screening the mechanical units located on the roof. The building will be constructed using a mixture of brick veneer and smooth E.I.F.S. panels on all four (4) sides of the building. Canopies will cover the aluminum storefront windows on the front and sides along with the side entrance and drive-thru window (see plan sheets A-2.0 and a-3.0). The color renderings show the proposed building using Domino's corporate colors; light red/brown for the brick veneer, blue for the icon tower, white for the parapet walls and red for the canopies.

Percentage of Building Materials:

- The (west) front elevation contains 15 percent brick veneer, 48 percent E.I.F.S. and 37 percent storefront glass.
- The (east) rear elevation contains 70 percent brick veneer and 20 percent E.I.F.S.

- The (south) side elevation (car wash) contains 32 percent brick veneer, 36 percent E.I.F.S. and 32 percent storefront glass.
- The (north) side elevation (veterinarian clinic) contains 60 percent brick veneer, 37 percent E.I.F.S. and two (2) percent storefront glass.

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with a mixture of brick veneer and E.I.F.S. materials and does not contain the required 70 percent brick or stone on each building facade.

The owner and applicant are requesting approval of an alternative architectural plan. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

Bufferyard and Landscaping
A Type 15 Bufferyard is required along the perimeter of the property. A collector street (Maple Street) separates the property with the adjacent property located to the west.

The owner and applicant is requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The site plan indicates the required amount of landscaping for the Type 15 Bufferyards but due to the restraints of the site, the owner and applicant are requesting the width of the bufferyards be reduced to five (5) feet in width on the north side yard, two (2) feet on portions of the south side yard and an approximate one (1) foot wide bufferyard on the east property line. Additional plantings will be provided in areas where the bufferyard is narrowed except for the east bufferyard. The site plan meets the intent of Section 13.04.090.B.2 *Type 15, Commercial Bufferyard* and meets the requirements of Section 13.05.020.B.1.b *Interior Planting Areas* of the Gallatin Zoning Ordinance.

The Planning Commission shall determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

All Bufferyards and interior plantings shall be maintained by the developer, property owner and/or successor per Section 13.05.050 of the Gallatin Zoning Ordinance.

Parking
Parking requirements are based on the use of the property. The food service use requires one (1) space per four (4) person seating capacity and food service (Drive-In) requires one (1) space per 40 square feet of customer service area. Based on this calculation, fourteen (14) parking spaces are required. The site plan indicates fourteen (14) parking spaces, including one (1) accessible handicapped space, which complies with the minimum number of parking spaces required by G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking*.

Access/Sidewalk
The site plan indicates the existing two (2) directional driveways will continued to be used to access the site from Maple Street. Both driveways will decrease in width to 15 feet. The

southern driveway will be used for ingress only and the northern driveway will be used for egress only controlling the traffic flow in a circular pattern around the building and parking area. The site plan shows a proposed access point (driveway connectivity access) to the adjacent property located to the south (car wash). The Engineering Division suggests that the owner shall provide an access easement/agreement (driveway connectivity access) with the adjacent property owner.

The site plan also indicates the existing five (5) foot wide public sidewalk along Maple Street and increasing the existing public sidewalk width to six (6) feet. The owner shall provide a sidewalk dedication easement to the City of Gallatin for the additional one (1) foot of sidewalk located on the property. The sidewalk dedication easement will ensure the sidewalk will be constructed to meet current City design standards.

Stormwater/Grading

The owner and applicant submitted grading plans (refer to sheet C1.0; Attachment 14-2) for the site which includes stormwater conveyances. The site will be graded from the northwest corner of the site (elevation 522') with a gradual slope to the southern and eastern boundaries. The site plan indicates two (2) existing catch basins which will continue to be used to convey the stormwater runoff into the existing underground drainage pipes located along the rear portion of the property.

Photometric Plan and Lighting Fixtures

The site plan indicates light fixtures located atop eighteen (18) foot tall poles located in the front and rear of the property illuminating the sidewalks and parking area. In addition, wall mounted security lights will be located on the rear and sides of the building at a height of thirteen (13) feet providing additional lighting to the site. The owner and applicant provided details of the light fixtures. The photometric plan complies with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Dumpster Enclosure

The site plan indicates a dumpster enclosure to be located in the southeast corner of the site. The dumpster enclosure will be constructed using brick veneer matching the proposed building brick veneer and landscaping will surround the enclosure on three (3) sides.

Signage

The owner and applicant indicated a monument sign will be located in front of the property along Maple Street and a wall mounted sign will be located on the front of the proposed building. The site plan did not provide any details on the monument sign but did indicate that the wall mounted sign will incorporate the corporate logo. The owner shall submit a signage plan meeting the requirements of the Gallatin Zoning Ordinance, Section 13.07 and obtain sign permits from the Planning Department prior to the installation of any signage on site.

Site Surety

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

Letter of Credit, shall be submitted to the Planning Department prior to issuance of any building permits.

Planning Department Comments
The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Planning Department comments.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed majority of the Engineering Division comments; however, the owner and applicant shall comply with the following:

1. Provide a sidewalk dedication easement to the City of Gallatin for the additional one (1) foot of sidewalk as shown on plan sheets S-P and L-P.
2. Provide an access easement/agreement (driveway connectivity access) with the adjacent property owner.
3. Provide drainage calculations signed and sealed by a registered engineer that meet the City of Gallatin's Stormwater Ordinance.
4. The sidewalk entrance detail needs to have 8 inches of concrete instead of 6 inches.
5. Remove the saddle inlet detail on Sheet C1.0.
6. The grading plan and lighting plan sheets need to match the new lot layout.

Other Departmental Comments
The Other City Departments reviewed the Site Plan and had no comments except that the Gallatin Industrial Pre-Treatment Department stated that the proposed facility shall comply with all applicable cross-connection control and sewer use regulations.

Findings:
1. The Site Plan is consistent with the purpose and intent of the Commercial General (CG) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said Zoning District.
2. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required* of the Gallatin Zoning Ordinance.
3. Once completed, the Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10). Supplementary District Regulations (G.Z.O., Article 12.00), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03), Transitional Bufferyard Design Standards (G.Z.O. Section 13.04), with alternative bufferyards, and Architectural Character and Compatibility Standards (G.Z.O., Section 13.08), with alternative building facade materials.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-58, Site Plan for Domino's Pizza, consisting of seven (7) sheets, prepared by Thorpe Development West Design/Build of Compton, California dated October 13, 2015, and a final revision date of April 8, 2016, and two (2) sheets, prepared by Rogers Engineering Group of Gallatin,

Tennessee, with project number 16-002, dated February 22, 2016 with the following conditions:

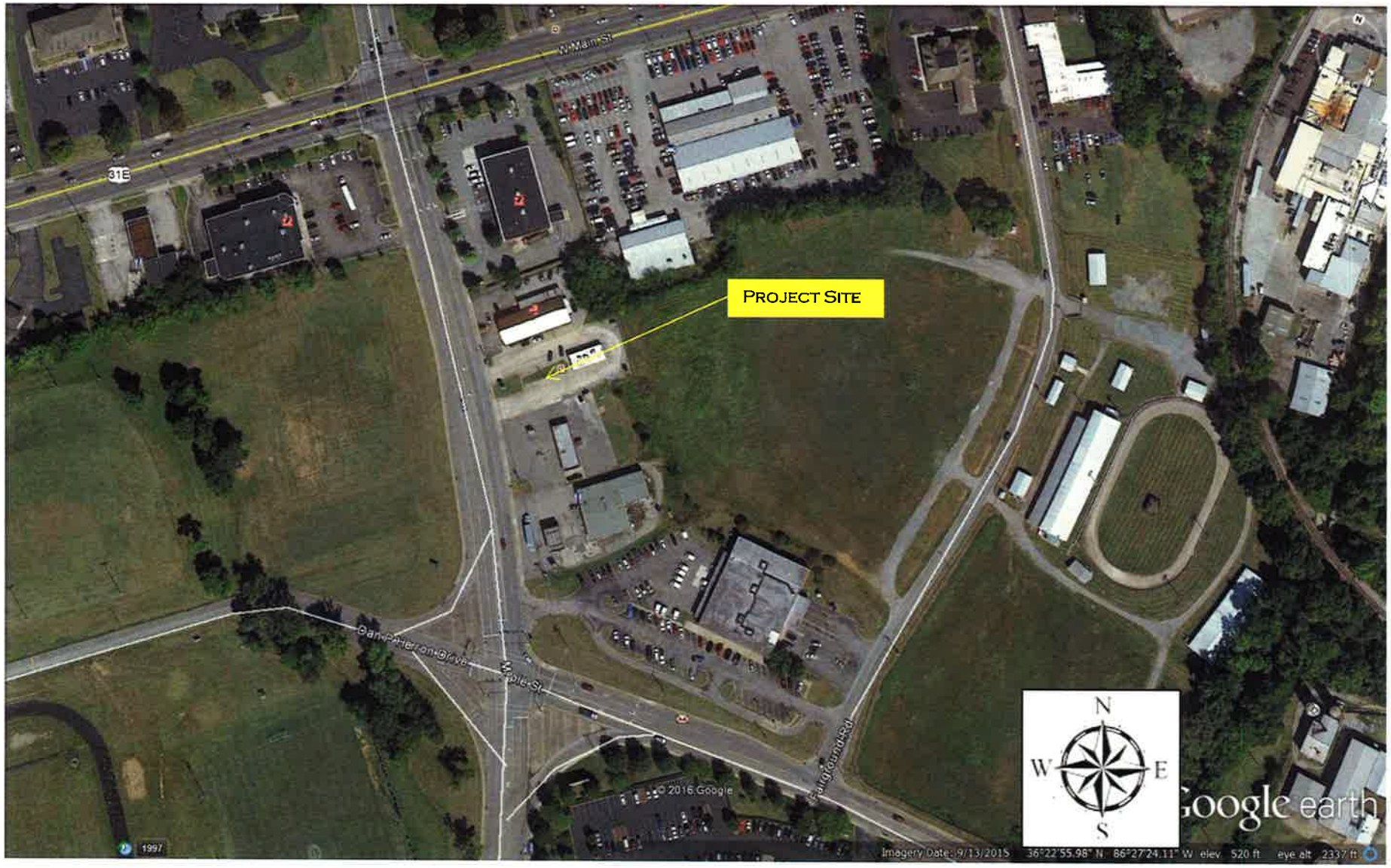
1. Provide a sidewalk dedication easement to the City of Gallatin for the additional one (1) foot of sidewalk as shown on plan sheets S-P and L-P.
2. Provide an access easement/agreement (driveway connectivity access) with the adjacent property owner.
3. Provide drainage calculations signed and sealed by a registered engineer that meet the City of Gallatin's Stormwater Ordinance.
4. The sidewalk entrance detail needs to have 8 inches of concrete instead of 6 inches.
5. Remove the saddle inlet detail on Sheet C1.0.
6. The grading plan and lighting plan sheets need to match the new lot layout.
7. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit prior to issuance of any building permits.
8. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department prior to issuance of any building permits.

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

ATTACHMENTS

Attachment 10-1 Location Map
Attachment 10-2 Site Plan with Architectural Elevations (PC 8-1698-16)
Attachment 10-3 Google Sketchup Rendering of Proposed Building and Site

Domino's Pizza Site Plan
(PC 8-1698-16)
Location map



ATTACHMENT 10-1

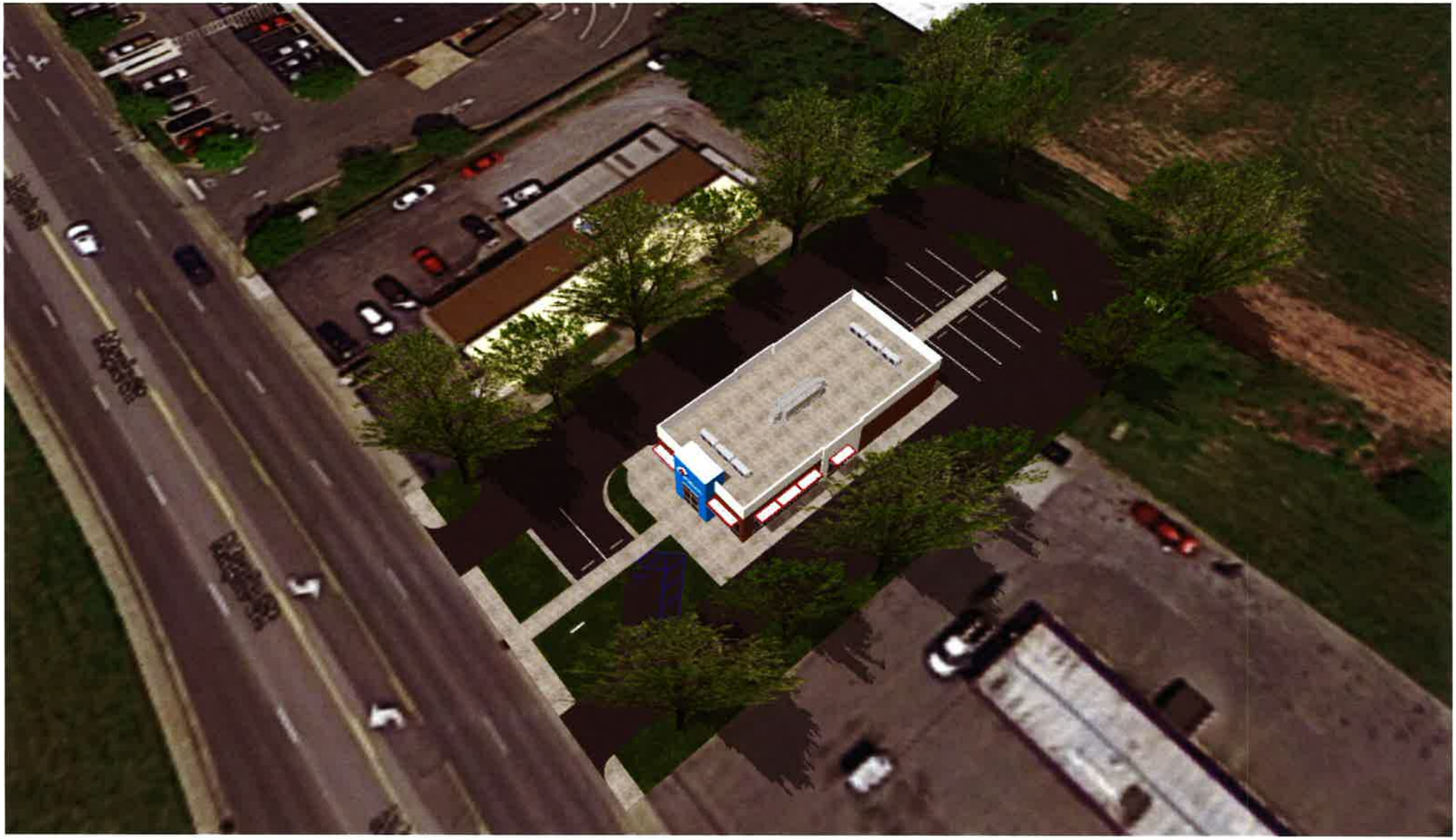
420 Maple Street
Tax Map 126G/B/021.01
Zoned CG

ATTACHMENT 10-3

RECEIVED
MAR 29 2016
GALLATIN PLANNING
& ZONING

8-1698-16

ATTACHMENT 10-3



8-1698-16

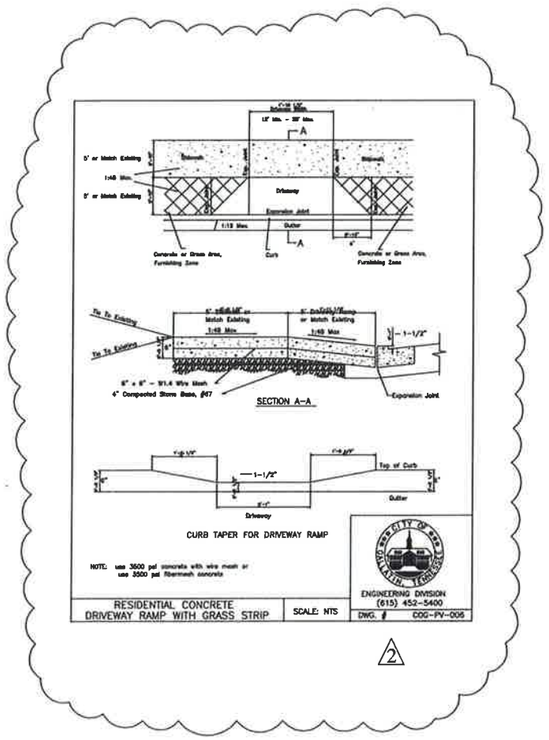
DOMINO'S PIZZA

420 MAPLE STREET, GALLATIN, TN. 37066

BUILDING DEPARTMENT NOTES

APPLICABLE CODES:

2009– ICC
2009– INTERNATIONAL FUEL GAS CODE
2009– INTERNATIONAL MECHANICAL CODE.
2009– INTERNATIONAL PLUMBING CODE.
2009– INTERNATIONAL PROPERTY MAINTENANCE CODE.
2009– INTERNATIONAL FIRE CODE.
2009– INTERNATIONAL ENERGY CONSERVATION CODE.
2010– ADA.
2008– NATIONAL ELECTRICAL CODE.



2

SITE DATA

PROPERTY OWNER NAME: RADEMO LLC
ADDRESS: 1277 NE. LOOP 410 SAN ANTONIO, TX. 78209

DEVELOPER'S NAMES AND ADDRESS: THORPE DEVELOPMENT WEST 2201 N. LONG BEACH BLVD. SUITE #204 COMPTON, CA. 90221

PROPERTY ZONIG: CG. (COMMERCIAL GENERAL)

TAX MAP AND PARCEL NUMBER(S): 126 G/B/021.01

SITE ADDRESS: 420 MAPLE STREET GALLATIN, TN. 37066

BUFFERYARDS: ALTERNATIVE TYPE 15' BUFFERYARD

YARD SETBACKS: 10' S.Y. 20' R.Y. 10' F.Y.

GROUND COVERAGE:

EX. LANDSCAPE SQ.FT. AREA:	2,306.0 SQ.FT. AREA
EX. IMPERVIOUS SQ.FT. AREA:	17,623.0 SQ.FT. AREA
EX. BUILDING FOOT PRINT SQ.FT. AREA:	1,071.0 SQ.FT. AREA
PROPOSED LANDSCAPE SQ.FT. AREA:	4,572 SQ.FT. AREA
PROPOSED. IMPERVIOUS SQ.FT. AREA:	13,903 SQ.FT. AREA
PROPOSED. BUILDING FOOT PRINT SQ.FT. AREA:	2,392 SQ.FT. AREA
PROPOSED TRASH BIN ENCLOSED FOOT PRINT SQ.FT. AREA:	33.0 SQ.FT. AREA

FLOOR AREA INSIDE DIMENSION:
EXISTING BUILDING SQ.FT. AREA: 991.12 SQ.FT. INSIDE DIMENSION AREA
PROPOSED BUILDING SQ.FT. AREA: 2274.31 SQ.FT. INSIDE DIMENSION AREA

BUILDING HEIGHTS: 18'–0"

SITE DATA

EXISTING AND PROPOSED USE: FOOD SERVICE DRIVE IN.

NOTE: STATING H.V.A.C. AND MECHANICAL UNITS TO BE LOCATED ON ROOF SCREENED BY PARAPET WALL.

PARKING REQUIRED: ONE (1) PER FOUR (4) PERSON CAPACITY IN DINING AREA. OR
REQUIRED: 6 PROVIDED: 11
3 EMPLOYEE PROVIDED
TOTAL 14 PARKING SPACES ONE(1) HANDICAPPED ACCESSIBLE PARKING SPACES.

EXTERIOR FINISH MATERIAL DATA

SOUTHSIDE ELEVATION	NORTHSIDE ELEVATION
• EFIS....46%	• EFIS....29%
• BRICK....51%	• BRICK....70%
EASTSIDE ELEVATION	**WESTSIDE ELEVATION**
• EFIS....37%	• EFIS....42%
• BRICK....62%	• BRICK....57%

COLOR LIST

ITEM	COLOR	ITEM	COLOR	ITEM	COLOR
E.F.I.S	FORT KNOX	BRICK	RED	CANOPY	RED

SHEET INDEX

T–1.0 COVER SHEET
L–P LANDSCAPE PLAN
S–P SITE PLAN
A–1.0 PROPOSED FLOOR PLAN
A–2.0 ELEVATION PLAN
A–3.0 ELEVATION PLAN
A–4.0 PROPOSED BUILDING FOOTPRINT PLAN
C1.0 GRADING PLAN
C2.0 LIGHTING PLAN

CONSULTANTS

DESIGN BUILD G.C.
CONTACT: JEFF THORPE
THORPE DEVELOPMENT WEST
12521 LONG BEACH BLVD. SUITE #1
LYNWOOD, CA 90262
TEL: (626) 991–1174

PROJECT SCOPE

NEW BUILDING PROPOSED

PROPOSED PROJECT

NEW DOMINO'S RESTAURANT

BUILDING INFORMATION

NEW BUILDING AREA
2,392 SQ.FT.

BUILDING HEIGHT
1 STORY

LEGAL DESCRIPTION
SEE PLAT OF SURVEY

LOT AREA:
21,000 SQ.FT.

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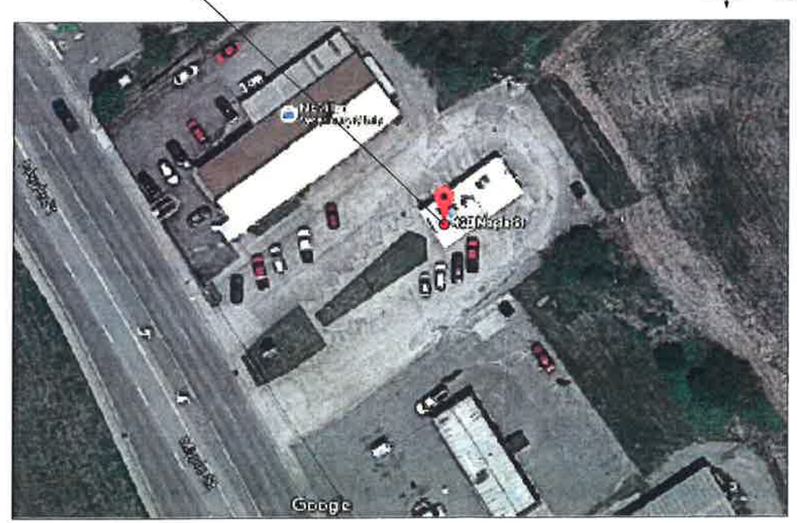
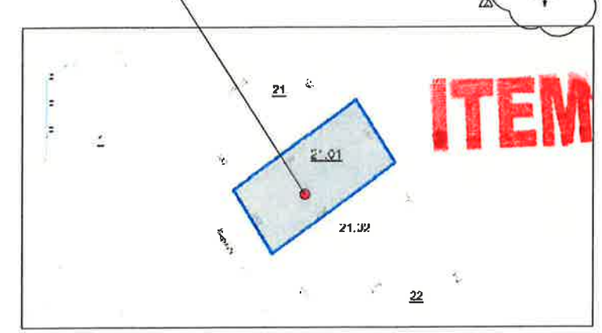
GALLATIN PLANNING & ZONING

DOMINO'S PIZZA
420 MAPLE STREET
GALLATIN, TN 37066

TOP VIEW



TAX MAP



ITEM 10

8-1698-16

RESUBMITTAL

REV. NO.	DATE	COMMENT
1	04/08/2016	

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DOMINO'S PIZZA
420 MAPLE STREET
GALLATIN, TN 37066
STORE#5418
626.991.1174

THORPE DEVELOPMENT WEST
DESIGN / BUILD
12521 LONG BEACH BLVD SUITE #1
LYNWOOD, CA 90262

LICENSE # B 898053 CA.
EXPIRATION DATE: 06/30/2017

Designed By: Jeffery Thorpe
Drawn By: David Fluker
Date: 10/13/2015
Drawing No:
Project No:

T-1.0
COVER SHEET

NOTE:
"ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02"

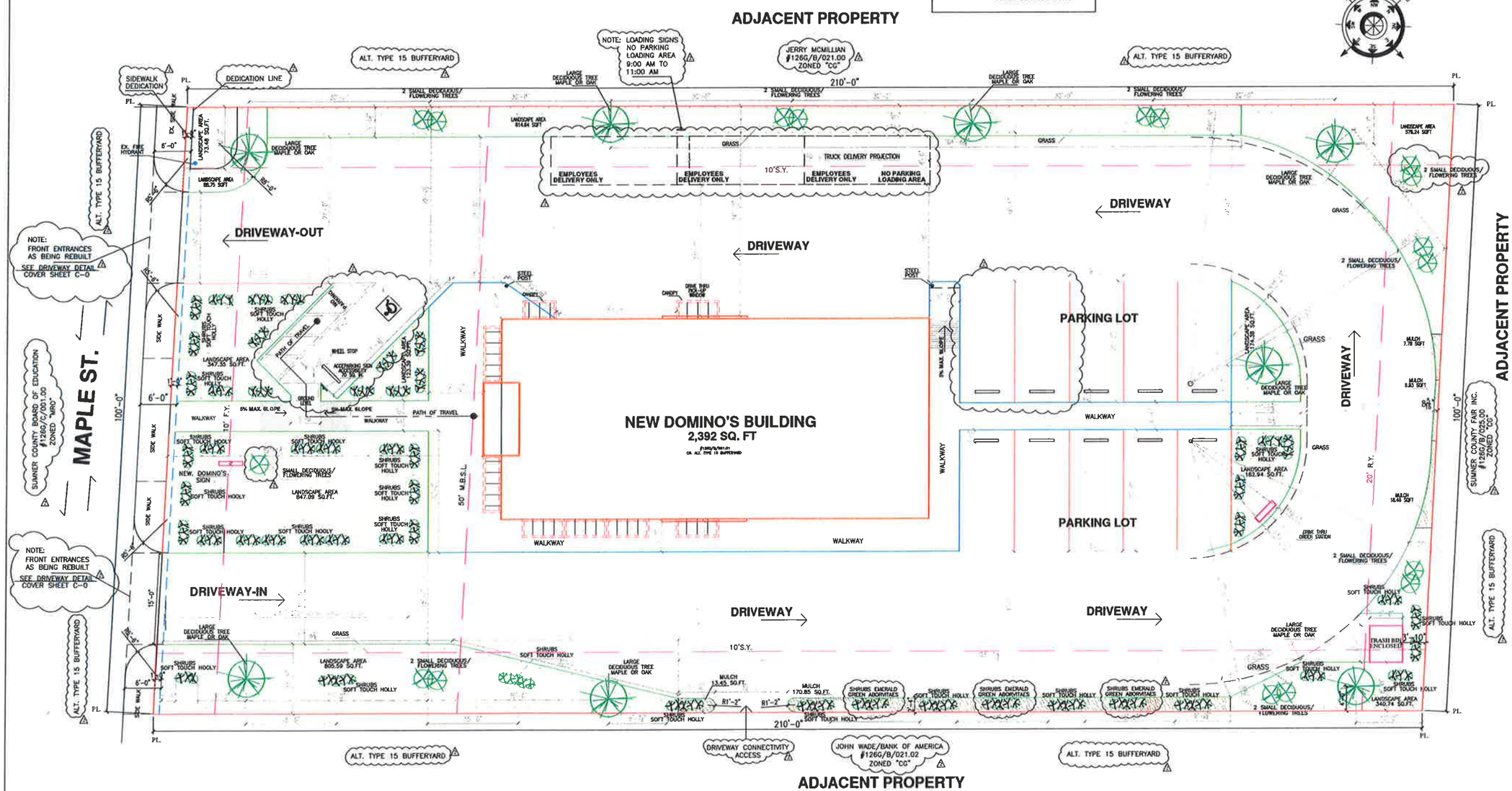
NOTE:
"THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS"

NOTE:
"A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No.47165C0314G , SHOWS NO PART OR PART (CHOSE ONE) OF THIS PROPERTY TO BE WITHIN THE 100 YEARS FLOODPLAIN. EFFECTIVE DATE 4/17/12."

LEGEND

- SHRUBS SOFT TOUCH HOLLY
- SHRUBS EMERALD GREEN ABORVITAES
- LARGE DECIDUOUS/ FLOWERING TREE
- 2 SMALL DECIDUOUS TREES MAPLE OR OAK
- EX. FIRE HYDRANT
- MULCH
- GRASS TALL FESCUE GRASS OR YUKON BERMUDA GRASS

TOTAL LAND AREA	21,000 SQ. FT
TOTAL LANDSCAPE AREA	4,5556 SQ. FT
GRASS AREA	4,339 SQ. FT
MULCH AREA	217 SQ. FT
TOTAL PARKING AREA	2,841 SQ. FT



LANDSCAPE PLAN

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

REV. NO.	DATE	COMMENT
1	04/08/2016	

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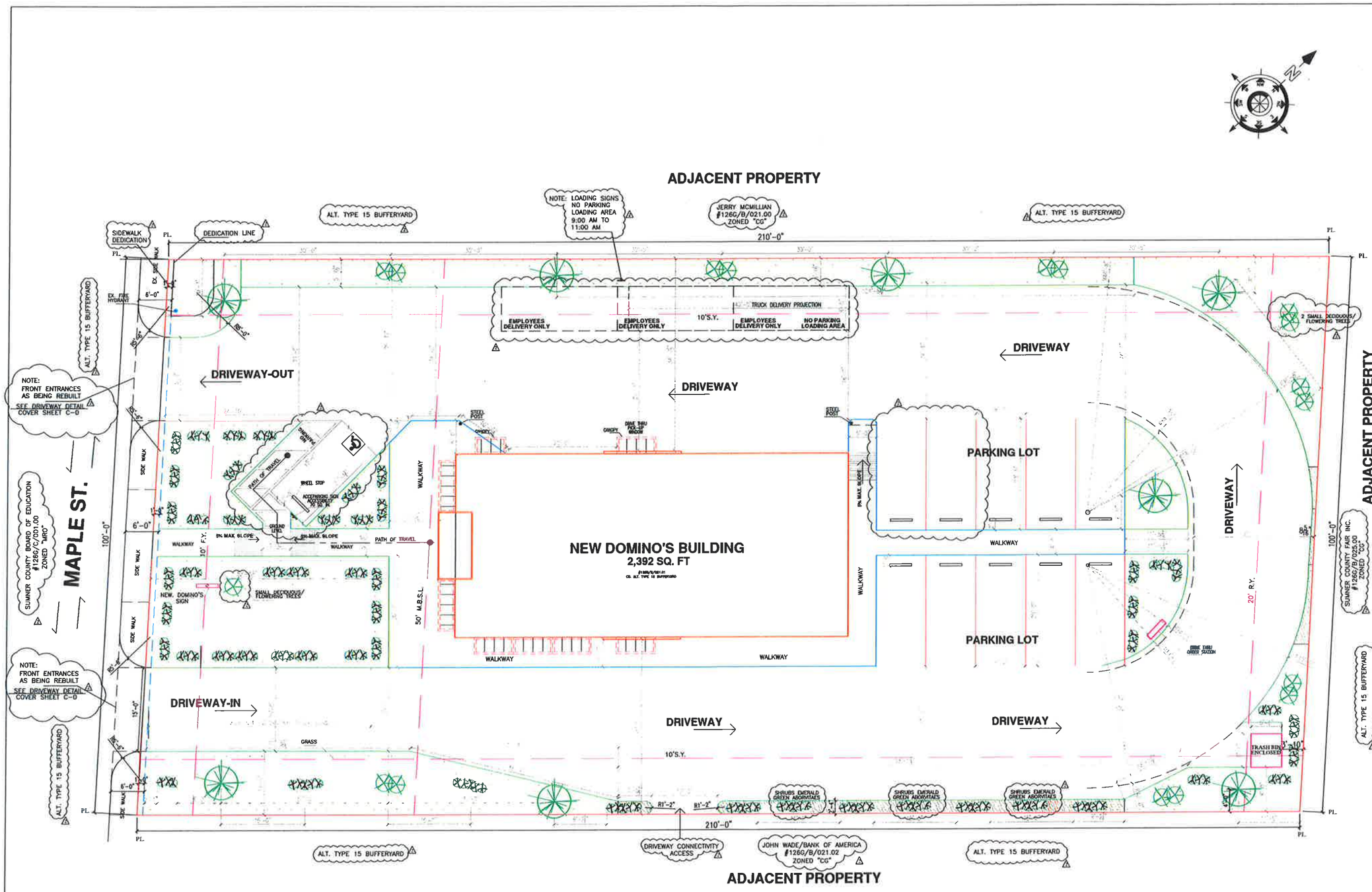
THORPE DEVELOPMENT WEST
DESIGN / BUILD
12521 LONG BEACH BLVD SUITE #1
LYNWOOD, CA 90262

LICENSE # B 898053 CA.
EXPIRATION DATE: 06/30/2017

Designed By: Jeffrey Thorpe
Drawn By: David Fluker
Date: 10/13/2015
Drawing No:
Project No:

L-P

PROPOSED LANDSCAPE PLAN



SITE PLAN

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

REV. NO	DATE	COMMENT
1	04/08/2016	

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Drawn By: David Fluker
Date: 10/13/2015
Drawing No:
Project No:

S-P

PROPOSED SITE PLAN

ART PACKAGE SCHEDULE

PROPOSED COUNTER CABINET SCHEDULE

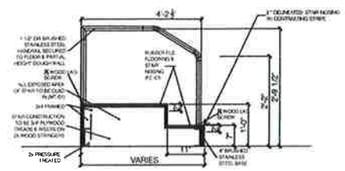
MARK	QTY.	DESCRIPTION	MFR/SUPPLIER	FURNISHED BY:	INSTALLED BY:	REMARKS
CC-01	1	TRANSACTION STATION 30"	LEGGETT & PLATT STORE FIXTURES GROUP			MFG# S13-0608-RPU LA
CC-02	2	36" CABINET FILLER	LEGGETT & PLATT STORE FIXTURES GROUP			MFG# S13-0608-POS-36 LA
CC-03	1	24" CABINET FILLER	LEGGETT & PLATT STORE FIXTURES GROUP			MFG# S13-0608-POS-24 LA

PROJECT SCOPE

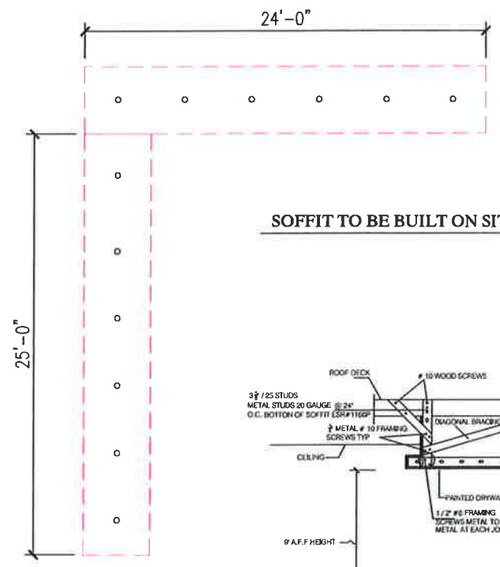
#	DESCRIPTION OF WORK
1	LOW WALL
2	NEW SOFFIT TO BE BUILT ON SITE
3	NEW COUNTERS
5	TILE CUSTOMER AREA FLOORING.
6	SUBWAY SERAMIC TITLE ON WALL

LEGEND

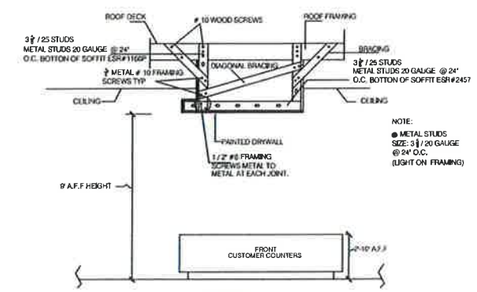
- WALL
- (NEW) PRE-FABRICATED WALK-IN COOLER "METAL" FINISH MANUFACTURER: RMI
- LOW WALL
- COMMERCIAL STOREFRONT GLASS



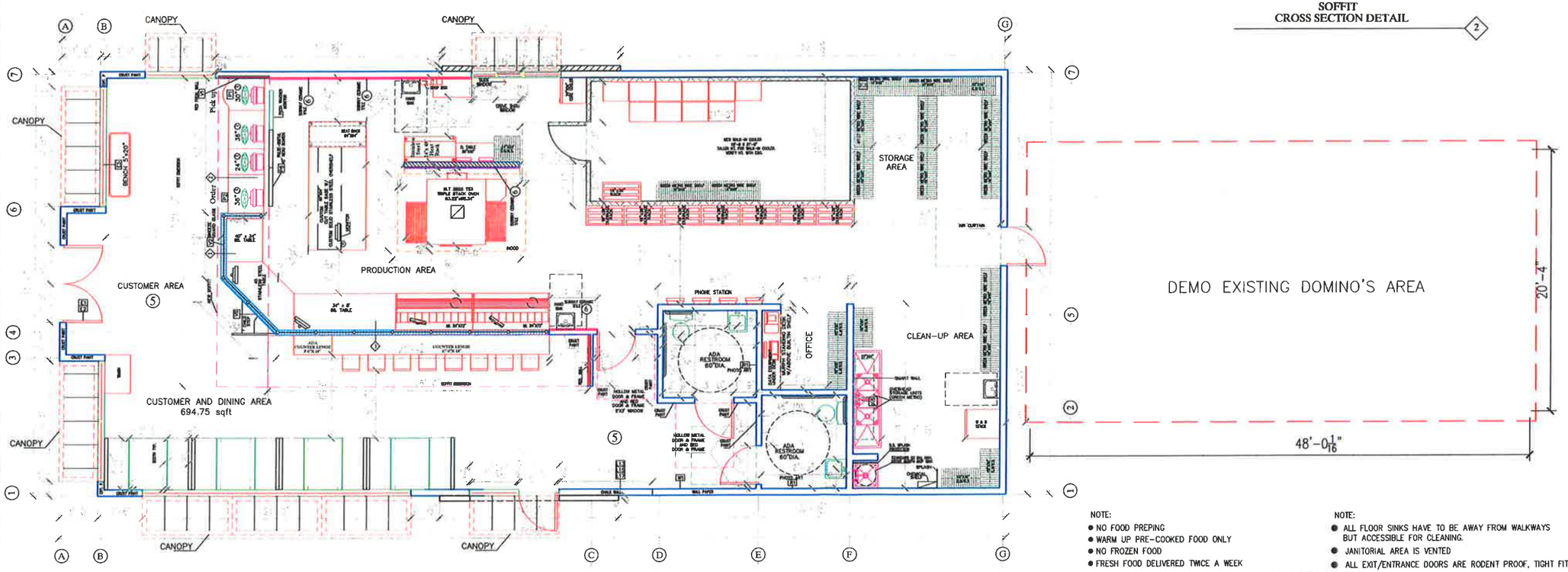
CHILD STEP SECTION



SOFFIT TO BE BUILT ON SITE 2



SOFFIT CROSS SECTION DETAIL 2



PROPOSED FLOOR PLAN

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

NOTE:
- NO FOOD PREPING
- WARM UP PRE-COOKED FOOD ONLY
- NO FROZEN FOOD
- FRESH FOOD DELIVERED TWICE A WEEK
- NSF CERTIFIED STORAGE SHELVE SHOWN ON PLANS TOTAL A MIN OF 32 LINEAR FEET OF DRY FOOD STORAGE.
- COUNTER OPENING INTO KITCHEN SHALL NOT EXCEED 42".

NOTE:
- ALL FLOOR SINKS HAVE TO BE AWAY FROM WALKWAYS BUT ACCESSIBLE FOR CLEANING.
- JANITORIAL AREA IS VENTED
- ALL EXIT/ENTRANCE DOORS ARE RODENT PROOF, TIGHT FITTING, SELF CLOSING DOORS.
- AT LEAST ONE RESTROOM SHALL HAVE A SINGLE-USE SOAP, PAPER TOWELS AND ADEQUATE LIGHTING.

REV. NO.	COMMENT	DATE

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DOMINO'S PIZZA
420 MAPLE STREET
GALLATIN, TN 37066
STORE#5418
828.991.1174

THORPE DEVELOPMENT WEST
DESIGN / BUILD
12521 LONG BEACH BLVD SUITE #1
LYNWOOD, CA 90262

LICENSE # B 898053 CA.
EXPIRATION DATE: 06/30/2017

Designed By: Jeffery Thorpe
Drawn By: David Fluker
Date: 12/14/2015
Drawing No:
Project No:

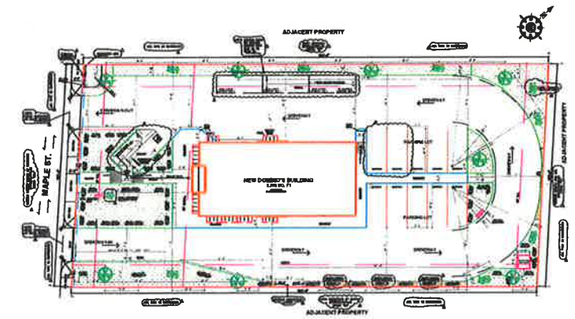
A-1.0

PROPOSED FLOOR PLAN

PROPOSED SOUTH SIDE ELEVATION.

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

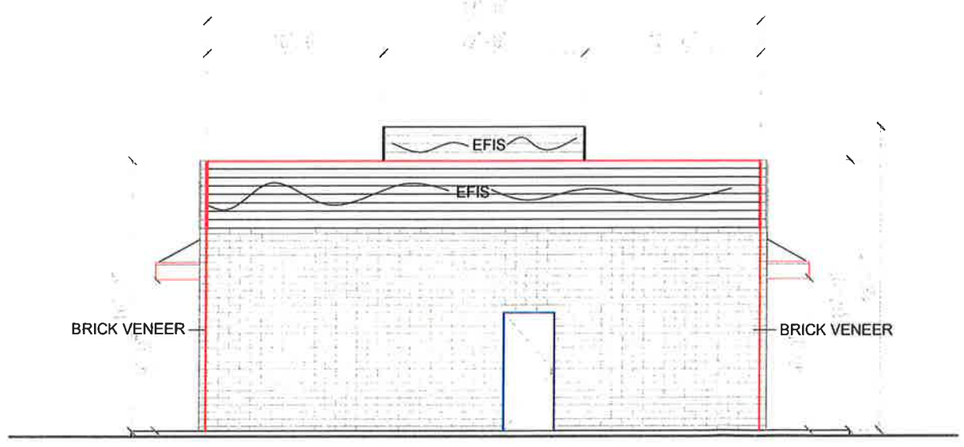
* CORPORATE DESIGN



SITE PLAN

KEY NOTE:

- E.F.I.S= EXTERIOR INSULATION FINISH SYSTEM.
- E.F.I.S SMOOTH WITHOUT GROOVES.
- CANOPY TYPE: FLAT STEEL COMMERCIAL CANOPY.



PROPOSED NORTH SIDE ELEVATION.

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

REV. NO.	COMMENT	DATE

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THORPE DEVELOPMENT WEST
DESIGN / BUILD
12521 LONG BEACH BLVD SUITE #1
LYNWOOD, CA 90262

LICENSE # B 898053 CA.
EXPIRATION DATE: 06/30/2017

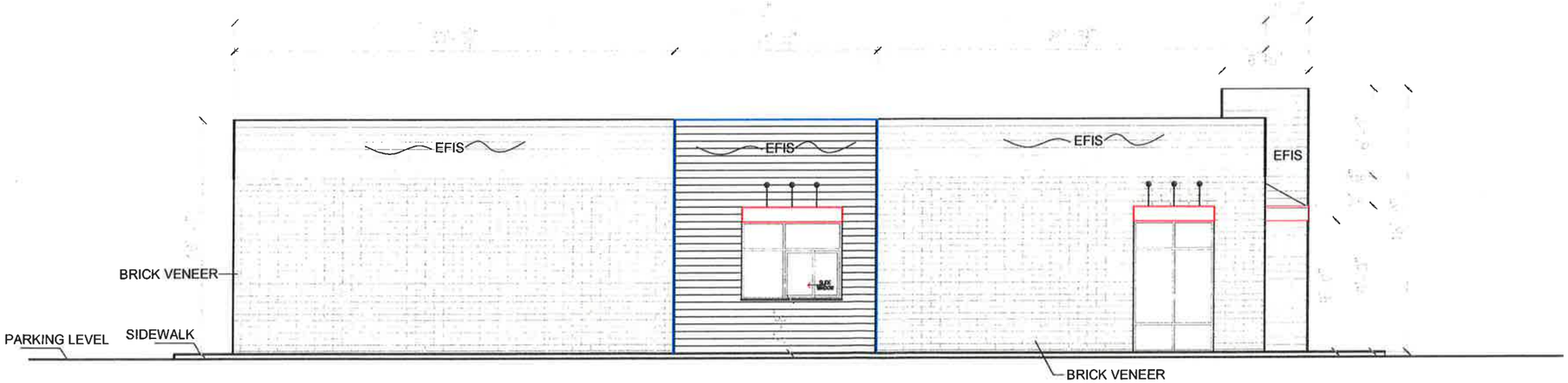
Designed By: Jeffery Thorpe
Drawn By: David Thuler
Date: 12/14/2015
Drawing No:
Project No:

A-2.0

ELEVATION PLAN

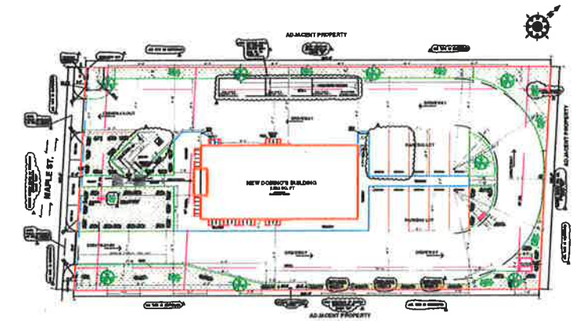
PROPOSED EAST SIDE ELEVATION.

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



PROPOSED WEST SIDE ELEVATION.

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



SITE PLAN

REV. NO	COMMENT	DATE

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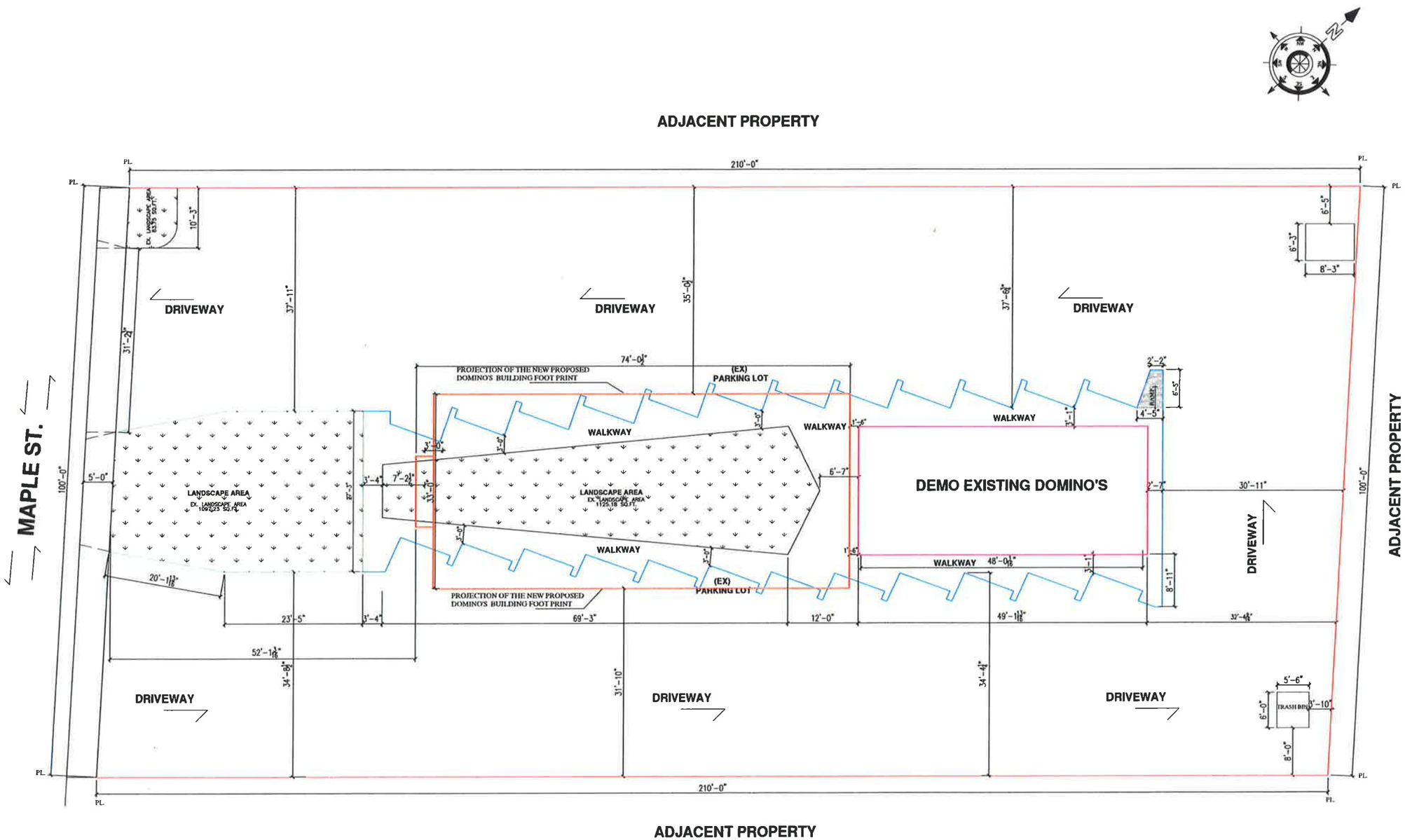
THORPE DEVELOPMENT WEST
DESIGN / BUILD
12521 LONG BEACH BLVD SUITE #1
LYNWOOD, CA 90262

LICENSE # B 898053 CA.
EXPIRATION DATE: 06/30/2017

Designed By: Jeffery Thorpe
Drawn By: David Fluker
Date: 12/14/2015
Drawing No:
Project No:

A-3.0

ELEVATION PLAN



PROPOSED BUILDING FOOT PRINT

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

REV. NO.	COMMENT	DATE

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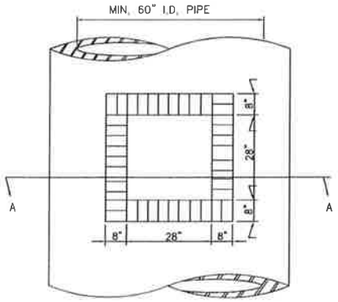
DOMINO'S PIZZA
420 MAPLE STREET
GALLATIN, TN 37066
STORE#5418
626.991.1174

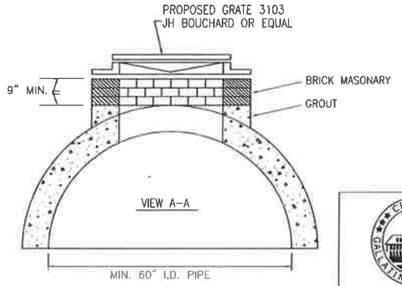
THORPE DEVELOPMENT WEST
DESIGN / BUILD
2201 N. LONG BEACH BLVD "204"
COMPTON, CA 90221

LICENSE # B 898053 CA.
EXPIRATION DATE: 06/30/2017

Designed By: Jeffery Thorpe
Drawn By: David Fluker
Date: 09/08/2015
Drawing No:
Project No:

A-4.0
PROPOSED BUILDING FOOT PRINT

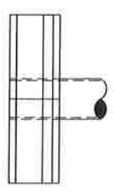




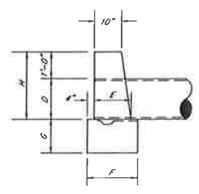
SADDLE INLET

SCALE: NTS

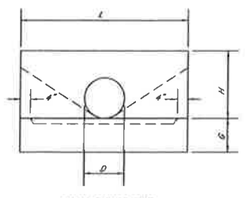
CITY OF GALLATIN, TENNESSEE
ENGINEERING DIVISION
(615) 452-5400
DWG. # COG-MS-006



PLAN



END ELEVATION



FRONT ELEVATION

NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" O/C EACH WAY WITH, SLAB DOWELED TO HEADWALL WITH #5 BARS.
2. FORMWORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

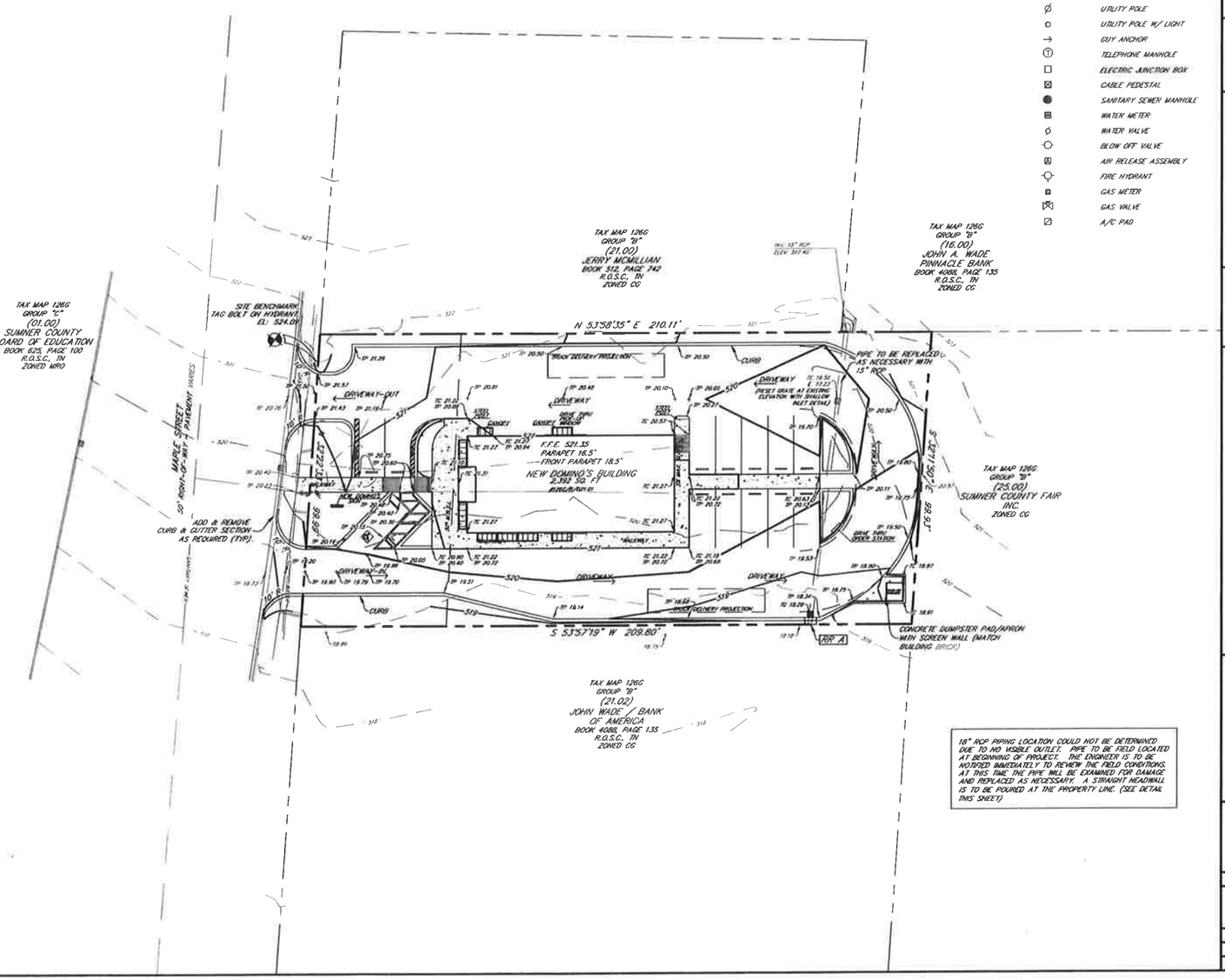
PIPE SIZES	L	H	E	F	G
12"	3'-6"	2'-0"	1'-2"	1'-9"	1'-2"
15"	4'-0"	2'-3"	1'-3"	1'-10"	1'-2"
18"	4'-0"	2'-6"	1'-3"	1'-11"	1'-3"
24"	6'-0"	3'-0"	1'-4"	2'-0"	1'-4"
30"	8'-0"	3'-6"	1'-6"	2'-2"	1'-6"
30"X42"	8'-0"	4'-0"	1'-6"	2'-2"	1'-6"
36"	8'-0"	5'-0"	1'-8"	2'-6"	1'-6"

(OUTLET)
CONCRETE HEADWALL
NOT TO SCALE

RIP-RAP DESIGNATIONS:

RR A — 650 = 0.67' x 12" DEEP OVER GEOTEXTILE TYP. @ RIP RAP TO PROPERTY LINE

2'± 4'



18" RCP PIPING LOCATION COULD NOT BE DETERMINED DUE TO NO VISIBLE OUTLET. PIPE TO BE FIELD LOCATED AT BEGINNING OF PROJECT. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY TO REVIEW THE FIELD CONDITIONS. AT THIS TIME THE PIPE WILL BE EXAMINED FOR DAMAGE AND REPLACED AS NECESSARY. A STRAIGHT HEADWALL IS TO BE POURED AT THE PROPERTY LINE. (SEE DETAIL THIS SHEET)

LEGEND

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

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

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1-615-366-1987
TENNESSEE ONE CALL
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GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

DOMINO'S PIZZA STORE #5418

GRADING PLAN
420 MAPLE STREET
CITY OF GALLATION
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
No. 102359
STATE OF TENNESSEE
2/22/2016

SHEET NO.
C 1.0

REVISIONS

SHEET 1 OF 2

PROJECT # 16-002

DATE 22 FEBRUARY 2016

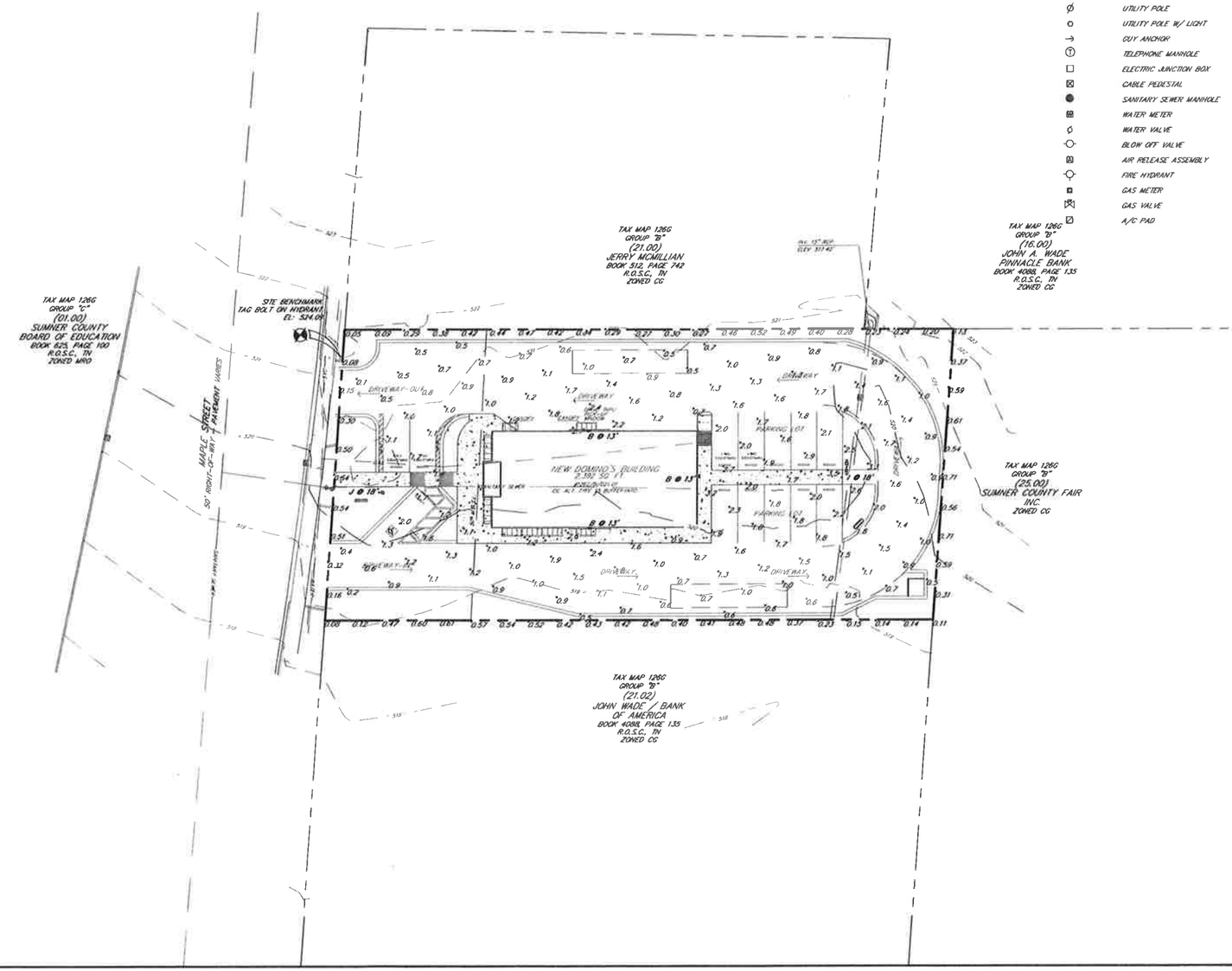
LUMINAIRE SCHEDULE

LABEL	Catalog Number	Description	Lamp	Lumens	LLF	Watts
B	DSXW1 LED 20C 700 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700 mA.	LED	4,675	0.90	45.7
I	DSX1 LED 30C 530 40K TFTM MVOLT HS	DSX1 LED WITH 30 LEDs @ 530 mA, 4000K, TYPE FORWARD THROW MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	5,208	0.90	104
J	DSX1 LED 30C 530 50K T3M MVOLT	DSX1 LED WITH 30 LEDs @ 530 mA, 5000K, TYPE 3 MEDIUM OPTICS	LED	6,525	0.90	52

LIGHTING NOTES:

1. LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 1.3.02.80.
2. LIGHTING FIXTURES ARE LITHONIA FIXTURE CATALOG NUMBER: AS SHOWN.

WALL MOUNTED LIGHT 13' HEIGHT
LIGHTING IN PARKING AREA ON 18' POLES
MAXIMUM FOOT CANDLES AT PROPERTY LINE 0.75



LEGEND

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- IRON ROD (OLD)
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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DOMINO'S PIZZA STORE #5418
LIGHTING PLAN
427 MAPLE STREET
CITY OF GALLATIN
SUMNER COUNTY, TENNESSEE

SHEET NO.
C 2.0

REVISIONS

SHEET 2 OF 2

PROJECT #	16-002
DATE	22 FEBRUARY 2016

ITEM 11

GMRPC Resolution No. 2016-56

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO GALLATIN CITY COUNCIL OF AN AMENDMENT TO THE FOXLAND CROSSING PRELIMINARY MASTER DEVELOPMENT PLAN, TO CONSTRUCT 206 MULTI-FAMILY UNITS AND CREATE ONE (1) NEW PUBLIC RIGHT-OF-WAY, ON 14.19 (+/-) ACRES, LOCATED SOUTH OF NASHVILLE PIKE (U.S. HIGHWAY 31) AND WEST OF DOUGLAS BEND ROAD. (3-1695-16)

WHEREAS, the applicant submitted an application for the Vintage at Foxland Harbor Amended Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan submitted by the applicant, Site Engineering Consultants, Inc., at its regular meeting on April 25, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Tennessee Code Annotated §13-3-413, §13-4-310, §13-7-201, and §13-7-202:

1. The Vintage at Foxland Harbor Amended Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Regional Activity Center Character Area designation of the property.

2. The Amended Preliminary Master Development is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the MU zoning district, and with the masonry requirements pursuant to Architectural Character and Compatibility Standards (G.Z.O., Section 13.08.010).

3. The Amended Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

4. The legal purposes for which zoning regulations exists have not been contravened.

5. The Amended Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval to City Council of the Amended Preliminary Master Development Plan for Vintage at Foxland Harbor, consisting of a seven (7) sheet plan with S.E.C. Project #16010, prepared by Site Engineering Consultants of Murfreesboro, TN, dated March 28, 2016 with a final revision date of April 14, 2016, a one (1) sheet photometric plan with Job No. 216014, prepared by ED/A of Tulsa OK, dated March 28, 2016, and an eight (8) sheet architecture plan, with Job No. 216014, prepared by Parker Associates Tulsa, of Tulsa, Oklahoma, dated March 28, 2016, with the following conditions:

1. Reconfigure the commercial outparcel access points to provide one (1) driveway per outparcel with a minimum driveway spacing of 185 feet, per the Gallatin on the Move 2020 General Development Transportation Plan.
2. Show and label the tie-in of the 20 foot wide backage road with the conceptual commercial parcels.
3. The developer shall show the approximately 250 foot extension of Foxland Boulevard between Foxland Crossing Phase 12A and the Vintage @ Foxland Harbor collector road.
4. The developer shall submit an availability request to White House Utility District.
5. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Preliminary Master Development Plan.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 4/25/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 11
PLANNING DEPARTMENT STAFF REPORT

Preliminary Master Development Plan for Vintage at Foxland Harbor (PC File# 3-1695-16)
Located South of Nashville Pike and West of Douglas Bend Road
Date: April 25, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE FOXLAND CROSSING PRELIMINARY MASTER DEVELOPMENT PLAN TO CONSTRUCT 204 MULTI-FAMILY DWELLING UNITS AND CREATE ONE (1) NEW PUBLIC RIGHT-OF-WAY, ON 14.19 (+/-) ACRES, LOCATED SOUTH OF NASHVILLE PIKE (U.S. HIGHWAY 31E) AND WEST OF DOUGLAS BEND ROAD.

OWNER:	**WILSON BANK & TRUST**
APPLICANT:	**SEC, INC. (MATT TAYLOR)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016-56**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**
CITY COUNCIL COMMITTEE DATE:	**MAY 10, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of an amendment to the Foxland Crossing Preliminary Master Development Plan to construct 206 multi-family dwelling units and create one (1) new public right-of-way, on 14.19 (+/-) acres, located south of Nashville Pike (U.S. Highway 31) and west of Douglas Bend Road. The Dwelling, Multi-Family use is a permitted use within the Mixed Use (MU) zone district. (Attachment 11-1)

CASE BACKGROUND:

Previous Approvals

The original Preliminary Master Development Plan for Foxland at Fairvue was approved by the Planning Commission in November 2005 and passed by City Council in February 2006. As part of that original approval, no development plan or uses were proposed for Phases 11-16. However, a condition of approval was that a separate Preliminary Master Development Plan would be submitted for each phase.

On May 19, 2008, the Planning Commission recommended approval of a Preliminary Master Development Plan (PC File #3-12-08) for Phases 12 and 13 of the original Foxland at Fairvue PMDP. The PMDP included a 298 unit multi-family development (Phase 13) and 72 townhouses (Phase 12). On July 15, 2008, City Council approved the Preliminary Master Development Plan (Ordinance #OØ8Ø6-42).

On September 22, 2008, the Planning Commission approved a Final Master Development Plan (PCFile# 8-39-08) for a 298 unit multi-family development (Waterstone)(Now Known as Foxland Crossing Apartments)

On September 26, 2011, the Planning Commission approved an amended Preliminary Master Development Plan for Foxland Phases 11 through 16 (PC9872-11). The changes to the multi-family site (Phase 13) layout were approved as a minor amendment.

On June 25, 2012, the Planning Commission approved a Final Master Development Plan for Foxland Crossing Apartments, a 300 unit multi-family development. (Attachment 11-2)

On June 22, 2015, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for Foxland Crossing Phase 12, 14 through 16 (PC File# 3-705-15). On September 1, 2015, the City Council approved the Amended Preliminary Master Development Plan on second reading. (Ord.No. O1507-47) (Attachment 11-3)

On December 14, 2015, the Planning Commission approved a Final Master Development Plan for Phase 12A of Foxland Crossing (PC File# 8-1317-15).

On March 28, 2016, the Planning Commission approved a Preliminary Plat for Foxland Crossing Phase 12-A (PC File# 1-1582-16B).

Natural Features
The natural topography of the existing vacant lot slopes from the highest point of elevation (483') located at the southeast and southwest corner of the project site towards the lowest point of elevation (448') located near the northern property boundary, adjacent to Nashville Pike. Based on FEMA FIRM Map 471650407G and 471650409G, no portion of the site is located within a special flood hazard area.

Adjacent or Area Uses
To the north, are two (2) commercial outparcels that are Phase 16 of Foxland Crossing, zoned Mixed Use (MU); to the south is the remaining vacant portion of Tax Map 136 Parcel 27.01, zoned Mixed Use (MU) which is Foxland Crossing Phase 14 and Phase 12B; to the east is Foxland Crossing Apartments, zoned Mixed Use (MU); and to the west is Young's Nursery and Greenhouses, zoned Multiple Residential and Office (MRO).

DISCUSSION:
Proposed Development
The owner and applicant is requesting approval of an amendment to the Foxland Crossing Preliminary Master Development Plan to construct 204 multi-family dwelling units and create one (1) new public right-of-way, on 14.19 (+/-) acres. The amendment will replace Phase 15 of the Foxland Crossing development, which is currently approved for 90 townhomes. The project is located south of Nashville Pike (U.S. Highway 31E) and west of Douglas Bend Road. The Dwelling, Multi-Family use is a permitted use within the Mixed Use (MU) zone district.

PMDP Amendment - Major
Based on Gallatin Zoning Ordinance Section 12.02.050, the Planning Commission shall determine whether the proposed amended to the currently approved Preliminary Master Development Plan is a minor amendment or a major amendment. Staff recommends the

Planning Commission consider the amendment to the PMDP as a major amendment for the following reasons.

As currently approved, Phase 15 of the Foxland Crossing development contains 90 townhomes. The Vintage at Foxland Harbor project consists of 204 units within the same area. The increase in density and redesign of the street network should be considered a major amendment, which requires review and approval by City Council.

Gallatin on the Move 2020 General Development Plan

The Gallatin on the Move 2020 General Development Plan designates this parcel as part of the Regional Activity Center Character Area. The Mixed Use (MU) zoning district is listed as an applicable zoning district for this Character Area. The Character Area also lists large scale apartments and townhomes as a primary land use. Therefore, the proposed 204 unit multi-family development is in compliance with the Regional Activity Center Character Area designation.

Access Management

The Amended PMDP includes one (1) new public right-of-way. This complies with the Major Thoroughfare Plan project number 26 (Page 4-19) of Gallatin on the Move 2020 General Development Plan). The right-of-way is 60 feet in width with 33 feet of pavement from Nashville Pike to the roundabout. East and south of the roundabout the right-of-way remains 60 feet, but the pavement width is reduced to 27 feet. The street will provide a six (6) foot wide sidewalk on one side and an eight (8) foot sidewalk/greenway on the other side.

The currently approved PMDP for Foxland Crossing shows this right-of-way to extend southward from Nashville Pike until intersecting with the proposed extension of Foxland Boulevard. The Amended PMDP shows this right-of-way to be relocated to extend approximately 360 linear feet southward from Nashville Pike until the roundabout, turn to the east and then turn to the south again until reaching a future connection to the Foxland Boulevard extension. The public right-of-way will be located within a portion of the T.V.A. easement between the proposed Vintage at Foxland Harbor multi-family development and the existing Foxland Crossing multi-family development.

There are three (3) driveways to the public right-of-way serving the residential development and four (4) additional driveways proposed to serve the commercial parcels along Nashville Pike. The first driveway is located on the south side of the roundabout and provides access into the multi-family development between two (2) proposed buildings (Building #1 and #2). The second driveway is located on the northeast corner of the site, where the right-of-way turns south. The second driveway provides and access at the northwest corner of the existing Foxland Crossing multi-family development. The secondary access for Foxland Crossing apartments has been required as part of previous approvals. The final driveway provides access to the parking areas behind Building #1 and Building #3. To comply with access management requirements only one (1) driveway will be permitted to each of the commercial parcels.

EXHIBIT A

Architectural Designs
The Vintage at Foxland Harbor consists of 206 units contained within seven (7) buildings and total 287,508 square feet. There are two (2) different types of buildings, with the primary difference being that Buildings No.1 and No. 2 are flat roofed and Buildings No 3 through No. 7 are topped with complex hipped roof systems.

Buildings No. 1 and No. 2
Buildings No. 1 and No. 2 are located on the south side of the roundabout and are designed to create an urban feel and appearance for the development. (See Plan Sheets AB4 – AB 10) These buildings are three (3) stories in height with a maximum height of 37 feet and three (3) inches. The buildings have flat roofs and internal corridors with elevators at the ends of the hallways. The architectural design is consistent on all four (4) elevations with 71 to 83 percent brick on Building No. 1 and 70 to 85 percent masonry on Building No. 2. The masonry sheathes the bottom two (2) floors on each of the buildings with a portion of the third floor sheathed in either brick or stucco finished cement fiber board. The elevations contain architectural details such as herringbone brick details between first and second floor windows, brick arches on first floor windows, and pre-cast stone window sills and arches.

Buildings No. 3 through No. 7
Buildings No. 3 through No. 7 are located south of Buildings No. 1 and No. 2. These buildings will be primarily visible from the proposed public right-of-way along the east boundary of the development and along the future extension of Foxland Boulevard to the south. These buildings are three (3) stories in height with a maximum ridgeline height of 45 feet and five (5) inches. (See Plan Sheets AB13-AB20) The buildings continue the architectural continuity with Building No. 1 and No. 2, but have complex hipped roof systems instead of flat roofs. Also, these buildings have breezeways instead of internal hallways and corridors. The architectural design is consistent on all four (4) elevations with 71 to 77 percent masonry on Building No. 3, 71 to 79 percent masonry on Building No. 5, 71 to 80 percent masonry on Building No. 6, and 71 to 85 percent masonry on Building No. 4 and No. 7. These buildings are sheathed with brick similar to Buildings No. 1 and No. 2, but also use stone on the areas adjacent to the breezeways and provide garages on the first floor. Buildings No. 3, 4, 5, and 7 have six (6) garages on the rear elevations of the buildings. Building No. 6 contains 12 garages on the rear elevation because it is nearly double the width of the other buildings.

All seven (7) proposed buildings exceed the 70 percent masonry requirement in Section 13.08 of the Gallatin Zoning Ordinance. Staff recommends the Planning Commission approve the architectural elevations as submitted, with the understanding the final architectural elevations will be approved as part of the Final Master Development Plan.

Signage
The applicant provided a conceptual sign with the Preliminary Master Development Plan. (See Sheet AB5) The monument sign is proposed to be located within the open space area of the proposed roundabout at the entrance to the development from Nashville Pike. This portion of the roundabout will not be City maintained right-of-way. The sign is a two (2) foot high curvilinear wall that is 40 feet in width. The curve of the sign mirrors the radius of the roundabout. The sign increases to four (4) feet in height for a length of ten (10) feet at the

center of the wall. The four (4) foot high area of the wall is the location of the metal lettering that will be lit by ground mounted lighting. A sign package including conceptual elevations also shall be included with the Final Master Development Plan.

Open Space/Bufferyards/Landscaping
The development site is zoned Mixed Use and bordered to the north, south, and east by Mixed Use zoned property, which requires a Type 10 Bufferyard. To the west, the development is bordered by property zoned Multiple Residential and Office (MRO), which requires a Type 15 Bufferyard.

The PMDP shows the required Type 10 Bufferyard along the southern boundary and a portion of the require Type 10 Bufferyard along the eastern property boundary. (See Sheet L1.0) The developer is requesting an alternative bufferyard for a portion of the eastern boundary and the entire northern and western property boundary. A TVA easement and TVA power lines cross the development site on the northeast and eastern portion of the property, which limits the developer's ability to plant the required landscape material for half of the Type 10 bufferyard. A 20 foot Public Utility and Drainage Easement runs parallel to the northern property boundary, which restricts the planting of landscape material in this area. The developer has located the required landscape material adjacent to the proposed roundabout and along the proposed new public right-of-way.

Along the western property boundary the developer is proposing to install a more extensive bufferyard than the required Type 15, due to the adjacent greenhouses. After meeting with the adjacent property owner, the developer is proposing a four (4) foot high berm along the entire western property boundary that will be topped with six (6) foot tall Leyland Cypress trees planted on eight (8) foot centers.

The landscape plans also provides all necessary parking lot screening along the public right-of-way and all required internal parking lot trees. The landscape plan also includes a detail of the typical building foundation plantings and HVAC screening.

Staff recommends the Planning Commission approve the alternative bufferyards and landscape plan as submitted, with the understanding a final landscape plan will be approved with the Final Master Development Plan.

Parking
The Dwelling, Multi-Family use requires two (2) parking spaces per dwelling unit. The 206 dwelling units require a total of 412 parking spaces, with at least nine (9) handicapped parking spaces. The plan provides 419 total parking spaces – 374 surface spaces, 36 garage spaces, and nine (9) handicapped parking spaces.

Photometric Plan
The Photometric Plan complies with Table 13-04 of the Gallatin Zoning Ordinance. Along the western property boundary, adjacent to the existing greenhouses and plant nursery, the Photometric Plan shows 0.0 foot candle measurements along the entire shared property boundary.

Planning Department Comments
The Planning Department reviewed and commented on the Amended Preliminary Master Development Plan. The applicant satisfactorily addressed the Planning Department comments, except those listed as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan. The applicant satisfactorily addressed the Engineering Division comments, except those listed as conditions of approval.

FINDINGS:

1. The Vintage at Foxland Harbor Amended Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Regional Activity Center Character Area designation of the property.

2. The Amended Preliminary Master Development is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the MU zoning district, and with the architectural standards in G.Z.O., Section 13.08.

3. The Amended Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

4. The legal purposes for which zoning regulations exists have not been contravened.

5. The Amended Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-56, Vintage at Foxland Harbor, consisting of a seven (7) sheet plan with S.E.C. Project #16010, prepared by Site Engineering Consultants of Murfreesboro, TN, dated March 28, 2016 with a final revision date of April 14, 2016, a one (1) sheet photometric plan with Job No. 216014, prepared by ED/A of Tulsa OK, dated March 28, 2016, and an eight (8) sheet architecture plan, with Job No. 216014, prepared by Parker Associates Tulsa, of Tulsa, Oklahoma, dated March 28, 2016, with the following conditions:

1. Reconfigure the commercial outparcel access points to provide one (1) driveway per outparcel with a minimum driveway spacing of 185 feet, per the Gallatin on the Move 2020 General Development Transportation Plan.

EXHIBIT A

2. Show and label the tie-in of the 20 foot wide backage road with the conceptual commercial parcels.
3. The developer shall show the approximately 250 foot extension of Foxland Boulevard between Foxland Crossing Phase 12A and the Vintage @ Foxland Harbor collector road.
4. The developer shall submit an availability request to White House Utility District.
5. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Preliminary Master Development Plan.

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

ATTACHMENTS

Attachment 11 – 1	**Location Map of Vintage at Foxland Harbor**
Attachment 11 – 2	**Foxland Crossing Apartments FMDP (PC0011-12)**
Attachment 11 – 3	**Foxland Crossing PMDP (PC File# 3-705-15)**
Attachment 11 – 4	**Vintage at Foxland Harbor – PMDP and Architecture**

I:\ACTIVITIES & PROJECT TYPES\Rezoning with PMDP-FMDP\VINTAGE @ FOXLAND HARBOR\PLANNING COMMISSION\Item 11 – Vintage at Foxland Harbor – PMDP – (PC File# 3-1695-16) Staff Report KC

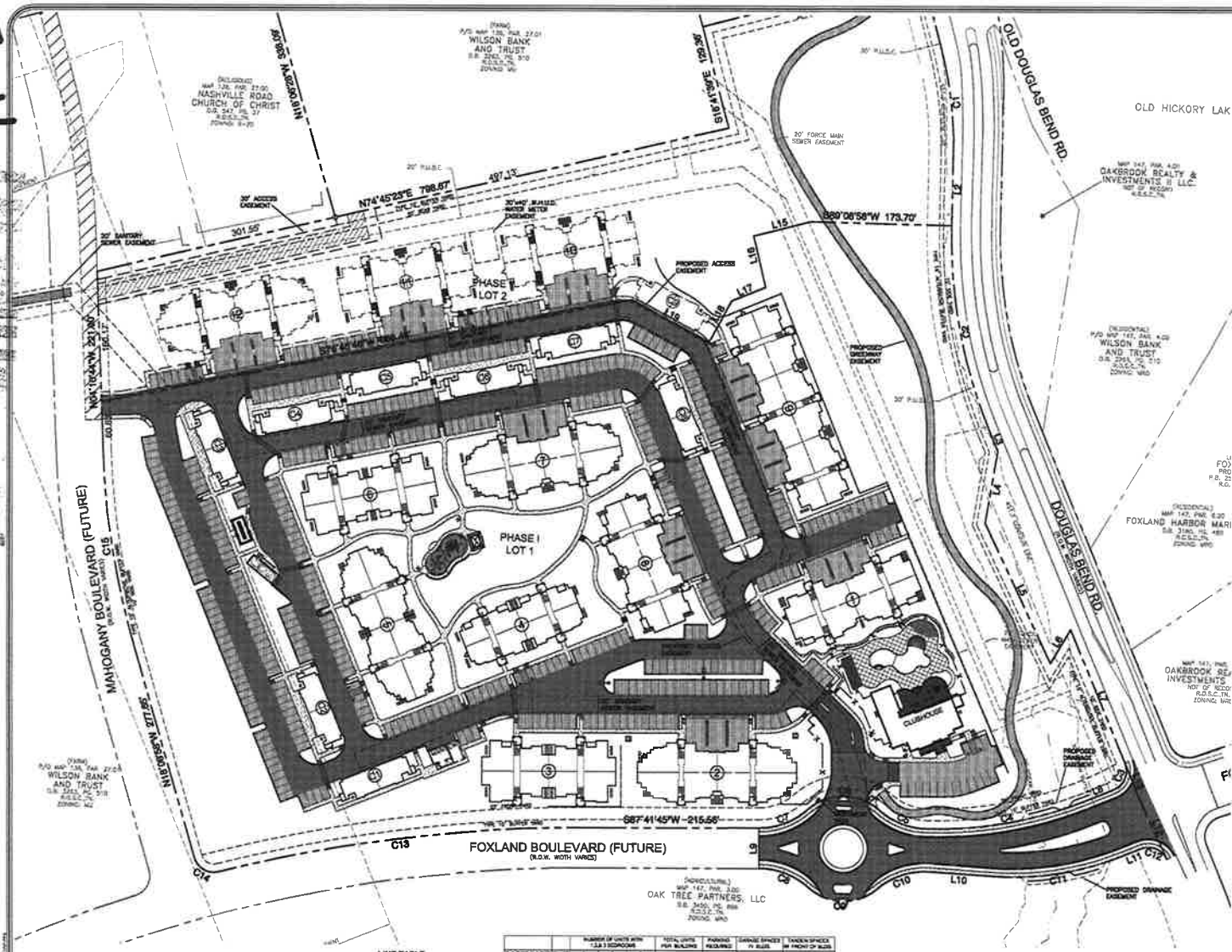
Location Map

Vintage at Foxland Harbor
Amended PMDP
PC File# 3-1695-16

Prepared By: Kevin Chastine, AICP
Prepared On: April 25, 2016

ATTACHMENT 11-1

ATTACHMENT 11-2



SITE DATA:

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO GAIN PMDP APPROVAL FOR PHASE I-II OF THE APPROVED PMDP PLANS TITLED THE RESERVE AT FOXLAND, AS APPROVED BY THE CITY OF GALLATIN PLANNING COMMISSION SEPTEMBER 26, 2011.

PROPERTY INFORMATION:
PROJECT NAME: FOXLAND CROSSING - PHASE I & I
STREET ADDRESS: DOUGLAS BEND ROAD AND FOXLAND BOULEVARD
CITY: GALLATIN
COUNTY: SUMNER
STATE: TN
TAX MAP: 135
PARCEL: PORTION OF 27.01
LOT SIZE (PHASE I): 703,510 SF OR 16.15 AC
LOT SIZE (PHASE II): 232,475 SF OR 5.11 AC
EXISTING ZONING CLASSIFICATION: MU (MIXED USE)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: MULTI-FAMILY DWELLING
MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: 30'
SIDE: 5'/25'
REAR: 20'

OWNER:
WILSON BANK AND TRUST
MR. GARY MACHNER
625 WEST MAIN STREET
LEBANON, TN 37087
(615) 444-2265

DEVELOPER:
TGM CONSTRUCTION COMPANY
MR. ROSS BRADLEY
7010 SOUTH CHURCH STREET
MURFREESBORO, TN 37130
(615) 896-2800
RBRADLEY@TGMCONSTRUCTION.COM

CIVIL ENGINEER:
RAGAN SMITH ASSOCIATES
MR. BRAD SLAVDEN
210 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-4995
BSLAVDEN@RAGANSMITH.COM

ARCHITECT:
PARKER SMITH ASSOCIATES
MR. JIM PARKER
2000 EAST 16TH STREET SOUTH
TULSA, OKLAHOMA
(918) 742-8400
JPARKER@PARKERSMITHTULSA.COM

PROJECT DESCRIPTION:
PROPOSED USE: MULTI-FAMILY
ACREAGE: PHASE I - 16.15 AC; PHASE II - 5.11 AC; PHASE I - 232 UNITS; PHASE II - 85 UNITS
NUMBER OF UNITS: PHASE I - 14.3 UNIT/AC; PHASE II - 13.3 UNIT/AC
RESIDENTIAL DENSITY: 419,245 SF
BUILDING SQUARE FOOTAGE: 0.40
FLOOR AREA RATIO: 3/40
BEDROOM BREAKDOWN: 39' AVERAGE ROOF LINE OF 3-SIDE'TRY BUILDINGS
PROPOSED BUILDING HEIGHT: 600 SPACES (2.1/UNIT)
PARKING REQUIRED: 635 SURFACE SPACES (INCLUDING 14 HANDICAPPED SPACES)
PARKING PROVIDED: 84 GARAGE SP. (1-IN BLDGS 1,2,7,12); 84 TANDUM SP. (IN FRONT GARAGE IN BLDGS 1,2,7,12); 74 GARAGE SPACES (IN BLDGS 21, 22); 631 TOTAL
IMPERVIOUS SURFACE AREA: 46,980 SF IN SIDEWALK; 211,135 SF IN ASPHALT; 183,016 SF IN BUILDING FOOTPRINT; 439,131 SF TOTAL
IMPERVIOUS SURFACE RATIO: 0.62
OPEN SPACE: 11.63 AC

SURVEY:
BOUNDARY INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES, INC. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES.

UTILITY INFORMATION:
ALL PHASES ARE TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY WHITE HOUSE UTILITY DISTRICT.

SITE MAINTENANCE:
THE OPEN SPACE WITHIN EACH PHASE IS TO BE SERVED BY EACH PHASES DEVELOPMENT COMPANY UNLESS STATED OTHERWISE.

DEVELOPMENT SCHEDULE:
PHASE I ..... AUGUST 2012 - FEBRUARY 2014
PHASE II ..... AUGUST 2014 - DECEMBER 2014 (DEPENDENT GROWTH)

CERTIFICATION OF COMPLIANCE:
ALL CONSTRUCTION AND USE OF THIS PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE 15.08

CERTIFICATION OF FINANCIAL RESPONSIBILITY:
TGM IS THE DEVELOPER OF THE PROJECT AND IS COMMITTED FINANCIALLY TO COMPLETE THE PROJECT.

FLOOD INFORMATION:
FIRM MAP #: 47165C0407G
EFFECTIVE DATE: APRIL 17, 2012
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0407G. WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2004, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470185, PANEL NO. 0407, 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 THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:
NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE, HOWEVER THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN WAS BASED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REVISIONS, COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COSTS WILL BE REQUIRED FOR THE MODIFIED ESTABLISHED.

NOTE:

RETAINING WALL DESIGN AND CALCULATIONS SHALL BE SUBMITTED TO CITY OF GALLATIN ENGINEERING DIVISION FOR REVIEW PRIOR TO CONSTRUCTION.

DEVELOPMENT SCHEDULE

START: JULY 2012
COMPLETE: SEPT. 2013

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	13°30'33"	475.00'	112.00'	S08°16'33"W	111.81'
C2	33°33'11"	430.00'	252.00'	N12°40'08"W	248.38'
C3	90°00'00"	25.00'	39.27'	N44°09'24"E	35.36'
C4	23°44'57"	487.78'	202.22'	S77°46'31"W	200.79'
C5	42°00'31"	90.00'	66.13'	N71°15'18"W	64.65'
C6	62°31'31"	90.00'	97.82'	N87°41'45"W	93.13'
C7	42°00'31"	90.00'	66.13'	S71°15'18"E	64.65'
C8	62°31'31"	90.00'	97.82'	S87°41'45"E	93.13'
C9	44°00'18"	90.00'	69.13'	S71°16'13"E	67.44'
C10	39°44'08"	351.45'	243.74'	S68°18'01"E	238.72'
C11	87°53'31"	25.00'	38.35'	N10°24'38"E	34.70'
C12	14°13'26"	1823.00'	454.21'	N87°33'11"E	453.04'
C13	1°37'23"	1823.00'	30.79'	N82°23'26"E	30.79'
C14	13°56'38"	574.00'	139.61'	N11°08'51"W	139.26'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S18°28'39"E	121.28'
L2	S00°38'33"E	20.81'
L3	S24°31'46"E	23.41'
L4	S07°23'47"E	90.33'
L5	S27°47'11"E	198.15'
L6	N38°20'30"E	48.52'
L7	S27°17'03"E	178.48'
L8	S65°27'38"E	30.31'
L9	S07°12'34"E	20.01'
L10	S88°37'11"E	73.38'
L11	N85°27'33"E	24.50'
L12	N24°31'12"E	80.06'
L13	N24°31'46"E	48.06'
L14	N73°23'14"E	98.12'
L15	S73°23'26"E	70.24'
L16	S15°16'28"E	64.90'
L17	S66°00'00"E	44.83'
L18	S27°23'38"E	57.37'
L19	N63°23'21"E	107.86'

BUILDING NUMBER	PHASE	NUMBER OF UNITS WITH 1,2,& 3 BEDROOMS			TOTAL UNITS PER BUILDING	PARKING REQUIRED	GARAGE SPACES IN BLDG.	TANDEM SPACES IN FRONT OF BLDG.
1	1	12	12	3	27	54	6	6
2	1	6	12	3	21	42	6	6
3	1	12	12	3	27	54	6	6
4	1	24	12	3	39	78	6	6
5	1	12	12	3	27	54	6	6
6	1	12	12	3	27	54	6	6
7	1	12	12	3	27	54	6	6
8	1	12	12	3	27	54	6	6
9	1	12	12	3	27	54	6	6
10	2	12	12	3	27	54	6	6
11	2	12	12	3	27	54	6	6
12	2	6	12	3	21	42	6	6
13	2	6	6	2	14	28	4	4
14	2	6	6	2	14	28	4	4
15	2	6	6	2	14	28	4	4
16	2	6	6	2	14	28	4	4
17	2	6	6	2	14	28	4	4
18	2	6	6	2	14	28	4	4
19	2	6	6	2	14	28	4	4
20	2	6	6	2	14	28	4	4
21	2	6	6	2	14	28	4	4
22	2	6	6	2	14	28	4	4
TOTAL		156	144	46	346	692	138	84

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALK

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0 60 120 180
SCALE: 1"=60'

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LANDSCAPE ARCHITECTS · SURVEYORS
RAGAN · SMITH · ASSOCIATES, INC.
310 WOODLAND ST. / P.O. BOX 8100 NASHVILLE, TN 37203
(615) 244-4995 FAX (615) 244-4738 WWW.RAGANSMITH.COM

BRAD S. SLAVDEN
STATE OF TENNESSEE
10011

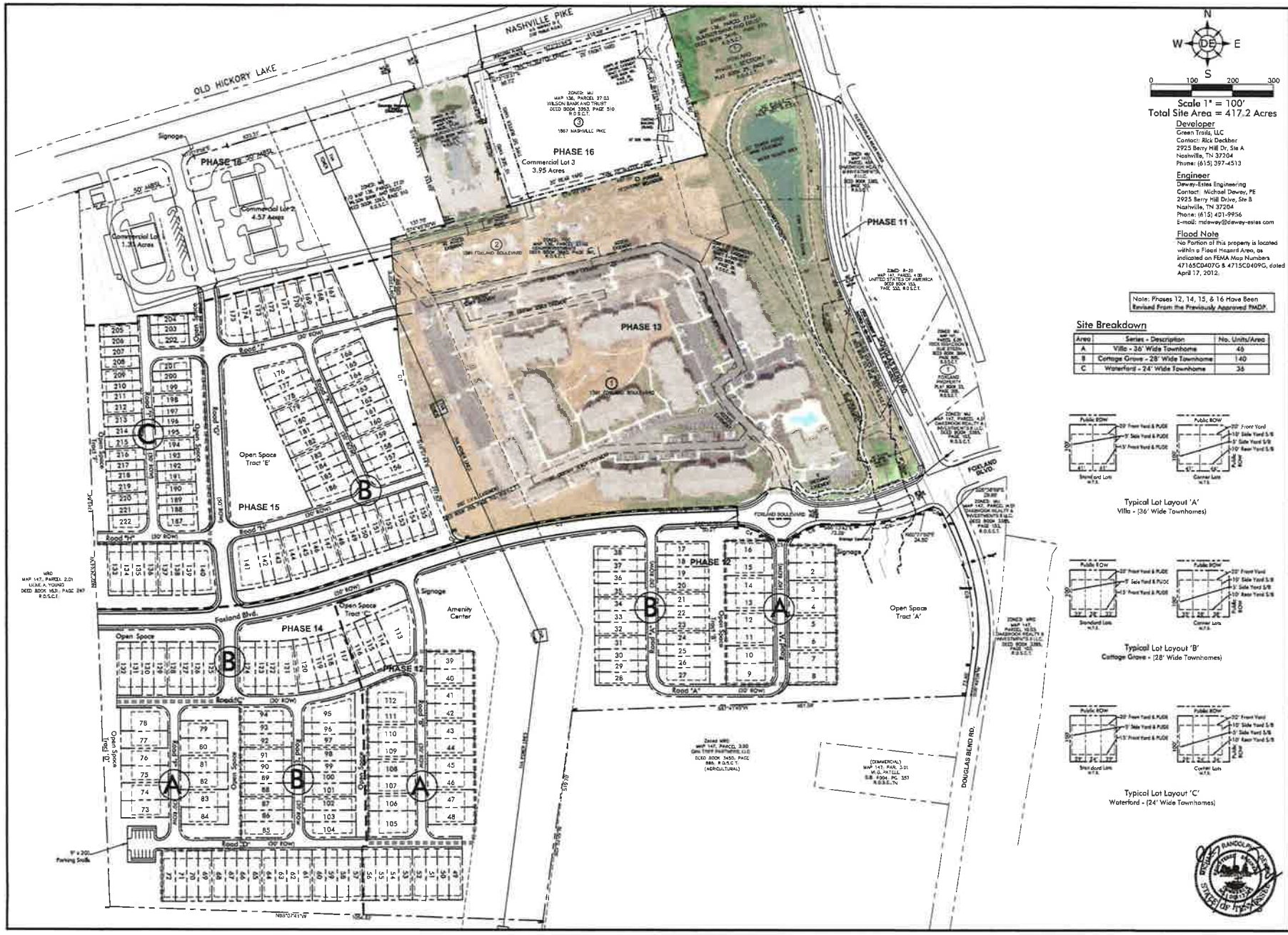
FINAL MASTER DEVELOPMENT PLAN
FOR
PHASE I & II AT FOXLAND CROSSING
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

DATE:	May 23, 2012
DESIGNED:	A. Thompson
DRAWN:	R. Hinch
SCALE:	1"=60'
JOB NO.	11-035
WK. ORDER	9359

REVISIONS: 01 06-14-12 PER ENG. REV.

OVERALL SITE LAYOUT PLAN

C2.1



Developer
Green Trails, LLC
Contact: Rick Deckber
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
No Portion of this property is located within a Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G & 47165C0409G, dated April 17, 2012.

Note: Phases 12, 14, 15, & 16 Have Been Revised From the Previously Approved PMDP.

Site Breakdown

Area	Series - Description	No. Units/Area
A	Villa - 36' Wide Townhome	46
B	Cottage Grove - 28' Wide Townhome	140
C	Waterford - 24' Wide Townhome	36

Typical Lot Layout 'A'
Villa - (36' Wide Townhomes)

Typical Lot Layout 'B'
Cottage Grove - (28' Wide Townhomes)

Typical Lot Layout 'C'
Waterford - (24' Wide Townhomes)

Revisions:

Drawing Notes:

Date: June 11, 2015

Foxland Crossing

Phases 11-16
Amended PMDP
Being Parcel 27.01 & 27.03 on Tax Map 136
Located in Sumner County, Tennessee

DEWEY ESTES ENGINEERING

Overall Layout Plan

Job No. 15015

C1.0

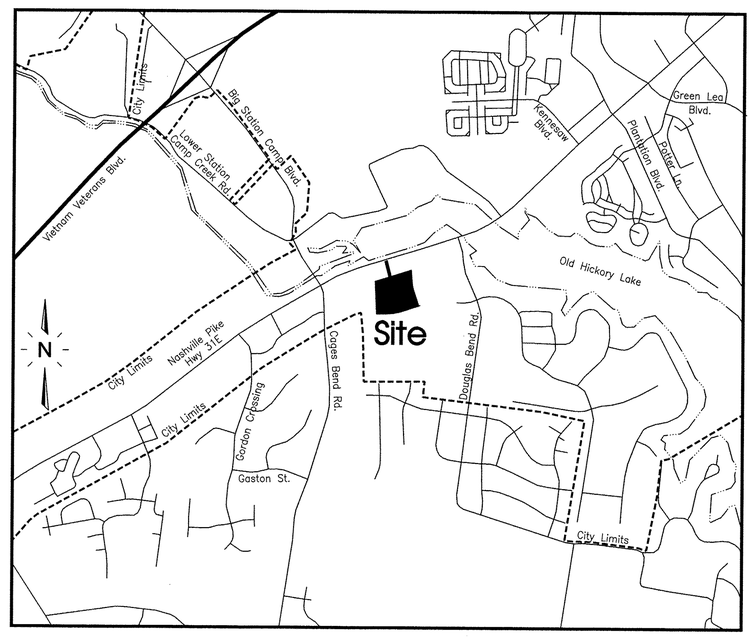
2 of 4

11-3

Gallatin, Tennessee
Amendment to Preliminary Master Development Plan

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	Overall Foxland Crossing Plan
3	Existing Conditions
4	Site Plan
5	Utility Plan
6	Grading & Drainage Plan



Site Location Map
Not To Scale

Owner:
Wilson Bank Trust
623 W. Main St.
Lebanon, TN
Contact: Gary Whitaker

Applicant:
TDK Construction Company
1610 S. Church St., Ste C
Murfreesboro, TN 37130
Contact: Ross Brandley

Floodplain Note:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47165C0407G & 47165C0409G dated 04-17-12

Land Data:
Zoning: MU
1 lot on 14.27± Acres (Including 1.91± Acres ROW Dedication)

Min Bldg. Setback Requirements:
Front: 25'
Side: 10'
Rear: 20'

Deed Reference:
Tax Map 136, Part Of Parcel 27.01
R.Bk. 3263, Pg. 510

Existing Use:
Vacant Lot

Intended Use:
Multi-Family Dwellings (204 D.U. on 14.19± Acres = 3029 S.F./Unit

Parking Requirements:
Total Required: 2 Spaces/Unit x 206 Units = 412 reg. spaces
Total Provided: 419 Spaces (374 Regular + 36 Garage + 9 H.C.)
Area To Be Dedicated To Right-of-Way: 83,201 Sq.Ft. (1.91± Acres)
Building Coverage= 99,405 Sq.Ft. (2.28± Acres)
Impervious Area= 291,427 Sq.Ft. (6.69± Acres)
Floor Area & Bldg. Ht Chart
Building 1 = 57,294 Sq.Ft.
Building 2 = 57,135 Sq.Ft.
Building 3 = 35,472 Sq.Ft.
Building 4 = 28,748 Sq.Ft.
Building 5 = 32,124 Sq.Ft.
Building 6 = 47,987 Sq.Ft.
Building 7 = 28,748 Sq.Ft.
Total = 287,508 Sq.Ft.

Development Schedule:
Construction of grading and utility operations to begin in 2016. Buildings completed in 2017.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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MATTHEW A. TAYLOR
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 112515
STATE OF TENNESSEE
4/14/16

By: Matthew A. Taylor Date: April 14, 2016
Matthew A. Taylor, P.E. TN. Reg. #112515

Sheet 1 of 6
Vintage at Foxland Harbor
Construction Drawings
S.E.C. Project #16010
Submitted: 3-28-16
Revised: 4-14-16

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER		EXTRUDED CURB
G	EXIST. GAS RISER		CURB & GUTTER
E	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
W	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE	1	REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

EXISTING PHONE	
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	
EROSION CONTROL SILT FENCE	
EROSION EEL	
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	
PROPOSED GAS LINE	
EXISTING STORM	
PROPOSED STORM	
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING WATER	
PROPOSED WATER	

N

-100' 0 100' 200'

SCALE: 1"= 100'

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SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the owner or other parties to insure that the site is constructed in accordance with these construction drawings in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the construction that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR REGISTERED ENGINEER AGRICULTURE No. 113 STATE OF TENNESSEE

Vintage at Foxland Harbor

Gallatin, Tennessee

REVISED: 4-14-16

DRAWN: SJA, CFB3

DATE: 3-28-16

CHECKED: MAT

FILE NAME: 16010project

SCALE: 1"=100'

JOB NO. 16010

Overall Foxland Crossing Plan

SHEET: 2 of 6

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER		EXTRUDED CURB
G	EXIST. GAS RISER		CURB & GUTTER
E	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
W	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE	1	REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL

EXISTING PHONE	PH PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	EEL EEL EEL EEL
EXISTING TREELINE	
EXISTING FENCELINE	X X X X X
MINIMUM BUILDING SETBACK LINE	MBSL MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM STM STM
PROPOSED STORM	STM STM STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS SS
PROPOSED SANITARY SEWER	SS SS SS
EXISTING WATER	W W W
PROPOSED WATER	W W W

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MATTHEW A. TAYLOR
REGISTERED ENGINEER
No. 109818
STATE OF TENNESSEE

Vintage at Foxland Harbor

Gallatin, Tennessee

REVISED: 4-14-16

DRAWN: SJA, CFB3

DATE: 3-28-16

CHECKED: MAT

FILE NAME: 16010project

SCALE: 1"=50'

JOB NO. 16010

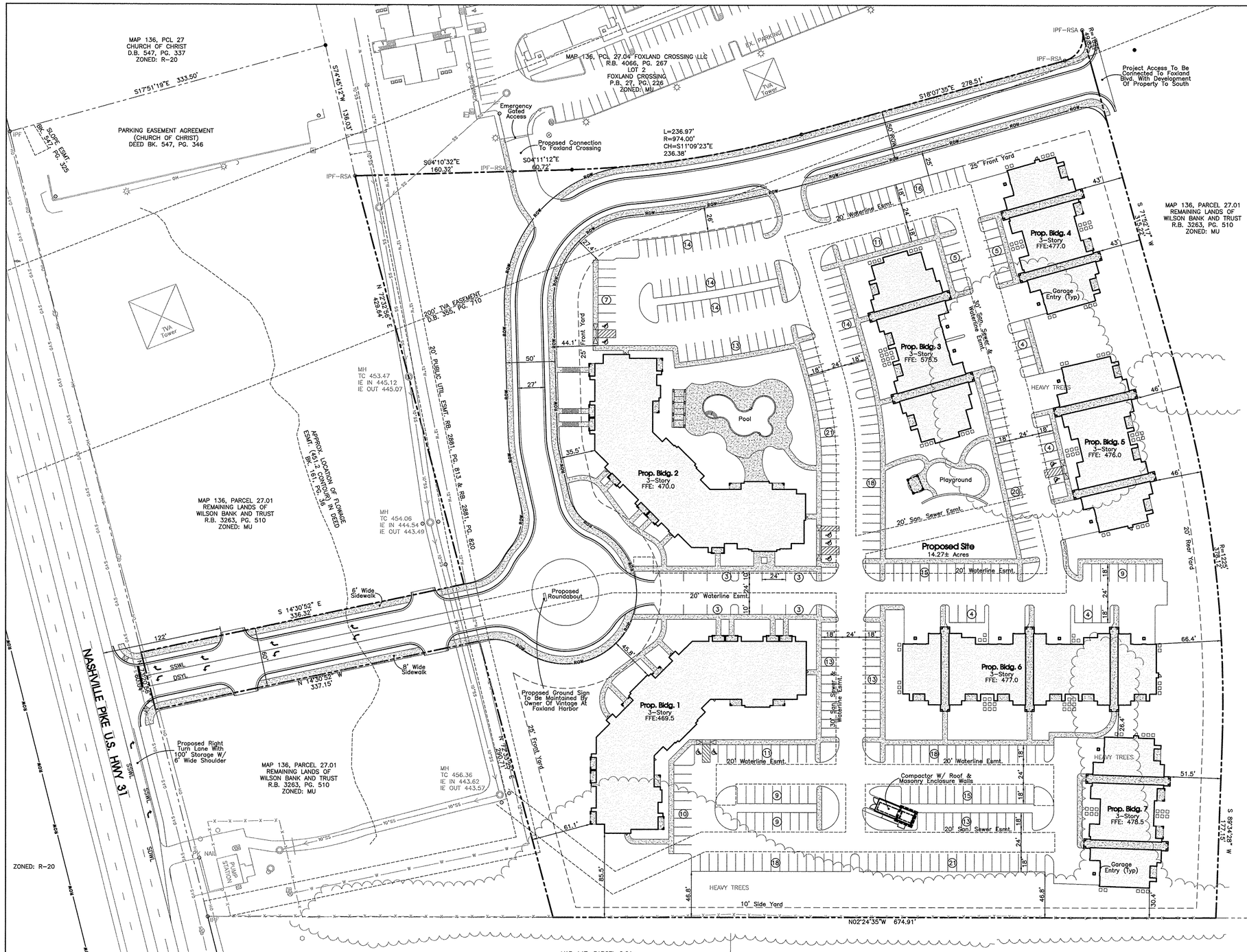
Existing Conditions

SHEET: 3 of 6

N

-50' 0 50' 100'

SCALE: 1"= 50'



Notes:

1. Property currently zoned MU.

2. All lots to be served by public sanitary sewer and water. The public sanitary sewer will be served by White House Utility District. The domestic water will be served by White House Utility District.

3. Contours shown hereon taken from topographic survey completed by Site Engineering Consultants on __-__-__.

4. See sheet 2 of 2 for detailed site information.

5. This surveyor has not physically located the underground utilities. Above ground and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per the underground utility damage prevention act, that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three & no more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Notify Tennessee One Call at 1-800-351-1111.

6. Property line information taken from latest recorded deed and is subject to any and all findings of a current and accurate title search. No title report furnished to this surveyor prior to survey.

7. All deed and plat references pertain to the Register's Office of Sumner county, Tennessee.

8. The survey was done under the authority of TCA 62-18-126 and is not a general property survey as defined under rule 0820-3-.07.

9. Fire hydrants to be located within 500 feet of all building lots as measured by the road surface.

Endorsement of Planning Commission

Approved By The City Of Gallatin Planning Commission, With Such Exceptions Or Conditions As Are Indicated In The Minutes Of The Commission On __-__-__.

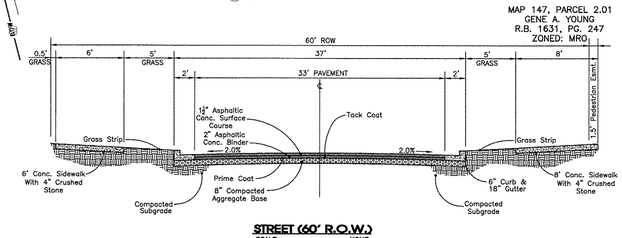
Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER		EXTRUDED CURB
G	EXIST. GAS RISER		CURB & GUTTER
E	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
W	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE	1	REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

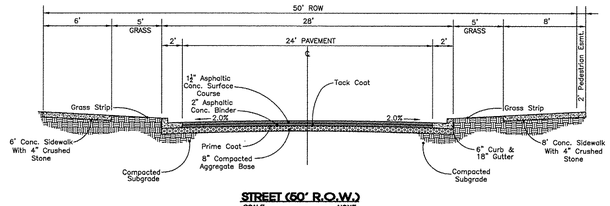
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EROSION EEL	EEL
EXISTING TREELINE	
EXISTING FENCELINE	X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W
PROPOSED WATER	W

-50' 0 50' 100'

SCALE: 1"= 50'



STREET (60' R.O.W.)
SCALE NONE



STREET (50' R.O.W.)
SCALE NONE

Total Parking Spaces: 419 (374 Reg + 36 Garage + 9 H.C.)

The Applicant Will Be Responsible For Operating And Maintaining The Project And Financially Responsible For The Improvements Shown Hereon.

The Applicant Will Post Surety As Required By The City Of Gallatin Zoning Ordinance Section 15.03.080

All Construction And Use Of Proposed Facility To Meet The Applicable Performance Standards As Set Fourth In The City Of Gallatin Zoning Ordinance, Section 13.02.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives, it is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted. The engineer assumes no authoritative liability or responsibility for the proper construction of the site unless he is retained for construction observation.

MATTHEW A. TAYLOR
REGISTERED ENGINEER
No. 115815
STATE OF TENNESSEE

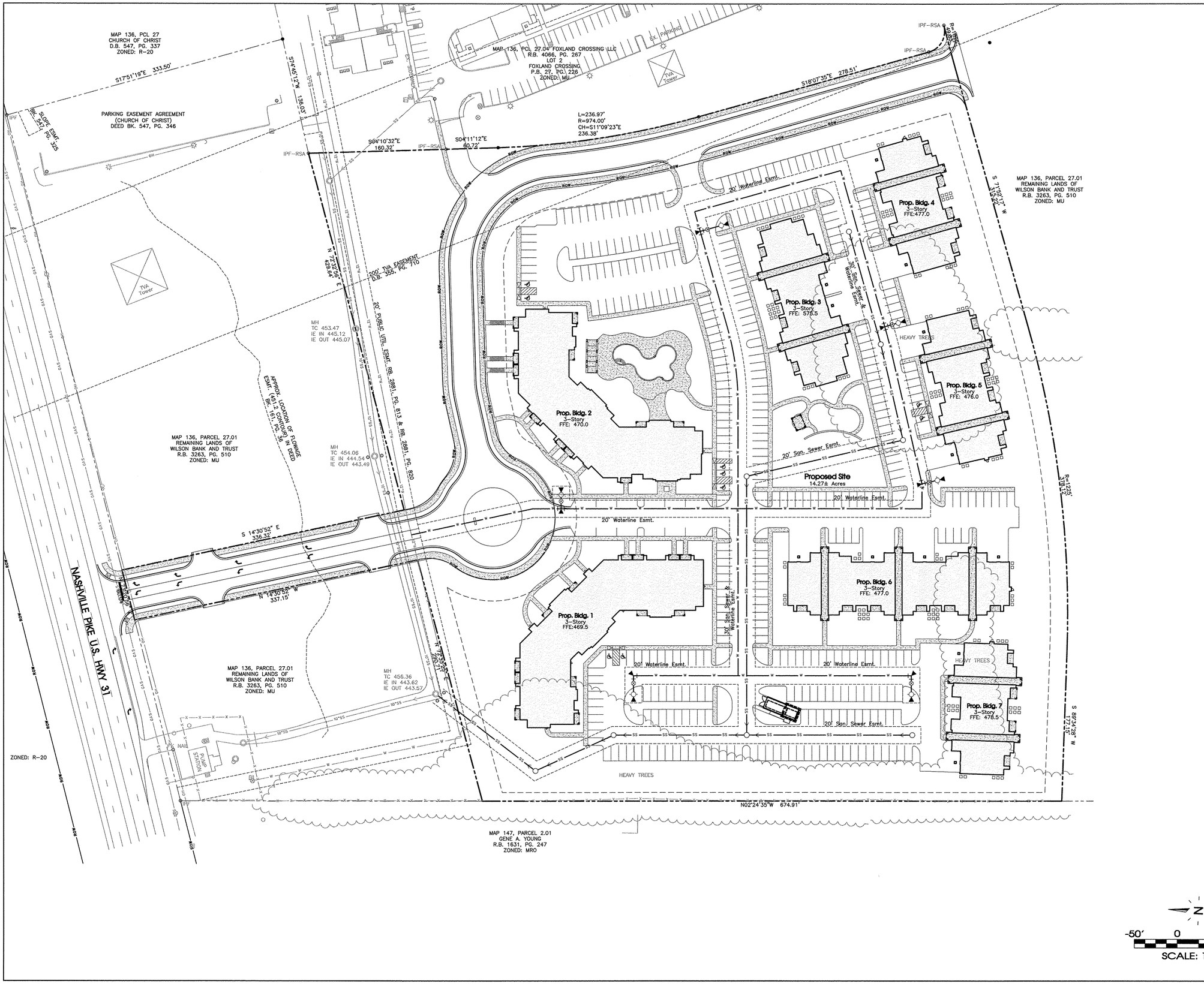
Vintage at Foxland Harbor

Gallatin, Tennessee

REVISED: 4-14-16

Site Plan

DRAWN: SJA, CFB3
DATE: 3-28-16
CHECKED: MAT
FILE NAME: 16010project
SCALE: 1"=50'
JOB NO. 16010
SHEET: 4 of 6



Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
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IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
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EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE	1	REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
EXISTING PHONE	PH	PH	
EXISTING ELECTRIC	OH		
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF	SF	SF
EROSION EEL	EEL	EEL	EEL EEL
EXISTING TREELINE			
EXISTING FENCELINE	X	X	X X X
MINIMUM BUILDING SETBACK LINE	MBSL	MBSL	
PHASE BOUNDARY			
EXISTING GAS LINE	GAS	GAS	
PROPOSED GAS LINE	GAS	GAS	
EXISTING STORM	STM	STM	STM STM
PROPOSED STORM	STM	STM	STM STM
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS	SS	SS
PROPOSED SANITARY SEWER	SS	SS	SS
EXISTING WATER	W	W	W
PROPOSED WATER	W	W	W

-50' 0 50' 100'

SCALE: 1"= 50'

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FAX: (615) 895-2567

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MATTHEW A. TAYLOR REGISTERED ENGINEER No. 115185 STATE OF TENNESSEE

Vintage at Foxland Harbor

Gallatin, Tennessee

REVISED: 4-14-16

DRAWN: SJA, CFB3

DATE: 3-28-16

CHECKED: MAT

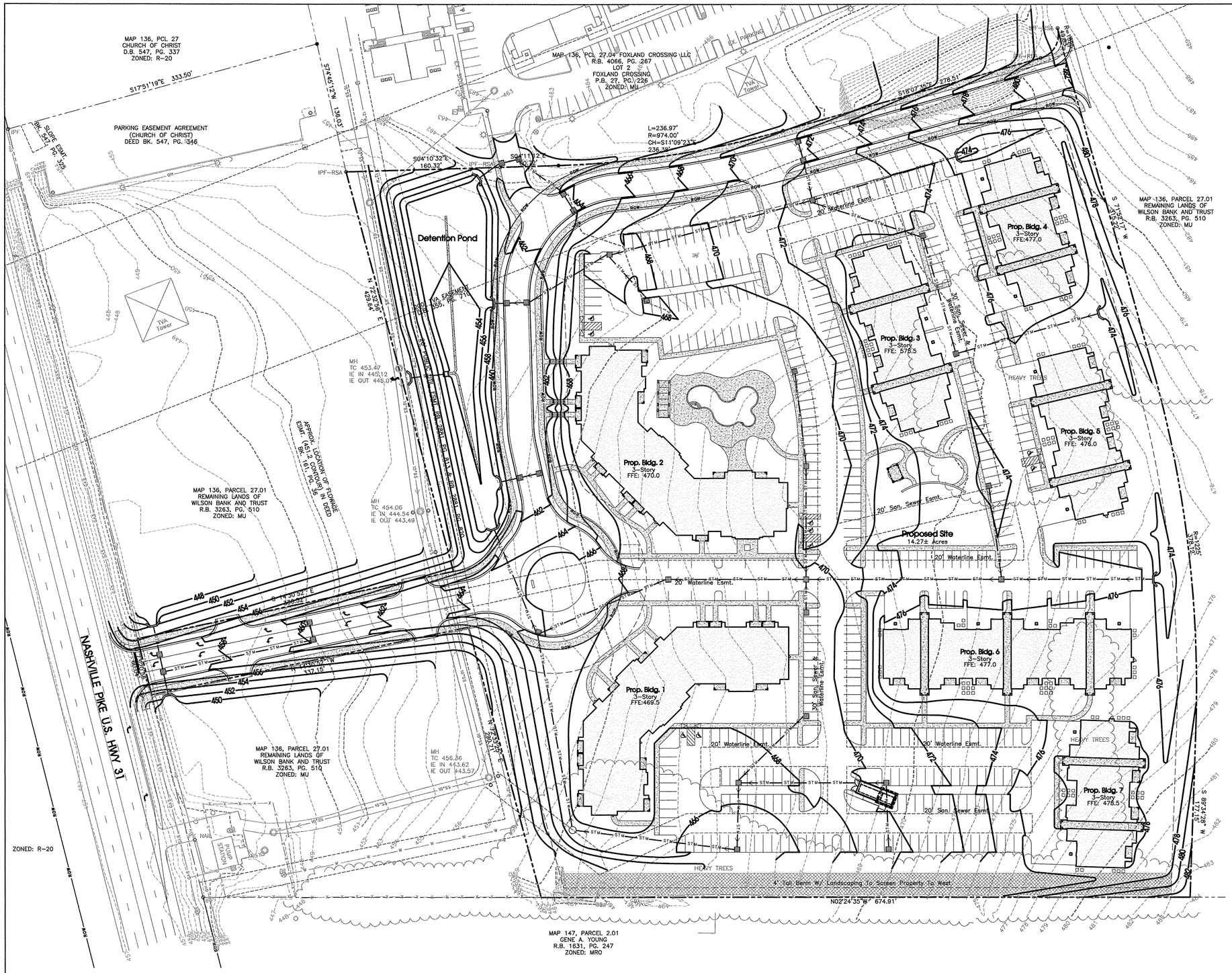
FILE NAME: 16010project

SCALE: 1"=50'

JOB NO. 16010

Utility Plan

SHEET: 5 of 6



Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
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IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
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EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
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EXIST. GAS RISER		CURB & GUTTER	
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GREASE TRAP		WINGED HEADWALL	
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MANHOLE		TYPE- X- HEADWALL	
EXISTING PHONE	PH	PH	
EXISTING ELECTRIC	OH		
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF	SF	SF
EROSION EEL	EEL	EEL	EEL EEL
EXISTING TREELINE			
EXISTING FENCELINE	X	X	X X X
MINIMUM BUILDING SETBACK LINE	MBSL	MBSL	
PHASE BOUNDARY			
EXISTING GAS LINE	GAS	GAS	
PROPOSED GAS LINE	GAS	GAS	
EXISTING STORM	STM	STM	STM STM
PROPOSED STORM	STM	STM	STM STM
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS	SS	SS
PROPOSED SANITARY SEWER	SS	SS	SS
EXISTING WATER	W	W	W
PROPOSED WATER	W	W	W

Site Will Be Required To Meet The 1.1" Runoff Reduction Requirement At FMDP.

-50' 0 50' 100'

SCALE: 1"= 50'

SITE ENGINEERING CONSULTANTS
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SEC, Inc.

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MATTHEW A. TAYLOR
REGISTERED ENGINEER
No. 112001
STATE OF TENNESSEE

Vintage at Foxland Harbor

Gallatin, Tennessee

Grading & Drainage Plan

REVISED: 4-14-16

DRAWN: SJA, CFB3

DATE: 3-28-16

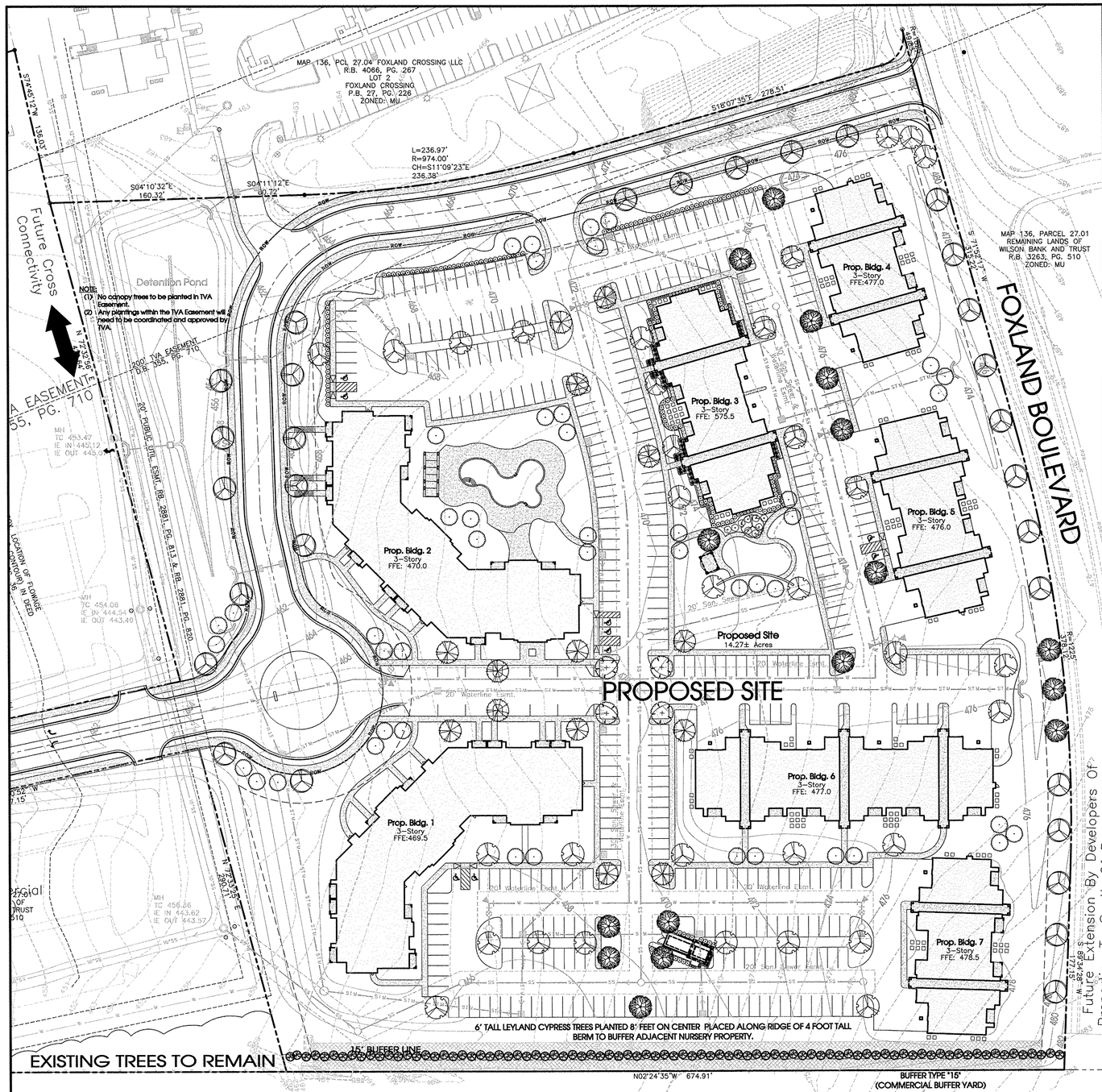
CHECKED: MAT

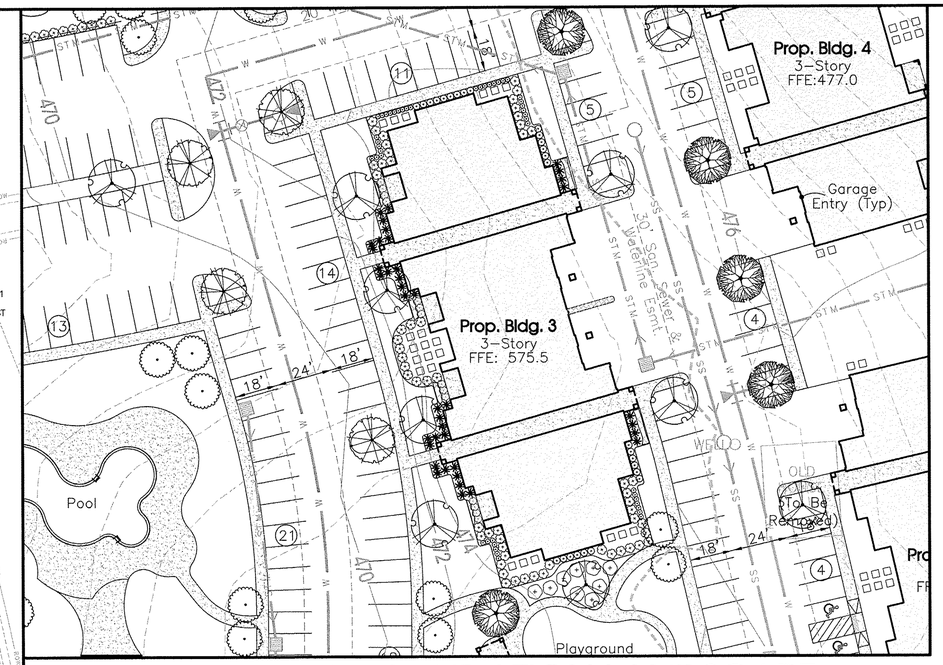
FILE NAME: 16010project

SCALE: 1"=50'

JOB NO. 16010

SHEET: 6 of 6

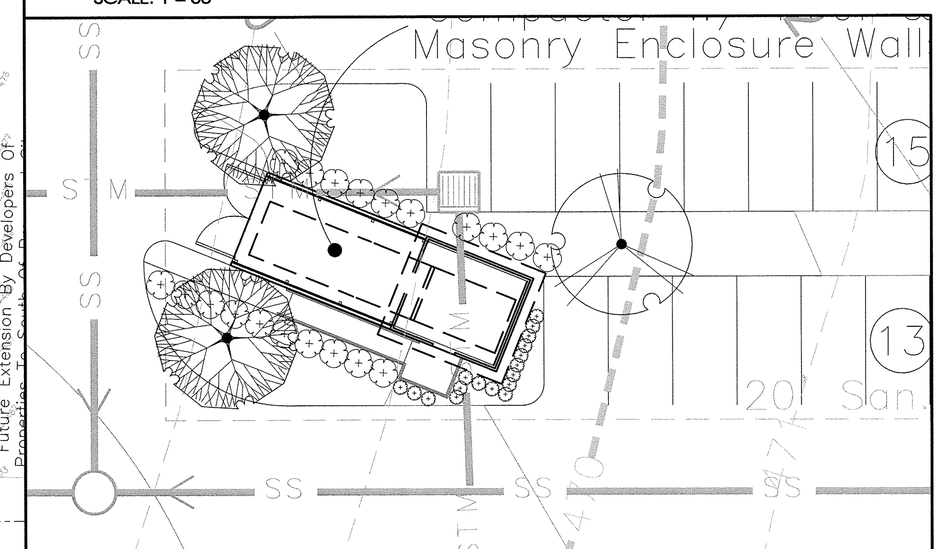




TYPICAL BUILDING FOUNDATION LANDSCAPE

-50′ 0 50′ 100′

SCALE: 1"= 30′



TYPICAL LANDSCAPE AROUND DUMPSTER

-50′ 0 50′ 100′

-50′ 0 50′ 100′

SCALE: 1"= 50′

CANOPY TREE

ORNAMENTAL TREE

- EVERGREEN TREE
- GRASS SHRUB
- LARGE EVERGREEN SHRUB
- MEDIUM EVERGREEN SHRUB
- SMALL EVERGREEN SHRUB
- MEDIUM DECIDUOUS SHRUB
- LOW-GROWING JUNIPER

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Vintage at Foxland Harbor

Gallatin, TN

Conceptual Landscape Plan

REVISED:	
DRAWN: SLB	
DATE: 04-14-2016	
CHECKED: RSM	
FILE NAME: 16010_LA	
SCALE: VARIES	
JOB NO. 16010	
SHEET: L1.0	

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1	29		3N2T4B	LED Lumileds Rebel ES Neutral White LED (850mA)	1	7047.9	0.9	98
	WP	39	LHMWP-1N8T3F	LED MEDIUM HEAT SINK WALL PACK	LED NEUTRAL WHITE LUXEON M (1400mA)	8	767.935	0.9	70.7673

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.3 fc	2.7 fc	0.3 fc	9.0:1	4.3:1
PROPERTY LINE	+	0.0 fc	1.5 fc	0.0 fc	N/A	N/A

1 SITE LIGHTING PLAN
SCALE: 1" = 40'-0"

SITE LIGHTING NOTES

1 CITY OF GALLATIN, TENNESSEE ZONING ORDINANCE, ADOPTED JULY 7, 1998, UPDATED APRIL 1, 2015.

"11.09.060 LIGHTING
A. LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SHIELDED OR OTHERWISE DESIGNED TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS.

B. THE AMBIENT LEVEL OF LIGHTING USED BY A PARKING FACILITY SHALL NOT EXCEED THREE (3) FOOT CANDLES, MEASURED AT ANY POINT ALONG THE BOUNDARY OF THE ADJOINING RESIDENTIAL DISTRICT AT A HEIGHT OF SIX (6) FEET ABOVE GRADE."

"13.02.080 (B) LIMITATION OF GLARE
1. IN ALL DISTRICTS, SITE LIGHTING SHALL BE SHIELDED TO THAT SUBSTANTIALLY ALL DIRECTLY EMITTED LIGHT FALLS WITHIN THE PROPERTY LINE. ILLUMINATION IN EXCESS OF ONE-HALF (0.5) FOOT-CANDLE SHALL NOT BE PERMITTED ACROSS THE BOUNDARY OF ANY ADJACENT RESIDENTIAL PROPERTY OR PUBLIC STREET."

2 TO DEMONSTRATE COMPLIANCE WITH THE CITY OF GALLATIN ZONING ORDINANCE, THIS SHEET INCLUDES PHOTOMETRIC POINT CALCULATIONS AT A POINT 5FT BEYOND THE PROPERTY LINE OF THIS DEVELOPMENT AT SIX (6) FEET ABOVE GRADE.

DWELLWELL
VINTAGE
FOXLAND HARBOR

Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485
Jim E. Parker – Architect of Record
Tennessee License #17971

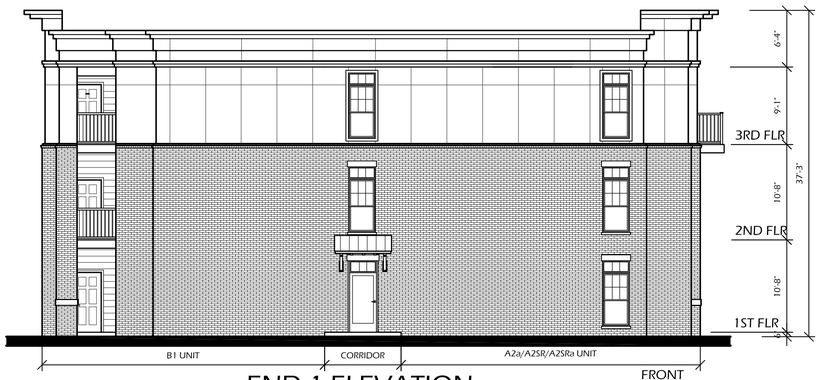
TDK CONSTRUCTION COMPANY, INC.
1610 SOUTH CHURCH STREET
MUFREESBORO, TENNESSEE

EDA jt/LLC
2202 East 49th, Suite #100
Tulsa, Oklahoma 74105
Phone (918) 742-4419 Fax (918) 742-4499
Consulting Engineering
Mechanical • Electrical • Energy

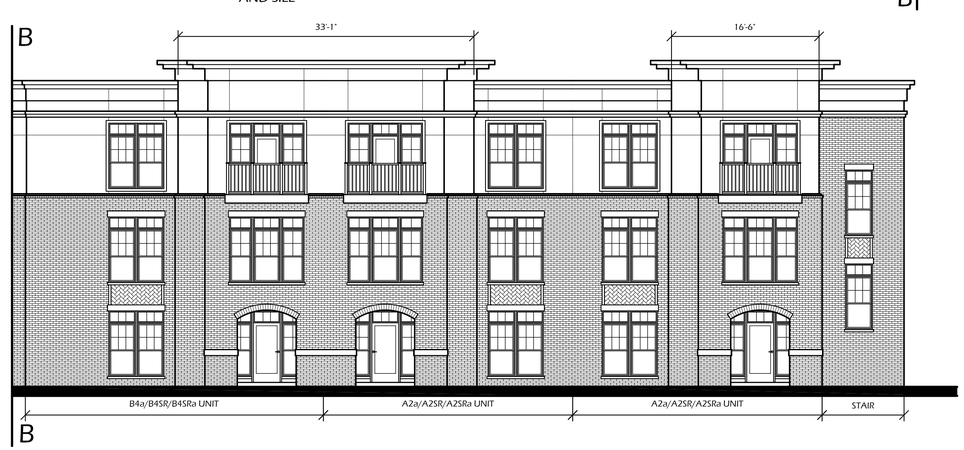
NOT FOR CONSTRUCTION
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

JOB NUMBER:	216014
DRAWN BY:	JT/AC/DM/DB/SN
DATE:	03/28/2016
SHEET NUMBER	SL1 OF 1

N:\EDA\2016 Project Files\16012 Vintage Foxland Harbor Apts\Drawings\Working Drawings\SL1 Site Light Photometric Plan\SL1sht.dwg, 4/12/2016 4:54:06 PM, AColby



END 1 ELEVATION



1 BUILDING 1 FRONT ELEVATION

1/8" = 1'-0"

TYPICAL BLDG MASONRY CALCULATIONS

FRONT ELEVATION (PARKING)

TOTAL AREA	10,872 SF
AREA OF WIND/DRS/BALC	3575 SF
NET SURFACE AREA	7297 SF
AREA OF MASONRY	5764 SF
PERCENTAGE MASONRY	79%

END 1 ELEVATION

TOTAL AREA	1685 SF
AREA OF WIND/DRS/BALC	134 SF
NET SURFACE AREA	1551 SF
AREA OF MASONRY	1100 SF
PERCENTAGE MASONRY	71%

DWELL WELL
VINTAGE
FOXLAND HARBOR

Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485

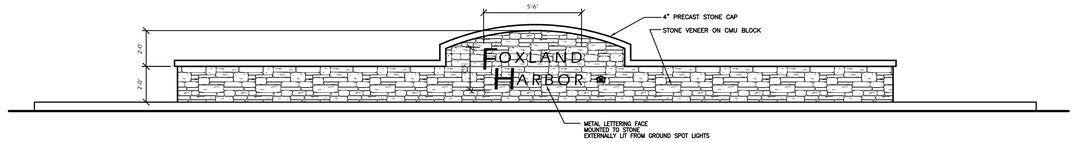
Jim E. Parker – Architect of Record
Tennessee License #17971

TDK
CONSTRUCTION COMPANY, INC.
1610 SOUTH CHURCH STREET
MUFREESBORO, TENNESSEE

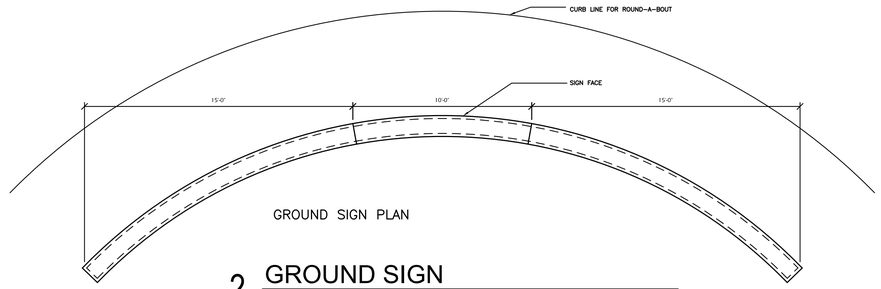
JOB NUMBER:	216014
DRAWN BY:	JEP,BH,HA,WG
DATE:	3/28/2016

BUILDING 1 FRONT ELEVATIONS

SHEET NUMBER AB4 OF 20

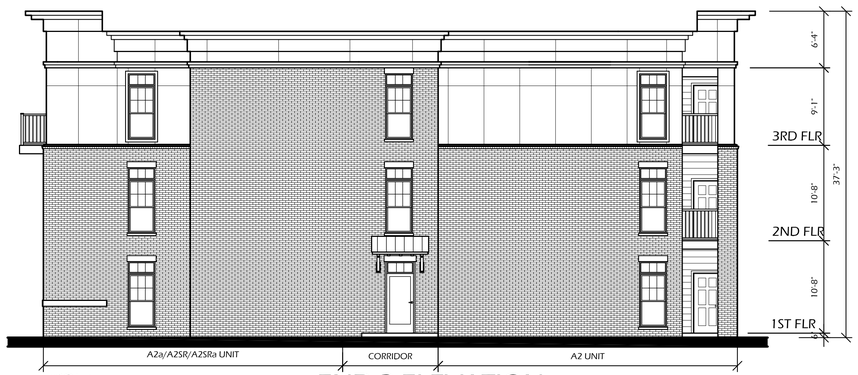


GROUND SIGN ELEVATION

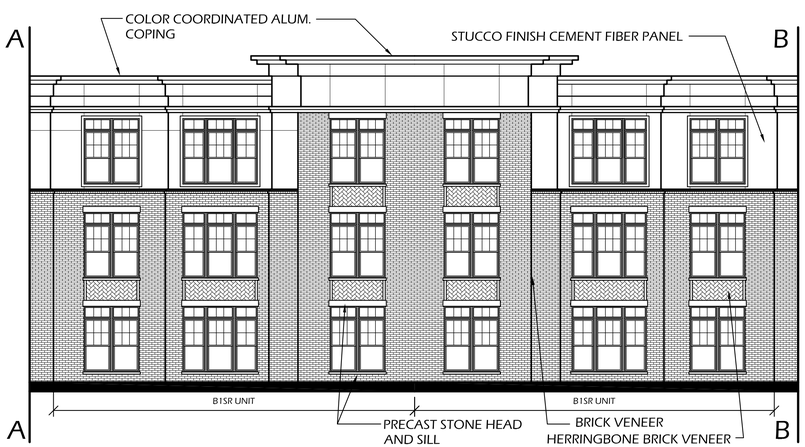


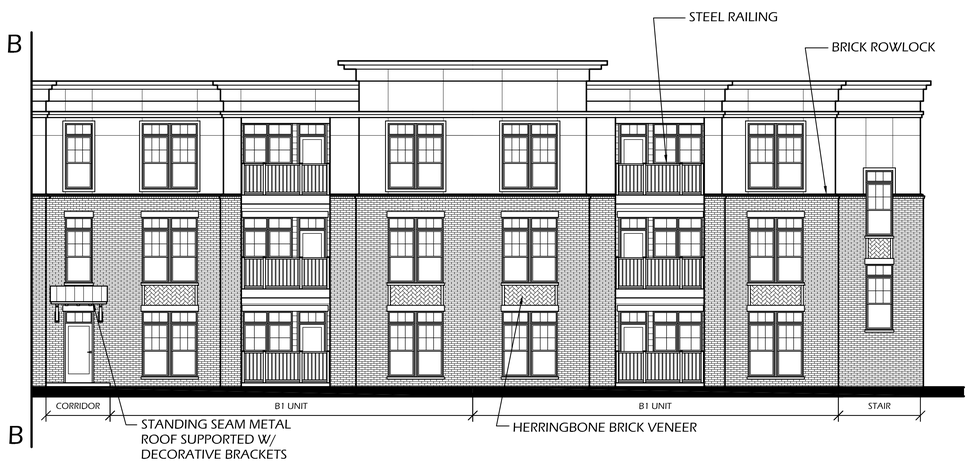
GROUND SIGN PLAN

2 GROUND SIGN
1/4" = 1'-0"



END 2 ELEVATION





1 BUILDING 1 REAR ELEVATION
1/8" = 1'-0"

TYPICAL BLDG MASONRY CALCULATIONS

REAR ELEVATION

TOTAL AREA	7967 SF
AREA OF WIND/DRS/BALC	3202 SF
NET SURFACE AREA	4765 SF
AREA OF MASONRY	3734 SF
PERCENTAGE MASONRY	78%

END 2 ELEVATION

TOTAL AREA	2319 SF
AREA OF WIND/DRS/BALC	324 SF
NET SURFACE AREA	1995 SF
AREA OF MASONRY	1647 SF
PERCENTAGE MASONRY	83%

DWELL WELL
VINTAGE
FOXLAND HARBOR

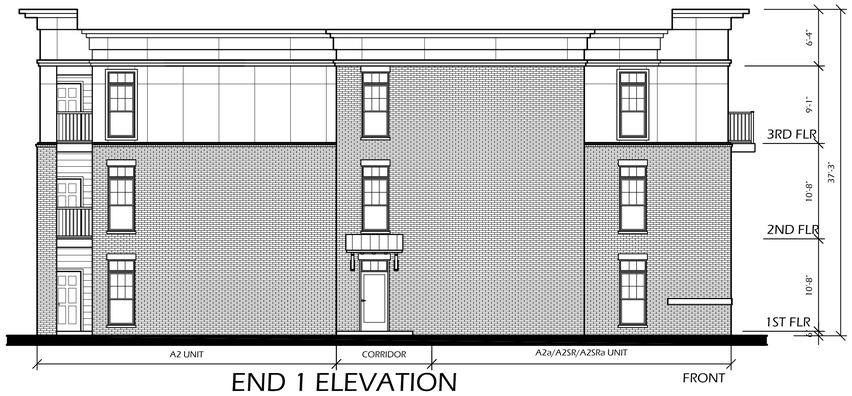
Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485
Jim E. Parker – Architect of Record
Tennessee License #17971

TDK
CONSTRUCTION COMPANY, INC.
1610 SOUTH CHURCH STREET
MUFREESBORO, TENNESSEE

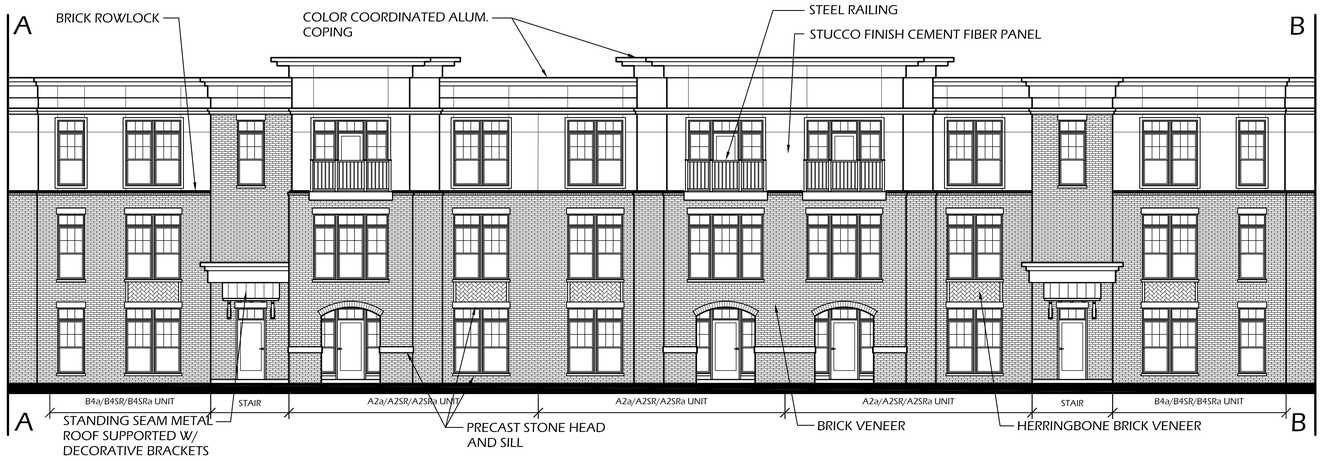
JOB NUMBER:	216014
DRAWN BY:	JEP,BH,HA,WG
DATE:	3/28/2016

BUILDING 1 REAR ELEVATIONS

SHEET NUMBER AB5 OF 20



END 1 ELEVATION



1 BUILDING 2 FRONT ELEVATION

1/8" = 1'-0"

TYPICAL BLDG MASONRY CALCULATIONS

FRONT ELEVATION (PARKING)

TOTAL AREA	10,928 SF
AREA OF WIND/DRS/BALC	3536 SF
NET SURFACE AREA	7392 SF
AREA OF MASONRY	5760 SF
PERCENTAGE MASONRY	78%

END 1 ELEVATION

TOTAL AREA	2319 SF
AREA OF WIND/DRS/BALC	324 SF
NET SURFACE AREA	1995 SF
AREA OF MASONRY	1647 SF
PERCENTAGE MASONRY	83%

DWELL WELL VINTAGE FOXLAND HARBOR

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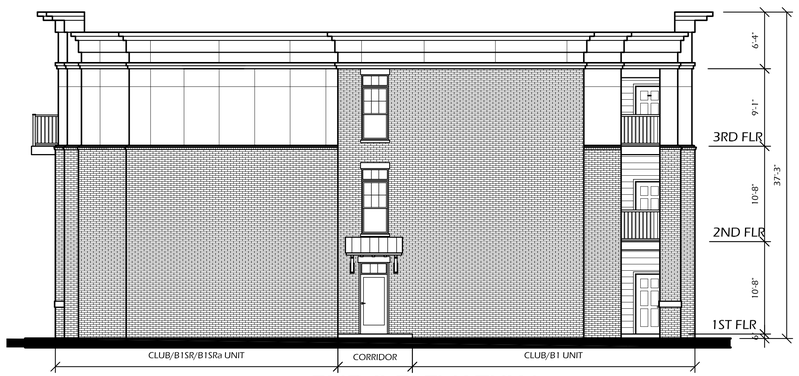
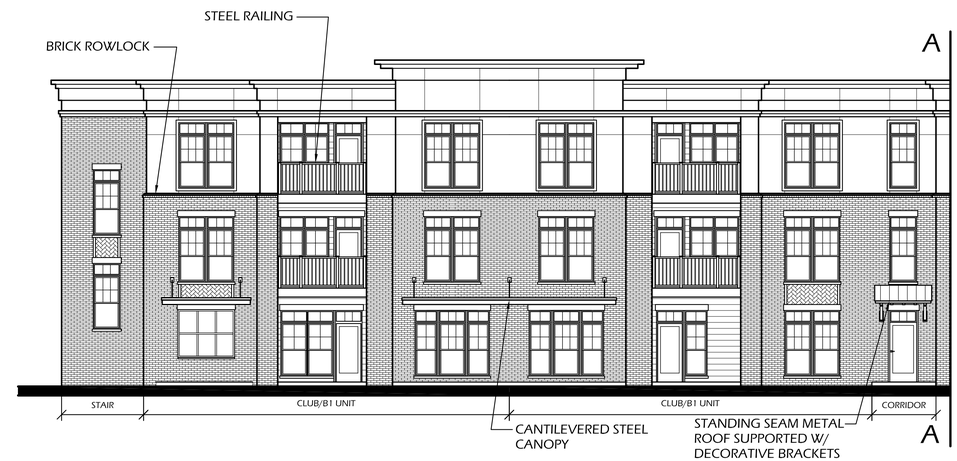
JOB NUMBER:	216014
DRAWN BY:	JEP,BH,HA,WG
DATE:	3/28/2016

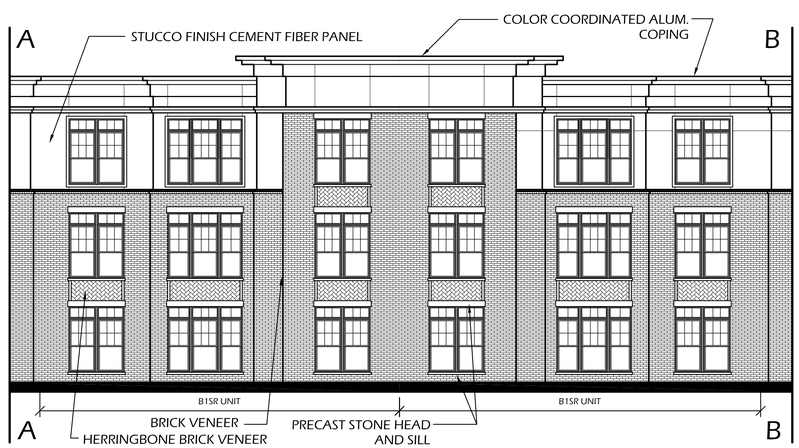
BUILDING 2 FRONT ELEVATION

SHEET NUMBER AB9 OF 20



END 2 ELEVATION





1 BUILDING 2 REAR ELEVATION

1/8" = 1'-0"

TYPICAL BLDG MASONRY CALCULATIONS

REAR ELEVATION

TOTAL AREA	7887 SF
AREA OF WIND/DRS/BALC	3251 SF
NET SURFACE AREA	4636 SF
AREA OF MASONRY	3234 SF
PERCENTAGE MASONRY	70%

END 2 ELEVATION

TOTAL AREA	1701 SF
AREA OF WIND/DRS/BALC	67 SF
NET SURFACE AREA	1634 SF
AREA OF MASONRY	1384 SF
PERCENTAGE MASONRY	85%

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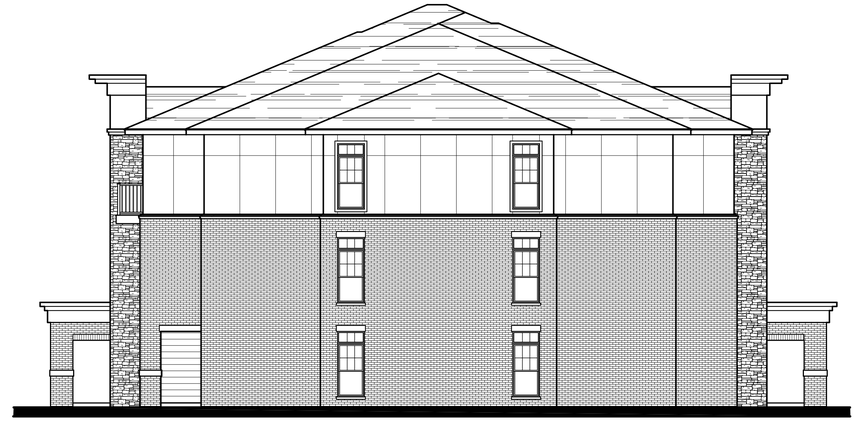
JOB NUMBER:	216014
DRAWN BY:	JEP,BH,HA,WG
DATE:	3/28/2016

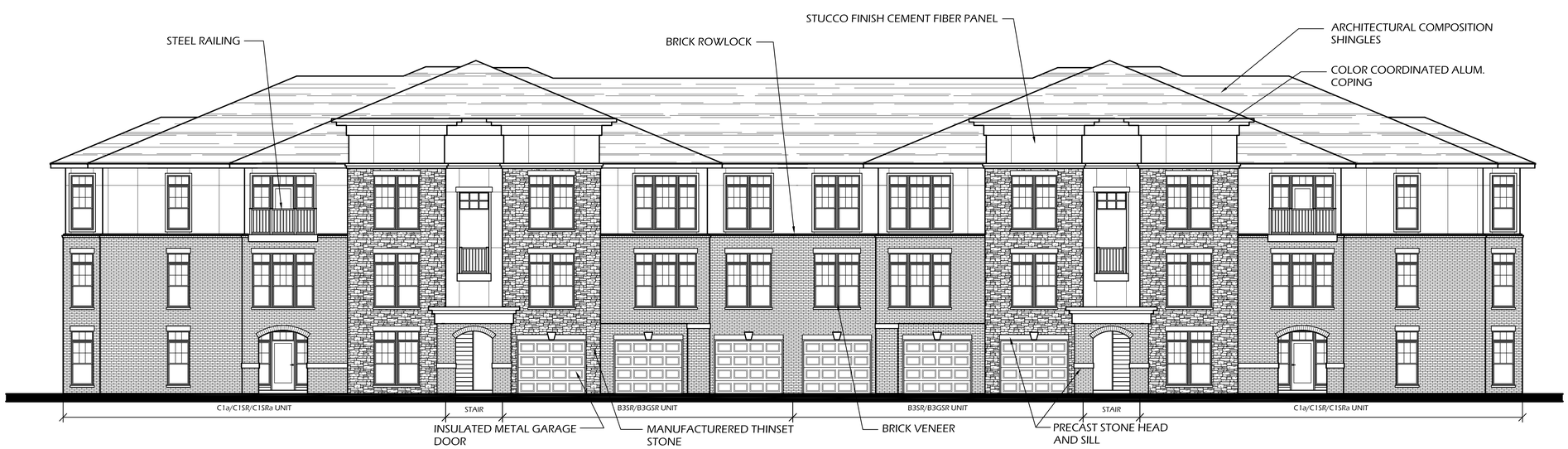
BUILDING 2 REAR ELEVATION

SHEET NUMBER AB10 OF 20



3 BUILDING 3 END ELEVATION
1/8" = 1'-0"

2 BUILDING 3 REAR ELEVATION
1/8" = 1'-0"



1 BUILDING 3 FRONT ELEVATION
1/8" = 1'-0"

TYPICAL BLDG MASONRY CALCULATIONS

FRONT ELEVATION (PARKING)

TOTAL AREA	6076 SF
AREA OF WIND/DRS/BALC	2022 SF
NET SURFACE AREA	4054 SF
AREA OF MASONRY	3098 SF
PERCENTAGE MASONRY	76%

REAR ELEVATION

TOTAL AREA	6076 SF
AREA OF WIND/DRS/BALC	2477 SF
NET SURFACE AREA	3599 SF
AREA OF MASONRY	2789 SF
PERCENTAGE MASONRY	77%

END ELEVATIONS

TOTAL AREA	1621 SF
AREA OF WIND/DRS/BALC	132 SF
NET SURFACE AREA	1489 SF
AREA OF MASONRY	1057 SF
PERCENTAGE MASONRY	71%

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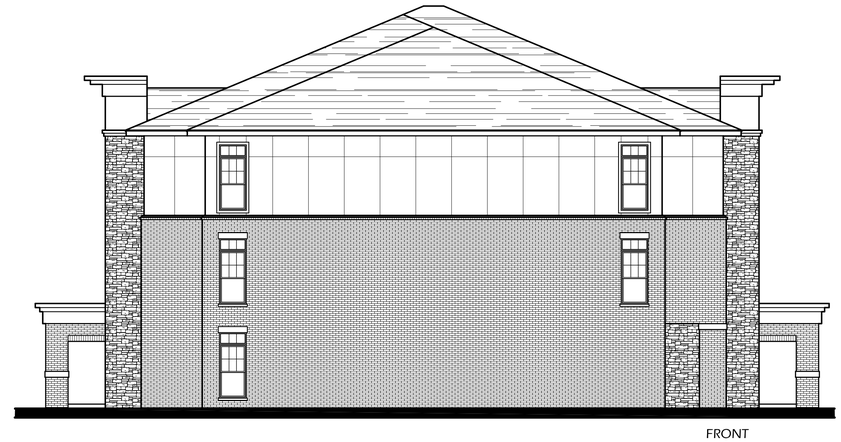
MURFREESBORO, TENNESSEE

JOB NUMBER:	216014
DRAWN BY:	JEP,BH,HA,WG
DATE:	3/28/2016

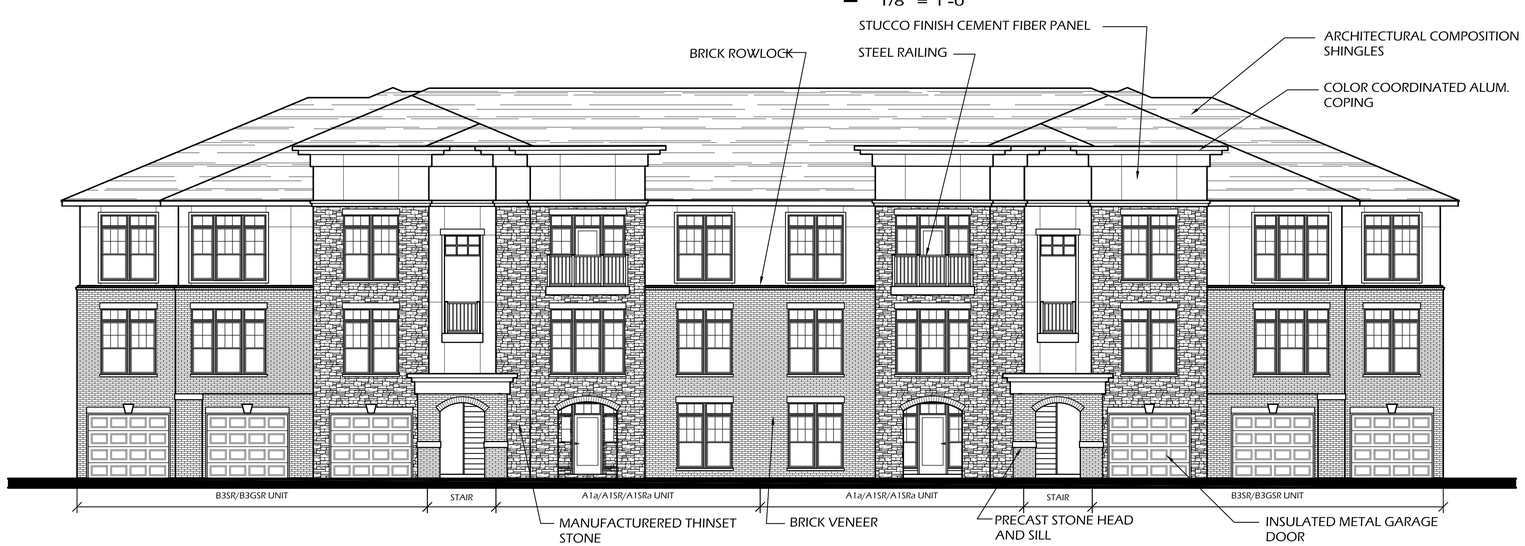
BUILDING 3 ELEVATIONS

SHEET NUMBER AB13 OF 20



3 BUILDINGS 4&7 END ELEVATION
1/8" = 1'-0"

2 BUILDINGS 4&7 REAR ELEVATION
1/8" = 1'-0"



1 BUILDINGS 4&7 FRONT ELEVATION
1/8" = 1'-0"

TYPICAL BLDG MASONRY CALCULATIONS

FRONT ELEVATION (PARKING)

TOTAL AREA	4702 SF
AREA OF WIND/DRS/BALC	1758 SF
NET SURFACE AREA	2944 SF
AREA OF MASONRY	2451 SF
PERCENTAGE MASONRY	83%

REAR ELEVATION

TOTAL AREA	4702 SF
AREA OF WIND/DRS/BALC	2065 SF
NET SURFACE AREA	2637 SF
AREA OF MASONRY	2254 SF
PERCENTAGE MASONRY	85%

END ELEVATIONS

TOTAL AREA	1579 SF
AREA OF WIND/DRS/BALC	110 SF
NET SURFACE AREA	1469 SF
AREA OF MASONRY	1050 SF
PERCENTAGE MASONRY	71%

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JOB NUMBER:	216014
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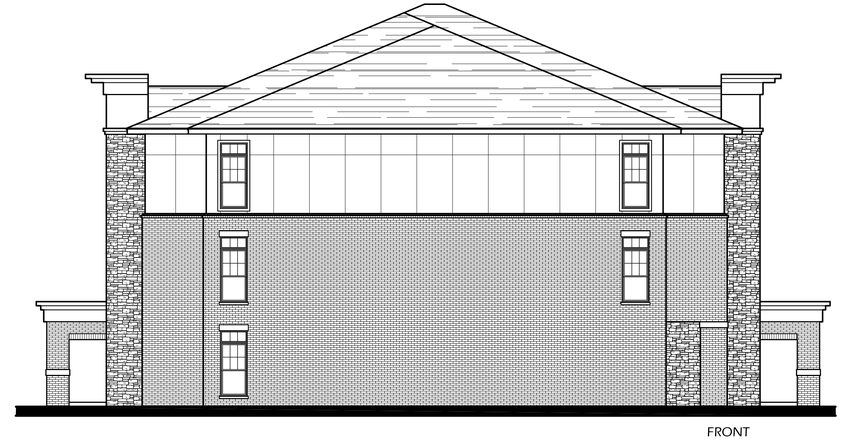
DATE:	3/28/2016

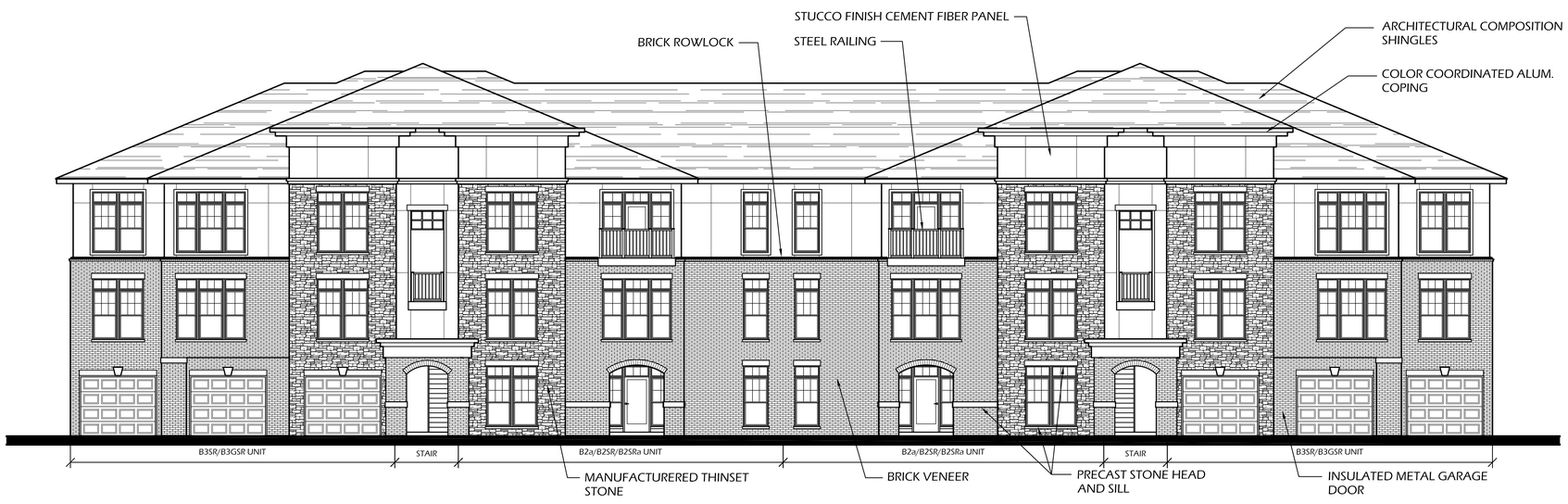
BUILDINGS 4&7 ELEVATIONS

SHEET NUMBER AB15 OF 20



3 BUILDING 5 END ELEVATION
1/8" = 1'-0"

2 BUILDING 5 REAR ELEVATION
1/8" = 1'-0"



1 BUILDING 5 FRONT ELEVATION
1/8" = 1'-0"

TYPICAL BLDG MASONRY CALCULATIONS

FRONT ELEVATION (PARKING)

TOTAL AREA	5321 SF
AREA OF WIND/DRS/BALC	1890 SF
NET SURFACE AREA	3431 SF
AREA OF MASONRY	2676 SF
PERCENTAGE MASONRY	78%

REAR ELEVATION

TOTAL AREA	5321 SF
AREA OF WIND/DRS/BALC	2342 SF
NET SURFACE AREA	2979 SF
AREA OF MASONRY	2343 SF
PERCENTAGE MASONRY	79%

END ELEVATIONS

TOTAL AREA	1579 SF
AREA OF WIND/DRS/BALC	110 SF
NET SURFACE AREA	1469 SF
AREA OF MASONRY	1050 SF
PERCENTAGE MASONRY	71%

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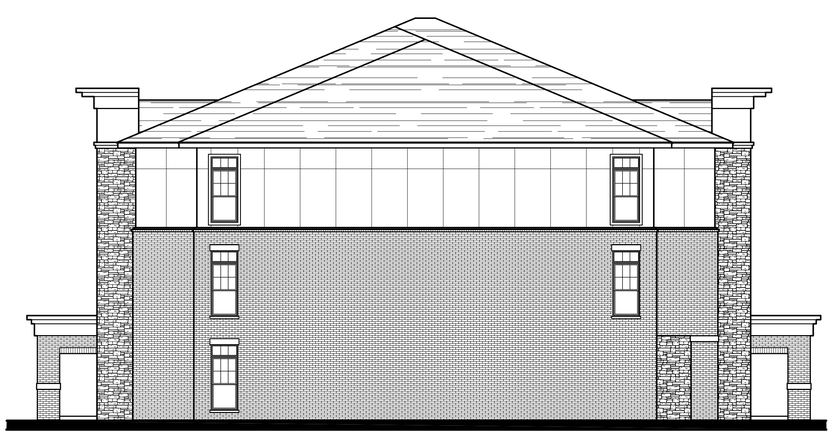
JOB NUMBER:	216014
DRAWN BY:	JEP,BH,HA,WG
DATE:	3/28/2016

BUILDING 5 ELEVATIONS

SHEET NUMBER AB17 OF 20

2 BUILDING 6 REAR ELEVATION
1/8" = 1'-0"

1 BUILDING 6 FRONT ELEVATION
1/8" = 1'-0"



FRONT

3 BUILDING 6 END ELEVATION
1/8" = 1'-0"

TYPICAL BLDG MASONRY CALCULATIONS

FRONT ELEVATION (PARKING)

TOTAL AREA	7982 SF
AREA OF WIND/DRS/BALC	3077 SF
NET SURFACE AREA	4905 SF
AREA OF MASONRY	3899 SF
PERCENTAGE MASONRY	79%

REAR ELEVATION

TOTAL AREA	7982 SF
AREA OF WIND/DRS/BALC	3512 SF
NET SURFACE AREA	4470 SF
AREA OF MASONRY	3578 SF
PERCENTAGE MASONRY	80%

END ELEVATIONS

TOTAL AREA	1579 SF
AREA OF WIND/DRS/BALC	110 SF
NET SURFACE AREA	1469 SF
AREA OF MASONRY	1050 SF
PERCENTAGE MASONRY	71%

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MUFREESBORO, TENNESSEE

JOB NUMBER:	216014
DRAWN BY:	JEP,BH,HA,WG
DATE:	3/28/2016

BUILDING 5 ELEVATIONS

SHEET NUMBER AB20 OF 20

ITEM 12

GMRPC Resolution No. 2016-57

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO GALLATIN CITY COUNCIL OF AN AMENDED PRELIMINARY MASTER DEVELOPEMNT PLAN FOR BAKERS CROSSING, THE FORZA GROUP, TO CONSTRUCT TWO (2) HOTELS AND CONFERENCE CENTER, GENERAL RETAIL, A RESTAURANT AND OFFICE BUILDINGS IN THREE (3) PHASES, ON AN 8.15 (+/-) ACRE PARCEL, LOCATED ON TULIP POPLAR DRIVE BETWEEN NASHVILLE PIKE AND NORTH BELVEDERE DRIVE (PC 3-1697-16)

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan submitted by the applicant, Arnold Consulting Engineering Services, Inc., at its regular meeting on April 25, 2016; and

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

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

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

1. The Amended Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Regional Activity Center Community Character Area.
2. The Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the approved PMDP, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections and exceptions.
3. The legal purposes for which zoning regulations exist have not been contravened.
4. The Amended Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

ITEM 12

5. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
6. The Amended Preliminary Master Development Plan submitted to the City complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Amended Preliminary Master Development Plan for Bakers Crossing, The Forza Group, consisting of an eight (8) sheet plan, prepared by Arnold Consulting Engineering Services, Inc. of Bowling Green, Ky., with Job No. L6156 and dated April 14, 2016 and the Architectural Elevations, consisting of a two (2) sheet plan, prepared by Integrity Design of Bridgeville, Pa., dated received April 14, 2016 with the following conditions:

1. Obtain an easement from adjacent property owners to the east to use a driveway located to the east property boundary or obtain the driveway and construct and convey the driveway as a public right-of-way or private roadway.
2. Correct the conceptual sign detail to reflect the maximum height of 12'-0" and maximum sign coverage of 120 square feet for multi-tenant signs.
3. Correct the conceptual sign detail to reflect the maximum height of 8'-0" and maximum sign coverage is 30 square feet (15 square feet on each face, if double sided) for monument signs.
4. Submit five (5) corrected and folded copies, of the Preliminary Master Development Plan for Bakers Crossing, the Forza Group, including one (1) full size and four (4) half size copies to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 04/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

ITEM 12

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 12

PLANNING DEPARTMENT STAFF REPORT

Preliminary Master Development Plan for Bakers Crossing
(PC 3-1697-16)
Located on Tulip Poplar Drive between Nashville Pike and North Belvedere Drive
Date: Aprill 22, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR BAKERS CROSSING, THE FORZA GROUP, TO CONSTRUCT TWO (2) HOTELS AND CONFERENCE CENTER, GENERAL RETAIL, A RESTAURANT AND OFFICE BUILDINGS IN THREE (3) PHASES, ON AN 8.15 (+/-) ACRE PARCEL, LOCATED ON TULIP POPLAR DRIVE BETWEEN NASHVILLE PIKE AND NORTH BELVEDERE DRIVE.

OWNER:	**DAV CONSTRUCTION, THE FORZA GROUP**
APPLICANT:	**ARNOLD CONSULTING ENGINEERING SERVICES, INC.**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016-57**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**
CITY COUNCIL DATE:	**MAY 10, 2016 (COUNCIL COMMITTEE)**
PUBLIC COMMENT	

PROPERTY OVERVIEW: The owner and applicant are requesting approval of an amendment to the Preliminary Master Development Plan for Bakers Crossing, The Forza Group, to construct two (2) hotels and conference center, general retail, a restaurant and office buildings in three (3) phases, on an 8.15 (+/-) acre parcel (Tax Map 125M, Group A, portion of Parcel 001.00). The property is zoned as Mixed Use (MU). Transient Habitation, General Retail Sales and Service, Food Service and Financial, Consulting, and Administrative are permitted uses in the MU zoned district. (Attachment 12-1 and 12-2)

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with a mixture of brick veneer and E.I.F.S. materials and does not contain the required 70 percent brick or stone on each building facade (Attachment 12-2). The owner and applicant are requesting approval of a conceptual Alternative Architectural Plan. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

The owner and applicant is requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission

should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

The owner and applicant are requesting an adjustment for mixed use developments per Gallatin Zoning Ordinance Section 11.05 *Adjustment for Mixed Use Development.* The planning Commission shall determine whether the provided amount of parking spaces meet the requirements in Section 11.05.050 of the Gallatin Zoning Ordinance.

The owner and applicant are requesting for a variance from the required Maximum Building Setback Line (M.B.S.L.) along Tulip Poplar Drive. The zoning ordinance requires a 30 foot setback while the plan indicates setbacks as much as eleven (11) feet for buildings along Tulip Poplar Drive.

CASE BACKGROUND:

Property History and Previous Approvals

On September 25, 2006, the Planning Commission recommended approval of a rezoning with a Preliminary Master Development Plan for Baker's Crossing (PC File 3-23-06). This rezoned 37.72 (+/-) acres from Residential-20 (R20), Commercial Services (CS) and Commercial General (CG) to Mixed Use (MU), and also amended the Preliminary Master Development Plan for the five (5) lots fronting on Nashville Pike, 1208, 1212, 1214, and 1216 Nashville Pike, to accommodate the proposed extension of Tulip Poplar Drive. The rezoning with the Preliminary Master Development Plan for Baker's Crossing passed 2nd Reading at the November 21, 2006 City Council meeting (Ordinance No. O0610-073).

On August 27, 2007, the Planning Commission recommended approval of a Final Master Development Plan for Commerce Union Bank for the corner of Nashville Pike (U.S. Hwy 31) and Tulip Poplar Drive (PC File 8-39-07). Bakers Crossing Lots 1 and 2 was also approved a final plat which established the west 450 feet of Tulip Poplar Drive (P.B. 25, Pg. 208).

The final plat for Bakers Crossing Phase 2 was approved in 2012. This plat only platted Tulip Poplar Drive from just west of Belvedere Drive to just north of Nashville Pike and did not include any properties adjacent to the road (P.B. 27, Pg. 181-183).

On October 29, 2008, the Planning Commission recommended amending the Preliminary Master Development Plan for Baker's Crossing (PC File 3-23-06) to construct 290 multi-family units and change the building locations. The Amended Preliminary Master Development Plan passed 2nd reading at the November 3, 2008 City Council meeting (Ordinance No. O0810-68).

On August 22, 2011, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for Bakers Crossing-Tennessee Hills (PC9856-11) to construct 252 multi-family units and change the building locations (Attachment 12-3).

DISCUSSION:

Major or Minor Amendment
G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that constitute a major amendment to an approved PMDP including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved PMDP (PC File 3-23-06) believes the changes constitute a major amendment. Planning Commission shall determine if the proposed changes to the Preliminary Master Development Plan for Bakers Crossing, The Forza Group, (PC 3-1697-16) is a major or minor amendment to the approved Preliminary Master Development Plan for Bakers Crossing (PC File 3-23-06).

Proposed Development
The owner and applicant are requesting approval of an amendment to the Preliminary Master Development Plan for Bakers Crossing to construct two (2) hotels and conference center, general retail, a restaurant and office buildings in three (3) phases, on an 8.15 (+/-) acre parcel.

Project Phasing
The Amended Preliminary Master Development Plan indicates Phase 1 as joint 99 room hotel, restaurant and conference center, and parking area. Phase 2 is shown as three (3) general retail buildings, one (1) combination of general retail and restaurant building, and one (1) office building. Phase 3 is shown as future hotel with 99 rooms. The owner and applicant will be required to submit a Final Master Development Plan to the Planning Commission for review and approval of each phase prior to the issuance of any building permits. The owner submitted a construction/development schedule for the Baker Crossing Development (Attachment 12-4).

As part of the request the owner and applicant are requesting for a variance from the required Maximum Building Setback Line (M.B.S.L.) along Tulip Poplar Drive. The zoning ordinance requires a 30 foot setback while the plan indicates setbacks as much as eleven (11) feet for buildings along Tulip Poplar Drive.

Natural Features of the Site
The natural topography of the property slopes from the highest point of elevation (508') located in the southeast corner of the property (intersection of the shared-access drive and N. Martin Vineyard Way), and fans out with a steady and even decline, towards the lowest point of elevation (486') along the curvature of Tulip Poplar Drive right-of-way. The plan shows a few trees and vegetation scattered throughout the property.

Based on FEMA FIRM Map 471650426G shows no portion of the property is located within a flood hazard zone.

Adjacent Development and Zoning
The properties adjacent to the north, east, and west are vacant and further north is the CSX Railroad. The north and west properties are part of the Bakers Crossing development, zoned Mixed Use (MU) and the east is the Home Depot site, zoned Commercial Services

(CS). The area to the south is zoned Multiple Residential and Office (MRO) and consisting of commercial uses (i.e. Loden Vision Center, State Farm Insurance Agency, Stella's Boutique, etc.). The property to the east includes a portion of a lot (Lot 1) owned by Home Depot, USA and a portion of a lot (Lot 3) owned by Horne Properties. A partially constructed driveway is located on the westerly portion of these adjacent lots. This driveway is intended to become a street extension of N. Martin Vineyard Way (shown on the plan as Baker Street).

Gallatin on the Move 2020 General Development and Transportation Plan

The Gallatin on the Move 2020 General Development and Transportation Plan identifies this property on the Community Character Map as a Regional Activity Center, which typically features emerging mixed-use centers and open-air shopping centers that offer a wide variety of services, commercial/retail, office, restaurants, entertainment and residences.. It is important to note that the adjacent properties to the north, east and west are also identified on the Community Character Map as a part of the Regional Activity Center with the adjacent properties to the south identified as part of the Nashville Pike Office Corridor. The Regional Activity Center Character Area encourages refocusing strip or corridor commercial development while providing pedestrian-friendly with public spaces and high mix of businesses (Attachment 12-5).

According to the Preliminary Master Development Plan, this project features many of the characteristics of a Regional Activity Center, which calls for new developments with interconnected streets in nodes located at major roadway intersections.

The PMDP with conditions meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan* and is consistent with the Mixed Use (MU) zoned districts.

Architectural Designs

The owner and applicant submitted conceptual architectural elevations illustrating the buildings to be a modern, contemporary urban center design with traditional storefront windows. The buildings are designed in close proximity to the streets and provide sidewalk connectivity to the public street and other stores. The buildings also incorporates the front and rear facades to match in aesthetics and design.

The conceptual commercial buildings range in height from one to four-stories with clearly delineated floors and entrances. The hotel buildings will be 51 feet in height. Due to hotel setbacks no height variance is required. All buildings are constructed with a mixture of brick veneer, metal panels and E.I.F.S. materials with varying colors providing contrast and architectural elements. Each of the conceptual elevations uses articulation in each elevation to visually break up large expanses of blank walls.

Staff reviewed the architectural design and materials and determined that the design of the building and materials does not meet the requirements as set forth in Section 13.08.010, Basic Design Criteria of the Gallatin Zoning Ordinance.

The owner and applicant are requesting approval of an Alternative Architectural Plan. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

Staff recommends that the Planning Commission recommend approval of the Alternative Architectural Plan for this development. The final architectural elevations will be submitted and reviewed as part of the Final Master Development Plan.

Access and Easements (P.U.D.E's)

The primary access into Baker's Crossing development is from Tulip Poplar Drive via Nashville Pike and Belvedere Drive. This development will have two (2) accesses from Tulip Poplar Drive. The southern access is a 40 foot-wide cross access easement (24' shared access drive) along the southern portion of the site which also serves the new Loden Vision center. The northern access will provide access to the parking lot near the proposed retail/restaurant building.

In addition, the plan shows one (1) service access driveway on Tulip Poplar Drive for loading and unloading for the retail stores and two (2) service access driveways from the private driveway on the adjacent properties to the east for loading and unloading for the hotels. The owner is working with the City to obtain an easement or other form of access from the adjacent property owners located to the east. This private road/drive extends N. Martin Vineyard Way to Tulip Poplar Drive.

Parking

Parking requirements are based on the use of the property. The transient habitation use requires one (1) space per one (1) unit, food service and public assembly uses requires one (1) per four (4) person seating capacity, general retail use requires one (1) space per 250 square feet, and office use requires one (1) space per 300 square feet. Based on this calculation, 490 parking spaces, including nine (9) handicapped accessible spaces, are required. The plan indicates 315 parking spaces, including twelve (12) accessible handicapped spaces, which does not comply with the minimum number of parking spaces required by G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking*.

The owner and applicant are requesting an adjustment for mixed use developments per Gallatin Zoning Ordinance Section 11.05 *Adjustment for Mixed Use Development*. The Planning Commission shall determine whether the provided amount of parking spaces meet the requirements in Section 11.05.050 of the Gallatin Zoning Ordinance.

Stormwater Detention

The stormwater infrastructure system is conceptual at this time. The plan indicates bio-retention areas throughout the parking area and perimeter of the property. The plan notes the site stormwater will sheet flow to the proposed bio-retention areas. Bio-retention areas will be sized to accommodate required water quality and volume. The existing drop inlet storm structures adjacent to Tulip Poplar Drive will be utilized to convey larger storm events.

All stormwater transport, detention, and treatment shall meet the current stormwater ordinance requirements. Construction plans and drainage calculations will be submitted with the Final Master Development Plan.

Bufferyard and Landscaping Plan

Bufferyards are required to be shown as part of the Preliminary Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in Article 13 of the Gallatin Zoning Ordinance.

The conceptual landscape plan includes specific plant schedules, the bufferyards, parking area screening and landscaping, and a typical bio-swale planting detail.

The owner and applicant request approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance.

A Type 15 Bufferyard is shown along Tulip Poplar and the east boundary of the property. The plan shows the Type 15 Bufferyard materials which call for one (1) large deciduous tree every 60 feet and two (2) small deciduous or ornamental trees every 60 feet planted between the large deciduous trees.

An Alternative Type 15 Bufferyard (12' width) is shown along the south side of the property adjacent to the shared access drive. The Alternative Type 15 Bufferyard (12' width) calls for one (1) large deciduous tree every 60 feet and two (2) small deciduous or ornamental trees every 60 feet planted between the large deciduous trees.

The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

Staff recommends that the Planning Commission recommend approval of the Alternative Landscaping Plan for this development. The final landscaping plans will be submitted and reviewed as part of the Final Master Development Plan.

Photometric Plan and Lighting Fixtures

The photometric plan indicates the location of the proposed lighting fixtures. The lighting fixtures proposed for the parking area is a contemporary style (shoebox) design with LED lighting. The proposed street lighting along Tulip Poplar Drive and access drives is a contemporary style (streetlight) design with LED lighting. The owner and applicant shall verify with the Gallatin Department of Electricity that the contemporary style of the streetlights is acceptable for installation. The photometric plan complies with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Signage

The plan indicates a conceptual multi-tenant sign and a monument sign along Tulip Poplar Drive. The plan indicates conceptual wall mounted signs on the front of the proposed buildings. The plan provides conceptual details for multi-tenant sign, the monument and wall mounted signs. The owner shall submit signage plans with the Final Master Development Plan meeting the requirements of the Gallatin Zoning Ordinance, Section

13.07 and obtain sign permits from the Planning Department prior to the installation of any signage on site.

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

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to issuance of any building permits.
2. Proposed facilities shall comply with all applicable cross-connection control and sewer use regulations.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Planning Department comments; with the exception of comments included as conditions of approval below.

1. Obtain an easement from adjacent property owners to the east to use a driveway located to the east property boundary or obtain the driveway and construct and convey the driveway as a public right-of-way or private roadway.
2. Correct the conceptual sign detail to reflect the maximum height of 12'-0" and maximum sign coverage of 120 square feet for multi-tenant signs.
3. Correct the conceptual sign detail to reflect the maximum height of 8'-0" and maximum sign coverage is 30 square feet (15 square feet on each face, if double sided) for monument signs.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed Engineering Division comments.

Other Departmental Comments
Other City Departments reviewed the Preliminary Master Development Plan and had no comments.

FINDINGS:

1. The Amended Preliminary Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the Regional Activity Center Community Character Area.
2. The Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the approved PMDP, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections and exceptions.

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

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-57 the Amended Preliminary Master Development Plan for Bakers Crossing, The Forza Group, consisting of an eight (8) sheet plan, prepared by Arnold Consulting Engineering Services, Inc. of Bowling Green, Ky., with Job No. L6156 and dated April 14, 2016 and the Architectural Elevations, consisting of a two (2) sheet plan, prepared by Integrity Design of Bridgeville, Pa., dated received April 14, 2016 with the following conditions:

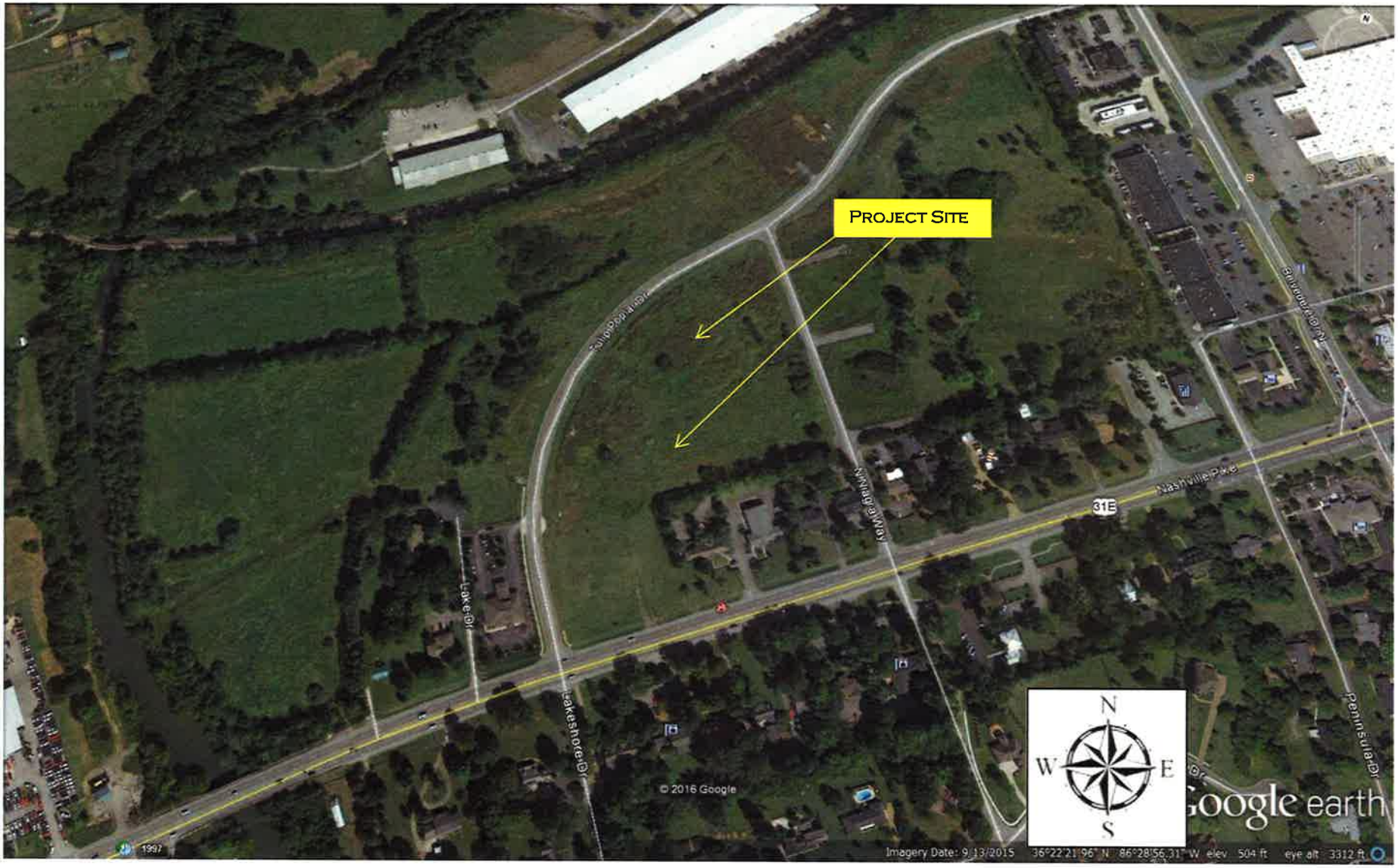
1. Obtain an easement from adjacent property owners to the east to use a driveway located to the east property boundary or obtain the driveway and construct and convey the driveway as a public right-of-way or private roadway.
2. Correct the conceptual sign detail to reflect the maximum height of 12'-0" and maximum sign coverage of 120 square feet for multi-tenant signs.
3. Correct the conceptual sign detail to reflect the maximum height of 8'-0" and maximum sign coverage is 30 square feet (15 square feet on each face, if double sided) for monument signs.
4. Submit five (5) corrected and folded copies, of the Preliminary Master Development Plan for Bakers Crossing, the Forza Group, including one (1) full size and four (4) half size copies to the Planning Department.

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

ATTACHMENTS

Attachment 12-1 Location Map
Attachment 12-2 PMDP and Architectural Elevations for Baker Crossing, The Forza Group (PC 3-1697-16)
Attachment 12-3 PMDP for Bakers Crossing-Tennessee Hills (PC9856-11)
Attachment 12-4 Construction/Development Schedule dated April 11, 2016
Attachment 12-5 Gallatin on the Move 2020 Plan/Regional Activity Center Character Area description

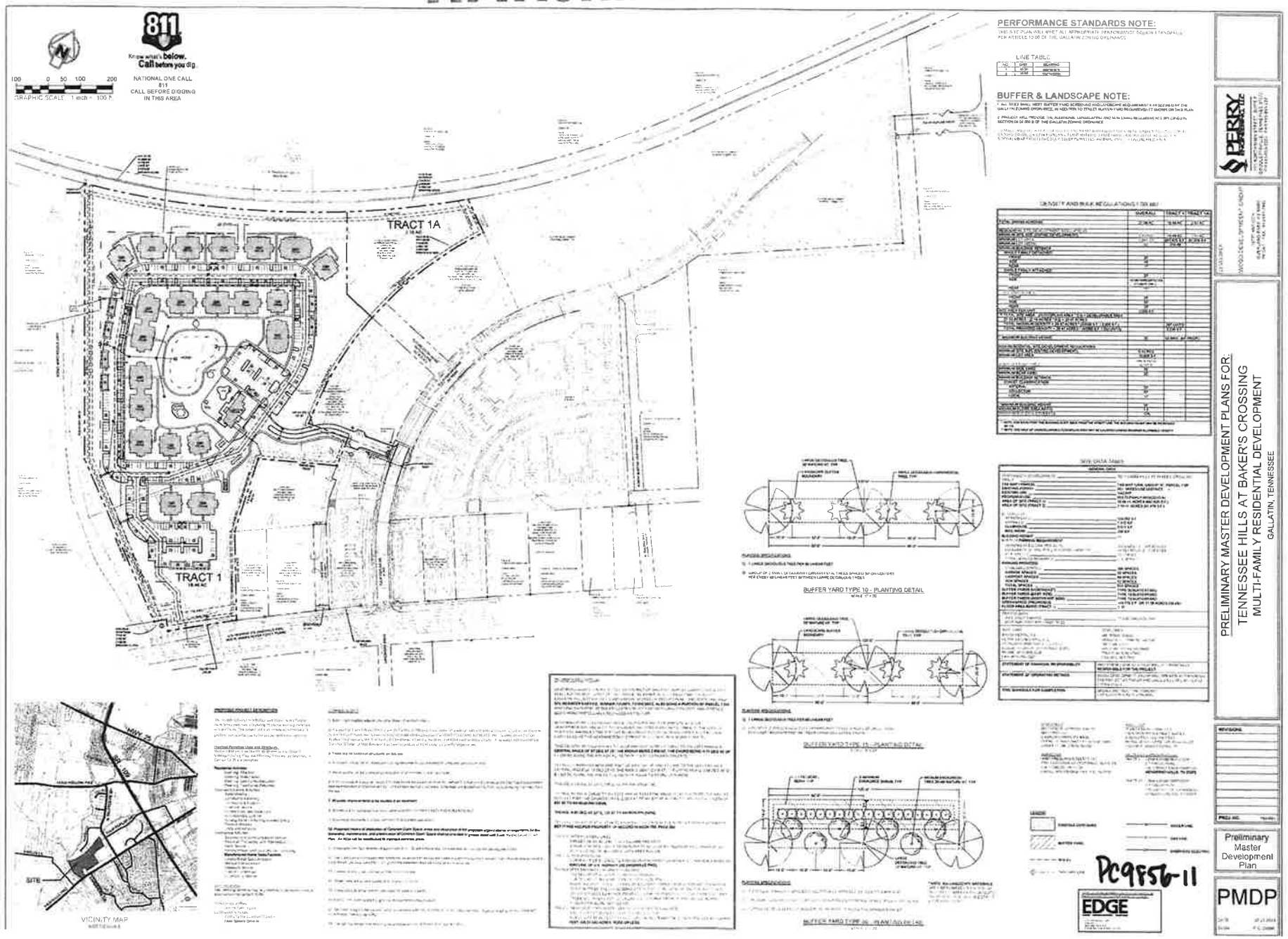
Bakers Crossing, The Forza Group PMDP
(PC 3-1697-16)
Location map



ATTACHMENT 12-1

Tulip Poplar Drive
Tax Map 125M/A/001.00
Zoned MU

ATTACHMENT 12-3



PC9856-11

PC 3-1697-16

ATTACHMENT 12-4

THE FORZA GROUP

P.O. Box 677
Bridgeville, PA 15017
P: 412.489.6397
F: 412.489.6472

RECEIVED
APR 14 2016

04.11.2016

Tulip Poplar Drive/Bakers Crossing Development

Re: Construction/Development Schedule

July/August 2016 – 3 to 6 Months
Phase 1: Site Work: Scope of work: Grade site, install utilities to each pad along with concrete curbs and 1st layer of asphalt.

October 2016 – 6 Months
Phase 2: Retail 1: 9500 Square Feet

March 2017 – 14 Months
Phase 3: Hotel/Event Center

July 2017 – 6 Months
Phase 4: Retail 2 – 9500 Square Feet

October 2017 – 10 Months
Phase 5: Retail/Class A Office: 7500 & 13,600 Square Feet

2019 – 2nd Hotel Development

RESUBMITTAL

3-1697-16

REGIONAL ACTIVITY CENTER

General Description

These suburban centers are emerging mixed-use centers developed or planned with large-scale master plans. While unique mixtures of uses and styles are developed for each suburban center based on the market trends, these centers require sustainable designs that provide for flexibility as the market evolves. These centers include a variety of housing types and densities, employment centers, retail/office and other services that serve a regional scale.

Location

Areas within this character area include the following:

- Commercial and residential portions of the Village Green Planned Unit Development (south of the railroad)
- Big Station Camp emerging center
- Kennesaw Farms/Thoroughbred Park
- Foxland
- Area near the intersection of SR-174/Long Hollow Pike and SR-386/Vietnam Veterans Boulevard

Intent

- Provide for open-air shopping centers and mixed-use centers that offer a wide variety of services, shopping, office, restaurants, entertainment and residences
- Refocus strip or corridor commercial development into master planned villages and nodal development with a "main street feel"
- Provide for pedestrian-friendly areas with public spaces, relatively high intensity mix of businesses, retail and offices, employment, education, hospitality and entertainment facilities
- Provide opportunities for new centers that complement existing centers within the City

Landscaped parking lot located in front of a strip mall located within the Village Green planned unit development

REGIONAL ACTIVITY CENTER

Anticipated level of change:

- High

Transportation

- Medium level of service
- High level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-length blocks
- Roads characterized by curb, gutter with sidewalks containing a medium level of pedestrian orientation

Infrastructure

- Full urban facilities and services
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks
- Reliant on common-owned squares within new or existing development

Primary Land Uses

- Large-scale apartments and townhomes
- Horizontal and Vertical Mixed-Use
- Commercial/Office/Retail/Big Box Retail
- Hospitality
- Public/Institutional
- Entertainment and Cultural Facilities

Appropriate Intensity

- 0.75

Applicable Zoning Districts

Existing Zoning Districts

- PGC, MU, MRO

Proposed Zoning Districts

- No proposed new districts

Development Strategies

- Connect residential and non-residential areas to other areas with wide, pedestrian-friendly sidewalks and paths
- Address design factors, including the size of commercial buildings (facades of large buildings can be broken down into more pedestrian-scaled units), incorporation of outdoor seating and gathering areas, design parameters for parking and internal circulation, architectural treatments, building setbacks, siting and orientation, and adequate buffers to ensure compatibility with adjacent uses
- Include civic and cultural uses
- Locate buildings in close proximity to each other and on both sides of the street to make walking convenient
- Provide interconnectivity between parcels
- Construct wide sidewalks with street trees, landscaping and traditional lighting
- Accommodate bikes with lanes and bike racks located throughout the center
- Locate taller buildings to the interior of a development, allowing for height step down toward the edge near adjacent development
- Serve a regional population of 60,000 to 80,000 people within a 20-mile radius (and typically a minimum of five miles spacing between Regional Activity Centers
- With ordinances, address building /site design and establish requirements for future reuse of "Big Box" stores

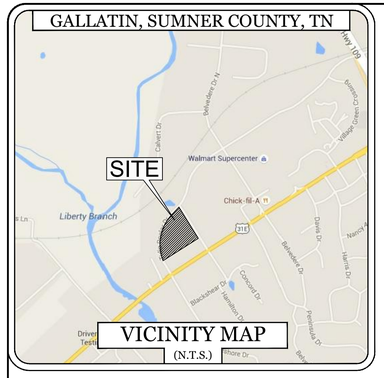
Example of Regional Activity Center development in the Green Hills area of Nashville

Example of Regional Activity Center development in Murfreesboro

Implementation Measures

☞ *Prepare and adopt a Big Box Ordinance*

GALLATIN, SUMNER COUNTY, TN



VICINITY MAP
(N.T.S.)

GPS NOTE

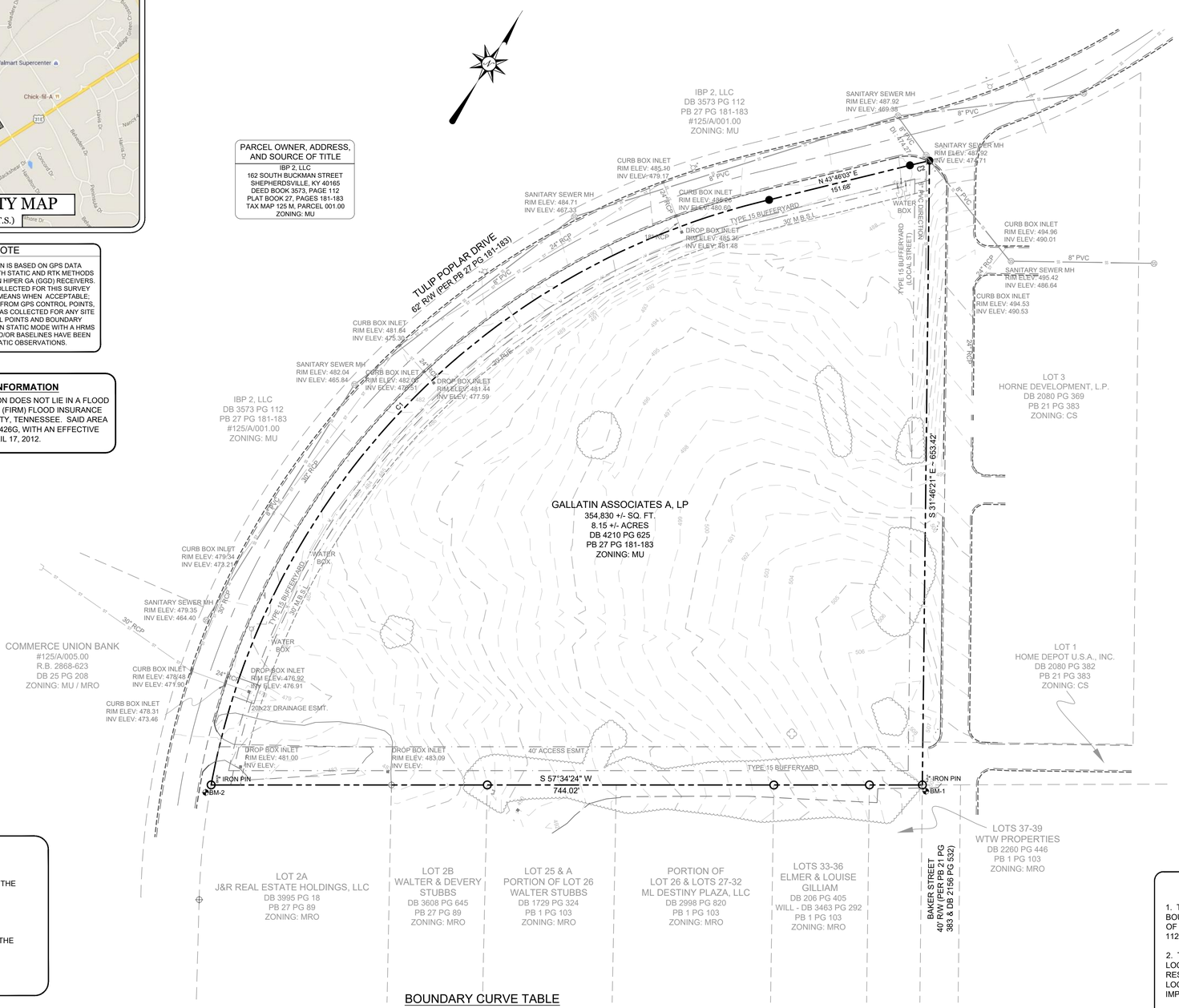
THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC AND RTK METHODS WITH DUAL FREQUENCY TOPCON HIPER GA (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE; AND BY CONVENTIONAL MEANS, FROM GPS CONTROL POINTS, WHEN NECESSARY. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH A HRMS OF 0.02' OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SUMNER COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47165C0426G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

IBP 2, LLC
162 SOUTH BUCKMAN STREET
SHEPHERDSVILLE, KY 40165
DEED BOOK 3573, PAGE 112
PLAT BOOK 27, PAGES 181-183
TAX MAP 125 M, PARCEL 001.00
ZONING: MU



LEGEND

- 1/2" IRON PIN FOUND W/ 1" PLASTIC CAP STAMPED "DARNALL RLS 1571" UNLESS NOTED
- 5/8" IRON PIN W/ 1 1/4" PLASTIC CAP STAMPED "CUMMINGS RLS 2351" FOUND UNLESS NOTED
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE ABANDONED
- CENTERLINE
- E — BURIED ELECTRIC
- G — GAS LINE
- OH — OVERHEAD UTILITIES
- T — BURIED TELEPHONE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM SEWER LINE
- X — FENCE LINE
- DRAINAGE ESMT.

0' 60' 120' 240'
GRAPHIC SCALE: 1" = 60'

BENCHMARK DATA:

BENCHMARK 1
5/8" IRON PIN LOCATED IN THE SOUTHWESTERN PORTION OF THE PROPERTY.
ELEV: 505.55

BENCHMARK 2
5/8" IRON PIN LOCTAED IN THE SOUTHEASTERN PORTION OF THE PROPERTY.
ELEV: 479.52

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	772.33'	895.26'	845.98'	N 11°12'15" E	66°24'56"
C2	808.31'	21.01'	21.01'	N 44°11'45" E	1°29'22"

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

GENERAL NOTES

1. THIS EXHIBIT IS A TOPOGRAPHIC SURVEY ONLY, AND IS NOT TO BE USED AS A BOUNDARY SURVEY, OR AS AN INSTRUMENT TO TRANSFER TITLE. THE BOUNDARY OF THE PROPERTY DEPICTED ON THIS SURVEY IS BASED ON DEED BOOK 3573 PAGE 112 AS FOUND IN THE OFFICE OF THE SUMNER COUNTY REGISTER OF DEEDS.

2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.

3. THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

5. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY TENNESSEE STATE PLANE COORDINATES, ONE ZONE 4100.

REVISIONS

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN

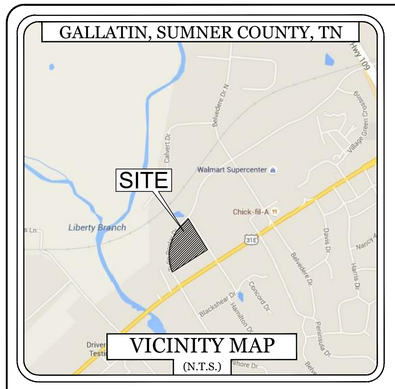
BAKERS CROSSING

THE FORZA GROUP
TULIP POPLAR DRIVE
GALLATIN, TN 37066

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: L6156
DATE: 04/14/2016
SCALE: 1" = 60'
DRAWN: D. WHITLEY
CHECKED: J. ARNOLD
FILE PATH: Z:SITDEV/EXISTINGTOPOGRAPHY

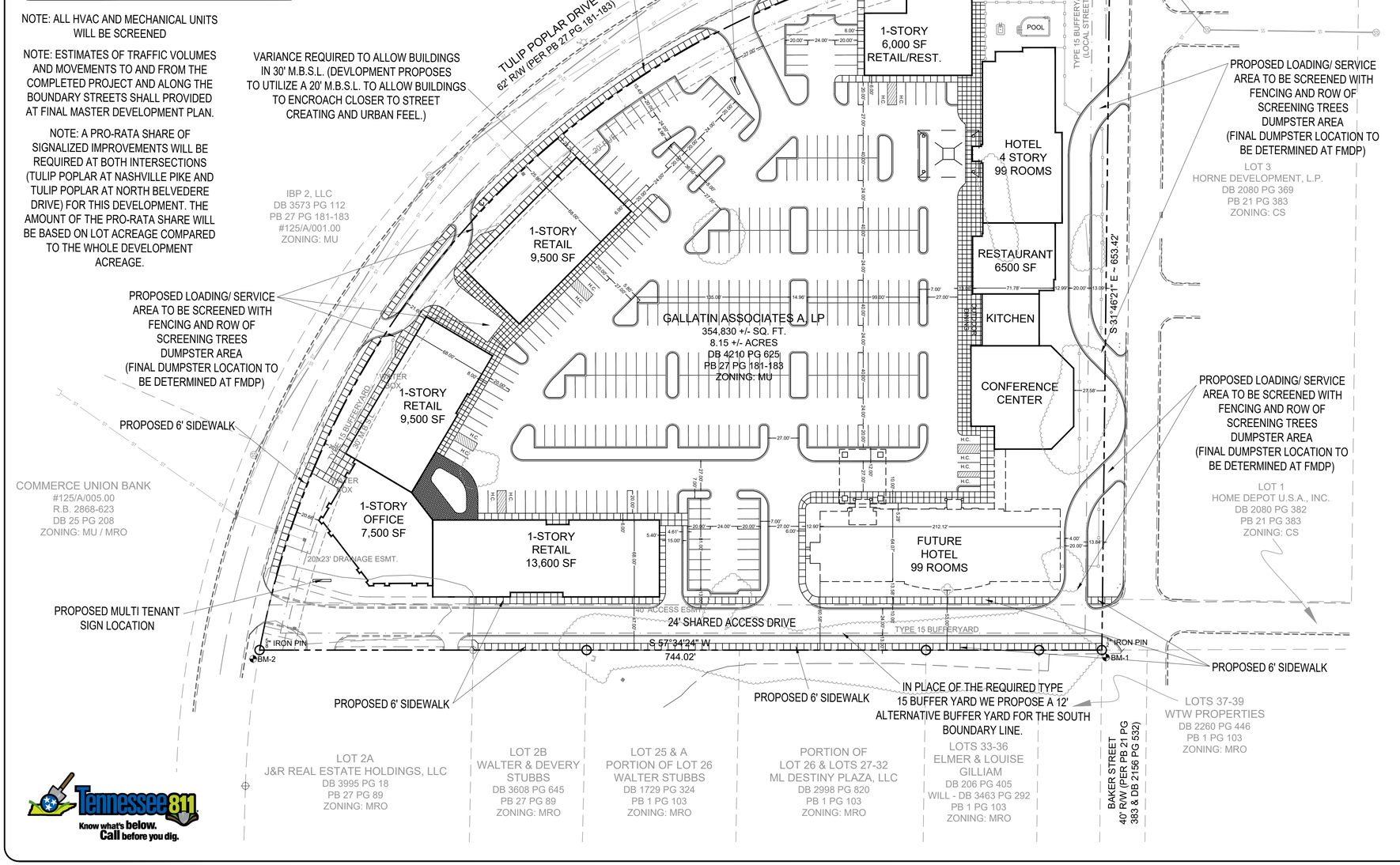
EXISTING TOPOGRAPHY



NOTE: ALL HVAC AND MECHANICAL UNITS WILL BE SCREENED

NOTE: ESTIMATES OF TRAFFIC VOLUMES AND MOVEMENTS TO AND FROM THE COMPLETED PROJECT AND ALONG THE BOUNDARY STREETS SHALL PROVIDED AT FINAL MASTER DEVELOPMENT PLAN.

NOTE: A PRO-RATA SHARE OF SIGNALIZED IMPROVEMENTS WILL BE REQUIRED AT BOTH INTERSECTIONS (TULIP POPLAR AT NASHVILLE PIKE AND TULIP POPLAR AT NORTH BELVEDERE DRIVE) FOR THIS DEVELOPMENT. THE AMOUNT OF THE PRO-RATA SHARE WILL BE BASED ON LOT ACREAGE COMPARED TO THE WHOLE DEVELOPMENT ACREAGE.



SITE DATA

PROPERTY INFORMATION:

SUBDIVISION:	BAKERS CROSSING
SUBDIVISION LOT:	LOT 3
STREET ADDRESS:	TULIP POPLAR DRIVE
CIVIL DISTRICT:	3RD
TAX MAP:	125M, GROUP A
PARCEL:	001.00 000
LOT SIZE:	8.15 AC. +/- (354,830 S.F. +/-)

OWNER/DEVELOPER:
VIK SURATI
DAV CONSTRUCTION
THE FORZA GROUP
P.O. BOX 677
BRIDGEVILLE, PA 15017
42103
(412) 489-6397
vik@theforzagroup.com

PROJECT ENGINEER:
JEFFERY A ARNOLD, P.E., P.L.S.
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
1136 SOUTH PARK DRIVE
BOWLIING GREEN, KY
(270) 780-9445
jarnold@a-ces.com

ZONING INFORMATION:
ZONING CLASSIFICATION: (MU) - MIXED USE DISTRICT
BUILDING SETBACKS: 50' ARTERIAL
40' COLLECTOR
30' LOCAL

YARDS:
SIDE: 10'
REAR: 20'
FRONT: 1/2 OF M.B.S.L.

PROJECT INFORMATION:
EXISTING USE: VACANT LAND
PROPOSED USE: TRANSIENT HABITATION, GENERAL RETAIL SALES AND SERVICE, FOOD SERVICES, & OFFICE USE.
MAXIMUM HEIGHT: 35'
BUILDING HEIGHT PROV.: 56' (REFERENCES THE TALLEST STRUCTURE IN THE DEVELOPMENT WHICH WILL BE THE HOTEL IN PHASE ONE. TO ALLOW FOR THE MAXIMUM HEIGHT TO INCREASE WE REQUEST A 25' VARIANCE IN HEIGHT TO ALLOW FOR THE 56' HILTON GARDEN INN.)

BUILDING AREA:

TRANSIENT HOUSING:	115,171 S.F. +/- (198 ROOMS)
GENERAL RETAIL:	32,600 S.F. +/-
RESTAURANT:	9,620 S.F. +/- (390 SEATS)
GENERAL OFFICE:	7,500 S.F. +/-
MEETING SPACE:	9,850 S.F +/-
TOTAL:	174,741 S.F. +/-

PARKING SUMMARY:

HOTEL/MOTEL:	1SP PER UNIT = 198 SPACES
CONFERENCE:	1SP PER 4 PERSON = 38 SP +/-
GENERAL RETAIL:	1SP PER 250 SF = 131 SPACES
RESTAURANT:	1SP PER 4 SEATS = 98 SPACES
GENERAL OFFICE:	1SP PER 300 SF = 25 SPACES
TOTAL REQUIRED:	490 SPACES
PARKING PROVIDED:	315 SPACES (INC. 12 ADA)
HANDICAP REQUIRED:	8 SPACES
HANDICAP PROVIDED:	12 SPACES

NOTE: WITH MULTIPLE USES PROPOSED THE DEVELOPMENT WILL BE SEEKING A PARKING ADJUSTMENT FROM THE PLANNING COMMISSION UNDER THE REGULATIONS PROVIDED UNDER ARTICLE 11.05 "ADJUSTMENT FOR MIXED USE DEVELOPMENTS" OF THE ZONING ORDINANCE.

FLOOR AREA RATIO/S.F.:
F.A.R. ALLOWED/S.F.: 1.0
F.A.R. PROVIDED/S.F.: 0.49

PROPOSED BUILDING COVERAGE: 25.5%

DISTURBED AREA (S.F.) = 378,295 S.F. +/-

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED FROM A SURVEY BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. DATED 3-9-2016.

FLOOD INFORMATION:

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SUMNER COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47165C0426G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.

PERFORMANCE STANDARD NOTE:
THIS DEVELOPMENT AND FUTURE DEVELOPMENTS SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN THE GZO ARTICLE 13.02 - PERFORMANCE STANDARD REGULATIONS.

FINANCIAL RESPONSIBILITY NOTE:
DAV CONSTRUCTION IS THE DEVELOPER AND ULTIMATE OWNER OF THE PROPOSED DEVELOPMENT AND IS COMMITTED FINANCIALLY TO COMPLETE THE PROJECT. DAV CONSTRUCTION IS ALSO RESPONSIBLE FOR OPERATING AND MAINTAINING THE SITE THROUGHOUT CONSTRUCTION.

SURETY STATEMENT:
SURETY WILL BE POSTED BY THE DEVELOPER AS REQUIRED BY SECTION 15.03.080 PRIOR TO ISSUANCE OF A BUILDING PERMIT.

TRAFFIC SIGNAL NOTE:
IF THE BAKERS CROSSING DEVELOPMENT CONTRIBUTES TRAFFIC TO WARRANT THE INSTALLATION OF TRAFFIC SIGNALS AT TULIP POPLAR DRIVE AND NASHVILLE PIKE AND TULIP POPLAR DRIVE AND N. BELVEDERE DRIVE, THEN THE BAKERS CROSSING DEVELOPMENT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SIGNALS. IF ANOTHER DEVELOPMENT OCCURS THAT CONTRIBUTES TO EITHER OF THESE INTERSECTIONS , THEN FINANCIAL RESPONSIBILITY SHALL BE ASSIGNED TO THEM AS WELL.

0' 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

REVISIONS

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
BAKERS CROSSING
THE FORZA GROUP
TULIP POPLAR DRIVE
GALLATIN, TN 37066

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: L6156
DATE: 04/14/2016
SCALE: 1" = 50'
DRAWN: D. WHITLEY
CHECKED: J. ARNOLD
FILE PATH: Z:SITDEV/SITELAYOUTPLAN

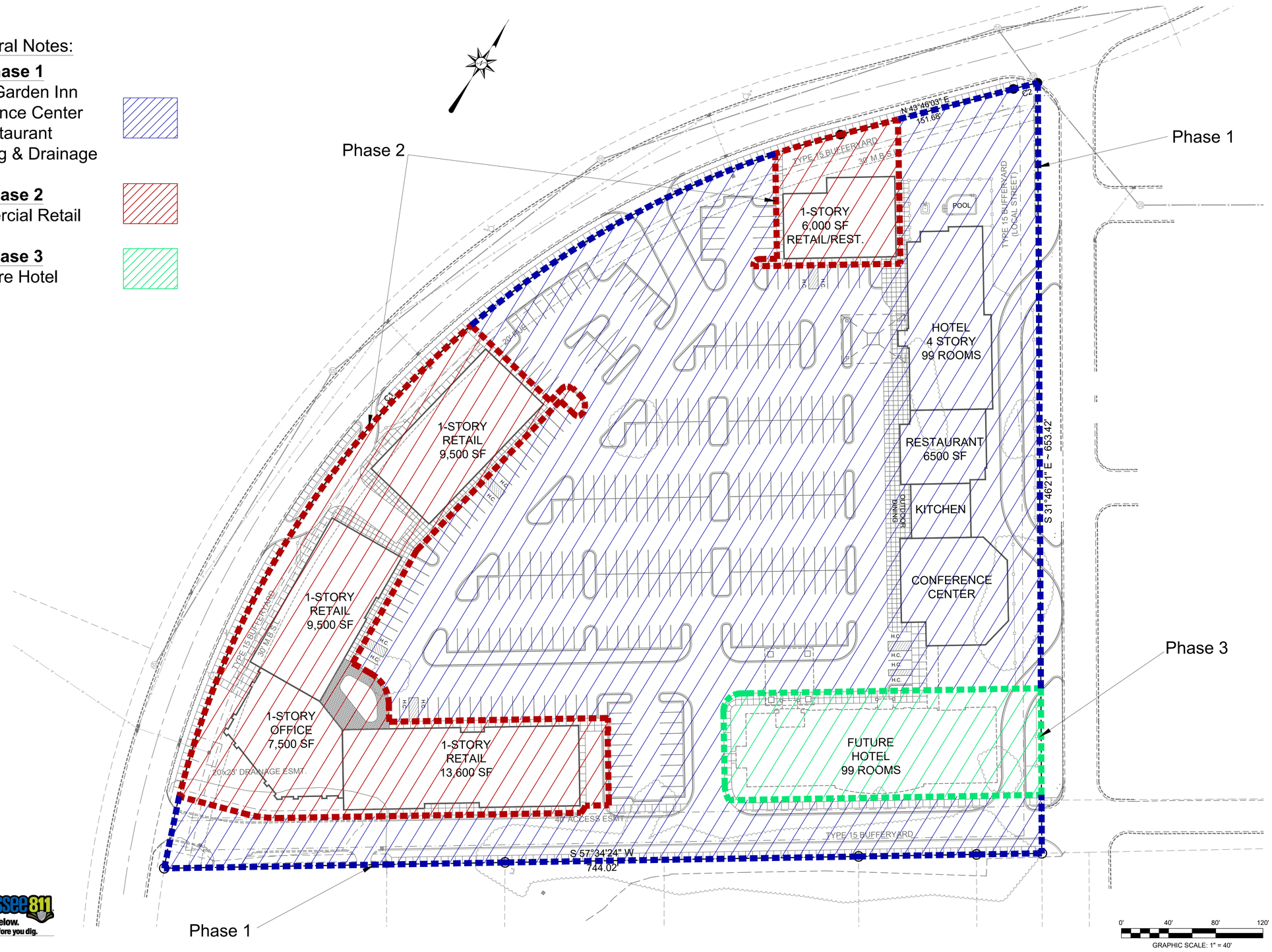
PROPOSED SITE LAYOUT PLAN

General Notes:

Phase 1
Hilton Garden Inn
Conference Center
Restaurant
All Parking & Drainage

Phase 2
Commercial Retail

Phase 3
Future Hotel



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

REVISIONS

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN

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THE FORZA GROUP
TULIP POPLAR DRIVE
GALLATIN, TN 37066

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P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

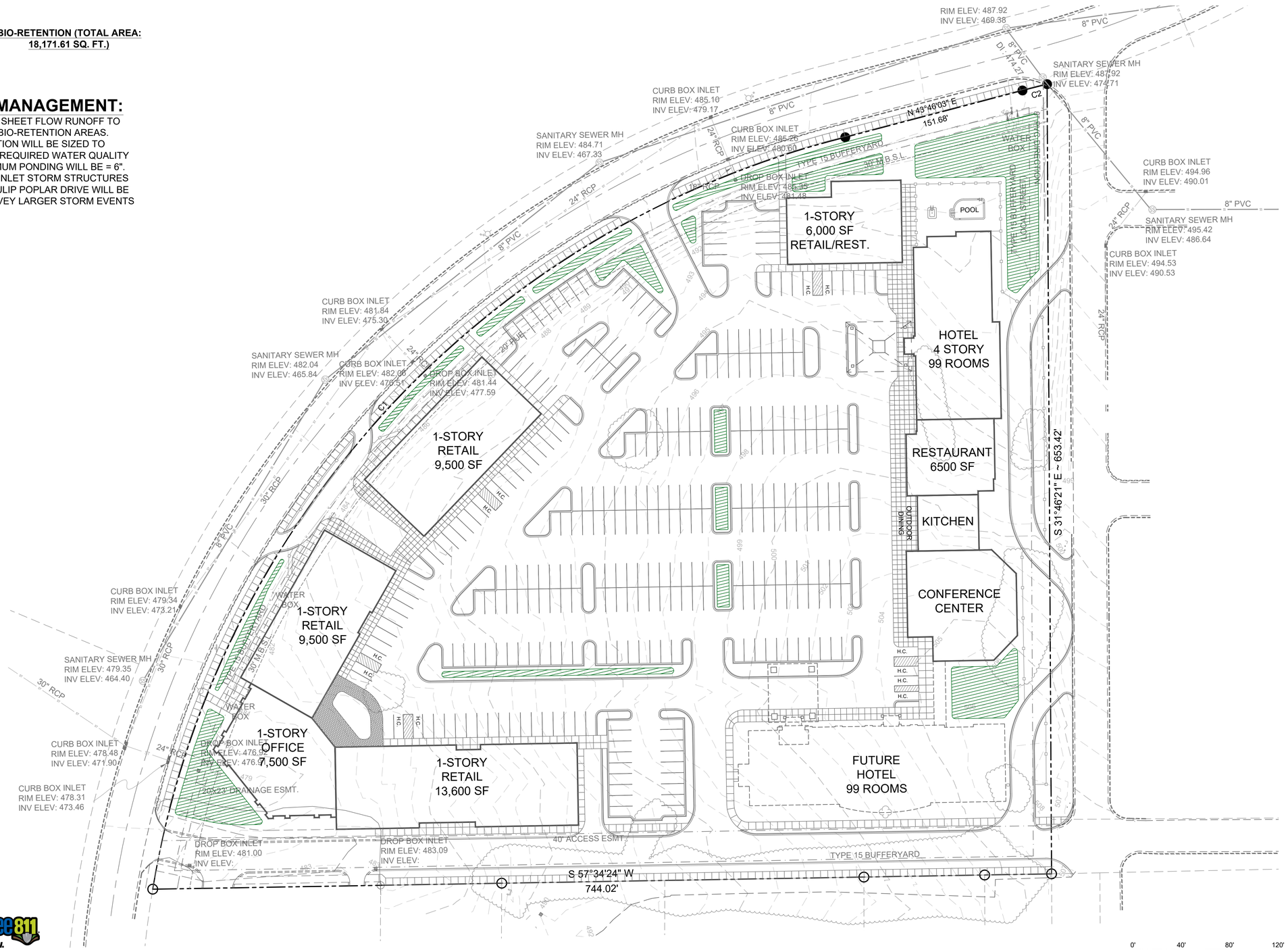
JOB NUMBER:	L6156
DATE:	04/14/2016
SCALE:	1" = 40'
DRAWN:	D. WHITLEY
CHECKED:	J. ARNOLD
FILE PATH:	Z:SITDEV/PHASINGPLAN

PHASING PLAN

BIO-RETENTION (TOTAL AREA: 18,171.61 SQ. FT.)

WATER MANAGEMENT:

PROJECT WILL SHEET FLOW RUNOFF TO PROPOSED BIO-RETENTION AREAS. BIO-RETENTION WILL BE SIZED TO ACCOMMODATE REQUIRED WATER QUALITY VOLUME. MAXIMUM PONDING WILL BE = 6". EXISTING DROP INLET STORM STRUCTURES ADJACENT TO TULIP POPLAR DRIVE WILL BE UTILIZED TO CONVEY LARGER STORM EVENTS



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

REVISIONS

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN

BAKERS CROSSING

THE FORZA GROUP
TULIP POPLAR DRIVE
GALLATIN, TN 37066

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER:	L6156
DATE:	04/14/2016
SCALE:	1" = 40'
DRAWN:	D. WHITLEY
CHECKED:	J. ARNOLD
FILE PATH:	Z:SITDEV/GENERAL/DRAINAGEPLAN

PROPSED GENERAL DRAINAGE

BIO-RETENTION (TOTAL AREA: 18,171.61 SQ. FT.)

REQUIRED PLANTING ALONG TULIP POPLAR DRIVE
1,068 LF OF TYPE 15 BUFFER

REQUIRED CANOPY TREES	18
PROVIDED CANOPY TREES	19
REQUIRED ORNAMENTAL TREES	36
PROVIDED ORNAMENTAL TREES	37

REQUIRED PLANTING ALONG EAST BOUNDARY
653 LF OF 15 BUFFER

REQUIRED CANOPY TREES	11
PROVIDED CANOPY TREES	11
REQUIRED ORNAMENTAL TREES	22
PROVIDED ORNAMENTAL TREES	22

REQUIRED PLANTING ALONG SOUTH BOUNDARY
744 LF OF 15 BUFFER (ALTERNATIVE 12' BUFFER REQUESTED)

REQUIRED CANOPY TREES	13
PROVIDED CANOPY TREES	15
REQUIRED ORNAMENTAL TREES	26
PROVIDED ORNAMENTAL TREES	28

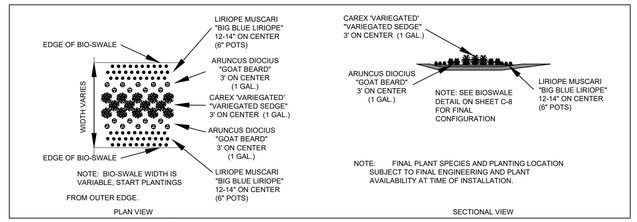
REQUIRED INTERIOR VUA PLANTING
315 PARKING SPACES

TREES REQUIRED IS 1 PER 10 SPACES	32
TREES PROVIDED	35

SUGGESTED PLANTINGS:
TULIP POPLAR DRIVE
CANOPY TREE
TULIP POPLAR (LIRIODENDRON TULIPIFERA)
ORNAMENTAL TREES
FLOWERING CHERRY - (PRUNUS X INCAM
EASTERN REDBUD - (CERCIS CANADENSIS)
CHINESE FRINGETREE - (CHIONANTHUS RETUSUS)
MAGNOLIA STELLATA - (STAR MAGNOLIA)

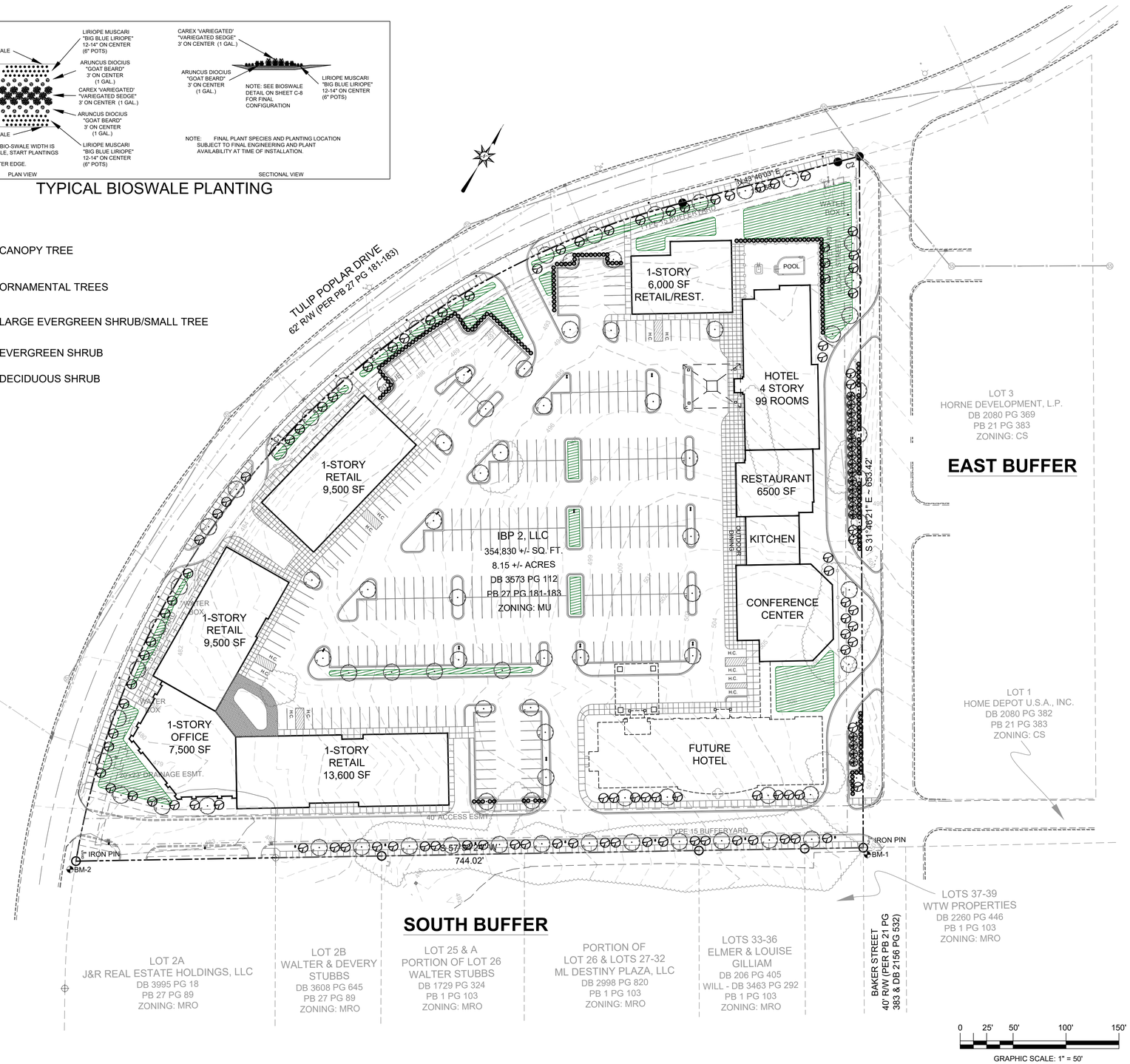
SUGGESTED PLANTINGS:
EAST AND SOUTH BUFFER AND VUA
CANOPY TREE
ACER RUBRUM - (RED MAPLE)
TILIA CORDATA - (LITTLELEAF LINDEN)
WILLOW OAK - (QUERCUS PHELLOS)
AMERICAN PLANETREE - (PLATANUS OCCIDENTALIS)

ORNAMENTAL TREES
FLOWERING CHERRY - (PRUNUS X INCAM)
EASTERN REDBUD - (CERCIS CANADENSIS)
CHINESE FRINGETREE - (CHIONANTHUS RETUSUS)
MAGNOLIA STELLATA - (STAR MAGNOLIA)
CORNUS KOUSA - (KOUSA DOGWOOD)
AMERICAN YELLOWWOOD - (CLADRASTIS KENTUCKEA)



TYPICAL BIOSWALE PLANTING

- CANOPY TREE
- ORNAMENTAL TREES
- LARGE EVERGREEN SHRUB/SMALL TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB



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REVISIONS

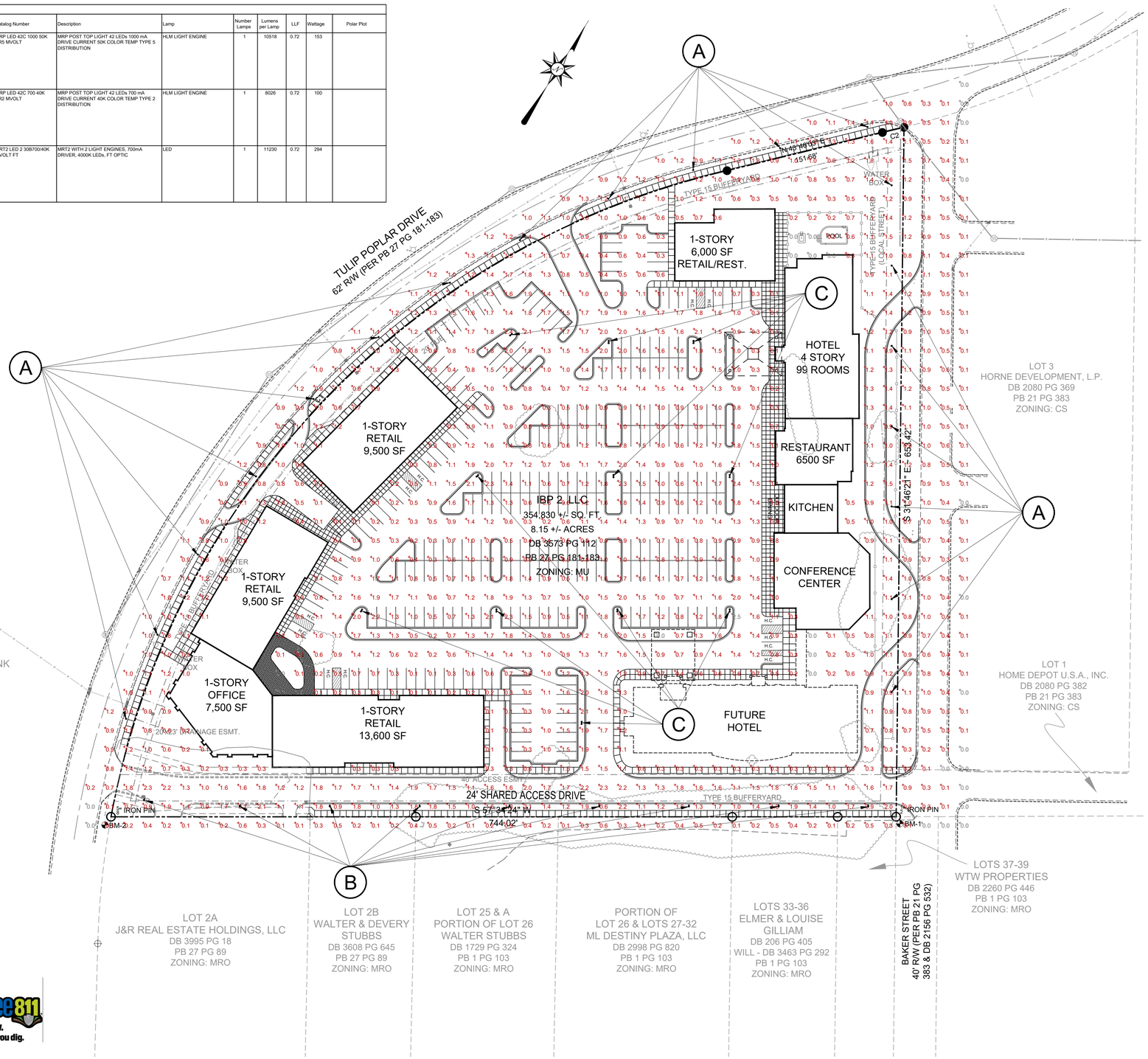
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
BAKERS CROSSING
THE FORZA GROUP
TULIP POPLAR DRIVE
GALLATIN, TN 37066

ACES
ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER:	L6156
DATE:	04/14/2016
SCALE:	1" = 50'
DRAWN:	B.SHIRLEY
CHECKED:	J. ARNOLD
FILE PATH:	Z:SITDEV/PROPSED LANDSCAPE

PROPSED GENERAL LANDSCAPE

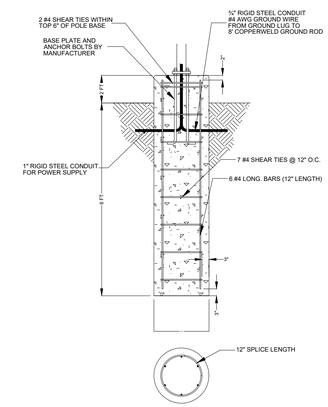
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		19	MRP LED 42C 1000 50K SR5 MVOLT	MRP POST TOP LIGHT 42 LEDs 1000 mA DRIVE CURRENT 50K COLOR TEMP TYPE 5 DISTRIBUTION	HLM LIGHT ENGINE	1	10518	0.72	153	
	B		9	MRP LED 42C 700 40K SR2 MVOLT	MRP POST TOP LIGHT 42 LEDs 700 mA DRIVE CURRENT 40K COLOR TEMP TYPE 2 DISTRIBUTION	HLM LIGHT ENGINE	1	8026	0.72	100	
	C		11	MRT2 LED 2 30B700/40K MVOLT FT	MRT2 WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K LEDs, FT OPTIC	LED	1	11230	0.72	294	



NOTE: THIS DRAWING IS FOR PRELIMINARY CONCEPTUAL SITE LIGHTING PURPOSES ONLY. FINAL FIXTURE LOCATION AND SPECIFICATIONS WILL BE PROVIDED DURING FMDP APPROVAL. ALL LIGHTING SHALL BE ORIENTED TO DIRECT LIGHT AND GLARE AWAY FROM ADJACENT PROPERTY OWNERS TO MINIMIZE LIGHT TRESPASS.

NOTES:

1. READINGS SHOWN ARE IN UNITS OF MAINTAINE FOOTCANDLES.
2. LITHONIA LIGHTING FIXTURES USED IN MODEL.
3. FIXTURES SHALL MATCH AS NOTED ON THIS SHEET OR EQUIVALENT PER OWNERS SPECIFICATIONS.
4. A MOUNTING HEIGHT: 20'
   B MOUNTING HEIGHT: 20'
   C MOUNTING HEIGHT: 25'
5. READINGS TAKEN AT GRADE
6. FIXTURE SPACING AS SHOWN
7. L.L.F. CALCULATED AT 0.72.
8. THE CONTRACTOR SHALL VERIFY TOTAL LINEAR FEET OF CONDUIT AND WIRE GAUGE SIZE IS ADEQUATE.
9. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH MECHANICAL ENGINEER TO ENSURE ELECTRICAL PANEL LOADING REQUIREMENTS ARE MET AND NOT EXCEEDED.
10. CONTRACTOR SHALL COORDINATE WITH MECHANICAL PLANS FOR CONNECTION TO ELECTRICAL SERVICE PANEL.
11. CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL CONNECTIONS MEET LOCAL BUILDING CODES AND LOADING REQUIREMENTS.
12. CONTRACTOR SHALL MATCH POLES PER MANUFACTURES SPECIFICATIONS.
13. CONTRACTOR SHALL COORDINATE FINAL BUILDING FIXTURE LOCATION AND MOUNTING HEIGHTS WITH ARCHITECTURAL AND MECHANICAL PLANS.
14. CONTRACTOR IS ADVISED THAT ADDITIONAL BUILDING AESTHETIC LIGHTING MAY BE SPECIFIED ON ARCHITECTURAL AND MECHANICAL PLANS IN ADDITION TO FIXTURES SHOWN ON THIS SHEET. ADDITIONAL CONFLICTS WITH ANY OTHER PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.



SITE LIGHTING POLE BASE DETAIL

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REVISIONS

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN

BAKERS CROSSING

THE FORZA GROUP
TULIP POPLAR DRIVE
GALLATIN, TN 37066

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
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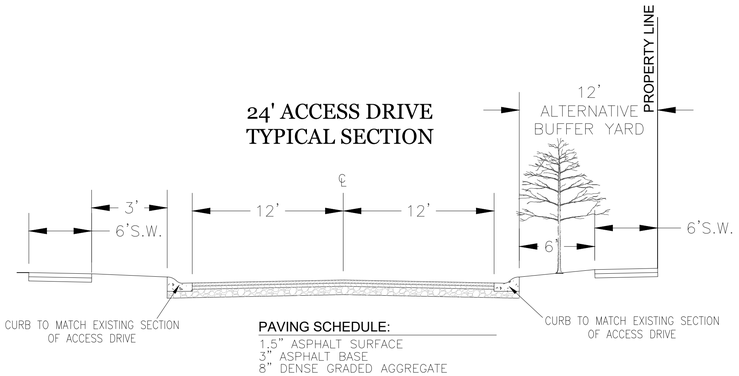
DRAWN:	D. WHITLEY
CHECKED:	J. ARNOLD
FILE PATH:	Z:SITDEV/SITELIGHTINGPLAN

PROPOSED SITE LIGHTING PLAN



PAVING SCHEDULE:

1.5" ASPHALT SURFACE
3" ASPHALT BASE
8" DENSE GRADED AGGREGATE

MRT2 LED
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

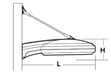
Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MRT2 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MRT2 LED is ideal for replacing 250-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.9 ft² (0.08 m²)
Length: 32-7/8" (83.5 cm)
Width: 25" (63.5 cm)
Height: 8-1/4" (21.0 cm)
Weight (max): 42 lbs (19.1 kg)



Ordering Information

EXAMPLE: MRT2 LED 60C 700 40K T3M MVOLT RPA DDBXD

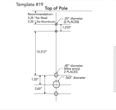
MRT2 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Shielding	Options	Finish (required)
MRT2 LED	60C 60 LEDs	700 700 mA	40K 4000K 50K 5000K	T2M Type II T3M Type III T4M Type IV T5W Type V TFTM Forward throw	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket	Shipped installed PER NEMA twist-lock receptacle only (no controls)[2] DCR Dimmable and controllable via ROAM® (no controls)[3] 0-10V 0-10V dimming driver (no controls) House-side shield[4] Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] DS Dual switching[6] BL30 Bi-level switched dimming, 30%[7] BL50 Bi-level switched dimming, 50%[7]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Template #19

Top of Pole



Accessories

Ordered and shipped separately.

BL12F 1 LIL Photocell - DIL twist-lock (120-277V)[1]
BL34F 1 LIL JU Photocell - DIL twist-lock (347V)[1]
BL480F 1 LIL JU Photocell - DIL twist-lock (480V)[1]
K 4 Shorting cap[2]
KRJ20WG 3 House-side shield (includes 2 shields)

For more control options, visit CTL and ACUity online.

The Omero™ MRT2 has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DRILLING#MRT2	2 at 90°	DRILLING#MRT2	2 at 90°
DRILLING#MRT2	2 at 90°	DRILLING#MRT2	2 at 90°
DRILLING#MRT2	4 at 90°	DRILLING#MRT2	3 at 120° *

Example: DSA 70 HC DRILLING#MRT2 DDBXD

*For round pole mounting (RPA) only

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

Notes

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (DF, DS* options).
2. Specifies a NEMA® enabled luminaire with 0-10V dimming wires extended outside the luminaire. Not available with 347 or 480V. ACUity Brands offers and services required for ROAM® deployment; call your ACUity Brands rep or email sales@lithonia.com. N/A with BL30, BL50, or DCR.
3. Also available as a separate accessory; see Accessories information at left.
4. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Precision 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER or DCR.
6. Not available with motion sensor.
7. Dimming driver standard. MVOLT only. Not available with DCR.
8. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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MRP LED
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

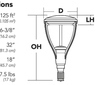
Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MRP LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MRP LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 1.125 ft² (0.105 m²)
Luminaire Height: 6-3/8" (16.2 cm)
Overall Height: 32" (81.3 cm)
Diameter: 18" (45.7 cm)
Weight (max): 37.5 lbs (17 kg)



Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C 42 LEDs (one engine)	530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT[1] 120[1] 208[1] 240[1]	277[1] 347 480

Shielding	Finish (required)
Shipped included SQ Shield - this AT200 sweet pole Shipped separately[2] MRPT20 2-3/8" tenon digitizer MRPT25 2-7/8" tenon digitizer	Shipped separately[2] MRPT30 3-1/2" tenon digitizer MRPT35 4" tenon digitizer MRPR5 3" (76) round pole adapter MRPR6 5" (127) round pole adapter[3]

Controls options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) PER5 Five-wire receptacle only (no controls)[1] PER7 Seven-wire receptacle only (no controls)[1] DMG 0-10V dimming driver (no controls)[1] BL30 Bi-level switched dimming, 30%[4,5] BL50 Bi-level switched dimming, 50%[4,5] PNMTDD5 Part night, dim 5 dawn[1,6] PNMTDD6 Part night, dim 6 hrs[1,6] PNMTDD7 Part night, dim 7 hrs[1,6] PNMTDD13 Part night, dim 13 hrs[1,6]	SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] DFL Diffusing lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

BL12F 1 LIL Photocell - DIL twist-lock (120-277V)[1]
BL34F 1 LIL JU Photocell - DIL twist-lock (347V)[1]
BL480F 1 LIL JU Photocell - DIL twist-lock (480V)[1]
K 4 Shorting cap[2]
MRPL20WBGU 2-3/8" tenon digitizer (specify finish)
MRPL25WBGU 2-7/8" tenon digitizer (specify finish)
MRPL30WBGU 3-1/2" tenon digitizer (specify finish)
MRPL35WBGU 4" tenon digitizer (specify finish)
MRPL5WBGU 3" (76) round pole adapter (specify finish)
MRPL6WBGU 5" (127) round pole adapter (specify finish)
SQ Shield pole adapter (specify finish)

For more control options, visit CTL and ACUity online.

Notes

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
2. Also available as a separate accessory; see Accessories information at left.
3. Maximum pole wall thickness is 0.156".
4. If ROAM® node required, it must be ordered and shipped as a separate line item from ACUity Brands Controls.
5. Not available with 347 or 480V.
6. Not available with motion sensor option.
7. Dimming driver standard. Not available with 347V, 480V, SF, DF, PER5 or PER7.
8. Ordered and shipped as a separate line item.

LITHONIA LIGHTING.

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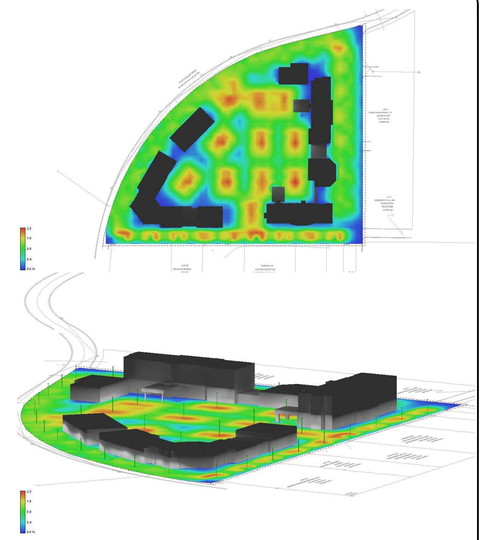


REVISIONS

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN

BAKERS CROSSING

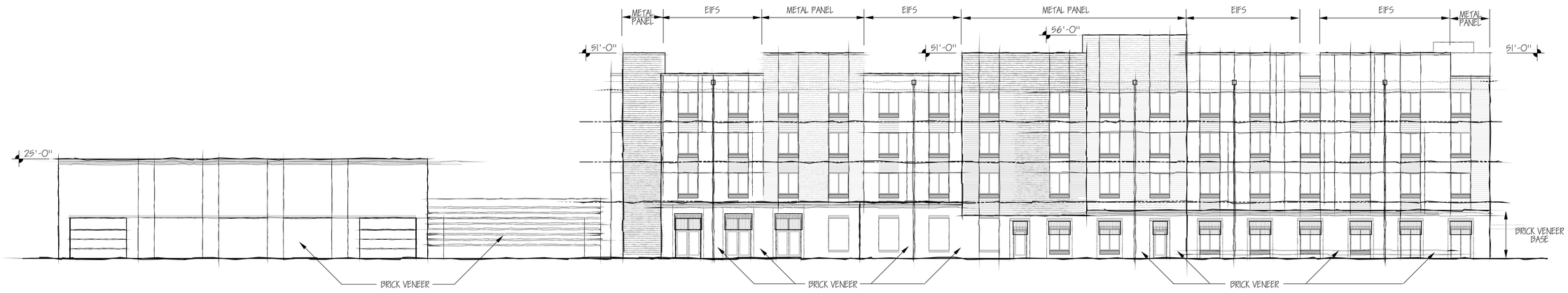
THE FORZA GROUP
TULIP POPLAR DRIVE
GALLATIN, TN 37066

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: L6156
DATE: 04/14/2016
SCALE: N.T.S.
DRAWN: D. WHITLEY
CHECKED: J. ARNOLD
FILE PATH:
Z:SITDEV/Details

TYPICAL DETAILS

PROPOSED INTERIOR PLAZA ELEVATION



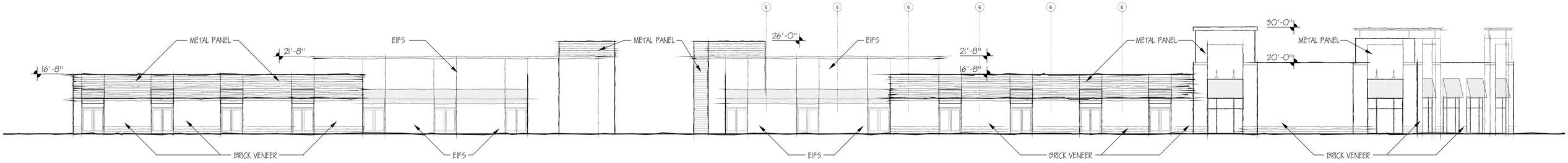
PROPOSED STREETSIDE ELEVATION - N. MARTIN VINEYARD WAY

INTEGRITY DESIGN
ARCHITECTURE & INTERIORS
456 Washington Avenue Suite 100
Bridgeville, PA 15017
412-220-7822 P 412-220-7821F

PROPOSED HOTEL DEVELOPMENT
GALLATIN, TN

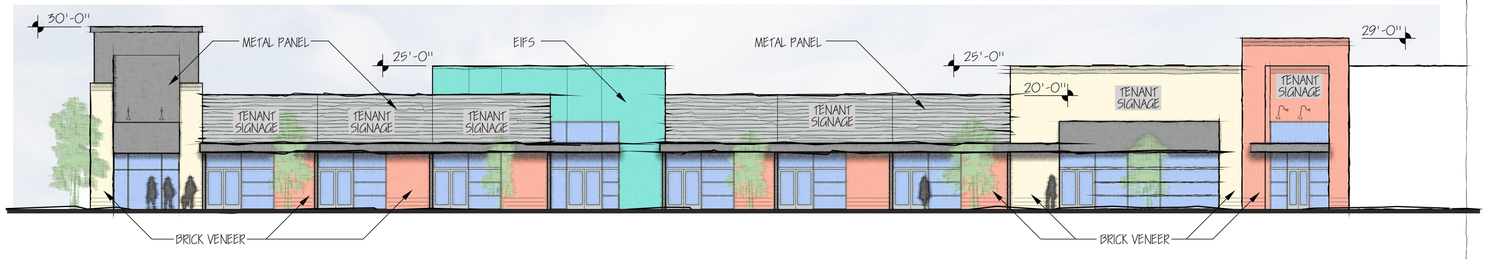
THE FORZA GROUP

PROPOSED STREETSIDE ELEVATION



PROPOSED STREETSIDE ELEVATION - TULIP POPLAR DRIVE

PROPOSED INTERIOR PLAZA ELEVATION

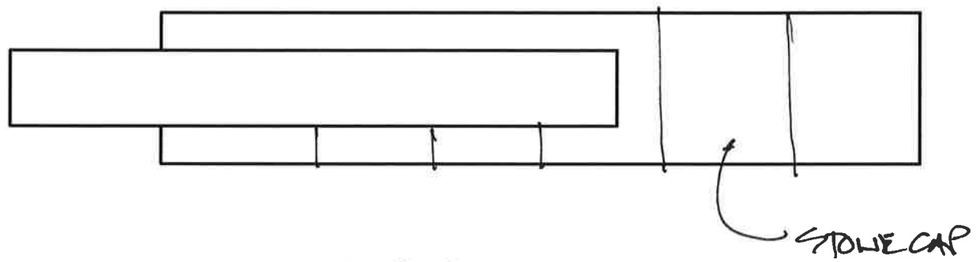


PROPOSED INTERIOR PLAZA ELEVATION

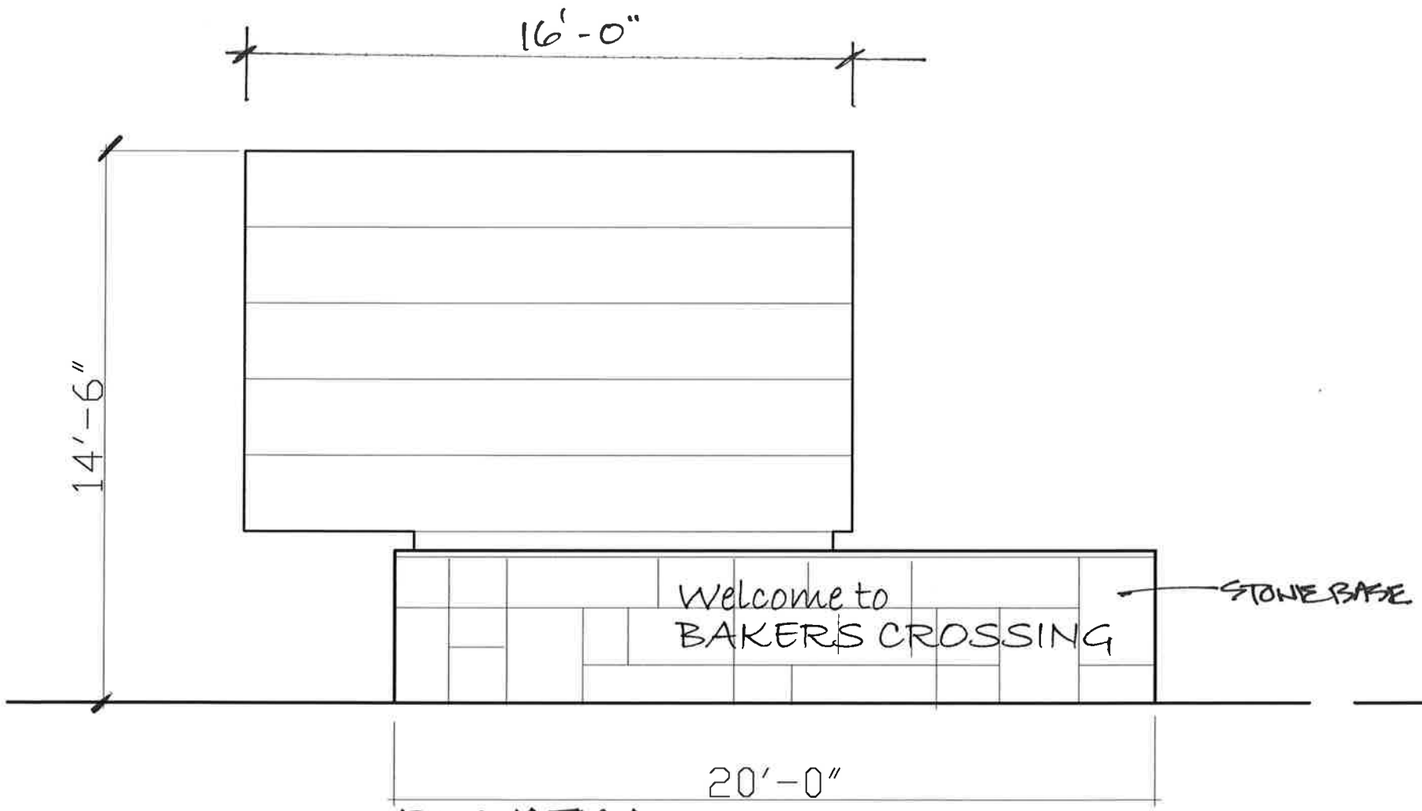
INTEGRITY DESIGN
ARCHITECTURE & INTERIORS
456 Washington Avenue Suite 100
Bridgeville, PA 15017
412-220-7822 P 412-220-7821F

PROPOSED RETAIL DEVELOPMENT
GALLATIN, TN

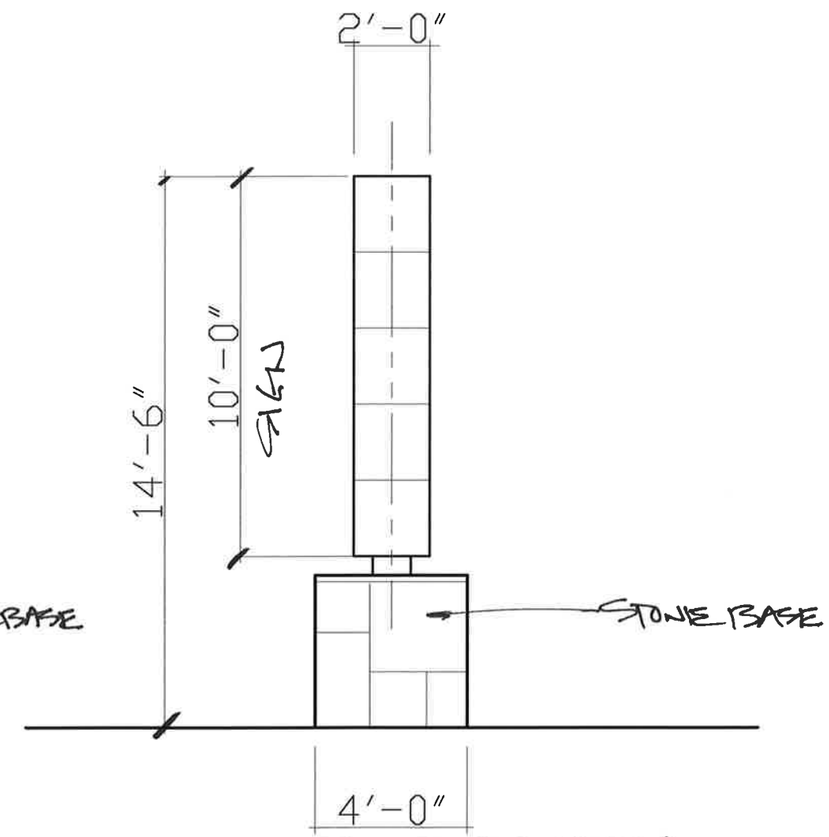
THE FORZA GROUP



SIGN PLAN



ELEVATION



FRONT ELEVATION

ITEM 13

GMRPC Resolution No. 2016-21

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO GALLATIN CITY COUNCIL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWICE DAILY, CONTAINING FIVE (5) COMMERCIAL LOTS, AN OPEN SPACE TRACT AND TWO (2) RIGHTS-OF-WAY, ON 18.90 (+/-) ACRES, LOCATED SOUTH OF THE INTERSECTION OF LONG HOLLOW PIKE (SR 174) AND VIETNAM VETERANS BOULEVARD (SR 386). (PC 3-1502-16)

WHEREAS, the applicant submitted an application for the Twice Daily Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Master Development Plan submitted by the applicant, Perry Engineering, LLC at its regular meeting on April 25, 2016.

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Tennessee Code Annotated §13-3-413, §13-4-310, §13-7-201, and §13-7-202:

1. The Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the GreenLea Business Center Character Area designation of the property with the conditions.
2. The Preliminary Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) and Planned Business Park (PBP) zone districts and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the PGC and PBP zoning districts, and pursuant to Architectural Character and Compatibility Standards (G.Z.O., Section 13.08.010).
3. The Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

ITEM 13

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval to City Council the Preliminary Master Development Plan for Twice Daily, consisting of a two (2) sheet plan, with project no. 127-023, prepared by Perry Engineering, LLC of Goodlettsville, TN, dated April 14, 2016, and a two (2) sheet architecture plan, with project no. 0216, prepared by Cassetty Architecture of Hendersonville, TN, dated January 25, 2016, with the following conditions:

1. The recently adopted Stormwater Ordinance requires runoff reduction practices incorporated into the full design of the project at the FMDP stage.
2. Traffic Impact Study (TIS) is required at the Final Master Development Plan stage and must be approved by the City Engineer. The TIS should address traffic signal improvements, signal timing, number of lanes, and other improvements. Recommendations from the TIS might alter proposed traffic improvements.
3. Access to SR 174 is subject to approval from the Tennessee Department of Transportation. Staff considers the access less than ideal based upon recently adopted access management policies in the SR-109 Corridor Management Agreement. However, the access could be suitable for use at the present time based on existing traffic conditions, but the location of the access point will become problematic at some point in the future. The Planning Commission may want to consider allowing the construction of the right-in-right-out in the current proposed location with the condition that it and the concrete median on SR 174 be removed at the expense of the owner when the adjacent property develops. It will be the intention of the City of Gallatin to require cross-access between lots along the corridor as it develops.
4. Show full buildout from the SR 386/US 31E Connector Feasibility Study for reference. The buildout may require improvements to be set further back from the right-of-way.
5. The point of tangency past the second backage road to the south needs to be 900' from the south boundary.
6. Driveway spacing and throat lengths for each access point shall meet the recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan. (Minimum of 60' for minor arterials and a minimum of 80' for major arterials)
7. Provide access to the adjacent property to the west. Road extensions, driveway access points, and cross access to possible future adjacent phases as well as shared access and cross access between proposed parking lots should all meet the recommendations of the Access Management Plan of the Gallatin on the Move 2020 General Development and Transportation Plan.
8. The end of road construction must extend to the end of the Lot 1, not just before the detention pond.
9. The Right-of-Way is insufficient at the intersection of SR 174 and SR 386. The roadway cross section at a minimum should have three (3) 12 foot north bound lanes, one (1) 12 foot south bound lane, a four (4) foot bike lane on each side, a 2.5 foot curb and gutter on each side, a five (5) foot grass strip on each side, a six (6) foot sidewalk on each side, and a one (1) foot setback on both sides brings the total minimum right-of-way cross section to 85 ft. There should also be enough room at the intersection of SR 174 and SR 386 so that the double left movement from SR 174

ITEM 13

and the double left movement from the new proposed road can occur at the same time without having to split the phasing.

10. Submit five (5) corrected and folded copies, of the Preliminary Master Development Plan for Twice Daily, including one (1) full size and four (4) half size copies to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 04/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 13

PLANNING DEPARTMENT STAFF REPORT

Preliminary Master Development Plan for Twice Daily
(PC 3-1502-16)
Located south of the intersection of Long Hollow Pike (SR 174) and Vietnam Veterans Boulevard (SR 386)
Date: April 20, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWICE DAILY ON AN 18.90 (+/-) ACRE PARCEL, TO CREATE FIVE (5) COMMERCIAL LOTS, AN OPEN SPACE TRACT AND TWO (2) PUBLIC RIGHTS-OF-WAY, LOCATED SOUTH OF THE INTERSECTION OF LONG HOLLOW PIKE (SR 174) AND VIETNAM VETERANS BOULEVARD(SR 386) .

OWNER:	**GLENN HERMAN JONES**
APPLICANT:	**PERRY ENGINEERING**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016-21**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**
CITY COUNCIL DATE:	**MAY 10, 2016 (COUNCIL COMMITTEE)**
PUBLIC COMMENT	

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Preliminary Master Development Plan for Twice Daily on an 18.90 (+/-) acre parcel, to create five (5) commercial lots, an open space tract and two (2) public rights-of-way, located south of the intersection of Long Hollow Pike (SR 174) and Vietnam Veterans Boulevard (SR 386). The property is split-zoned as Planned General Commercial (PGC) on the northerly portion and Planned Business Park (PBP) on the southerly portion. Convenience Sales and Service with Gas Pumps and Food Service is a permitted use in the PGC zoned district. (Attachment 13-1 and Attachment 13-2)

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with a mixture of brick veneer and E.I.F.S. materials and does not contain the required 70 percent brick or stone on each building facade (Attachment 13-2). The owner and applicant are requesting approval of a conceptual Alternative Architectural Plan. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

The owner and applicant are requesting approval of a conceptual Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The

Planning Commission should determine if the conceptual Alternative Bufferyard Plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

CASE BACKGROUND:

Property History and Previous Approvals

On October 11, 2010, the Planning Commission recommended approval of a rezoning without a Preliminary Master Development Plan for Cantrill Farm (PC File 3-17-10). The 258.74 (+/-) acre rezoning was approved by City Council on December 7, 2010 (Ordinance No. 01010-67). The property (Tax Map 125, Parcel 016.00) was included as Tract "B" (7.52 (+/- acres) and portion of Tract "C" (11.38 (+/-) acres) within the Cantrill Farm rezoning.

Preliminary Master Development Plan Required

Before any of the property may be developed, the applicant must submit a detailed Preliminary Master Development Plan, which shows information such as building layout, parking areas, street design, bufferyards, and conceptual architecture, and the proposed uses for the property. The Preliminary Master Development Plan for each parcel within the 258.74 (+/-) acres will be considered by the Planning Commission for a recommendation to the Gallatin City Council. As stated in G.Z.O. Section 15.07.030.C.

> *"The Mayor and Alderman's approval of the amendment shall establish the defined zoning district that will form the basis for the future approval of a preliminary master development plan. Upon approval of the defined zoning district, the Owner may proceed with preparation of a preliminary master development plan and specifications for all land included in the amendment. The preliminary master development plan shall be reviewed and approved according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The Mayor and Aldermen's approval of a preliminary master development plan shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission shall be subject to the provisions of Section 12.02."*

DISCUSSION:

Proposed Development

The owner and applicant are proposing a Preliminary Master Development Plan for Twice Daily, on an 18.90 (+/-) acre parcel, to create five (5) lots and an open space tract:

- Lot 1: a 4,800 square foot convenience store and fueling station, located in the PGC zoned district.
- Lot 2: a 4,200 square foot restaurant, located in the PBP zoned district.
- Lot 3: a 6,000 square foot multi-office building, located in the PBP zoned district.
- Lot 4: a 6,100 square foot medical research building, located in the PBP zoned district.
- Lot 5: no use identified as of this PMDP.
- An open space tract located along the western boundary contains a twenty (20) foot-wide sanitary sewer easement and a detention pond.

- Convenience sales and service with gas pumps and food service are permitted uses in the PGC zoned district. Food service, financial, consulting, and administrative office, and medical research are permitted uses in the PBP zoned district.

An extension of Long Hollow Pike (SR 174) is proposed from the intersection of Vietnam Veterans Boulevard (SR 386) and Long Hollow Pike (SR 174) into this development to service the commercial lots and eventually to provide a future connection to Belvedere Drive located to the east. This roadway is included on the Master Thoroughfare Plan.

The construction schedule for the Twice Daily Convenience Store and Fueling Station anticipates completion by October 2016. The remaining four (4) lots do not have a development time schedule. Each lot will require a Final Master Development Plan to be reviewed and approved by the Planning Commission.

Natural Features

The natural topography for the existing vacant land slopes from the highest point of elevation (530') located along the northwest corner, with a steady descending slope towards the middle portion of the eastern boundary of Lot 1 and proceeds with the same steady descending slope towards the lowest point of elevation (470') located along the southern boundary. There are existing mature trees located along the eastern boundary.

Based on FEMA FIRM Map 47165C0313G, dated of April 17, 2012, no portion of the site is located within a special flood hazard area.

Adjacent or Area Uses

The adjacent/surrounding areas are vacant land with the City of Gallatin's Long Hollow Golf Course located further to the northeast and Fairway Farms Subdivision located further to the north. The adjacent/surrounding zoning districts are a mixture of Agricultural (A) to the north and east, Planned Business Park (PBP) to the south and west, Planned General Commercial (PGC) to the west, and Mixed Use (MU) to the north.

Gallatin on the Move 2020 General Development and Transportation Plan

The Gallatin on the Move 2020 General Development and Transportation Plan designates this area as part of the GreenLea Business Center Community Character Area. The Plan describes the GreenLea Business Center Community Character Area as a place of emerging employment and residential uses that will benefit from the areas' location adjacent to S.R. 386. The foremost development strategy for the GreenLea Business Center Community Character Area is to encourage a high-density of mixed uses including residential, commercial, office, and industrial uses. The Preliminary Master Development Plan meets the characteristics of the GreenLea Business Center. (Attachment 13-3)

Although the plan does not strictly adhere to all of the development strategies of the GreenLea Business Center Community Character Area, the project meets the majority of the intent and strategies identified for the GreenLea Business Center. The PMDP with conditions meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan* and is consistent with the applicable zoning districts.

Lot Layout
The convenience sales and service with gas pumps is proposed on an irregular shape 3.00 (+/-) acre lot, having road frontage on both Long Hollow Pike (SR 174) and the new roadway. The new roadway will bisect the 18.90 (+/-) acre parcel development.

The four (4) other lots will front on the new roadway and range in size from 1.0 (+/-) acres up to 1.5 (+/-) acres. Three (3) lots will have direct access to the new roadway. The open space tract contains approximately seven (7) acres.

Access and Easements (P.U.D.E's)
The Preliminary Master Development Plan shows two (2) proposed public streets and a private "backage road" bisecting Lot 1. This will provide access to future development to the east along Long Hollow Pike. Another proposed public street will extend perpendicular to the east from the new roadway and will provide access to the adjacent parcel.

The PMDP shows a right-in/right out only access onto Long Hollow Pike (SR 174) from Lot 1. This access will have a queueing lane for eastbound right-in only traffic and incorporate a landscape median to separate traffic movements. The center turning lane on Long Hollow Pike (SR 174) will be modified to include an approximately 340 linear feet concrete median to prevent westbound access on Long Hollow Pike (SR 174) entering Lot 1. The plan also indicates a future driveway to Long Hollow Pike (SR 174) on a parcel to the east. Once the future driveway is installed then the right-in/out access to Long Hollow Pike (SR 174) is removed to Engineering Division and/or TDOT's standards.

The PMDP indicates a future driveway to Long Hollow Pike (SR 174). The future driveway is setback approximately 90 feet from TDOT's right-of-way. The future driveway connects from the northeast corner of Lot 1 and proceeds eastward approximately 300 feet to a 90 degree turn to a driveway on Long Hollow Pike (SR 174). The future driveway onto Long Hollow Pike (SR 174) is 660 feet from the intersection of Long Hollow Pike (SR 174) and Vietnam Veterans Boulevard (SR386) which is consistent with the driveway spacing for a Class III access management facility established for SR 109. This driveway will be installed upon development of the adjacent property to the east. The owner and applicant will provide a cross access agreement and a similar cross access easement will be required from the adjacent property owner.

The private "backage road" will also provide full access to Twice Daily Convenience Store and Fueling Station from the new roadway and provide access to any future development to the east.

The new roadway is approximately 2,050 linear feet and dead ends into the southeastern corner of the property. The first phase of the new roadway, approximately 350 linear feet, will be constructed to allow vehicular access to Lot 1.The other proposed public street extends approximately 200 linear feet to the east parcel boundary and connects into future development to the east.

The proposed driveways to the new roadway shall comply with access management standards. This may require relocating some of the driveways shown on the plan, creating joint access driveways and providing access from side streets.

In addition a stub street should be provided from the new collector road extension to the property to the west. The new road extension shall be designed to ensure the southerly curve radius can be provided per Engineering design standards to fully extend only on the parcel to the east and not terminate or extend on a radius onto property south of parcel 16.00. The new collector roadway should be extended to the end of Lot 1 when Lot 1 is developed. This can be addressed at the Final Master Development stage.

Stormwater Detention

The PMDP shows the stormwater infrastructure system with a detention pond for Lot 1 site and a detention pond on the southern end of the open space tract. Lot 1 shows storm inlets located along the perimeter of the paved surfaces to the east, west and south and in the private "backage road" conveying stormwater runoff into a detention pond located at the rear of Lot 1. The other lots do not show separate stormwater infrastructure systems. All stormwater conveyance, detention, and treatment shall meet the current stormwater ordinance requirements. Construction plans and drainage calculations will be submitted with the Final Master Development Plan or preliminary plat.

Bufferyard and Landscaping Plan

Bufferyards are required to be shown as part of the Preliminary Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in Article 13 of the Gallatin Zoning Ordinance.

Bufferyard Requirements:

- Type 50 Bufferyard along the eastern boundary of proposed lots (adjacent to Agricultural (A) zoning districts)
- Type 20 Bufferyard along northern boundary (adjacent to Long Hollow Pike (SR 174)
- Type 15 Bufferyard along western boundary of proposed lots (adjacent to extension road) and in between lots (not adjacent to public right-of-way)
- Type 12 Bufferyard for Lots 2 and 3 side yard (adjacent to public right-of-way)

The owner and applicant are requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission shall determine if the Alternative Bufferyard Plan is acceptable and meets the intent of the Gallatin Zoning Ordinance Article 13.00.

The plan indicates an Alternative Type 15 Bufferyard in lieu of the required Type 50 Bufferyard. This Alternative Type 15 Bufferyard will include the existing mature trees located along the eastern property line to provide additional screening to the adjacent properties. The owner and applicant shall submit a tree survey indicating the location, species, and caliper (four (4) inch and greater) of the existing mature trees on the property as part of the Final Master Development Plan. The Landscape Data table indicates the amount of landscaping to be provided in the bufferyards.

Staff recommends that the Planning Commission approve the conceptual Alternative Bufferyard Plan. The final landscaping plans will be submitted and reviewed as part of the Final Master Development Plan.

Architectural Designs

The owner and applicant submitted architectural designs for the Twice Daily Convenience Store and Fueling Station lot but did not submit architectural designs for the other lots. The PMDP notes (Note #5) states that architectural designs for the other lots shall meet or exceed zoning ordinance architectural and landscaping standards. The architectural designs for the other lots will be submitted as part of any amended Preliminary Master Development Plan or with a Final Master Development Plan.

The architectural design for Twice Daily Convenience Store and Fueling Station shows a one (1) story, 4,800 square foot rectangular building with a contemporary design for the front entrance. The building will be encased with brick veneer on three (3) sides with a mixture of brick veneer, panels and storefront glass. A parapet wall will be located along the perimeter of the building to screen the mechanical units.

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with a mixture of brick veneer and panel materials and does not contain the required 70 percent brick or stone on each building facade. This is nearly identical to a store recently constructed on East Main Street in Hendersonville.

The owner and applicant are requesting approval of an alternative architectural plan. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

Staff recommends the Planning Commission approve the conceptual architectural designs for Twice Daily Convenience Store and Fueling Station with the understanding that the final architectural elevations will be submitted and reviewed as part of the Final Master Development Plan.

Photometric Plan and Lighting Fixtures

The Preliminary Master Development Plan indicates proposed lighting fixtures for Lot 1 but not for the other lots. Any proposed street lighting or interior lighting for this development shall comply with the City of Gallatin Electric Department regulations and standards and the Gallatin Zoning Ordinance Article 13.00. A photometric plan shall be submitted and reviewed as part of the Final Master Development Plan.

Gallatin Public Utilities Department Comments

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

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Master Development Plan. The owner and applicant satisfactorily addressed the Planning Department comments.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The owner and applicant satisfactorily addressed Engineering Division comments with exception of the following:

1. The recently adopted Stormwater Ordinance requires runoff reduction practices incorporated into the full design of the project at the FMDP stage.
2. Traffic Impact Study (TIS) is required at the Final Master Development Plan stage and must be approved by the City Engineer. The TIS should address traffic signal improvements, signal timing, number of lanes, and other improvements. Recommendations from the TIS might alter proposed traffic improvements.
3. Access to SR 174 is subject to approval from the Tennessee Department of Transportation. Staff considers the access less than ideal based upon recently adopted access management policies in the SR-109 Corridor Management Agreement. However, the access could be suitable for use at the present time based on existing traffic conditions, but the location of the access point will become problematic at some point in the future. The Planning Commission may want to consider allowing the construction of the right-in-right-out in the current proposed location with the condition that it and the concrete median on SR 174 be removed at the expense of the owner when the adjacent property develops. It will be the intention of the City of Gallatin to require cross-access between lots along the corridor as it develops.
4. Show full buildout from the SR 386/US 31E Connector Feasibility Study for reference. The buildout may require improvements to be set further back from the right-of-way.
5. The point of tangency past the second backage road to the south needs to be 900' from the south boundary.
6. Driveway spacing and throat lengths for each access point shall meet the recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan. (Minimum of 60' for minor arterials and a minimum of 80' for major arterials)
7. Provide access to the adjacent property to the west. Road extensions, driveway access points, and cross access to possible future adjacent phases as well as shared access and cross access between proposed parking lots should all meet the recommendations of the Access Management Plan of the Gallatin on the Move 2020 General Development and Transportation Plan.
8. The end of road construction must extend to the end of the Lot 1, not just before the detention pond.
9. The Right-of-Way is insufficient at the intersection of SR 174 and SR 386. The roadway cross section at a minimum should have three (3) 12 foot north bound

lanes, one (1) 12 foot south bound lane, a four (4) foot bike lane on each side, a 2.5 foot curb and gutter on each side, a five (5) foot grass strip on each side, a six (6) foot sidewalk on each side, and a one (1) foot setback on both sides brings the total minimum right-of-way cross section to 85 ft. There should also be enough room at the intersection of SR 174 and SR 386 so that the double left movement from SR 174 and the double left movement from the new proposed road can occur at the same time without having to split the phasing.

Other Departmental Comments

The Other City Departments reviewed the Preliminary Master Development Plan and had no comments except that the Gallatin Police Department stated that an entrance and exit to Twice Daily Convenience Store/Fueling Station shall be allowed only on the new roadway with no entrance/exit on Long Hollow Pike (SR 174).

FINDINGS:

1. The Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the GreenLea Business Center Character Area designation of the property with conditions.
2. The Preliminary Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) and Planned Business Park (PBP) zone districts and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the PGC and PBP zoning districts, and pursuant to Architectural Character and Compatibility Standards (G.Z.O., Section 13.08.010).
3. The Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

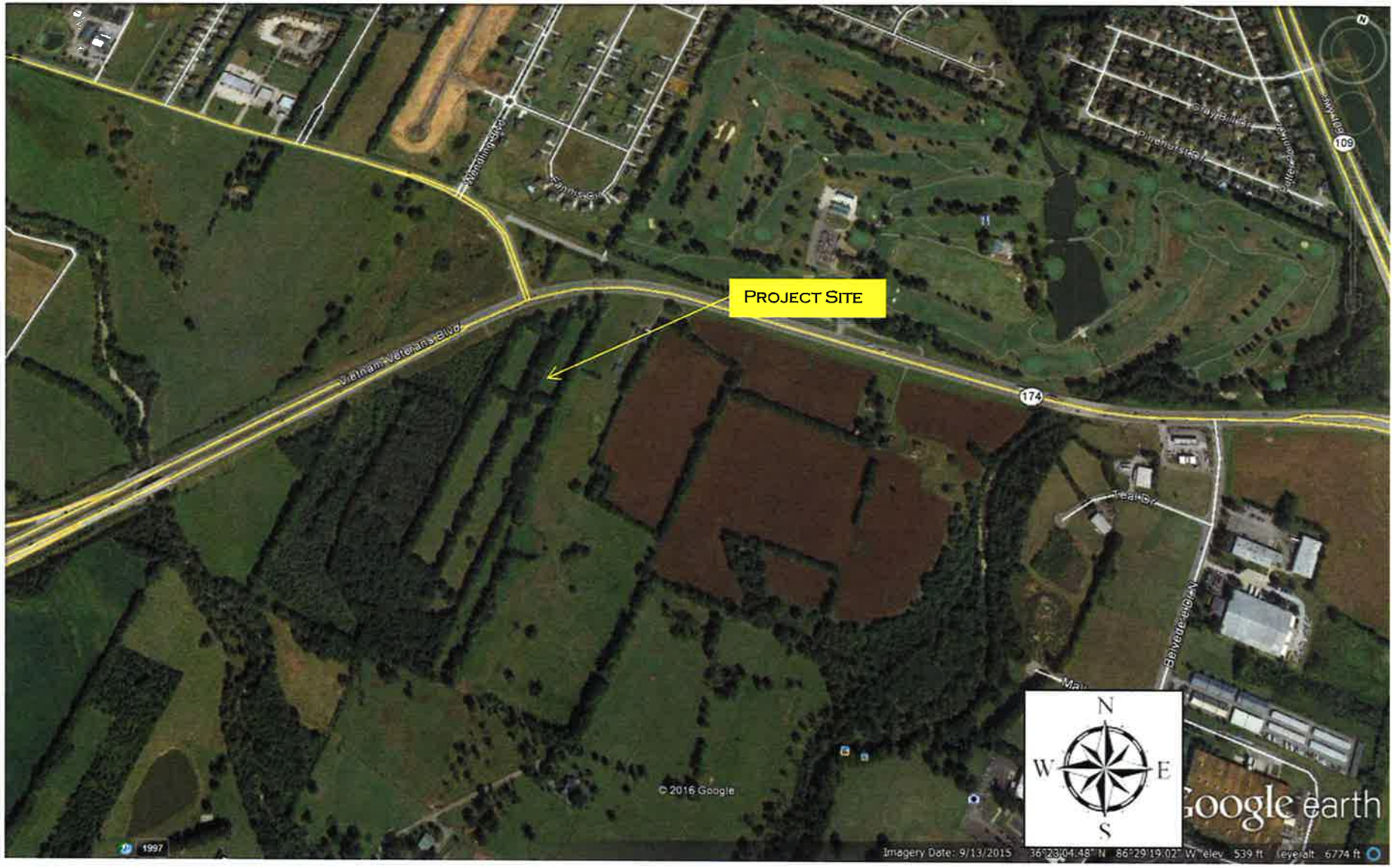
Staff recommends that the Planning Commission approve Resolution 2016-21, approving the Preliminary Master Development Plan for Twice Daily, consisting of a two (2) sheet plan, with project no. 127-023, prepared by Perry Engineering, LLC of Goodlettsville, TN, dated April 14, 2016, and a two (2) sheet architecture plan, with project no. 0216, prepared by Cassetty Architecture of Hendersonville, TN, dated January 25, 2016, with the following conditions:

1. The recently adopted Stormwater Ordinance requires runoff reduction practices incorporated into the full design of the project at the FMDP stage.
2. Traffic Impact Study (TIS) is required at the Final Master Development Plan stage and must be approved by the City Engineer. The TIS should address traffic signal improvements, signal timing, number of lanes, and other improvements. Recommendations from the TIS might alter proposed traffic improvements.

3. Access to SR 174 is subject to approval from the Tennessee Department of Transportation. Staff considers the access less than ideal based upon recently adopted access management policies in the SR-109 Corridor Management Agreement. However, the access could be suitable for use at the present time based on existing traffic conditions, but the location of the access point will become problematic at some point in the future. The Planning Commission may want to consider allowing the construction of the right-in-right-out in the current proposed location with the condition that it and the concrete median on SR 174 be removed at the expense of the owner when the adjacent property develops. It will be the intention of the City of Gallatin to require cross-access between lots along the corridor as it develops.
4. Show full buildout from the SR 386/US 31E Connector Feasibility Study for reference. The buildout may require improvements to be set further back from the right-of-way.
5. The point of tangency past the second backage road to the south needs to be 900' from the south boundary.
6. Driveway spacing and throat lengths for each access point shall meet the recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan. (Minimum of 60' for minor arterials and a minimum of 80' for major arterials)
7. Provide access to the adjacent property to the west. Road extensions, driveway access points, and cross access to possible future adjacent phases as well as shared access and cross access between proposed parking lots should all meet the recommendations of the Access Management Plan of the Gallatin on the Move 2020 General Development and Transportation Plan.
8. The end of road construction must extend to the end of the Lot 1, not just before the detention pond.
9. The Right-of-Way is insufficient at the intersection of SR 174 and SR 386. The roadway cross section at a minimum should have three (3) 12 foot north bound lanes, one (1) 12 foot south bound lane, a four (4) foot bike lane on each side, a 2.5 foot curb and gutter on each side, a five (5) foot grass strip on each side, a six (6) foot sidewalk on each side, and a one (1) foot setback on both sides brings the total minimum right-of-way cross section to 85 ft. There should also be enough room at the intersection of SR 174 and SR 386 so that the double left movement from SR 174 and the double left movement from the new proposed road can occur at the same time without having to split the phasing.
10. Submit five (5) corrected and folded copies, of the Preliminary Master Development Plan for Twice Daily, including one (1) full size and four (4) half size copies to the Planning Department.

ATTACHMENTS
Attachment 13-1 Location Map
Attachment 13-2 PMDP with Architectural Elevations for Twice Daily (PC 3-1502-16)
Attachment 13-3 Gallatin on the Move 2020 Plan/GreenLea Business Center Character Area description

TWICE DAILY PMDP
(PC 3-1502-16)
LOCATION MAP



ATTACHMENT 13-1

LONG HOLLOW PIKE AND VIETNAM VETERANS BOULEVARD
TAX MAP 125//016.00
ZONED PGC/PBP

ATTACHMENT 13-3

GREENLEA BUSINESS CENTER

General Description of Existing Development Patterns

The GreenLea Business Center is an emerging employment and residential special area that includes a mix of industrial, office, residential and commercial uses that take advantage of the areas' location adjacent to SR-386 and the CSX Railroad. Much of this area is currently undeveloped and presents an opportunity for commercial, industrial and office growth adjacent to existing and emerging residential and commercial areas. A significant portion of the special area has been approved for retail, office, and residential uses within the Greensboro PUD. A detailed study should evaluate the areas south of SR 386 and north of the railroad for future mixed use developments.

Location

Areas within this character area include the following:

- Portions of Belvedere Drive/Harris Lane and GreenLea Boulevard, west of SR-109 Bypass and south of SR-386/Vietnam Veterans Boulevard

Intent

- Accommodate a mix of industrial and commercial/office uses to diversify the City's economic base
- Provide housing choices in close proximity to jobs/services
- Depict clear boundaries and transitions between the edge of the area and adjacent areas, particularly existing or emerging residential areas, to prevent visual and physical encroachment
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design, resulting in ease of movement throughout the area
- Provide adequate buffers and limit visibility of industrial operations/parking from the public right of way
- Limit grading and clearing

Development Strategies

- Encourage a relatively high-density mix of residential, commercial, office and industry uses
- Require connectivity between uses

Implementation Strategies

☞ *Market available Belvedere Drive/Harris Lane Industrial properties*

☞ *Maintain the Greensboro PUD zoning*

☞ *Prepare a detailed plan to address the large developable tracts north of the railroad and east of East Camp Creek*

GREENLEA BUSINESS CENTER

Anticipated level of change:

- High

Transportation

- Medium level of service
- Medium level of connectivity
- Properties accessed by public roads, railroad
- Regular-shaped, long blocks
- Roads characterized by curb, gutter and open grassy swale

Infrastructure

- Full urban facilities and services

Greenspace

- Adjacent Preserve areas

Primary Land Uses

- Light Industry
- Business Parks
- Warehouse
- Commercial
- Hospitality
- Transportation/Comm./Utilities
- Single- and Multi-family Residential (when part of an approved master plan)

Appropriate Intensity

- 0.5 FAR

Applicable Zoning Districts

Existing Zoning Districts

- IR, PBP, MRO PUD, R15 PUD

Proposed Zoning Districts

- GO and MU (if a detailed study proceeds the zoning change) for areas south of SR-386 and north of the railroad

PC 3-1502-16

ATTACHMENT 13-3

NORTH GALLATIN EMERGING BUSINESS PARK

General Description of Existing Development Patterns

The North Gallatin Emerging Business Park is a predominantly undeveloped area north of Gallatin in the Planning Region. To date the only development has been that of one-family residential uses fronting Old Hwy 109. Surrounding development is limited, with low-density residential uses, some commercial along the highway, and large undeveloped tracts that have the potential to be emerging mixed-use communities.

Location

Areas within this character area include the following:

- Bound by SR-109 Bypass and Old Hwy 109, north of the City limits

Intent

- Accommodate less-intensive uses such as corporate/regional headquarters, call and data centers, light manufacturing and "green" companies in a campus-like setting
- Depict clear boundaries and transitions between the edge of the area and adjacent areas, particularly existing or emerging residential areas, to prevent visual and physical encroachment
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design, resulting in ease of movement throughout the area
- Provide adequate landscaping buffers
- Limit grading and clearing
- Promote sign, landscaping and site standards that define a quality aesthetic of this emerging business area

Development Strategies

- Encourage a relatively high-density mix of commercial, office and industry uses
- Require connectivity between uses

Implementation Measures

☞ *Work with property owners to prepare Master Plan for the development of the property shown as North Gallatin Emerging Business Park*

☞ *Market available North Gallatin Emerging Business Park properties*

N. GALLATIN EMERGING BUSINESS PARK

Anticipated level of change:

- High

Transportation

- Medium level of service
- Medium level of connectivity
- Properties accessed by public roads, railroad
- Regular-shaped, long blocks
- Roads characterized by curb and gutter

Infrastructure

- Full urban facilities and services

Greenspace

- Adjacent Preserve areas

Primary Land Uses

- Light Industry
- Business Parks
- Warehouse
- Commercial
- Hospitality
- Transportation/Comm./Utilities

Appropriate Intensity

- 0.5 FAR

Applicable Zoning Districts

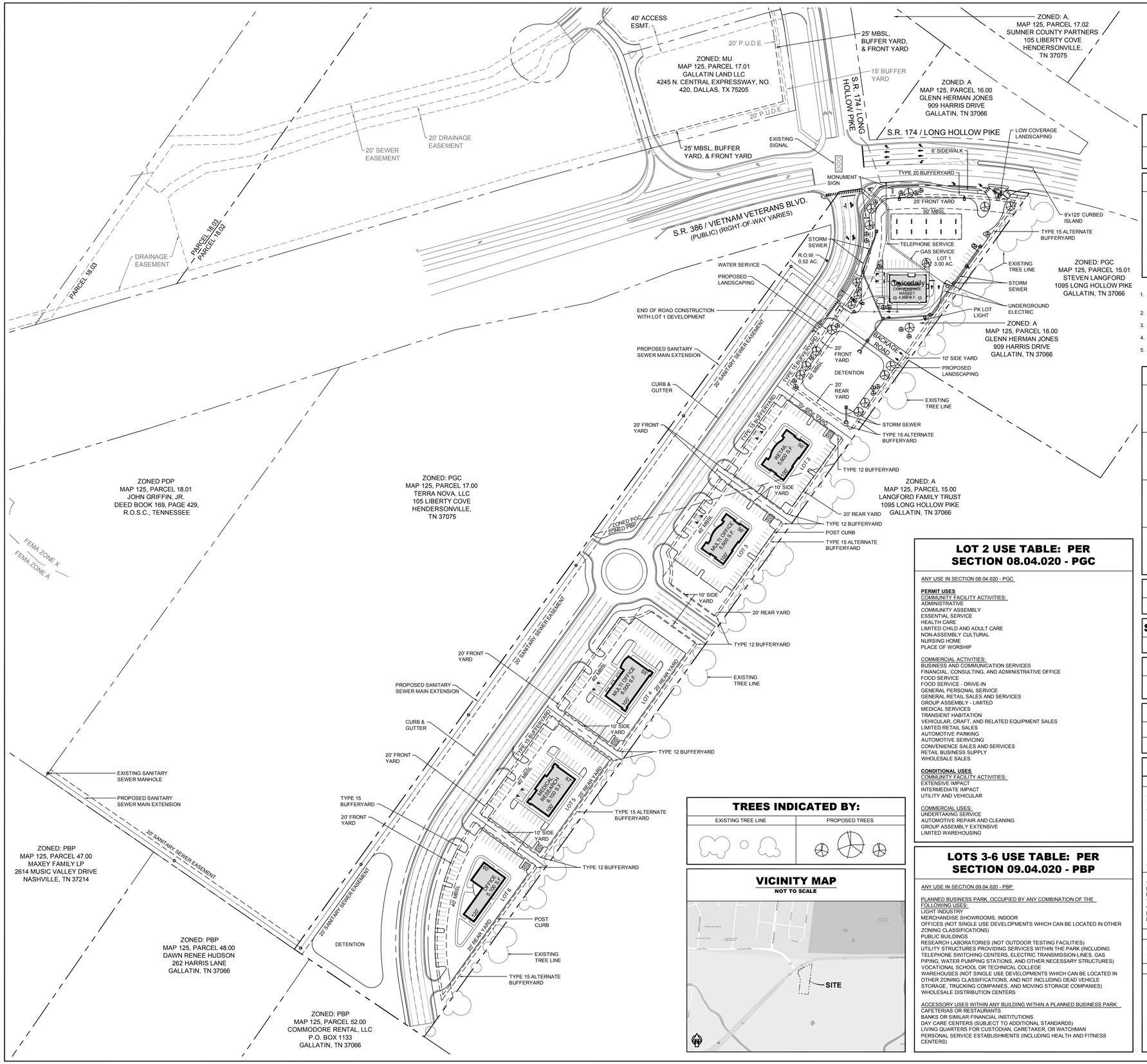
Existing Zoning Districts

- IR, PBP

Proposed Zoning Districts

- No proposed new districts

PC 3-1502-16



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

GRAPHIC SCALE - 1 inch = 100 ft.

LOT 1 USE TABLE: PER SECTION 08.04.020 - PGC

COMMERCIAL ACTIVITIES:
CONVENIENCE SALES AND SERVICES WITH GAS PUMPS AND FOOD SERVICE

FREESTANDING SIGNAGE NOTE:

FREESTANDING SIGNAGE TO BE APPROVED BY PLANNING COMMISSION AS A PART OF FMDP. SIGNS TO BE IN ACCORDANCE WITH SECTION 13.07.100 OF THE GALLATIN ZONING ORDINANCE.

MONUMENT SIGNS TO BE 8' TALL MAX. HEIGHT SET BACK FROM R.O.W. PER FIG. 13-07 OF THE GALLATIN ZONING ORDINANCE.

DETAILED SIGN PACKAGE TO BE SUBMITTED WITH FMDP FOR APPROVAL BY THE PLANNING COMMISSION.

ALL SIGNAGE TO BE SUBMITTED TO PLANNING FOR APPROVAL AND ISSUANCE OF A SIGN PERMIT PRIOR TO INSTALLATION OF SIGNAGE.

GENERAL NOTES:

1. ALL CONSTRUCTION OF THIS DEVELOPMENT TO BE IN ACCORDANCE WITH ARTICLE 13.02 OF THE CITY OF GALLATIN ZONING ORDINANCE.
2. ALL UTILITIES TO BE UNDERGROUND.
3. ROADWAYS AND CURBS SHALL CONFORM TO CITY OF GALLATIN STANDARDS.
4. STREET LIGHTS TO BE PROVIDED BY DEVELOPER.
5. LOT DEVELOPMENT SHALL MEET OR EXCEED ZONING ORDINANCE ARCHITECTURAL AND LANDSCAPING STANDARDS.

LANDSCAPE DATA:

TYPE "12" BUFFERYARD ON LOT 2 (ADJACENT TO LOT 1) AND IN BETWEEN LOTS 2-6:

90% L.S. AREA
ONE LARGE DECIDUOUS TREE PER 60' OF FRONTAGE (MIN. 2-1/2" CALIPER)
TWO SMALL DECIDUOUS / ORNAMENTAL TREES PER 60' OF FRONTAGE (MIN. 1-1/2" CAL.)
CONTINUOUS PARKING LOT SCREENING PER SECT. 13.05

TYPE "15" BUFFERYARD ALONG WEST PROPERTY LINE:

90% L.S. AREA
ONE LARGE DECIDUOUS TREE PER 60' OF FRONTAGE (MIN. 2-1/2" CALIPER)
TWO SMALL DECIDUOUS / ORNAMENTAL TREES PER 60' OF FRONTAGE (MIN. 1-1/2" CAL.)
CONTINUOUS PARKING LOT SCREENING PER SECT. 13.05

TYPE "15" ALTERNATE BUFFERYARD ON LOT 1 (ADJACENT TO LOT 2) AND EAST PROPERTY LINE:

90% L.S. AREA
ONE LARGE DECIDUOUS TREE PER 60' OF FRONTAGE (MIN. 2-1/2" CALIPER)
TWO SMALL DECIDUOUS / ORNAMENTAL TREES PER 60' OF FRONTAGE (MIN. 1-1/2" CAL.)
CONTINUOUS PARKING LOT SCREENING PER SECT. 13.05

TYPE "20" BUFFERYARD ALONG LONG HOLLOW PIKE:

90% L.S. AREA
ONE LARGE DECIDUOUS TREE PER 50' OF FRONTAGE (MIN. 2-1/2" CALIPER)
TWO SMALL DECIDUOUS / ORNAMENTAL TREES PER 50' OF FRONTAGE (MIN. 1-1/2" CAL.)
CONTINUOUS PARKING LOT SCREENING PER SECT. 13.05

LOTS 1-6 COMMON AREA MAINTENANCE:

NO COMMON AREA INCLUDED

STATEMENT OF FINANCIAL RESPONSIBILITY

TRISTAR SERVICES, LLC WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF LOT 1

FEMA / FLOODPLAIN NOTE

THIS PROPERTY IS IN ZONE "X", WHICH IS NOT DESIGNATED AS A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY INDICATED ON FEMA COMMUNITY PANEL NO. 47165C0313G, DATED 4/17/12

LOT 1 PARKING DATA

REQUIRED PARKING (1/100 S.F.):	48 SPACES
PROVIDED PARKING:	48 SPACES

SITE DATA TABLE

PARKING DATA:

SUBDIVISION / DEVELOPMENT:	TWICE DAILY
LOT:	1
ADDRESS:	LONG HOLLOW PIKE AND S.R. 386
TAX MAP / PARCEL:	MAP 125, PARCEL 16.00 - 18.9 +/- ACRES
EXISTING ZONING:	PGC
EXISTING USE:	VACANT
PROPOSED USE:	CONVENIENCE SALES & SERVICES WITH GAS PUMPS AND FOOD SERVICE
AREA OF SITE:	3.00 ACRES

APPLICANT:
RANDY PERRY, P.E.
PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TN 37072
PHONE: (615) 855-2220
FAX: (615) 855-2221

DEVELOPER:
CHARLTON BELL
TRISTAR SERVICES, LLC
1740 ED TEMPLE BLVD.
NASHVILLE, TN 37208
PHONE: (615) 313-2457

OWNER:
GLENN HERMAN JONES
909 HARRIS DRIVE
GALLATIN, TN 37066

LOT DATA:

MINIMUM LOT SIZE REQUIRED:	20,000 S.F.
MINIMUM LOT SIZE PROVIDED:	130,740 S.F.

TRAFFIC DATA:
AVG. DAILY TRAFFIC: 31,027 CARS PER DAY
(PER 2014 TDOT ADT - S.R. 386 STA. 266)

BULK DATA:

M.B.S.L.	REQUIRED	PROVIDED
ARTERIAL (S.R. 386):	50'	50'
COLLECTOR (LONG HOLLOW PIKE):	40'	40'
LOCAL:	30'	N/A
REAR YARD:	20'	N/A
SIDE YARD:	10'	10'
FRONT YARD:		
ARTERIAL (S.R. 386):	25'	25'
COLLECTOR (LONG HOLLOW PIKE):	20'	20'

	REQUIRED	PROVIDED
FLOOR AREA RATIO:	1.00 MAX.	0.04
LOT COVERAGE:	50% MAX.	4%
LOT WIDTH:	100' MIN.	200'±
BUILDING HEIGHT:	40' MAX.	21'-4" (TOWER)

CONSTRUCTION SCHEDULE:
ESTIMATED START OF CONSTRUCTION: APRIL 2016
ESTIMATED END OF CONSTRUCTION: OCT 2016

LOT 2 USE TABLE: PER SECTION 08.04.020 - PGC

ANY USE IN SECTION 08.04.020 - PGC

PERMIT USES
COMMUNITY FACILITY ACTIVITIES:
ADMINISTRATIVE
COMMUNITY ASSEMBLY
ESSENTIAL SERVICE
HEALTH CARE
LIMITED CHILD AND ADULT CARE
NON-ASSEMBLY CULTURAL
NURSING HOME
PLACE OF WORSHIP

COMMERCIAL ACTIVITIES:
BUSINESS AND COMMUNICATION SERVICES
FINANCIAL, CONSULTING, AND ADMINISTRATIVE OFFICE
FOOD SERVICE
FOOD SERVICE - DRIVE-IN
GENERAL PERSONAL SERVICE
GENERAL RETAIL SALES AND SERVICES
GROUP ASSEMBLY - LIMITED
MEDICAL SERVICES
TRANSIENT HABITATION
VEHICULAR, CRAFT, AND RELATED EQUIPMENT SALES
LIMITED RETAIL SALES
AUTOMOTIVE PARKING
AUTOMOTIVE SERVICING
CONVENIENCE SALES AND SERVICES
RETAIL BUSINESS SUPPLY
WHOLESALE SALES

CONDITIONAL USES
COMMUNITY FACILITY ACTIVITIES:
EXTENSIVE IMPACT
INTERMEDIATE IMPACT
UTILITY AND VEHICULAR

COMMERCIAL USES:
UNDERTAKING SERVICE
AUTOMOTIVE REPAIR AND CLEANING
GROUP ASSEMBLY EXTENSIVE
LIMITED WAREHOUSING

LOTS 3-6 USE TABLE: PER SECTION 09.04.020 - PBP

ANY USE IN SECTION 09.04.020 - PBP

PLANNED BUSINESS PARK, OCCUPIED BY ANY COMBINATION OF THE FOLLOWING USES:
LIGHT INDUSTRY
MERCHANDISE SHOWROOMS, INDOOR
OFFICES (NOT SINGLE USE DEVELOPMENTS WHICH CAN BE LOCATED IN OTHER ZONING CLASSIFICATIONS)
PUBLIC BUILDINGS
RESEARCH LABORATORIES (NOT OUTDOOR TESTING FACILITIES)
UTILITY STRUCTURES PROVIDING SERVICES WITHIN THE PARK (INCLUDING TELEPHONE SWITCHING CENTERS, ELECTRIC TRANSMISSION LINES, GAS PIPING, WATER PUMPING STATIONS, AND OTHER NECESSARY STRUCTURES)
VOCATIONAL SCHOOL OR TECHNICAL COLLEGE
WAREHOUSES (NOT SINGLE USE DEVELOPMENTS WHICH CAN BE LOCATED IN OTHER ZONING CLASSIFICATIONS, AND NOT INCLUDING DEAD VEHICLE STORAGE, TRUCKING COMPANIES, AND MOVING STORAGE COMPANIES)
WHOLESALE DISTRIBUTION CENTERS

ACCESSORY USES WITHIN ANY BUILDING WITHIN A PLANNED BUSINESS PARK:
CAFETERIAS OR RESTAURANTS
BANKS OR SIMILAR FINANCIAL INSTITUTIONS
DAY CARE CENTERS (SUBJECT TO ADDITIONAL STANDARDS)
LIVING QUARTERS FOR CUSTODIAN, CARETAKER, OR WATCHMAN
PERSONAL SERVICE ESTABLISHMENTS (INCLUDING HEALTH AND FITNESS CENTERS)

TREES INDICATED BY:

EXISTING TREE LINE	PROPOSED TREES

VICINITY MAP

NOT TO SCALE

PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
(615) 855-2220 (O)
(615) 855-2221 (F)

DEVELOPER:
TRISTAR SERVICES, LLC
1740 ED TEMPLE BLVD.
NASHVILLE, TN 37208
PHONE: (615) 313-2457
CONTACT: MR. CHARLTON BELL

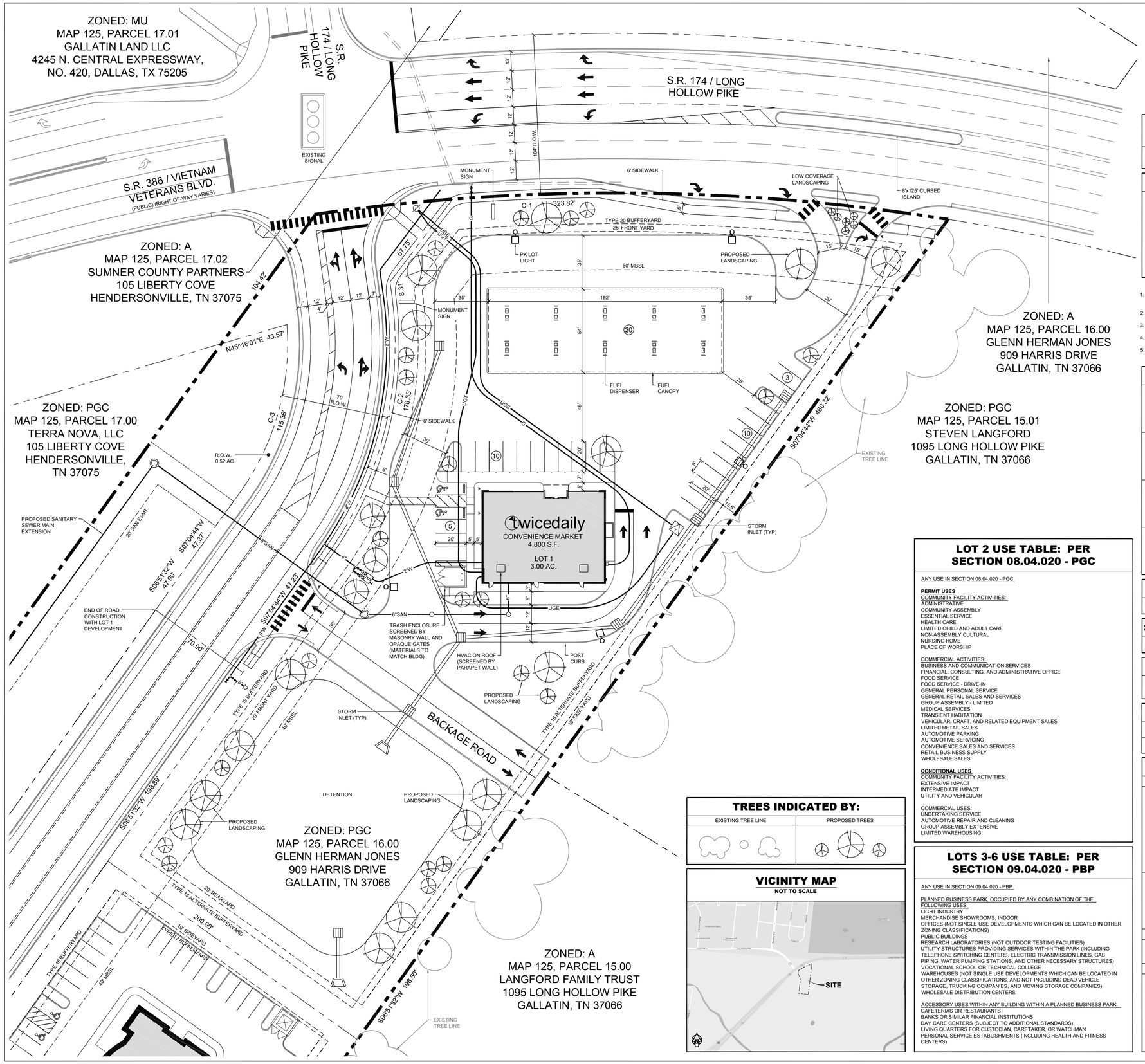
PRELIMINARY MASTER DEVELOPMENT PLAN FOR:
twicedaily
LONG HOLLOW PIKE AND S.R. 386
GALLATIN, TENNESSEE 37066

REV.	DATE	COMMENT
PROJ. NO:		127-023

OVERALL PRELIMINARY MASTER DEVELOPMENT PLAN

PMDP

DATE: FEB. 11, 2016
SUBM: PMDP RESUBM.



Know what's below. Call before you dig.

GRAPHIC SCALE - 1 inch = 30 ft.

LOT 1 USE TABLE: PER SECTION 08.04.020 - PGC

COMMERCIAL ACTIVITIES:
CONVENIENCE SALES AND SERVICES WITH GAS PUMPS AND FOOD SERVICE

FREESTANDING SIGNAGE NOTE:

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EXISTING USE:	VACANT
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AREA OF SITE:	3.00 ACRES

APPLICANT:
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PHONE: (615) 855-2220
FAX: (615) 855-2221

DEVELOPER:
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TRISTAR SERVICES, LLC
1740 ED TEMPLE BLVD.
NASHVILLE, TN 37208
PHONE: (615) 313-2457

OWNER:
GLENN HERMAN JONES
909 HARRIS DRIVE
GALLATIN, TN 37066

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ESTIMATED START OF CONSTRUCTION: APRIL 2016
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NOT TO SCALE

LOT 2 USE TABLE: PER SECTION 08.04.020 - PGC

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FOOD SERVICE - DRIVE-IN
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AUTOMOTIVE PARKING
AUTOMOTIVE SERVICING
CONVENIENCE SALES AND SERVICES
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WHOLESALE SALES

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EXTENSIVE IMPACT
INTERMEDIATE IMPACT
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LIMITED WAREHOUSING

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LIVING QUARTERS FOR CUSTODIAN, CARETAKER, OR WATCHMAN
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NASHVILLE, TN 37208
PHONE: (615) 313-2457
CONTACT: MR. CHARLTON BELL

PRELIMINARY MASTER DEVELOPMENT PLAN FOR:

twicedaily

LONG HOLLOW PIKE AND S.R. 386

GALLATIN, TENNESSEE 37066

REV.	DATE	COMMENT

PROJ. NO: 127-023

PRELIMINARY MASTER DEVELOPMENT PLAN

PMDP

DATE: FEB. 11, 2016
SUBM: PMDP RESUBM.

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2 ELEVATION - REAR

0 1 2 4 FEET

1 ELEVATION - FRONT

0 1 2 4 FEET

A NEW FACILITY FOR
TWICE DAILY

TWICE DAILY CONVENIENCE STORE

PARCEL 1
HWY 386
VIETNAM VETERAN PKWY
& LONG HOLLOW PK.
GALLATIN, TN

CASSETTY

ARCHITECTURE

CLINTON CASSETTY
REGISTERED ARCHITECT
COMMERCE
NO. 00109
STATE OF TENNESSEE
1/25/16

CASSETTY
ARCHITECTURE

901 West Main Street
Hendersonville, TN 37075
(615) 822-5711
FAX 824-9089

www.cassettyarchitecture.com

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ORIG. ISSUE DATE:
pc 1-25-2016

PROJECT NUMBER
0 2 1 6

EXTERIOR ELEVATIONS

A2.0

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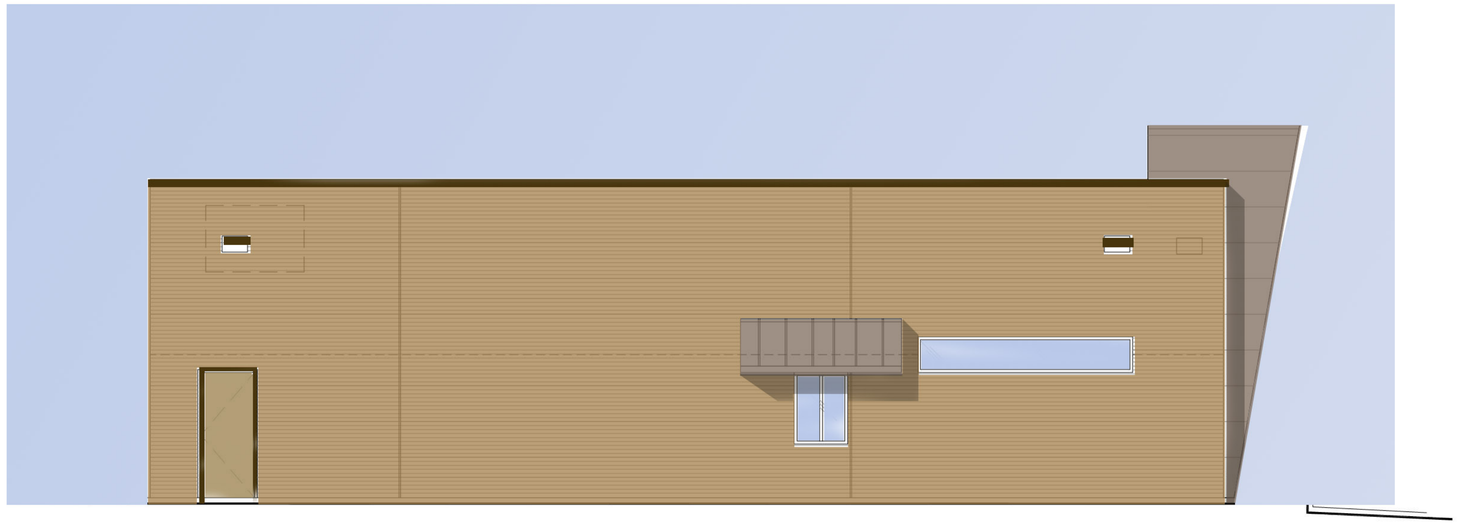
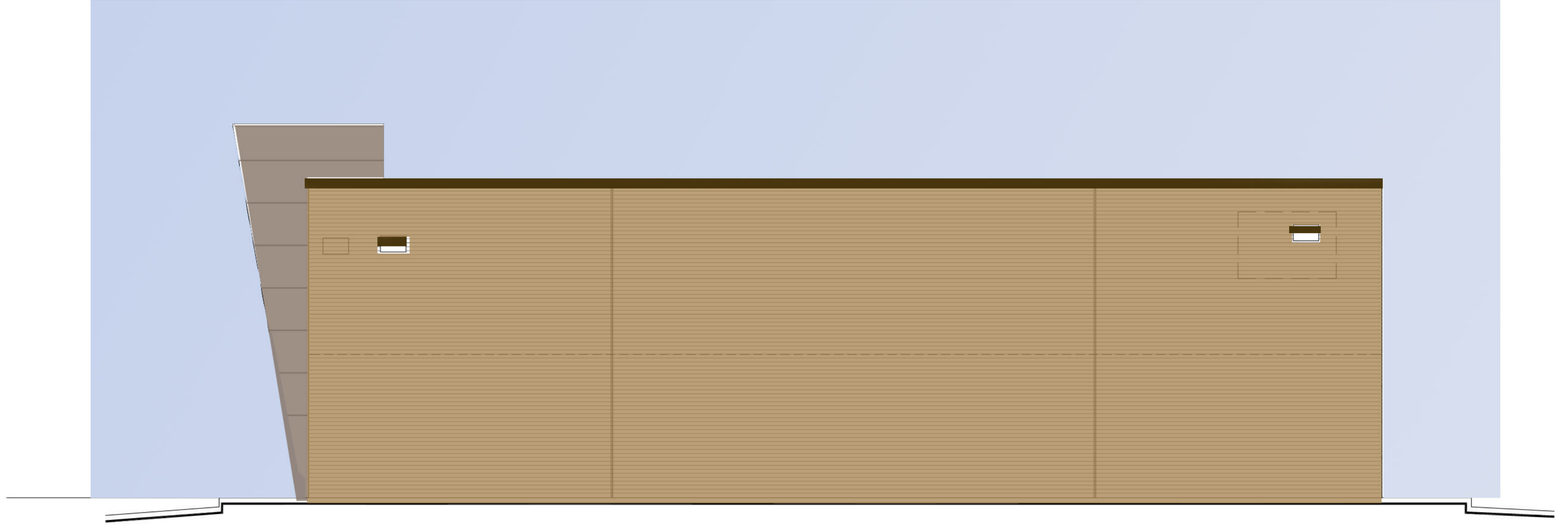


2 ELEVATION - SIDE

0 1 2 4 FEET



1 ELEVATION - SIDE

0 1 2 4 FEET

A NEW FACILITY FOR
TWICE DAILY

TWICE DAILY CONVENIENCE STORE

PARCEL 1
HWY 386
VIETNAM VETERAN PKWY
& LONG HOLLOW PK.
GALLATIN, TN

CASSETTY
ARCHITECTURE

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REGISTERED ARCHITECT
COMMERCE
NO. 00109
STATE OF TENNESSEE
5/10/16

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ORIG. ISSUE DATE:
pc 2-10-2016

PROJECT NUMBER
0 2 1 6

EXTERIOR ELEVATIONS

A2.1

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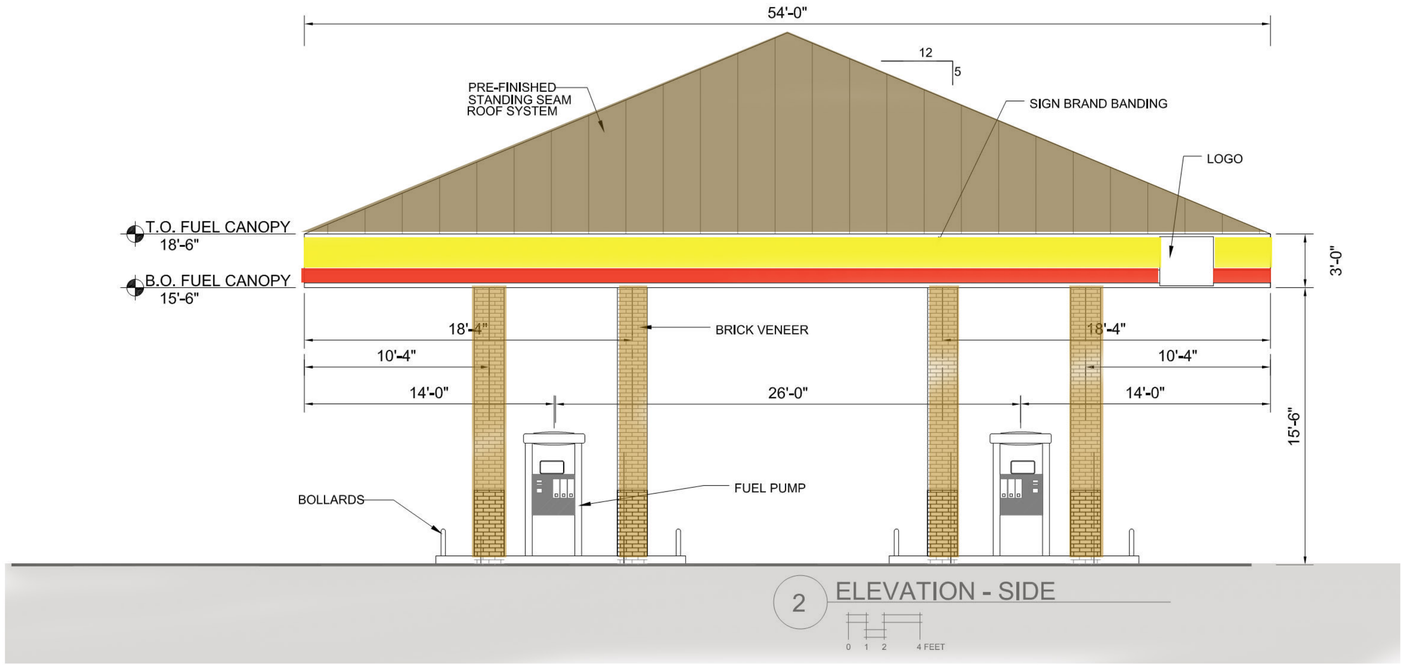
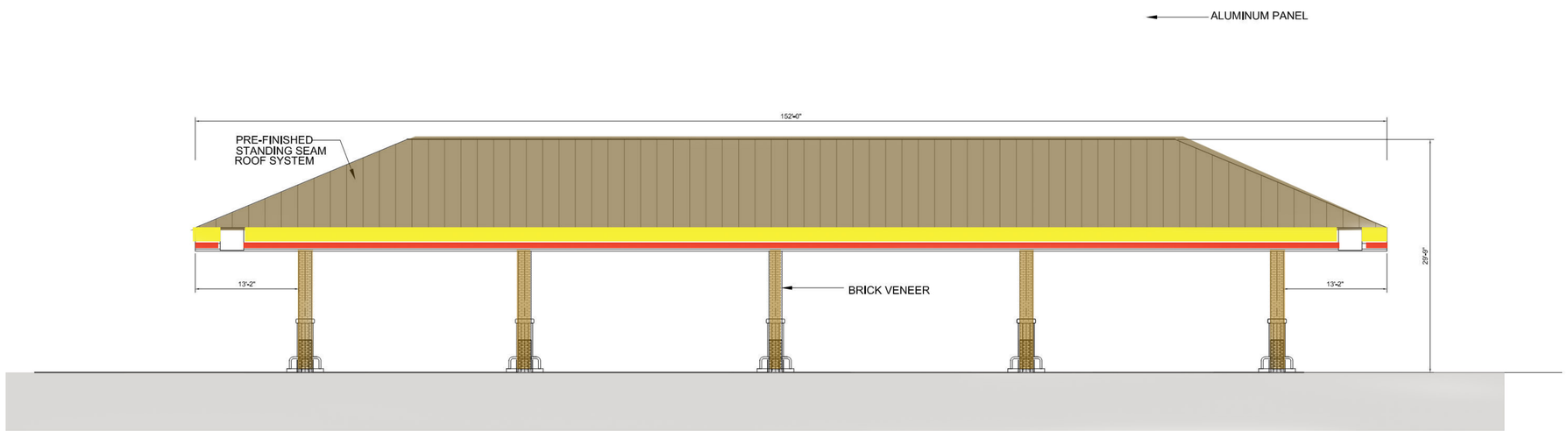


2 ELEVATION - SIDE



1 ELEVATION - FRONT

A NEW FACILITY FOR TWICE DAILY

TWICE DAILY CONVENIENCE STORE

PARCEL 1
HWY 386
VIETNAM VETERAN PKWY
& LONG HOLLOW PK.
GALLATIN, TN

CASSETTY

ARCHITECTURE

CLINTON CASSETTY REGISTERED ARCHITECT COMMERCE NO. 00109600 STATE OF TENNESSEE
1/25/16

CASSETTY ARCHITECTURE

901 West Main Street
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ORIG. ISSUE DATE:
pc 1-25-2016

PROJECT NUMBER
0 2 1 6

FUEL PUMP CANOPY EXTERIOR ELEVATIONS

A2.2

ITEM 14

GMRPC Resolution No. 2016-52

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPEMNT PLAN/REVISED FINAL MASTER DEVELOPMENT PLAN FOR THE MIRACLE FORD DEALERSHIP TO AMEND THE LANDSCAPING PLAN FOR THE AUTOMOTIVE BODY SHOP, ON A PORTION OF A 10.95 (+/-) ACRE PARCEL, LOCATED AT 1394 NASHVILLE PIKE (PC 8-1683-16)

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan/Revised Final Master Development Plan submitted by the applicant, Bruce Rainey & Associates, at its regular meeting on April 25, 2016; and

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

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

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

1. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Commercial Corridor Character Area Category.
2. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district, the approved PMDP, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed modifications to the Miracle Ford Dealership Final Master Development Plan will not change the essential character of

ITEM 14

Nashville Pike and the proposed landscaping plan amendment will not adversely affect the existing commercial structures along Nashville Pike or adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

4. The legal purposes for which zoning regulations exist have not been contravened.
5. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
6. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Miracle Ford Dealership, consisting of a one (1) sheet plan, prepared by Bruce Rainey & Associates of Hendersonville TN, with project no. 980216-T, dated April 8, 2016, with previous revision dates of March 25, 2016 and August 11, 2015, with the following conditions:

1. Correct Title to read "Amended Preliminary Master Development Plan/Revised Final Master Development Plan".
2. Relocate the landscaping along the eastern portion of the parking area and drive aisle to different portion of the site as determined by the Planning Commission.
3. Submit three (3) corrected and folded copies, one (1) full size and two (2) half-size, of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 04/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

ITEM 14

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 14

PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Miracle Ford Dealership
(PC 8-1683-16)
1394 Nashville Pike
Date: April 22, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN/REVISED FINAL MASTER DEVELOPMENT PLAN FOR THE MIRACLE FORD DEALERSHIP TO AMEND THE LANDSCAPING PLAN FOR THE AUTOMOTIVE BODY SHOP, ON A PORTION OF A 10.95 (+/-) ACRE PARCEL, LOCATED AT 1394 NASHVILLE PIKE (PC 8-1683-16).

OWNER:	**GALVIN PROPERTIES, LLC**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION NO. 2016-52**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

PROPERTY OVERVIEW: **The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Miracle Ford Dealership to amend the landscaping plan for the automotive body shop located in the rear of the Miracle Ford Dealership sales and service building located at 1394 Nashville Pike (Attachment 14-1). The Amended PMDP/Revised FMDP illustrates the landscaping area to be removed. The automotive body shop is an accessory use to the automotive sales and service facility. Vehicular, Craft, and Related Equipment Sales and Rental is a permitted use in the PGC zone district. (Attachment 14-2)**

The owner and applicant are requesting approval as a Minor Amendment to the PMDP per Section 12.02.050 of the Gallatin Zoning Ordinance and waiver of the Additional Landscaping and Screening Requirements standards per Section 08.04.050.B of the Gallatin Zoning Ordinance.

CASE BACKGROUND:

Previous Approvals and Project History

The Miracle Ford Dealership project was originally submitted in 1999 as a request for rezoning with a Preliminary Master Development Plan (PC File #3-27-99). The PMDP included a request for 0.37 (+/-) acres zoned Agriculture (A); 2.81 (+/-) acres zoned Multiple Residential and Office (MRO); and 7.77 (+/-) acres zoned Residential-20 (R20) to be rezoned to Planned General Commercial (PGC) for construction of a new car dealership (sales and service, and automotive body shop) on 10.95 (+/-) acres.

At the January 24, 2000 meeting, Planning Commission recommended approval of the rezoning request and Preliminary Master Development Plan for Miracle Ford Dealership (PC File 3-4-08) to City Council with conditions. City Council approved the rezoning request and Preliminary Master Development Plan for Miracle Ford Dealership at Second Reading on March 7, 2000 (Ordinance No. O0002-007).

On May 19, 2014, Planning Commission recommended reaffirming the Planned General Commercial (PGC) zoning of 10.95 (+/-) acres and approval of a Preliminary Master Development Plan for the Miracle Ford Dealership (PC0285-14) to City Council with conditions. Only the sales and service building was submitted for approval.

On August 5, 2014, City Council approved reaffirming the Planned General Commercial (PGC) zoning of 10.95 (+/-) acres and with the Preliminary Master Development Plan for the Miracle Ford Dealership (PC0285-14) with a minor revision to the architectural building materials by adding split-face CMU block to the west elevation of the sales and service building (Ordinance No. O1405-35).

On September 22, 2014, Planning Commission approved the Final Master Development Plan for Miracle Ford Dealership (PC0328-14), sales and service building, on 10.95 (+/-) acres.

On April 27, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for the Miracle Ford Dealership (PC 3-457-15). The amendment revised the Preliminary Master Development Plan (PC0285-14) approved in August 2014.

On April 27, 2015, the Planning Commission approved a Revised Final Master Development Plan for Miracle Ford Dealership (PC 8-456-15) to construct a 10,284 square foot automotive body shop, behind the sales and service building, on the rear portion of the 10.95 (+/-) acres.

DISCUSSION:

Major or Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that constitute a major amendment to an approved PMDP including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved PMDP (PC0285-14) in detail and found no changes that constitute a major amendment. Planning Commission shall determine if the proposed changes to the Preliminary Master Development Plan for Miracle Ford Dealership (PC 8-1683-16) is a major or minor amendment to the approved Preliminary Master Development Plan for Miracle Ford Dealership (PC 8-456-15).

Proposed Project

The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Miracle Ford Dealership to amend the approved landscaping plan associated with the automotive body shop (east

side of the body shop addition). The owner and applicant are requesting to remove the required landscaping located along the eastern portion of the automotive body shop parking area and drive aisle, including seven (7) flowering trees and forty-three (43) shrubs. The location of the required landscaping would not be seen by one traveling on Nashville Pike. The installed bufferyard along the eastern boundary provides sufficient amount of landscaping to provide the proper screening of the parking area and drive aisle (refer to Attachment 14-3).

Landscaping

The Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Miracle Ford Dealership does not identify any additional landscaping in lieu of the removal of the proposed landscaping along the eastern portion of the automotive body shop parking area and drive aisle or elsewhere on the site.

The owner and applicant are requesting a waiver/variance of the Additional Landscaping and Screening Requirements standards per Section 08.04.050.B of the Gallatin Zoning Ordinance for the eastern portion of the automotive body shop parking area and drive aisle.

The previously approved PMDP/FMDP landscaping plan complies with the additional landscaping and screening requirements required by G.Z.O. Section 08.04.050.B *Additional Site Development Regulations.* This zoning specifically requires additional landscaping and screening, as described below, in addition to the standard landscaping and buffer requirements of Article 13, Section 13.04 and 13.05.

Section 08.04.050.B *Additional Site Development Regulations:*

A. Additional Landscaping and Screening Requirements.

1. Site Landscaping Area - In addition to the landscape material requirements provided in Section 08.04.050, a minimum of seven and one-half percent of the lot area of all developments shall be permanently maintained landscape area, exclusive of the required bufferyard. This area may include the interior parking lot planting area as required in Section 13.05.020.B.

2. For every five hundred (500) square feet of site landscaping area on a lot/site, a minimum of one medium deciduous or ornamental tree (minimum 2-inch caliper) shall be provided, exclusive of the required landscape bufferyard requirements.

3. Every acre of lot/site area shall include a minimum of 50 shrubs, at least 18 inches high. These shrubs may be counted towards the required bufferyard and site landscaping area requirements and shall be exclusive of the continuous parking lot screening required in Section 13.05.

The owner and applicant were granted a waiver/variance from Section 13.05.020.A.2 *Parking Areas Adjacent to Side or Rear Property Lines* for the previously approved PMDP/FMDP on a portion of the parking area due to the severe slope along the western boundary.

Planning Department Comments
The Planning Department reviewed and commented on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan. The owner and applicant shall comply with the following:

1. Correct Title to read "Amended Preliminary Master Development Plan/Revised Final Master Development Plan".
2. As an alternative to the requirements of Section 08.04.050.B, the owner and applicant shall relocate the required landscaping along the eastern portion of the parking area and drive aisle to different portion of the site as determined by the Planning Commission.

Engineering Division Comments
The Engineering Division reviewed and had no comments on the Amended Preliminary Master Development Plan\Revised Final Master Development Plan.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed and had no comments on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan.

Other Departmental Comments
The other City Departments reviewed the Amended Preliminary Master Development Plan/Revised Final Master Development Plan and had no comments.

FINDINGS:

1. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Commercial Corridor Character Area Category.
2. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district, the approved PMDP, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed modifications to the Miracle Ford Dealership Final Master Development Plan will not change the essential character of Nashville Pike and the proposed landscaping plan amendment will not adversely affect the existing commercial structures along Nashville Pike or adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
4. The legal purposes for which zoning regulations exist have not been contravened.

5. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
6. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-52, amending the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Miracle Ford Dealership, consisting of a one (1) sheet plan, prepared by Bruce Rainey & Associates of Hendersonville TN, with project no. 980216-T, dated April 8, 2016, with previous revision dates of March 25, 2016 and August 11, 2015, with the following conditions:

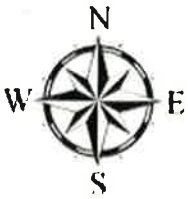
1. Correct Title to read "Amended Preliminary Master Development Plan/Revised Final Master Development Plan".
2. Relocate the landscaping along the eastern portion of the parking area and drive aisle to different portion of the site as determined by the Planning Commission.
3. Submit three (3) corrected and folded copies, one (1) full size and two (2) half-size, of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan to the Planning Department.

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

ATTACHMENTS:
Attachment 14-1 Location Map
Attachment 14-2 Amended PMDP/Revised FMDP for Miracle Ford Dealership (PC 8-1683-16)
Attachment 14-3 Request Letter from Bruce Rainey dated March 25, 2016

MIRACLE FORD DEALERSHIP

LOCATION MAP



1394 NASHVILLE PIKE
TAX MAP 136 AND PARCELS 007.01 AND 008.01
ZONED PGC

ATTACHMENT 14-1

ATTACHMENT 14-3

March 25, 2016

RECEIVED
MAR 28 2016
GALLATIN PLANNING & ZONING

Miracle Chrysler Body Shop Landscaping

Gallatin Planning Commission

The Galvin's, have asked that I request a reduction in the required landscaping for the Body Shop. We are requesting that the understory bushes and flowering trees be eliminated from this plan. We (clouded) the area on the accompanying plan. This area lies at the nearest to Nashville Pike 600' and the farthest 900' from Nashville Pike which minimizes or negates any visual impact to a traveler on Nashville Pike.

The area in which these would have been located is only a drive area and will not have parking visible from Nashville Pike. The required buffer yard has been installed and we feel that will sufficiently break up the body shop and driveway visible from Nashville Pike. With the proximity of the detention pond this landscaping will cause a maintenance problem for this area as well.

The third consideration is eminent future development of the Gap property next door. I know there is discussion on this as we have received calls regarding design. Once the adjoining property develops the point of screening almost becomes moot.

In short we are requesting relief from this landscaping requirement because:

1. Distance from Nashville Pike
2. Property buffers already in place
3. Expected Development of adjoining site
4. Unnecessary expense for installation and maintenance with little or no visual benefit.

J. Bruce Rainey

8-1683-16

LANDSCAPE NOTES :

1. The plant list is for the convenience of the contractor, however, the contractor shall confirm all quantities prior to bidding. If the plant list and the plan quantities differ, the plan shall take precedent.
2. Provide trees, shrubs and plants of quantity, size, genus, species and variety shown and scheduled for landscape work. The work is to comply with recommendations and requirements of ANSI Z60.1, latest edition, "American Standards for Nursery Stock". Provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practices and free of disease, insects, eggs, larvae and defects such as knots, sunscald, injuries, abrasions or disfigurement.
3. Location of all plant beds and trees to be staked and approved by the owner prior to planting.
4. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
5. If topsoil is required, provide new topsoil which is fertile, friable natural loam, surface soil, reasonably free of sub-soil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2" in any dimension, and other extraneous or toxic matter harmful to plant growth.
6. All ground cover beds shall be treated with a pre-emergent herbicide "Trelan" or equal prior to planting.
7. All trees, shrubs and beds shall be mulched with a uniform layer of hardwood bark mulch. The mulch shall be fine textured, free of large pieces of wood or bark and dark in color.
8. Beds shall be shovel edged to form a neat trench 3" in depth.
9. Mulch beds shall be slightly mounded (6") over adjoining surfaces.
10. Contractor is to warranty all plantings for a period of one year after date of final acceptance by the owner. Warranty is to include all defects including death or unsatisfactory growth, but not neglect of proper care by the owner.
11. All disturbed areas outside the building, pavement and landscaped areas are to be seeded and or sodded. (See plant list)
12. All landscaping and seeding are to be done per the contract construction specifications.

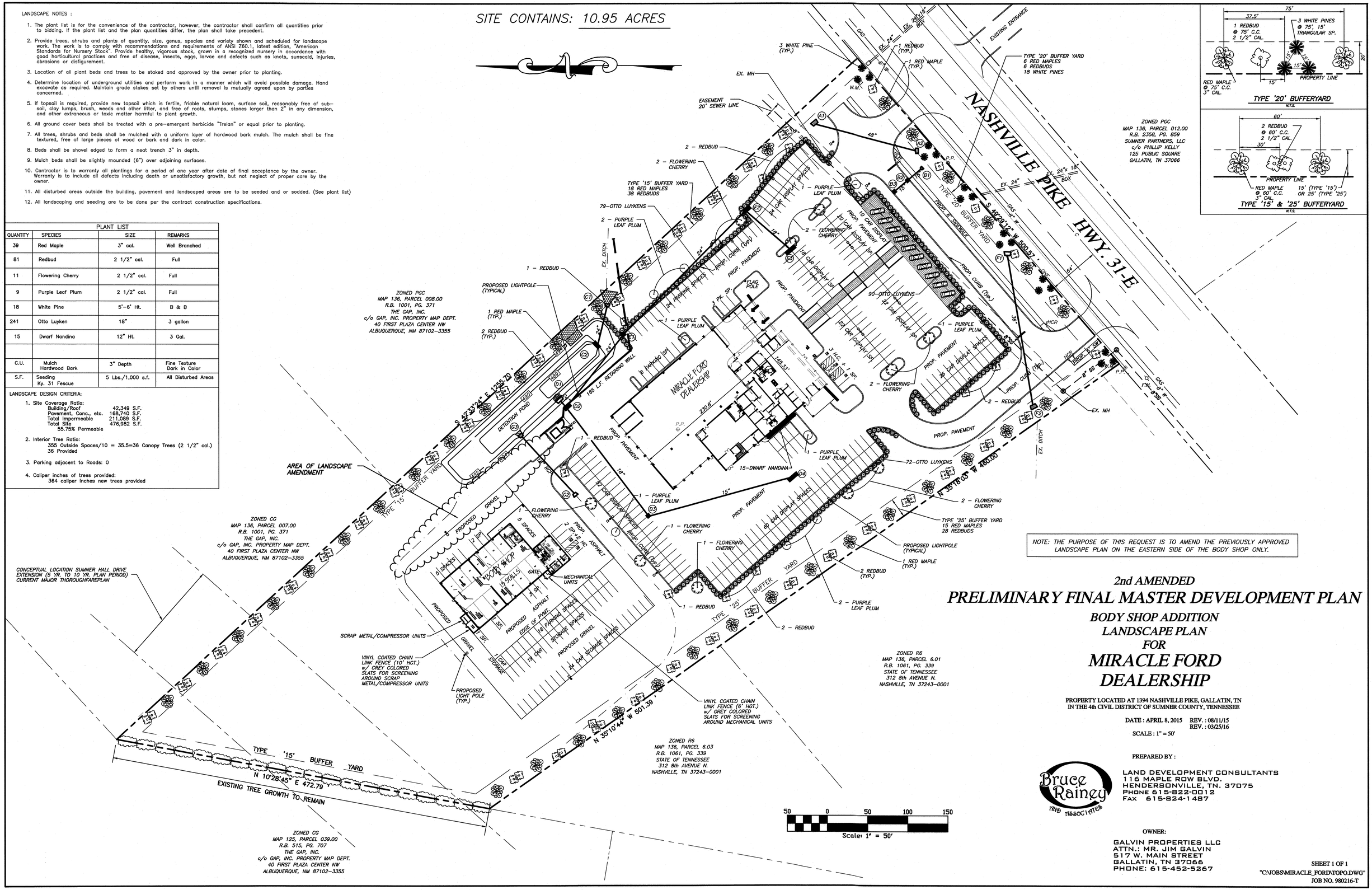
PLANT LIST

QUANTITY	SPECIES	SIZE	REMARKS
39	Red Maple	3" cal.	Well Branched
81	Redbud	2 1/2" cal.	Full
11	Flowering Cherry	2 1/2" cal.	Full
9	Purple Leaf Plum	2 1/2" cal.	Full
18	White Pine	5'-6' Ht.	B & B
241	Otto Luyken	18"	3 gallon
15	Dwarf Nandina	12" Ht.	3 Gal.
C.U.	Mulch Hardwood Bark	3" Depth	Fine Texture Dark in Color
S.F.	Seeding Ky. 31 Fescue	5 Lbs./1,000 s.f.	All Disturbed Areas

LANDSCAPE DESIGN CRITERIA:

1. Site Coverage Ratio:
   Building/Roof 42,349 S.F.
   Pavement, Conc., etc. 168,740 S.F.
   Total Impermeable 211,089 S.F.
   Total Site 476,982 S.F.
   55.75% Permeable
2. Interior Tree Ratio:
   355 Outside Spaces/10 = 35.5=36 Canopy Trees (2 1/2" cal.)
   36 Provided
3. Parking adjacent to Roads: 0
4. Caliper inches of trees provided:
   364 caliper inches new trees provided

SITE CONTAINS: 10.95 ACRES



NOTE: THE PURPOSE OF THIS REQUEST IS TO AMEND THE PREVIOUSLY APPROVED LANDSCAPE PLAN ON THE EASTERN SIDE OF THE BODY SHOP ONLY.

2nd AMENDED

PRELIMINARY FINAL MASTER DEVELOPMENT PLAN

BODY SHOP ADDITION LANDSCAPE PLAN FOR MIRACLE FORD DEALERSHIP

PROPERTY LOCATED AT 1394 NASHVILLE PIKE, GALLATIN, TN
IN THE 4th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : APRIL 8, 2015 REV. : 08/11/15
REV. : 03/25/16

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

OWNER:

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

SHEET 1 OF 1
"C:\JOBS\MIRACLE_FORD\TOPO.DWG"
JOB NO. 980216-T

ITEM 15

GMRPC Resolution No. 2016-44

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL OF ORDINANCE NO. O16XX-XX, AMENDING THE ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.07 SIGN REGULATIONS – (3-1291-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the text amendments request submitted by the applicant, City of Gallatin Planning Department, at its regular meeting on April 25, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104, §13-3-301 and §13-7-201:

1. The proposed text amendments are in agreement and consistent with the recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan.

2. The proposed zoning code text amendment will allow for businesses and individuals to more effectively advertise messages to benefit citizens and to promote economic development.

3. The proposed zoning code text amendments are necessary to accommodate newer technologies promulgated by the sign industry.

4. The proposed sign code amendments will provide for additional advertising opportunities without adversely affecting the aesthetics of the community or adversely affecting property values or creating distractions to vehicle operators.

5. The legal purposes for which zoning regulations exists are not contravened.

6. The proposed change to the sign regulations will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the text amendment to Article 13, Section 13.07, Gallatin Zoning Ordinance to the Gallatin City Council as indicated in Exhibit 'A'.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 4/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH MCAULEY
CITY ATTORNEY

Attachment - Exhibit 'A' – Ordinance O16XX-XX Amending Article 13.00 Performance and Design Standards, Section 13.07, Sign Regulations

ORDINANCE NO. O1604-xxxx

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE AMENDING THE ZONING ORDINANCE, ARTICLE 13, SECTION 13.07, SIGN REGULATIONS, TO ALLOW ON-PREMISES DIGITAL SIGNS AND THE CONVERSION OF A LIMITED NUMBER OF NON-CONFORMING BILLBOARDS TO DIGITAL BILLBOARDS AND PROVIDING MISCELLANEOUS CLARIFICATIONS AND REFINEMENTS TO THE TEXT OF THE SIGN REGULATIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, innovations and emerging technologies have allowed for the advertising industry to more effectively display products and services for clients and such technology and offers greater opportunities for local businesses to advertise their products and services, and

WHEREAS, more businesses desire to apply advanced technologies which permit signs to change copy electronically to better convey products and services offered by such businesses, and

WHEREAS, the proposed text amendment is necessary to accommodate newer technologies promulgated by the sign industry, and

WHEREAS, newer sign technologies may create adverse impacts to adjacent uses or area uses unless regulated in a reasonable manner, and

WHEREAS, the proposed text amendment will allow for businesses and individuals to more effectively advertise messages to benefit citizens and to promote economic development, and

WHEREAS, the proposed text amendments will provide for additional advertising opportunities without adversely affecting the aesthetics of the community, adversely affecting property values or creating significant distractions to vehicle operators or area property owners, including to minimize visual clutter, and

WHEREAS, the legal purposes for which zoning regulations exist are not contravened, and

WHEREAS, the proposed text amendment will not create adverse effects upon adjoining property owners or any such adverse effect is justified by the public good or welfare, and

WHEREAS, no one property owner or small group of property owners will benefit materially from the zoning code text changes to the detriment of the general public, and

WHEREAS, the text amendment is in agreement and consistent with the recommendations of the *Gallatin on the Move 2020* General Development and Transportation Plan, and

WHEREAS, the Tennessee Code Annotated, Title 13, Chapter 7, Section 204 authorizes the City to amend its zoning code as necessary upon first being reviewed by the Planning Commission, and

WHEREAS, the Gallatin-Municipal-Regional Planning Commission**,** pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance reviewed and recommended approval of these amendments in GMRPC Resolution 2016-44; and

WHEREAS, The City Council of the City of Gallatin is authorized under Tennessee Code Annotated Title 13, Chapter 7, Section 201 to adopt Zoning regulations for the betterment of the city, and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendments pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance and Tennessee Code Annotated, Section 13-7-203;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Article 13, Performance and Design Standards, Section 13.07, Sign Regulations of the Zoning Ordinance of Gallatin, Tennessee is hereby amended as described in Exhibit 'A':

Section 1. The City Council of the City of Gallatin does hereby approve the Zoning Code text amendment as described in Exhibit 'A'.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Ordinance to show the changes in the text as described in Exhibit 'A'.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 5. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

_____

MAYOR PAIGE BROWN

ATTEST:

_____

CONNIE KITTRELL

CITY RECORDER

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY

CITY ATTORNEY

EXHIBIT 'A'

13.07 Signs Regulations

ADMINISTRATION

13.07.005 Purpose and Intent

B. Allow for the communication of information necessary for the conduct of commerce and to inform the public of community events and activities.

* * * * * * * * * * *

J. Preclude signs from creating ~~conflicting~~ conflicts with the ~~principal permitted use of the site~~ signs, or structures on ~~or~~ adjoining sites.

* * * * * * * * * * *

N. Protect the future of public rights-of-way. ~~Limit~~ Regulate the location of signs so that reasonable expansion of the public right-of-way can occur in conformance with the City's General Development and Transportation Plan and without disturbance of the existing conforming ~~and legal non-conforming~~ signs.

O. Encourage the removal of non-conforming signs or the replacement of non-conforming signs with conforming signs.

13.07.010 Rationale, Applicability, Effect, System for Regulation and Overall Use

A. Rationale – The word "sign" is chosen to signify all non-verbal communication in public viewed area because of its traditional use. The word "graphic" is synonymous with "sign" and the two may be used interchangeably within the context of this sign code. ~~An on-premises~~ A sign shall not be considered a principal use except where legally permitted as a non-conforming sign for outdoor advertising as defined in Tenn. Code Annotated, Title 54, Chapter 21. No on-premises freestanding/monument sign shall be permitted on a parcel or lot if a non-conforming freestanding/monument sign is located on the same parcel/lot.

* * * * * * * * * * *

D. System for Regulation - Before erecting, altering, or relocating any signage, the owner or his agent shall obtain a sign permit from the ~~Codes/Planning Department~~ City pursuant to 13.07.030, except as otherwise exempted herein. If any person, company, or facility violates the provisions of this ordinance, the Zoning Administrator or designee, shall take any or all of the enforcement actions prescribed in the Zoning Ordinance to ensure compliance with, and/or to remedy a violation of this Ordinance.

E. Message Substitution Clause – Subject to the land owner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed non-commercial message; provided, that the sign structure or mounting device is legally permitted ~~without any additional approval or permitting~~. This provision prevails over any more specific provision to the contrary within this chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring any particular non-commercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

13.07.015 Code Compliance, Construction, and Maintenance

* * * * * * * * * * *

B. Permanency Required – All signs, except temporary signs, shall be constructed of permanent materials and shall be permanently attached to the ground or building unless exempt herein

* * * * * * * * * * *

13.07.020 Permits and Inspections

A. Permit Required - No sign or sign structure, except as provided in Subsections 13.07.055 and 13.07.060, shall be erected, displayed, altered, relocated, or replaced until a sign permit has been issued. All signs shall be located on the premises of the principal use to which they pertain except for off-premises signs as permitted herein. The following items are required when applying for a sign permit.

* * * * * * * * * * *

5. All outside agency permits must be provided with any application for a City sign permit.

6. No signs shall be permitted on any property without a permit except where exempted.

B. Fees - Each application for a sign permit shall be accompanied by the applicable fees. An application and fee schedule can be obtained by contacting the City ~~of Gallatin Codes/ Planning Department~~.

* * * * * * * * * * * * *

13.07.030 Enforcement and Remedies

Any person, firm, or corporation violating any provisions of this ordinance shall upon conviction thereof, be appropriately fined as cited below. Each day that a violation continues shall be

considered a separate offense and an additional violation. Upon receiving actual notice of a violation, by certified mail or by regular mail when an affidavit signed by the City representative is provided, if within seven (7) calendar days, the owner of a sign fails to contact the Zoning Administrator or designee in order to bring said sign into compliance with this ordinance, or to obtain a permit for said sign, then the Zoning Administrator or designee is herein empowered to have the sign removed and destroyed without further notice.

Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined in a sum not to exceed Fifty Dollars ($50.00) for each violation.

The Zoning Administrator or designee shall have the authority to remove or order the removal ~~of all signs, at owner's expense, and without notice to the owners thereof,~~ of any sign placed within any right-of-way, or attached to trees, rocks, fence posts, telephone poles, utility poles, or other natural features at owner's expense, and without notice to the owners thereof.

The property owner, tenant, or occupant of any building, structure, premises, or any part thereof, and any contractor, builder, architect, engineer, agent, or other person who commits, aids, or participates in, or maintains such violation may be found guilty of a separate offense and is subject to the penalties as provided herein.

DEFINITIONS

13.07.045 Definitions

Words and phrases used in this sign ordinance shall have the meanings set forth herein. Words and phrases not defined in this sign ordinance, but defined elsewhere in the zoning ordinance of the City of Gallatin shall be given the meanings set forth therein.

A-Frame Sign – See, Sandwich Board Sign

Abandoned, Obsolete, Defaced Sign - Any sign which: (1) advertises or pertains to a business, profession, commodity, service, product or entertainment which has not been conducted, sold, or offered on the premises upon which said sign is located for a continuous period of ninety (90) days or (2) was created for an occupant, product, or business unrelated to the present occupant of the premises or (3) a site plan or final master development plan has expired or (4) the sign faces are missing.

Awning - An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

Awning Sign - An awning sign is any lettering, numbering, other than the address, or logo that is placed on the valance/curtain area of an awning. See Subsection 13.07.105 for example of display surface area of awning.

Banner - Any sign constructed of canvas, cloth, paper, flexible plastic, fabric, or any other non-rigid material.

Beacon - Any stationary or revolving light with one or more beams that flashes or projects illumination into the atmosphere or is directed at one or more points on the same zone lot.

Billboard - An off-premises, or off-site, sign regulated by the Tennessee Department of Transportation, that is affixed to or erected upon a freestanding framework that directs attention to a non-commercial message, profession, business, commodity, service, product or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Brightness - The degree that lighting emits a luminance that complies with or exceeds the standards established by the Tennessee Department of Transportation as described in Tenn. Code Annotated, Section 54-21-122.

Building Marker - Any sign indicating the name of a building, date and/or incidental information about its construction, which is cut into a masonry surface or made of bronze or other permanent material.

Cabinet Sign - Sign panel(s) within a frame.

Canopy - A rigid or non-rigid multisided overhead structure covered with fabric, metal, or other material, but not enclosed by walls and supported by a building at one (1) or more points or extremities, and by columns or posts embedded in the ground at other points or extremities.

Canopy Signs – A canopy sign is any lettering, numbering, other than an address, or logo that is placed on a canopy and is considered wall-mounted signage.

Changeable Copy (message) Sign (Automated Changeable Copy) - A sign or portion thereof that displays letters or numbers, characters, symbols, graphics, images, non-moving animation, or illustrations, (1) which may be itself ~~are not themselves~~ an illumination device, and (2) which may be changed or rearranged by computer or microprocessor generated electronic commands, which commands may be programmed to change at pre-determined intervals or may be activated by an operator from either a proximate or a remote location. (Automated changeable copy signs such as "flip matrix," and "segmented~~.~~," ~~Excludes~~ includes digital signs, electronic display screen and electronic message center signs. For purposes of this code this shall be referred to simply as a "digital sign(s)".)

Changeable Copy Sign (Manual) - A sign or portion thereof in which the message can only be changed manually.

Changeable Copy Sign (Multi-Vision) - A sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows the sequential display of one of two or more images on a single sign structure. May also be known as "Tri-Vision" signs.

Channel Letters - Individual letters mounted directly to the wall.

Commemorative Sign – A sign, tablet, or plaque memorializing a person, event, structure or site.

Commercial zones – Commercial zones include the following zoning districts: CC, CG, CS, CSL, PGC, PNC, PBP and the Industrial zones of IR and IG and the A zone when a business is authorized for the property.

Community Event Sign - A temporary sign advertising or announcing a special Community-wide event such as fairs, job fairs, carnivals, circuses, sporting events, flea markets, educational, or those conducted by, or sponsored by, or on behalf of a unit of local government, a charitable organization, a not-for-profit corporation, or religious event or function.

Contractor Sign - A temporary sign placed by a contractor or other professional business such as, but not limited to, a landscaper or painter, to advertise the work currently being done on that property.

Development-In-Progress Sign - A temporary sign which, by means of symbol or name, identifies a project that requires a site plan or final master development plan such as, but not limited to, a shopping center, commercial or industrial park, or other development that may contain a mixture of residential, mixed use, commercial, or industrial uses. Information could contain architect, engineer, contractor, lending agency, and/or developer on construction sites.

Digital Sign – Also see Electronic Display Screen (Digital) Sign, Changeable Copy Sign (Automated), and Electronic Message Center Sign. For purposes of this code this shall be referred to simply as "digital sign(s)".

Directional Sign - A sign that provides on-site directional assistance for the convenience of the public, such as, identifying entrances, exits, drive-thru windows, parking lots, or signs of a similar nature.

Directory Sign - See, Multi-Tenant Wall-Mounted Sign

Display Surface Area - The area of a sign that is used for display purposes excluding the minimum frame and supports. In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display. See Subsections 13.07.100 and 13.07.105.

~~Educational Campus – An area of land made up of ten (10) or more contiguous acres constituting and making up the grounds of a college or university. It contains the main building or buildings and other accessory buildings or uses on the site.~~

Electronic Display Screen (Digital) Sign - A sign, or portion of a sign, that displays an electronic or digital image ~~or video~~, which may or may not include text ~~and animation~~. This definition includes signs displayed on television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays. (a.k.a. electronic reader-board signs) (Also see

digital signs, changeable copy sign (automated) and electronic message center signs) For purposes of this code this shall be referred to simply as a "digital sign(s)".

Electronic Message Center Sign - Any sign, or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Electronic message center signs may also include electronic time and temperature and variable message signs. (Also see digital signs, changeable copy sign (automated) and Electronic Display Screen (digital) Sign). For purposes of this code this shall be referred to simply as a "digital sign(s)".

Equipment/Machinery Signage - Attached sign frame that is incorporated into/onto machinery, equipment, cart corals, gas pumps, vending machines, newspaper racks, telephone booths, fee collection boxes or any other type similar device, which identifies or advertises a product or service dispensed by the machine or equipment, or offered on the same zone lot in which it is located.

Face/Sign Face – See, Display Surface Area

Flags - Any fabric, or bunting containing distinctive colors or patterns, and used as a symbol of government, institution, business, or other entity. Neither the flag, flagpole nor other support structure may extend over an adjoining property line, or a public right-of-way unless approved by City Council~~, or an adjoining property line~~.

Flagpole, Ground - A freestanding structure on a parcel of record and used for the sole purpose of displaying flags of political entities, institutions, businesses or any other entity. For purposes of the Sign Ordinance, a flagpole is deemed to be a sign support structure and subject to all requirements applicable to sign support structures as found in the International Building Code.

Flagpole, Outrigger Wall-Mounted – An outrigger wall-mounted flagpole is one that extends outward from a wall at an inclined angle.

Flashing Sign – Shall be construed to be any sign that flashes or blinks, appears to flash or blink or gives a spectacular or twinkle illusion.

Free-standing/Ground Sign or Monument Sign– A sign supported by a sign structure that is secured in the ground and that is wholly independent of any building or object, other than the sign structure, for support.

Frontage-Business - The façade of the business that abuts the required front yard as stipulated in this zoning code shall be considered the business frontage.

Frontage-Primary Business - For individual businesses with multiple frontages, the primary business frontage shall be considered the façade of the business that abuts the required front yard as stipulated in this zoning code. The entrance door does not have to be in this façade.

Frontage-Secondary Business - An additional elevation not designated as a primary business frontage that has a public entrance to the business, faces a public right-of-way, or has a drive-thru window and/or a primary parking area.

Frontage-Street - The length of the property line(s) of any single lot or zone lot along a public way.

Grade Level – The finished average ground elevation around the perimeter of the sign.

Grand Opening – The introduction, promotion, or announcement of a new business, or the announcement, introduction or promotion of an established business changing ownership or location. "Grand Opening" does not mean an annual or occasional promotion of retail sales, or service by a business.

Height (of Sign) - The vertical distance measured from the base of the sign at grade level to the top of the sign structure.

Human Directional~~s~~ Sign - Also known as sign twirlers, sign spinners, human arrows, sign holders, and mascots.

Illuminated Sign - A sign lighted by or exposed to artificial lighting either ~~by lights~~ on the sign or in the sign, but not directed toward the sign. This includes electronic display screen signs and electronic message center signs.

Illuminated Sign (Direct) - All illuminated signs not included in the definition of "Luminous Background" or "Illuminated Sign (Indirect)."

Illuminated Sign (Indirect) - Illumination of a sign that is affected by a source of light not contained within or on the sign itself.

Incidental Sign - A sign which includes information of a general directive or informational nature such as parking, no parking, handicapped parking, loading area, self-service, and rest room; which bears no advertising matter.

Inflatable and Airborne Sign - A stationary or mobile inflated device of any nature used to attract attention.

Legal Notices or Official Instruments - Any sign erected and maintained by public officials or public agencies other than incidental regulatory signs.

Luminous Background - A sign created by trans-illuminating or backlighting of a translucent plastic or glass panel, or panels of similar material, which may be integrally pigmented, painted, or made to be opaque~~d~~.

Menu Board - A permanently affixed freestanding or wall-mounted sign displaying food and beverage information sold in connection with a restaurant.

Mixed-use Zones – Mixed-use zones include the following zoning districts: GO, OR, MRO, MPO, MUG, MUL, MU and SP.

Monument Sign - see Freestanding/Ground Sign

Multi-Tenant Development - A permanent on-premises freestanding sign, in ~~nonresidential~~, commercial, mixed use and industrial zone districts, to advertise businesses within a multi-tenant development with five (5) or more tenants; is approved under one (1) preliminary master development plan or site plan; with or without individual street frontage ~~and with a common parking lot or private drive~~. Multi-Tenant Developments that do not qualify for a Multi-Tenant Development sign shall share a single ground sign per Subsections 13.07.065 and 13.07.075.F.

Multi-Tenant Wall-Mounted Sign - An identification sign for a commercial, mixed-use or industrial site with two (2) or more tenants, displaying the names of each tenant on the site.

Neon Sign - A sign containing glass tube lighting that is bent to form letters, symbols, or other shapes. Gas and phosphors are used in combination to create a colored light.

Non-commercial message sign – Any sign expressing an opinion or belief not intended to support a commercial activity.

Nonconforming Sign - A sign lawfully existing and maintained at the time of adoption, revision, or amendment of this ordinance, which has subsequently come under the requirements of this ordinance, but no longer conforms because of said revision or amendment.

Off-Premises Sign - A permanent or temporary sign that directs attention to a profession, business, commodity, service, product, event or entertainment not located or sold on the premises on which the sign is located. (Also known as a Billboard.)

Off-Site Sign – (also see Billboard) Any sign that advertises or gives direction to any non-commercial message, business, product, service, attraction, or any other purpose or interest, other than on the property where the industrial, commercial, institutional or other business establishment or premises is located. (Also see Tenn. Code Annotated Section 13-7-208 (h)).

On-Premises Sign - Any sign identifying or advertising a non-commercial, profession, business, commodity, service, product, event or entertainment located on the premises where the sign is installed and maintained.

Out Parcel - Individual lots located within a multi-tenant development; a tract of land adjacent to a larger tract of which it was originally an integral part.

Pennant Streamer - A geometric shaped sign, with or without a logo, made of flexible materials suspended from one (1) or two (2) corners on a stringer with other such signs to create the impression of a line.

Political Sign - A temporary sign expressing support for a candidate for public office or another position regarding a public figure or a public issue, but bearing no commercial message whatsoever.

Portable Sign - Any sign, by design or construction, intended to be easily and readily relocated, and not permanently affixed to the ground, a frame, a building, or other structure. Portable signs shall include, but are not limited to, signs mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure with or without wheels excluding regulatory signs.

Projecting Sign - A projecting sign is any sign that is permanently attached to a building and projects outward. A projecting sign may project outward over a sidewalk if the building is built to the right-of-way.

Public Purpose/Regulatory Signs - A temporary or permanent sign erected by a governmental or quasi-governmental entity for the sole purpose of displaying public awareness or public health, safety and welfare information. Public purpose signs may be erected on public property with permission from the appropriate governmental entity/agency.

Raceway - Individual letters mounted on a track (raceway). Track (raceway) is then mounted to the wall.

Real Estate Sign - A sign advertising property or a building for sale, lease, rent, or auction upon which the sign is located.

Real Estate/Auction Directional Sign - A temporary sign that provides off-premise directional assistance to the property for sale, auction or lease.

Residential Sign - An accessory sign which indicates the names and/or address of the occupant or a permitted home occupation.

Residential Zones – Residential zones include the following zoning districts: A (with no business associated with the property), R40, R20, R15, R8, R6 and PRD or the MRO, MU, OR, MUG, and SP district when residential uses are authorized for the property.

Right-Of-Way - A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, utility poles and drainage facilities.

Roof Line - The top edge of a peaked roof or, in the case of an extended façade or parapet, the uppermost point of said façade or parapet.

Roof Sign - A sign erected on a roof or signs that project above the highest point of the roof line.

Sandwich Board - A sandwich board sign, also known as an A-Frame sign, is a double faced temporary sign that is placed on the sidewalk in front of a business only during business hours.

Sign - Any writing (including letter, word, or numeral, other than an address number); pictorial presentation (including illustration or decoration); emblem (including device, graphic, symbol, or trademark); flag (including banner or pennant); inflatable structure; or any other figure or similar character, which:

1. is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure, and;
2. is used to announce, direct attention, or advertise.

Suspended Sign - A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary Sign - A sign intended to display messages of a temporary nature. Portable signs, banners, sandwich boards, or any sign not permanently embedded in the ground or permanently affixed to a building or structure embedded in the ground are considered temporary signs.

Traffic Control Sign - Temporary or permanent signs identifying traffic control measures, such as stop, yield, and similar signs, the sign face of which meet the Manual for Uniform Traffic Control Devices and which contain no logo or commercial message of any sort. (Also see Public Purpose/Regulatory signs)

Vehicle Sign - A permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer, or other parked device capable of being towed, which is displayed in public view such that the primary purpose of said display is to attract the attention of the public, rather than to serve the business of the owner thereof in the manner which is customary for said vehicle.

Wall-Mounted Sign - A sign fastened parallel to or painted on a wall of a building or structure in such a manner that the wall is the supporting structure for or forms the background surface of the sign.

Warning Sign - Indicates the dangers of trespassing, swimming, animals, electrical currents, gas lines or similar hazards ~~for non-residential uses~~.

Wind Sign - Any banner, pennant, ribbon, spinner, streamer, inflatable sign, balloons, or similar device, or object or material, fastened in such a manner as to move upon being subjected to pressure by wind.

Window Sign - A sign posted, placed, painted, or affixed to the interior or exterior surface of a window or door of a building with its message intended to be visible and readable from the public way.

Zoning Administrator or Designee - Zoning Administrator or designee charged with enforcement of this ordinance.

REGULATIONS

13.07.050 Prohibited Signs

A. Animated Signs not otherwise permitted herein and including images displayed on digital signs.

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C. Billboards, except existing billboards located along the state roadway conforming with and having a Tennessee Department of Transportation permit, which is being replaced with a digital sign as identified herein.

D. ~~Electronic Display Screen~~ Digital Signs are prohibited within Historic districts and on historic properties, ~~within the City of Gallatin. Electronic display screen signs existing prior to February 19, 2008 shall be operated according to standards specified in the Gallatin Municipal Code~~ and on buildings. No such signs shall be visible from the street through windows or openings in the building, including any digital signs displaying a video or continuous message and animated signs.

~~E. Electronic Message Center Signs are prohibited within the City of Gallatin. Electronic display screen signs existing prior to February 19, 2008 shall be operated according to standards specified in the Gallatin Municipal Code.~~ Reserved.

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L. Nonconforming sign(s), except as permitted by Tenn. Code Annotated, Section 13-7-208 (h) as amended from time to time, or permitted upon granting an Alternative Plan Approval per subsection 13.07.095.

P. Signs erected on public or private property (such as private utility poles, trees, rocks, utility poles, guy wires, sign poles on which a sign is already permitted, or on other public regulatory or informational signs within rights-of-way) ~~located on public property~~, other than signs erected by public authority for public purposes or as otherwise permitted by the Mayor and Alderman.

T. Exterior or interior decorative lighting including but not limited to, strings, strips or individual bulbs outlining architectural features including windows and doors, containing~~,~~ LED, neon or incandescent lighting, which are displayed to attract attention of the public. This does not include traditional holiday decorations.

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U. The following signs are generally prohibited unless special conditions apply as specified under Subsection 13.07.060:

1. Banners
2. Inflatable and Airborne Signs
3. Off-Premise Signs, except replacement signs as described herein.
4. Temporary Signs

5. Wind Signs

V. Temporary signs with digital display.

W. Bench signs on public property.

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13.07.055 Exempt Signs

A. Guidance and Restriction for the Use of Sign

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4. Signs shall not be located in the rights-of-way, except when authorized by the governmental agency maintaining such right-of-way.

B. Permissible Exempt Signs

1. Building Marker
2. Commemorative Sign
3. Equipment/Machinery Signage
4. Flags on flagpoles ~~for one-family and two-family dwellings~~ in non-residential districts.
5. Holiday lights and decorations with no commercial message
6. Incidental Signs
7. Legal Notices and Official Instruments
8. Traffic Control Signs ~~must~~ which meet the requirements in the Manual for Uniform Traffic Control Devices.
9. Warning Signs

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13.07.060 Temporary Signs

A. Guidance and Restrictions for the Use of Signs

1. Temporary signs are permitted to indicate temporary special events activities or messages without regard to content. Special events include, but are not limited to, grand openings, new business locations, business closings and special promotional events such as seasonal sales, services and product promotions.

2. Temporary signs are also permitted to indicate the availability of goods for sale within a temporary structure, such as a tent.

3. A temporary sign shall not be constructed of or operated by electrical, electronic, or mechanical parts or erected so as to create a hazard of any kind through the obstruction of vision by motorists and pedestrians.

4. Temporary signs shall be non-illuminated and shall not harmful to minors as defined by this Subsection include profane messages.

5. The Zoning Administrator or designee shall determine whether a sign's placement is hazardous or vision is obstructed.

6. Temporary signs shall not be mounted on a street signs or public utility pole.

7. Signs shall not be located in the rights-of-way unless authorized by the agency maintaining the roadway.

8. Temporary signs shall not include a digital display.

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13.07.061 Non-Conforming Off-Premises/Off-Site (Billboard) Signs

A. Replacement of Non-Conforming Off-Premises (Off-Site/Billboard) Signs

A permitted non-conforming off-premises or off-site/billboard sign may be replaced as permitted by a sign complying with Tenn. Code Annotated, Title 13, Section 13-7-208 (h). However, if an off-premises sign, including an off-site/billboard, is replaced with a digital sign then no expansion of the sign shall be permitted. Any off-premises signs other than an off-site/billboard permitted by the Tennessee Department of Transportation is an illegal sign. Any billboard replaced under this provision shall be considered a non-conforming use and structure.

B. Cap and Replacement Restrictions

1. *Maximum number of permitted non-conforming off-site/billboard signs*. The maximum number of permitted non-conforming off-site/billboard sign shall be limited to those signs existing on May __, 2016.

2. *Off-site sign inventory*. The Planning Department shall maintain an inventory of off-site/billboard signs within the city. The Planning Department shall conduct an annual audit of permits issued for off-site/billboard signs to determine the current number of such signs in the city.

3. *Off-site signs within areas annexed into the City*. If property is annexed into the city and contains an existing legally permitted off-site/billboard sign at the time of annexation, the sign(s) shall be, upon annexation, added to the city's inventory of off-site/billboard signs.

4. *Replacement signs*. A permit for the construction of a replacement off-site/billboard sign with a digital billboard may only be issued after the removal of the existing off-site sign(s) and support structures. Said sign permit application shall be submitted within 180 days of the removal of the billboard (off-site sigs) being replaced.

5. *Citywide incentive for conversion of a standard non-conforming off-site signs (billboard(s)*). This paragraph provides incentives for replacing conventional off-site (billboards) signs with an off-site digital (billboards) signs in the city. No off-site digital signs shall be allowed except as provided in this section.
   a. Citywide incentive on a pro-rata basis. The city will permit up to three off-site digital (billboards) signs as a replacement sign on a pro-rata basis, as follows:
      1. Based on the inventory of off-site/billboard signs conducted pursuant to Section B. 2 and 3. above, the city shall allocate up to a total of three digital off-site (billboards) sign citywide to owners of off-site/billboard signs each owner has in existence on May___, 2016 provided that the owner of such signs has at least three (3) signs prior to the offer of this incentive. No incentive shall be granted when the pro rata allowance is less than 50 percent of one off-site digital signs. The owner of the off-site/billboard sign shall be eligible to receive a permit for an off-site/billboard digital-sign under this paragraph after the permanent removal of at least three (3) existing off-site/billboard signs subject to the limit herein. The square footage of the replacement digital sign shall be equal to or less than the square footage of the removed off-site/billboard sign. For purposes of this incentive, removal of side-by-side or stacked (one sign on top of another sign) off-site/billboard signs shall be considered as a single sign.
      2. The number of off-site/billboard digital signs that may be permitted under this incentive (pro-rata incentive) shall be limited to three such signs city wide.

C. Design of Replacement off-premises (off-site/billboard) signs

1. Any off-premises (off-site/billboard) sign replaced as permitted herein shall be placed in the same location as the previously permitted sign. For purposes of permitting the replacement sign the same location shall mean within five (5) feet of the location of the previous sign and the replacement sign shall comply with all required setbacks for signs and required by Section 13.07.065.
2. Any off-premises (off-site/billboard) sign replaced shall be the same height or lesser height of the sign being replaced.
3. Any off-premises (off-site/billboard) sign replaced with an digital sign shall be no less than 2000 feet from any other existing or permitted billboard signs utilizing an electronic display screen (digital) sign.

4. Any off-premises (off-site/billboard) sign replaced as permitted herein shall be erected on a single pole or ground mounted column constructed completely with, or sheathed in, decorative material including brick, stone, stucco treated frame or ornamental iron base and shall contain a border around the face of the sign matching the color of the support column.
5. No single-faced off-premise (off-site/billboard) sign shall be replaced with a double-faced or more faced billboard or digital sign.
6. Any off-premise (off-site/billboard) sign removed as a result of a right-of-way taking or loss of lease shall not be replaced.
7. Any off-premises (off-site/billboard) sign replaced shall require the installation of low-level landscaping consisting a continuous hedge row of shrubs and trees of a species on the leased or owned parcel surrounding the base of the sign extending a minimum of five (5) feet from the base of the sign. No chain link or wire fencing shall be placed around the base of the sign.
8. Any replacement off-premises (off-site/billboard) sign shall be located at least two-hundred and fifty (250) feet from any residentially zoned property measured from the closest point of any structural element of the sign to the residentially zoned property boundary.
9. No replacement sign shall be permitted to be placed on-top or under an existing billboard or beside an existing billboard. To be eligible for the replacement with a digital sign, any side-by-side or stacked billboards must be removed and replaced, within the timeframe described herein, only with a single digital billboard sign of a size no larger than the larger of the two billboards.
10. All existing billboards replaced with a digital or automatic changeable message copy may include a digital sign face for 100% of the coverage of the sign or display surface area.
11. All text size on any replacement billboard shall of such sufficient size to be clearly legible from a distance of 500 feet.
12. Any billboard replaced with a digital copy shall be limited to no more than 24 message changes within a 24 hour period.
13. The digital sign shall contain a default design that will freeze the sign face in a legible image or position if a malfunction occurs or the sign will turn off.
14. All billboard replacements as authorized herein shall, in addition to this code, comply with the requirements of Title 54, Chapter 21, Section 122, Tenn. Code Annotated. Any conflicts between the Code and the Statute the more restrictive standard shall apply.

13.07.065 General Provisions for Permanent On-Premises Signs

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A. Guidance for the Use of Signs

1. An on-premises sign is for the purpose of conveying information in clear, concise, safe, and compatible units to general motorists and pedestrians on travel ways and within each site.

2. A permanent on-premises sign may be permitted as a freestanding or wall-mounted sign subject to the restrictions imposed by this Subsection and other relevant restrictions imposed by this Article.

3. A single tenant or multi-tenant sign shall be considered an on-premises sign when located within the boundaries of the same approved site plan or final master development plan authorized by this ordinance.

4. A permit is required for all permanent signs unless otherwise exempt under Subsection 13.07.055.

5. All electrical service to freestanding signs shall be placed underground. Electrical service to all other signs shall be concealed from public view.

6. No permanent free-standing/monument sign shall be permitted on any property unless a permanent structure of at least 500 square feet exists on the property except for replacement of non-conforming billboards.

B. Setback and Height Requirements

Refer to Subsection 13.07.100 for illustrations of proper setback and height measurements

1. The height of free-standing/ground signs shall be computed as the distance from the base of the sign at grade level to the top of the sign structure. The maximum height for all freestanding/ground signs is eight (8) feet above grade level. The maximum ground clearance between the bottom of the sign and grade level shall be three (3) feet.

2. The leading edge of free-standing/ground signs shall have a minimum setback of five (5) feet from the right-of-way, provided the placement of the sign does not interfere with the sight triangle per Subsection 13.06.050. ~~Should the City's General Development and Transportation Plan state a greater right-of-way width than currently exists, the greater right-of-way width shall apply.~~ Refer to Subsection 13.07.125 for an example on determining the sight triangle. Should the City's General Development and Transportation Plan state a greater right-of-way width than currently exists, the greater right-of-way width shall apply. Said sign setback shall be established based on the projected extent of the right-of-way as determined by the City.

3. ~~On-premises~~ Wall-mounted signs shall not extend above the roof line of the structure. ~~On-premises~~ Wall-mounted signs shall not extend above the top of the wall or parapet more than twenty-five percent (25%) of the height of such sign, to

a maximum of eighteen (18) inches for a solid panel sign, or fifty percent (50%) of the height of the letter for individual mounted letters.

C. Calculation of Sign Area

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8. Any digital signs shall be limited to no more than fifty percent (50%) of the total permitted sign area except replacement billboards with digital display as permitted in Subsection 13.07.061.

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13.07.070 Permitted Permanent On-Premises Signs in Residential and Mixed Use Zone Districts

Permanent on-premises freestanding signs and on-premises wall-mounted signs that serve the specific function of identifying a residential development are permitted subject to the following restrictions:

A. Each residential development containing three (3) through fifteen (15) dwelling units and approved under one (1) plat, final master development plan or site plan shall be permitted one (1) on-premises freestanding sign per development entry from a public street, up to a maximum of two (2) from a public street, with a maximum size sign face of eighteen (18) square feet each. The following provisions shall apply:

1. The leading edge or face of the sign or any building or other structure to which the sign is attached must be setback from the right-of-way a minimum of five (5) feet;

2. No residential freestanding sign shall exceed eight (8) feet in height;

3. All residential freestanding signs ~~shall~~ may be illuminated by direct and steady means only but shall not include any digital sign.

4. Each residential freestanding sign shall be maintained perpetually by the developer, sign owner, owner's association, or some other person who is legally accountable under an approved maintenance agreement. Signs that are not maintained shall be removed by the developer or owner.

B. Each residential development containing at least sixteen (16) units and approved under one (1) plat, final master development plan or site plan shall be permitted one (1) on-premises freestanding sign per development entry from a public street, up to a maximum of three (3) from a public street, with a maximum size sign face of thirty-two (32) square feet each. The following provisions shall apply:

The on-premises signage at each development entry shall be one (1) of the following:

* * * * * * * * * * * *

G. Non-residential uses in residential zoning districts shall be eligible to place a digital sign per the standards of Section 13.07.085.

A digital signs in a residential district shall be displayed as illuminated text against a black or non-illuminated background. Black or dark text against an illuminated or bright background is not permitted. Messages shall be text only or a non-residential use logo of only one color.

13.07.075 Permitted Permanent On-Premises Signs in Non-Residential and Mixed Use Zone Districts

* * * * * * * * * * * *

B. ~~Changeable Copy~~ Digital Sign ~~(Automated)~~ – The background of each digital ~~changeable copy portion of the~~ sign must be of a single, constant color. ~~, except for~~ The copy/~~or other~~ message display shall not be changed more than eight (8) times in a twenty-four (24) hour ~~one (1) minute~~ period with a one (1) second change interval except for non-commercial message signs displaying only time and temperature.

Any digital signs shall be limited to no more than fifty percent (50%) of the total sign area of a sign. Digital signs shall not be permitted as a wall-mounted sign or window sign except when used as a wall-mounted or monument style (free-standing) menu sign for drive-thru services.

C. Directional Signs – permitted within non-residential and mixed use zone districts. Signs shall not exceed six square feet in sign face area, two and one-half (2.5) feet in height, and shall have a minimum setback of two (2) feet from the right-of-way. Signs shall not be located in the rights-of-way. No directional sign shall consist of a digital signs.

* * * * * * * * * * * *

G. Menu Boards

1. Free-standing – Two (2) free-standing menu board signs shall be permitted per drive-thru lane. Each free-standing drive-thru menu board shall be spaced a minimum of ten (10) feet apart, and from other free-standing signs on the property. A single free-standing menu board sign shall not exceed fifty (5) square feet in area including all attached signs. The total aggregate of all free-standing menu board signs in a single drive-thru lane shall not exceed sixty (60) square feet in area. The maximum sign height shall not exceed eight (8) feet. A Menu Board may consist of a digital sign provided that copy may only change 3 times per day.

2. Wall-Mounted – Two (2) wall-mounted menu board signs shall be permitted in a drive-thru lane. The total aggregate of all wall-mounted menu board signs shall not exceed twenty-four (24) square feet.

* * * * * * * * * * * *

13.07.080 Permanent Signs in the CC Zone District

* * * * * * * * * * * *

C. Permitted Signs

8. Monument Signs

* * * * * * * * * * * *

d. Internally lit freestanding signs ~~are not permitted~~ and digital signs are permitted within the CC zone district provided that the changeable message area shall not exceed fifty percent (50%) of the total sign area.

D. Sign Materials

1. Permitted Materials

All signs permitted under Subsection 13.07.080 shall be constructed of wood, metal, synthetic wood materials, glass, and/or encased Styrofoam.

* * * * * * * * * * * *

E Performance Standards for Glare and Maximum Illumination

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2. In addition to the provisions of Subsection 13.07.090, illuminated signage shall not:

* * * * * * * * * * * *

d. Internally illuminated signs are not permitted, except as digital signs or with ~~but~~ backlighting ~~is permitted~~.

13.07.085 Community Facility On-Premises Signs in Residential Zone Districts

Community Facilities, including those granted a Conditional Use Permit, shall be eligible for a digital sign as permitted in Subsection 13.07.070. G.

All digital signs shall be displayed as illuminated text against a black or non-illuminated background. Black or dark text against an illuminated or bright background is not permitted. Messages shall be text only on a non-residential use or logo of only one color.

A. Signs for Community Facilities:

1. Wall signs: Each service/institution/public facility shall be permitted one (1) on-premises wall sign less than or equal to one (1) square foot per one (1) linear foot of business frontage not to exceed thirty-two (32) square feet. ~~The sign shall not exceed sixty (60) square feet in area, equally divided between not more than two (2) sign faces.~~

2. Free-standing/monument sign: Each service/institution/public facility shall be permitted one (1) on-premises free-standing/monument sign less than or equal to one (1) square foot per one (1) linear foot of street frontage not to exceed sixty (60) square feet. The maximum height of a free-standing sign shall be eight (8) feet. The minimum setback shall be fifteen (15) feet from the right-of-way. The sign shall not encroach in required side yard setbacks of the zone district and only one (1) such freestanding sign shall be permitted per street frontage except where street frontage exceeds 1000 feet where two signs shall be permitted. On property in excess of 1000 linear feet of roadway frontage, where two (2) signs are proposed, such signs shall be a minimum of three-hundred (300) feet apart.

B. Flagpoles, Ground – Maximum of three (3) per lot, a maximum of thirty five (35) feet in height and with no more than two (2) flags per pole. ~~; and a maximum of thirty five (35) feet in height.~~ Combined size and weight of all flags must meet the wind load requirements per pole.

C. ~~Educational Campus – A comprehensive plan for the signage of a college or university campus, as defined in Subsection 13.07.045, must be prepared by an architect or engineer and submitted to the Codes /Planning Departments for review and approval before a sign permit is issued.~~

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13.07.090 Performance Standards Regulating Glare and Illuminated Sign Brightness

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B. Limitation of Glare

In all zone districts, any operation or activity, including signage, producing glare shall be conducted so that direct and indirect light from the source shall not cause illumination in

excess of 0.5 foot candles and digital signs shall not exceed 0.2 (0.3 per TCA) foot candles and comply with Title 54, Section 54-21-122, Tenn. Code Annotated.

D. Illuminated Sign Brightness – The brightness and surface illumination of all illuminated signs shall not exceed the provision below in the zone district indicated.

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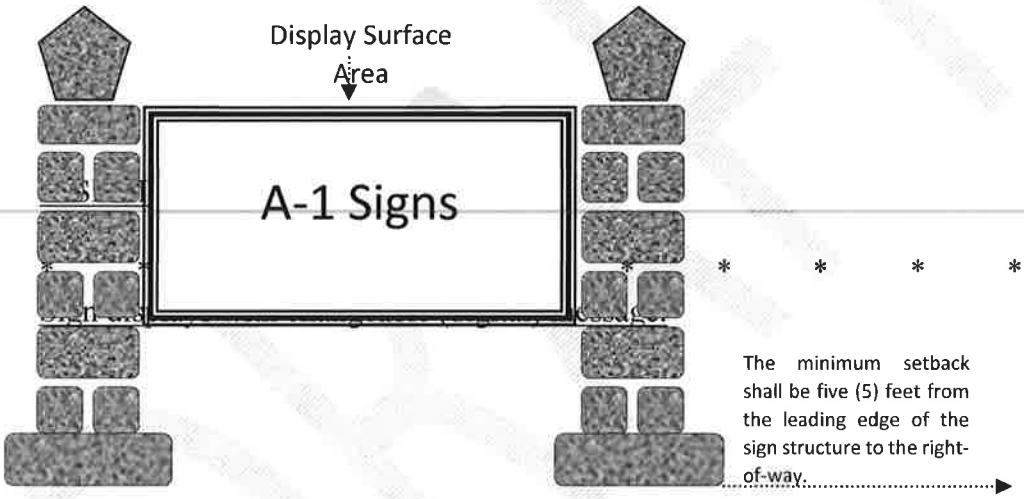
Section 13.07.100 Freestanding Sign Height, Setback Requirements and Display Surface Area

Signs display without changeable (digital) message.



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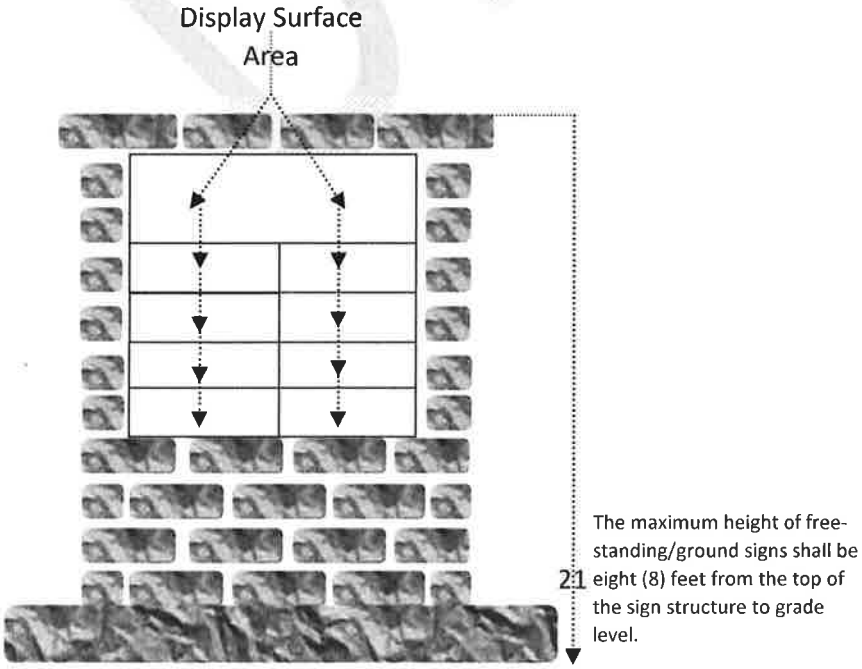
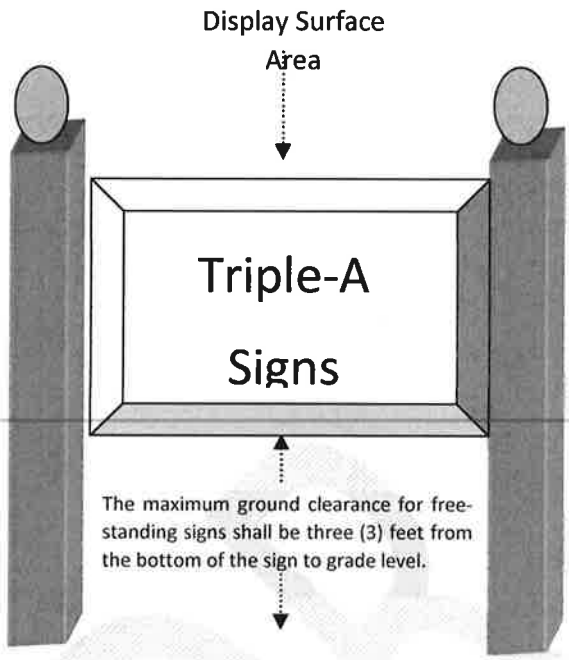
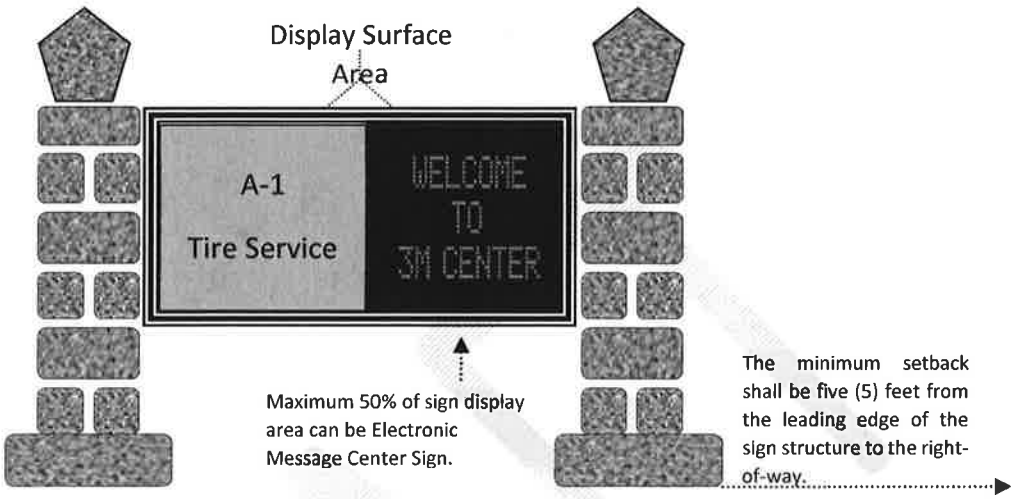
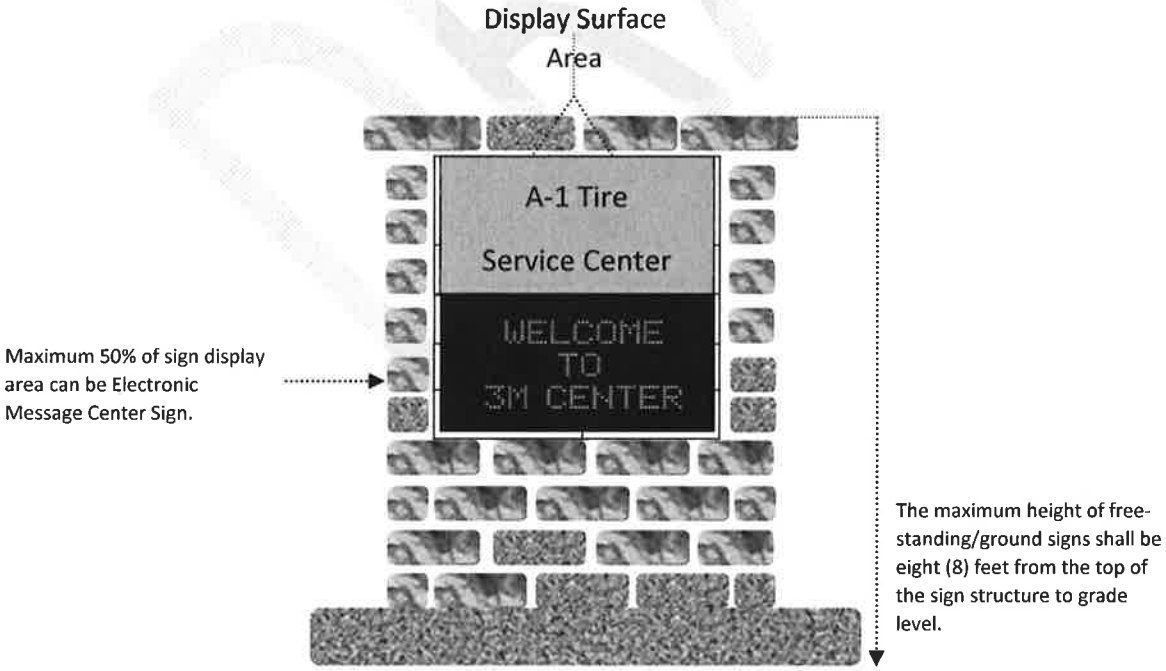



Display Surface Area
Triple-A Signs
The maximum ground clearance for free-standing signs shall be three (3) feet from the bottom of the sign to grade level.


Display Surface Area
A-1
Tire Service
WELCOME
TO
3M CENTER
Maximum 50% of sign display area can be Electronic Message Center Sign.
The minimum setback shall be five (5) feet from the leading edge of the sign structure to the right-of-way.


Display Surface Area
A-1 Tire
Service Center
WELCOME
TO
3M CENTER
Maximum 50% of sign display area can be Electronic Message Center Sign.
The maximum height of free-standing/ground signs shall be eight (8) feet from the top of the sign structure to grade level.

Any digital signs shall be limited to no more than fifty percent (50%) of the total display surface/sign area as indicated below.

* * * * * * * * * * * * *

13.07.110 Digital or Electronic Message Sign Design Standards

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1. A digital or electronic message center sign may only be constructed on a parcel or lot having a minimum of 100 feet of roadway frontage.

2. Any digital sign shall be limited to no more than fifty percent (50%) of the total sign area.

3. The conversion of any existing permitted sign to a digital sign or the installation of digital sign equipment on or within an existing permitted signs shall require the approval of a new sign permit pursuant to the procedures described in Article 13, Section 13.07 herein.

4. A digital sign shall be part of a free-standing or ground mounted (monument) style sign no greater than eight (8) feet above grade except in an area where on-street parallel parking is permitted. A digital sign may not be installed on an existing permitted sign which is taller than eight (8) feet above grade.

5. A digital sign shall not be installed within 250 feet of a conforming single-family residence measured along each side of the right-of-way.

6. A digital sign with a sign face on two sides with no more than 4.5 feet of separation between faces shall be considered a single sign, and the total sign area shall be the area on a single face.

7. The copy content of a digital sign may change at intervals of no less than eight (8) times in a twenty-four (24) hour period with a one (1) second change interval. The

content image must remain stable. Continuous scrolling or flashing of the image is prohibited.

8. The copy content of a digital sign shall not contain effects that are designed to resemble a traffic signal or emergency vehicle strobe lighting.

9. A malfunctioning digital sign shall be programmed default to a display that will freeze the sign face in a legible image position if it malfunctions. Otherwise, digital signs must be equipped with software programming controls that automatically turn the sign off it the display is malfunctioning in any way.

10. Exposed neon or fiber-optic tubing on digital signs is prohibited.

11. Digital signs shall be equipped with a sensor or other devise that automatically determines the ambient illumination and can be programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements.

12. The illuminance of a digital sign shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimal points. Illuminance shall be measured with the digital sign turned off, and gain with the digital sign displaying a white image for full color-capable signs, or a solid message for a single color signs. All measurements shall be taken perpendicular to the face of the digital sign as distance determined by the total square footage of the signs as set forth in the Table" below:

Digital /Brightness Compliance Measurement Distances

Area of Sign (Square footage)	Measurement from Sign (Distance in Feet)
10	32
15	39
20	45
25	50
30	55
35	59

ITEM No. 15
PLANNING DEPARTMENT STAFF REPORT

Sign Code Text Amendment - G.Z.O. Article 13, Section 13.07, Sign Regulations (# 3-1291-15)
Date: April 25, 2016

REQUEST: CITY OF GALLATIN PLANNING DEPARTMENT REQUESTS CONSIDERATION OF AN AMENDMENT TO THE GALLATIN ZONING ORDINANCE, ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.07 SIGN REGULATIONS.

APPLICANT:	**CITY OF GALLATIN**
STAFF RECOMMENDATION:	**CONSIDERATION OF RESOLUTION NO. 2016-44**
STAFF CONTACT:	**WILLIAM D. MCCORD**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

SUBJECT OVERVIEW: The City of Gallatin Planning Department requests consideration of an amendment to the Gallatin Zoning Ordinance, Article 13.00, Performance and Design Standards, Section 13.07 Sign Regulations, providing for clarification and refinements to the existing ordinance and to permit digital signs as a replacement for non-conforming (off-site) billboard signs and permitting free-standing on-premises digital signs.

CASE BACKGROUND:

Analysis

The City of Gallatin staff requests consideration of an amendment to Article 13, Section 13.07, Sign Regulations, of the Gallatin Zoning Ordinance. The purpose of the proposed amendment is to provide for clarification and refinement to the existing sign ordinance and to permit digital signs as a replacement for non-conforming (off-site) billboard signs and permitting free-standing on-premises digital signs.

DISCUSSION:

History

In 2007, the City considered allowing electronic display screen signs and electronic message center signs but decided against permitting these types of signs. Since February 19, 2008, the City has prohibited digital signs.

On February 18, 2013, the Planning Commission again considered allowing electronic signs. The Planning staff recommended that the code continue to prohibit electronic signs and the Planning Commission confirmed (Attachment 1). Council considered the sign ordinance amendment on October 15, 2013 and voted to approve the ordinance which prohibited electronic signs. (Ordinance O1304-22 (File #PC-0031-12), Attachment 2). The Ordinance established a list of prohibited signs and identified a list of Exempt Signs and permitted Temporary Signs. The ordinance prohibited construction of any new billboards. Previously billboards were permitted in the IR and IG (Industrial) zoning districts.

Proposed Amendment and issues of Ordinance structure

On August 10, 2015, representatives of Lamar Signs presented information on digital billboards at the Planning Commission Work Session. A similar presentation was made before the City Council at a Council Committee meeting on August 25, 2015. After this presentation, the Council requested staff to prepare an amendment to the sign regulations that would permit digital signs (a.k.a. automated Electronic Display Screen Signs and automated Electronic Message Center Signs, automated Changeable Copy Message signs, or Commercial Electronic Variable Message Signs) and allow for the replacement of billboards with digital signs.

Again, both billboards and digital signs are not permitted in the City. This includes what is considered an electronic display screen sign, which produces images similar to a TV screen, and electronic/changeable message center signs which display a message using changing lights. Any existing signs with these characteristics are considered "non-conforming" signs.

On November 9, 2015 the Planning Commission discussed the proposed amendments to the sign code including the possibility of permitting digital signs and allowing the replacement of off-site signs/billboards with a digital display. The Planning Commission requested to have a joint work session with the Council to discuss this issue. On February 9, 2016 the City Council and the Planning Commission held a joint work session meeting to discuss the proposed amendments to the sign code. The focus of the meeting was on electronic signs and billboards. (See Attachment 3).

There are two types of signs: on-premises signs, which advertises goods or services offered on the property where the sign is located, and off-premises signs, which includes outdoor advertising or what are traditionally called billboards (or off-site signs as used in Tennessee's zoning statutes[1]).

Digital signs display electronic images or video, including text and animation, which could include television screens, plasma screens, digital screens, flat screens, LED screens, video boards and holographic displays. It also includes signs with changing lights that creates a sign message in text form or a sequence of messages which is electronically programmed. This includes electronic time and temperature and other variable message signs.

Based on the recent US Supreme Court decision of *Reed v. Town of Gilbert*, it appears that the distinction between an on-premises sign and an off-premises sign is now blurred with the

[1] Title 13, Chapter 7, Section 13-7-208(h), Tennessee Code Annotated

exception that a sign, regardless of content, is either physically located on a property, or not on a property where the advertised business or product being sold occurs. The City's sign code continues to distinguish between on-premises signs and off-premises signs. A future amendment to the code will be considered at a later date to address the recent Supreme Court decision.

The majority of the proposed sign code amendment considers whether to allow existing, City-designated, non-conforming billboards to convert to digital billboard signs and to allow on-premises digital signs. If the City wishes to permit digital signs and/or digital billboards then the city will need to change its code to allow billboards or allow conversion of existing non-conforming billboards. This could include only allowing them under certain circumstances, such as a replacement billboard for existing, City-defined, non-conforming billboards.

Some of the major regulatory issues to consider when considering digital signs include:

- The maximum number of digital signs to permit in the city
- The appropriate duration or frequency of the changeable message
- Whether, and under what conditions, to permit motion, animation and video messages
- The appropriate level of brightness of the signs
- The appropriate placement and spacing of signs, and whether to treat on-site signs and off site signs differently
- The design of the sign including the height, supporting structure, framing, landscaping, etc.
- Design/treatment of the back sides of a sign,
- The appropriate size for the signs,
- The appropriate text size for the signs,
- The proximity to residential uses or residential zoning districts,
- Regulating a sign display upon a malfunction,
- Limits on signs for wayfinding vs. advertising,
- Limit certain color displays to avoid confusion with traffic control devices, and
- Compliance with state requirements

To be able to replace billboards or other signs with digital signs, the city must make them a permitted use or allow non-conforming billboards to be modified to a digital sign. The city can restrict existing billboards and allow them to be replaced with digital display signs while continuing to prohibit erecting new signs where one does not currently exist. Allowing digital signs could also be a tool to encourage owners to replace a non-conforming sign with a conforming sign, which applies a digital feature.

At the state level, billboards are regulated by an agreement between the US Department of Transportation, Federal Highway Administration (FHWA) and the Tennessee DOT and must be consistent with the Tennessee Federal State Agreement (FSA) prepared to implement the Highway Beautification Act (HBA).

Part of the HBA language included in the FSA and the statute states that all such billboards in industrial and commercial areas are "under authority of law and whose size, lighting and spacing

are consistent with *customary use* as determined between the state and the Secretary of Transportation of the United States."[2] The agreement also includes the following restrictions:

> *Signs which contain, include or are illuminated by any flashing, intermittent, or moving light or light are prohibited, except those giving public service information such as time, date, temperature, weather or similar information.*

In a pending case dealing specifically with digital signs (also known as Commercial Electronic Variable Message Signs), Scenic America is suing the US DOT, Federal Highway Administration (FHWA) and Outdoor Advertising Association of America, Inc. over the FHWA's decision in 2007 to issue a rule through interpretation which effectively changes the way the Highway Beautification Act (HBA) and the agreements between the federal government and many of the states is applied. A copy of an amici curiae brief in support of the plaintiff was provided in the November 23, 2015 agenda package and in the February 9, 2016 work session package. Essentially, Scenic America claims that allowing changeable message signs is a form of intermittent lighting which is not considered a "customary use" as described in the HBA and the agreements between the states. The Planning Commission and City Council should consider this issue in making its decision. It may be premature for the City to move forward with allowing digital billboards until the Scenic America case is decided.

Tennessee Code Annotated, Title 54, Chapter 21, contains the Billboard Regulation and Control Act of 1972 (Attachment 4). Billboards are defined by Tenn. Code Annotated as "outdoor advertising"[3] and are now considered a non-conforming use in Gallatin. Replacing one of these billboards with a larger sign or with a digital sign, or an "automatic changeable message sign" with "digital display," as defined by Section 54-21-102, Tenn. Code Annotated, would be permitted by TDOT since TDOT does not consider permitted billboards as non-conforming. TDOT is not obligated to subscribe to the City's regulations when determining conforming or non-conforming status. Only the City Zoning Code, which indicates that these signs are non-conforming, prohibits existing billboards from being converted to a larger sign and/or converted to a digital display sign.

Tenn. Code Annotated, Section 54-21-122, also addresses and establishes standards for digital billboard signs and permits. (This subsection was initially adopted in 2007, presumably after the decision by the FHWA to permit digital signs and most recently amended in 2014 to include specific performance criteria for such signs.) (Attachment 4)

Section 54-21-122, Tenn. Code Annotated, addresses changeable message signs and permits. Allowing existing City-designated non-conforming billboards to be replaced with changeable message (digital) signs as described in subsection (e) would be permitted by TDOT except for signs that TDOT considered non-conforming under the statute. This subsection reads as follows:

(e) *The commissioner shall under no circumstances permit or authorize any person to erect, operate, use or maintain a changeable message sign of any type as a*

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[2] Title 54, Chapter 21, Section 54-21-103, Tenn. Code Annotated

[3]

> *replacement for or as an addition to any nonconforming outdoor advertising devise or in any nonconforming location.*

Once the code is changed to allow for a standard billboard to be replaced with a digital sign, or electronic message display, it may no longer be considered a non-conforming use. It would be eligible to be replaced with a digital sign because the state statute allows for the replacement of existing, TDOT-permitted conforming billboards. Only legally permitted, conforming billboards may be replaced with digital signs.

Most billboard signs are located along state roadways. TDOT requires billboards to be within 660 feet of the roadway right-of-way of a state roadway.[4] Signs not along state roadways, such a South Water Avenue, North Water Avenue, and Blythe Street could be excluded from a provision to allow these signs to be converted to digital billboards. Under the City's current code, a non-conforming billboard along a state roadway cannot be replaced with a digital display sign. Under the current City Code changing any TDOT conforming billboard sign along a state roadway cannot occur unless they are replaced with a standard conforming sign without a digital display.

The statute (Tenn. Code Annotated Sec. 54-21-122 (a) (3)) includes a number of performance and design standards including:

- only permitting digital billboards at least 2000 feet apart, except for small (<100 sq. ft.) limited message signs,
- controls on brightness,
- establishing frequency of message changes at eight seconds for the minimum message change display time, and
- prohibiting video, continuous scrolling messages and animation.

The City should take precaution on how they approach this. The State Statutes (Tenn. Code Annotated, Section 13-7-208 (h) (Attachment 5) allows for certain-sized permitted billboards (Off-site signs) to be replaced and increased in size. If an electronic billboard is to be considered for a replacement billboard, then the Commission should consider back-dating the ordinance to prohibit oversized electronic billboards from replacing an existing-sized billboard. In other words, if the City considers allowing electronic billboards, an applicant may first request an increase in the size of an existing billboard as permitted by Section 13-7-208 (h) and then immediately remove the sign and place an electronic billboard in its place of a size much larger than the original billboard. The draft ordinance establishes an effective date when existing non-conforming billboards could not be increased in size and only the existing size of the billboard could be converted to a digital platform. The date needs to be determined by the Commission and Council when a replacement billboard can be permitted. (See pages 13 and 14 of the draft ordinance.)

If the City wishes to permit electronic signs and billboards then there are several options that should be considered including:

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[4] State roadways in Gallatin include US31 (SR6), SR 109, SR 386, SR 25 and SR 174.

1. Allowing digital on-premises (on-site) signs with restrictions - now currently prohibited,
2. Allowing off-site/billboards signs with digital displays as a permitted use,
3. Allowing off-premises (off-site) signs as a non-conforming use but permit them to be replaced with an electronic (digital) message sign with restrictions
4. Allowing on-premises signs to have digital display but continue to prohibit billboards, including digital billboards
5. Allowing digital signs, provided that they comply with the size requirements of code and prohibit any changes to non-conforming signs that do not comply with size requirements
6. Allowing changing a traditional billboard(s) to a digital billboard of an equal or lesser area and size to be considered a decrease in the non-conformity and, therefore, permissible.
7. If digital billboards are allowed, establish a time period when the non-conforming billboard must be removed through agreement with the owner/operators and successors or require the removal of other billboards in the community operated by the applicant or by using the incentive option.
8. Allowing only on-site digital signs but continue to prohibit billboards, then, later evaluate the impact of these signs and consider allowing digital billboards.

Digital signs that comply with the size and height limitation of the code provide an additional opportunity for advertising products or services offered by businesses. These types of displays, with regulations, could be allowed on signs now permitted in the City.

The potential for on-premises digital signs to cause a distraction to drivers and to adjacent property owners and residents may occur, but it may cause less of an impact than a digital billboard. Digital billboards likely will have a much greater impact on adjacent uses/properties, including any nearby residential properties, because of the height and increased brightness or illumination practices of these types of signs over existing billboard lighting.

Digital (electronic changeable message) signs, whether on-site or off-site signs, have been suspect in causing driver distraction and could pose a public safety risk. Since billboards are further from the street and usually not in the plane of sight for drivers, the distracting features of these signs may be greater than conventional on-site signs where the signs is placed in the plane of view of the driver. On-premises signs usually are closer to the roadway level. The City's on-site signs requirements limit sign height to eight feet which is within the plane of view of the driver when traveling along a roadway. However, this does not mean that a street level sign in the plane of view of the driver is less distracting than a billboard or a higher elevated sign. Rapidly changing signs or signs that change messages on a set time period, where drivers are tempted to scan for a change of message/copy, also create distractions, often for longer periods of time than conventional signs. In addition, the brightness of electronic signs can also draw attention away from the roadway and to the sign message.

The features and operations of electronic/digital signs may cause an increase in accidents or create road safety issues. Numerous studies have been conducted to analyze the impact that signs have on distracting drivers including the Wachtel Study in Maryland, the Kykken Study in Minnesota and the McMonagle Study in Michigan. In addition, a study conducted by Gloria Shepard of Virginia Tech, indicating that digital billboards caused no impacts on roadway safety,

was discredited by a US District Judge in *Nichols Media Group, LLC v. Town of Babylon*. The US Supreme Court even determined "that billboards are intended to, and undoubtedly do, divert a driver's attention from the roadway." It is highly likely that much brighter digital billboards that frequently changes messages would be even more distracting.

The longer it takes one to read a message the more that the driver is distracted from the roadway. A series of messages can be even more distracting. This is known as the "Ziegarnik effect" (The psychological need to follow a task to its conclusion). To reduce this effect, message dwell time should be increased and a specific time period should be establish between message changes. The commission should consider requiring that messages have a minimum text size and limit the amount of text so that it is legible. Small text or text congestion may cause the driver to spend more time to decipher the message. Moving images are even more distracting.

Billboards are a non-conforming or a non-complying use in the city. Digital billboards also have a much greater value and cost than existing /traditional billboards. The general intent of the code is to eventually eliminate non-conforming uses/structures. It would be much more difficult and expensive to remove a digital billboard, than an existing/traditional billboard because of the increased value. With a much higher value, the ability to eliminate these signs by traditional means (buy-out or amortization) with public funds will be much more difficult and expensive for the community. The intent of the draft ordinance is to allow digital on-premises (on-site signs) but to continue to classify billboards, regardless of whether it is a traditional billboard or a digital billboard, as a non-conforming use. While on-premises electronic signs would be a permitted use, billboards would remain a non-conforming use.

At least one area community (Fayetteville, Tenn.) allows existing non-conforming billboards to be converted to a digital (electronic changeable message) billboards. They do not allow new billboards and only allow for the conversion of existing non-conforming billboards to digital billboards. If the City desires to keep billboards a non-conforming use, then consideration should be given to allow for the replacement of existing non-conforming billboards with digital billboards.

There are a number of provisions in the *Gallatin on the Move 2020* plan concerning signs that should be considered when determining whether or not to change the sign code. Sign codes should comply with the Community Design Component: Signage and the Community Designs Recommendations of the plan (Attachment 6) (pgs. 5-10, 5-17 and 5-25).

A Community Design objective of the plan is to:

> *"maintain aggressive sign regulations to limit uncontrolled, unattractive signage along commercial corridors and at city gateways." (Pages 6-7 and 6-18)*

The plan encourages development regulations that

- "limit the size/scale of signage to prevent visual clutter along a streetscape" (pg. 5-25),
- provides and maintains "an attractive built environment",
- "limit signs and billboards" in rural, residential and certain commercial corridors (pg.3-28, 3-37, 3-39),

- "establish… signage themes for commercial developments that are cohesive and attractive to pedestrians" (pg. 5-26),
- to ensure that "sign height, size, placement and type of materials should be compatible with the character of the area," particularly along Gateway and commercial corridors (Attachment 6), and
- "focus on appearance with appropriate signage, landscaping and other beautification measures"

(These policies (objectives) were written prior to all billboards being prohibited citywide.)

Many of the existing billboards are located along roadway corridors that are either gateways to the city (SR 109 and US 31E) or gateways to downtown.

As part of the community preference exercise conducted when developing the plan, the public indicated that "excessive signage along typical auto-oriented corridors" was the least preferred type of development pattern.

In addition, the City's Zoning Code, Article I, Sections 1.03.080, 1.03.090, and 1.03.140 describes the Intent and Purpose of the Zoning Regulations as they related to aesthetics which includes signs. These read as follows:

> *"To prohibit uses, building or structures which are incompatible with the character of development or the permitted uses within specified zoning districts;"*
>
> *"To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder:"*

and

> *"to provide for the gradual elimination of those use of land, buildings and structures, and of those buildings and structures which do not conform to the standards of the districts in which they are respectively located and which are adversely affecting the development and taxable value of property in the district."*

If the City were to approve digital signs and/or billboards, in one fashion or another, then any such sign or billboard erected could continue to exist until they are voluntarily removed or the City buys them out. Once approved, the City could not require that the sign be removed by changing the ordinance back to prohibit these types of signs once they are permitted and installed.

Article 15, Section 15.07, subsection 15.07.010 allows for the amendment of the code "whenever the public necessity, convenience, and general welfare require such amendment." Subsection 15.07.020 authorizes the Mayor and Alderman, the Planning Commission or by an application of one or more property owners to initiate an amendment and subsection 15.07.040 and Tenn. Code

Annotated Section 13-7-204 requires the Planning Commission to review and make a recommendation on all proposed amendments to the Zoning Code.

Since the City Council requested changes to the sign ordinance to consider digital or electronic/changeable message signs, the draft ordinance is written to permit these types of signs for both traditional on-premises signs and as a replacement for existing-size billboards (off-premises/off-site) signs.

The proposed ordinance includes:

- Making minor modifications to the Purpose and Intent of the sign code to encourage the removal of non-conforming signs
- Clarifying the Rationale, Applicability, Effect, and System for Regulation and Overall Use
- Modifying the Code, Compliance, Construction and Maintenance and Permits and Inspections provisions
- Amending or adding definitions in Article 13, Section 13.07, including the definitions for Brightness, Commercial zones, Mixed-use zones, off-site sign, and residential zones, and others,
- Identifying and/or changing the description of certain prohibited signs, exempt signs and temporary signs,
- Providing a new Subsection 13.07.061 to address the replacement of certain non-conforming off-site (billboard) signs with digital message displays with specific design standards and operating criteria
- Altering the general provisions for permanent on-premises signs in all zoning districts,
- Clarifying the performance standards for regulating glare and illumination of signs,
- Modifying the graphic exhibits establishing digital or electronic message design standards for free-standing signs including allowing the changeable copy portion of an on-premises sign, including digital signs, to be limited to 50% of the total sign area, except for replacement billboards, and including an incentive provision to encourage the removal of existing billboards when replaced with a digital billboard.
- Providing a new Subsection 13.07.110 establishing digital sign standards

This proposed change consists of a subjective issue that warrants careful consideration since it is a substantial change to the City's Zoning Ordinance that could affect the visual/aesthetic appearance of the City.

FINDINGS:

1. The text amendment is in agreement and consistent with the recommendations of the *Gallatin on the Move 2020* General Development and Transportation Plan.
2. The proposed text amendment has been reviewed by the Planning Commission as required by Tenn. Code Annotated §13-3-104, §13-3-301, §13-7-201 and §13-7-204 and Article 15, Section 15.07.040, Gallatin Zoning Ordinance.
3. Innovations and emerging technologies have allowed for the advertising industry to more effectively display product and services for clients and such technology and platforms offer greater opportunities for local businesses to advertise their products and services.

4. The proposed text amendment is necessary to accommodate newer technologies promulgated by the sign industry.
5. More businesses desire to apply advanced technologies which permits signs to change copy electronically to better convey products and services offered by such businesses.
6. Newer sign technologies may create adverse impacts to adjacent or area uses unless regulated in a reasonable manner.
7. The proposed text amendment will allow for businesses and individuals to more effectively advertise messages to benefit citizens and to promote economic development.
8. The proposed text amendments will provide for additional advertising opportunities without adversely affecting the aesthetics of the community, adversely affecting property values or creating significant distractions to vehicle operators or area property owners including minimizing visual clutter.
9. The legal purposes for which zoning regulations exist are not contravened.
10. There will not be an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.
11. No one property owner or small group of property owners will benefit materially from the 417code changes to the detriment of the general public.

RECOMMENDATION:

The Planning Department recommends consideration of the Resolution 2016-44.

ATTACHMENTS

Attachment	**1**	**Feb 18, 2013 Special Called Planning Commission meeting minutes**
Attachment	**2**	**Ordinance O1304-22 & Council minutes of October 15, 2013**
Attachment	**3**	**City Council/Planning Commission Work Session minutes of February 9, 2016**
Attachment	**4**	**Tenn. Code Annotated, Title 52, Chapter 21, Sections 101-122**
Attachment	**5**	**Tenn. Code Annotated, Title 13, Chapter 7, Section 208 (h)**
Attachment	**6**	**Gallatin on the Move 2020 Plan, Sign objective/policies**

I: ACTIVITIES & PROJECTS\Zoning Code Amendments\Zoning Ordinance Amendments\Sign Regulations Ordinance O16xx-xx-\Item _ Staff Report G.Z.O. Article 13, Section 13.07 Text Amendment (#3-1291-15) WM –4-20-16

ATTACHMENT 1

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
SPECIAL-CALLED MEETING

February 18, 2013

MEMBERS PRESENT

Dick Dempsey, Chair
Johnny Wilson, Secretary
Mayor Jo Ann Graves
Dr. Rick Orgain
John Puryear

STAFF PRESENT

Katherine Schoch, Interim Director Codes/Planning
Jim Svoboda, Community Development Coord.
Denise Knight, Planner I
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

James Robert Ramsey, Vice Chair
Councilman John D. Alexander

OTHERS

Josh Cross, *The News Examiner*
Paige Brown Strong, *Gallatin Chamber of Com.*

The Gallatin Municipal-Regional Planning Commission met in a special-called meeting on Monday, February 18, 2013, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Item 1: Discussion – PC0031-12 – Zoning Text Amendment – Gallatin Zoning Ordinance – Signage, Section 13.07 – City of Gallatin.

Chair Dempsey said this item cannot be on the next regular Planning Commission meeting because there is not enough time to advertise. Chair Dempsey asked if Staff has considered electronic signs. Chair Dempsey asked if this discussion should be delayed until there is a decision on electronic signs.

Mr. Jim Svoboda, Community Development Coordinator, said that electronic signs are now prohibited in the zoning ordinance. Mr. Svoboda suggested that the rest of the sign ordinance be discussed and it would be up to the Planning Commission to decide if they wanted to discuss the electronic signs now or after it has gone to City Council.

Chair Dempsey suggested that the ordinance should not be moved to City Council until a discussion is held on electronic signs.

Mr. Puryear said the discussion of electronic signs is a lot of information. Mr. Puryear said he likes the changes and wants to see them put into effect. Mr. Puryear suggested that any electronic sign changes could be made as an amendment at a later time.

Dr. Orgain asked why electronic signs were not discussed by the committee. Ms. Katherine Schoch, Interim Director Codes/Planning, said the committee did discuss electronic signs and it was decided to keep them prohibited.

Dr. Orgain asked Staff to get an expert on electronic signs to come in and speak to Planning Commission.

Mayor Graves said the City Attorney has attended seminars on electronic signs. Mayor Graves said it is difficult to write regulations narrow enough that would keep "loop holes" from happening and that would prevent electronic signs that are not what the Planning Commission want for Gallatin.

Mayor Graves suggested that the City Attorney address this issue to be sure the Planning Commission is comfortable with any changes.

Mr. Svoboda said this meeting is to be able to allow the Planning Commission to review the changes. Mr. Svoboda said Ms. Denise Knight, Planner I, has addressed the answers to questions previously posed by the Planning Commission. Mr. Svoboda said the Staff's recommendation is to leave electronic signs prohibited.

Mayor Graves said there was a lot of time spent discussing "inflatables". Ms. Knight said the "inflatables" are restricted to less than 18 inches in diameter and only on the weekends. Ms. Knight said tethered inflatable signs that extend above the roofline will not be permitted.

Mayor Graves said a lot of businesses use "inflatables" and it will be an issue. Ms. Knight said inflatables are currently prohibited and some flexibility has been made to allow them with restrictions. Mayor Graves said that several exceptions have made and allowances that are currently not permitted have been added to the new ordinance with restrictions. Ms. Knight said there is a misunderstanding with the public, believing that the City is taking away privileges when really more flexibility has been given.

Chair Dempsey asked Ms. Knight to go through the ordinance and briefly review the prohibited signs. Ms. Knight reviewed the prohibited signs in the proposed ordinance and the exceptions and restrictions of each in comparison with the current sign ordinance.

Mayor Graves asked about political signs. Ms. Knight said she would seek the advice of the City Attorney on these signs.

Chair Dempsey asked Staff to address lights that are around the windows of businesses, but were not a part of the submitted plan.

Chair Dempsey asked Ms. Knight to briefly review the signs listed on the handout. Ms. Knight reviewed the remaining signs on the table and discussed the new signs and regulations in the proposed ordinance in comparison with the current sign ordinance. A copy of all tables is attached along with Exhibit A.

Ms. Knight discussed monument signs. Mr. Svoboda added, freestanding signs are proposed to go to a monument style sign and the maximum height would be eight feet instead of the current 20 feet. Mr. Svoboda

said the proposed ordinance increases the allowance of signs from two street fronts to three street fronts. Ms. Knight said the lower sign height, and the smaller setbacks make the signs more visible.

Ms. Knight said she reviewed the ordinances in other cities, and Gallatin is very generous. Mayor Graves pointed out that the materials allowed for sign use is very lenient. Ms. Knight said extra height and square footage was given to multi-tenant signs. Dr. Orgain said he would be in favor of two shorter signs so that you can see the names of the businesses. Ms. Knight said the idea was to make the signs more legible. Chair Dempsey gave the example of the H.G. Hills shopping center, which is very long and could have more than one sign.

Ms. Knight said the signs would have to be 350 feet apart. Ms. Knight said the height allowance increases with the square footage of the development. Ms. Knight said she researched several cities and this is compatible with other cities.

Ms. Knight said she would like to clarify, that any signs existing would not have to be changed to meet the new sign ordinance. Ms. Knight said those signs are already existing will not have to be changed and are "grandfathered".

Chair Dempsey said the Planning Commission is comfortable with the ordinance, including multi-tenant signs. Chair Dempsey said the applicant can come in with an alternative plan.

Dr. Orgain asked if there is flexibility in approval of alternate plans. Mr. Svoboda said the Planning Commission as the authority to approve an alternate plan within the ordinance regulations. Mayor Graves verified that Staff would not recommend an alternate plan. Mr. Svoboda said Staff may give an opinion, but Planning Commission must approve an alternate plan.

Chair Dempsey said he believes the ordinance should be recommended to City Council as presented, and if Council decides they would like to send this back to Planning Commission to reconsider electronic signs, that is their option.

Ms. Knight said she has had several other cities call and ask for this proposed sign ordinance. Ms. Knight said she feels that other cities would like to model their ordinance after Gallatin's Sign Ordinance.

Mr. Wilson congratulated Staff on the tremendous job they have done on this new sign ordinance. Mayor Graves reiterated that Staff, and in particular Ms. Knight, did a great job.

Ms. Knight said the ordinance must be reviewed by the City Attorney, and then it can be presented at a regular Planning Commission meeting for approval. Ms. Knight said this would probably appear on the March agenda.

Item 2: Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 6:30 p.m.

Item 14

GMRPC 2013-18 – PC0031-12 – Zoning Text Amendment GZO Section 02.02 Definitions and Section 13.07 Sign Regulations – City of Gallatin - Public Comment – The City of Gallatin requests approval to amend the Gallatin Zoning Ordinance, Section 02.02; Definitions; and Section 13.07, Sign Regulations.

Ms. Denise Knight, Planner I, said the final draft is being presented for approval to send on to City Council.

Ms. Knight said Staff recommends the Planning Commission recommend approval of the proposed text amendments to the Gallatin City Council.

Mr. Wilson motioned to recommend approval of the proposed text amendments to the Gallatin City Council. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Item 15

GMRPC 2013-13 – PC0089-13 – Hart Dental Office – Bruce Rainey & Associates – Applicant requests approval to amend the Preliminary Master Development Plan and approval of a Final Master Development Plan in order to add the Medical Service Use to the property located at 1189 Nashville Pike containing .069 (+/-) acres.

The item was deferred.

Item 16

GMRPC 2013 – PC0129-13 – Twin Eagles, Section 9A – Blue Ridge Surveying – Applicant requests approval of a final plat for Twin Eagles, Phase 9A, a major subdivision by moving a lot line and creating Section 9A which contains only 23 lots on 18.90 (+/-). Property is located on Osprey Drive and Brices Court.

This item was deferred.

Item 17

GMRPC 20131-36 – PC013-13 – I-HOP Restaurant – DP3 Architects – Applicant requests approval to amend the Preliminary Master Development Plan and revise the Final Mater Development Plan for the Kmart P.U.D. in order to add Food Service use and to revise the front architecture to Suite D located at 825-I Nashville Pike. Property contains 6.127 (+/-) acres.

Mr. Kalisz presented the staff report and said the applicant requests approval to amend the Preliminary Master Development Plan and revise the Final Master Development Plan for the Kmart P.U.D. in order to add the Food Service use and to revise the front architecture for Suite D.

Mr. Kalisz said the applicant has indicated a minor change to the front and side façade which would enhance the aesthetics of the project. Mr. Kalisz said the shape of the front façade will remain; however, the front and side facades would be enhanced by adding earth tone colors, stone and window treatments. Mr. Kalisz said the stone is tan and the other colors are muted.

ATTACHMENT 2

AMENDED ORDINANCE NO. O13Ø4-22

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING ARTICLE 2.00 LANGUAGE AND DEFINITIONS AND ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of these amendments in GMRPC Resolution 2013-18 attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Gallatin Zoning Ordinance Article 2.00, Language and Definitions, of the Zoning Ordinance of Gallatin,Tennessee is hereby amended as follows:

1. Section 02.02, Definitions, is amended by deleting the following listed definitions in their entirety:

Awning - A roof-like cover, often made of fabric, designed and intended for protection from the weather or as a decorative embellishment, and which projects outwards over a window, walk or door.

Billboard – A billboard is an off-premises sign that is affixed to or erected upon a freestanding framework that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Display Surface Area (of a Sign) - The entire area within a single continuous perimeter enclosing the extreme limits of wording, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. In any event, the supports or uprights on which such sign is supported shall not be included in determining the display surface area of a sign.

Sign - Any writing (including letter, word, or numeral); pictorial presentation (including illustration or decoration); emblem (including device, symbol, or trademark); flag (including banner or pennant); inflatable structure; or any other figure or similar character, which:

A. Is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure, and

B. Is used to announce, direct attention, or advertise.

Sign, A-Frame - See Sign, Sandwich Board

Sign, Accessory Business - An accessory sign which directs attention to a profession, business, commodity, service, or entertainment conducted, sold, or offered upon the same zone lot.

Sign, Advertising - A sign which directs attention to a business, protection, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same zone lot.

Sign, Animated - Shall be construed to be a sign that is animated, moving, or rotating, or appears to be animated, moving, or rotating.

Sign, Awning - An awning sign is any lettering that is placed on the valance area of an awning.

Sign, Civic - Identifying the nature of activity and other pertinent information for any community facility or activity.

Sign, Development - Denotes the future facility, architect, engineer, contractor, lending agency, and/or developer on construction sites.

Sign, Direct Illumination - All illuminated signs not included in the definition of "Sign, Luminous Background," or "Sign, Indirect Illumination."

Sign, Directory - See, Sign, Multi-Tenant

Sign, Electronic Display Screen – A sign, or portion of a sign, that displays an electronic image or video, which may or may not include text and animation. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.

Sign, Electronic Message Center – Any sign or portion of a sign that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Electronic message center signs include electronic time and temperature and variable message signs.

Sign, Flashing - Shall be construed to be any sign that flashes or blinks or appears to flash or blink.

Sign, Freestanding - A sign supported by a sign structure secured in the ground and which is wholly independent of any building or object, other than the sign structure for support.

Sign, Illuminated - A sign designed to give forth any artificial light or reflects such light from an artificial source.

Sign, Indirect Illumination - Is any illuminated sign which is either a sign illuminated entirely from an external artificial source or an illuminated sign where all attached or internal artificial sources of illumination are not directly visible and shielded by an opaque material.

Sign, Large Realty - Indicates pertinent information regarding property for sale, lease, or rent.

Sign, Luminous Background - A sign created by transilluminating or backlighting of a translucent plastic or glass panel, or panels of similar material, which may be integrally pigmented, painted, or opaqued.

Sign, Multi-Tenant - A multi-tenant sign is any projecting, pier mounted or wall mounted sign that lists two (2) or more businesses on a single sign.

Sign, Off-premises – A sign that directs attention to a business, commodity, service, activity, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed.

Sign, On-premises – Any sign identifying or advertising a business, person, activity, goods, products, or services, located on the premises where the sign is installed and maintained.

Sign, Pier Mounted - A pier mounted sign is any wall mounted sign that is permanently attached to the pier area of the storefront.

Sign, Portable – Any sign, by design or construction, intended to be easily and readily relocated, and not permanently affixed to the ground, a frame, a building or other structure. Portable signs shall include, but are not limited to, signs mounted upon a trailer, bench, wheeled carrier, or other non-motorized mobile structure with or without wheels.

Sign, Projecting - A projecting sign is any sign that is permanently attached to a building and projects outward. A projecting sign may project outward over a sidewalk if the building is built to the street lines.

Sign, Residential - An accessory sign which indicates the names and/or address of the occupant of a permitted home occupation.

Sign, Sandwich Board - A sandwich board sign is any temporary sign that is placed on the sidewalk in front of a business only during business hours.

Sign, Small Realty - Indicates pertinent information regarding property for sale, lease, or rent, of not more than six (6) square feet of maximum display surface area, located on the same lot as the facilities advertised thereon, and if not attached to a building, its height not exceeding five (5) feet above finished grade or if attached to a building its height not extending above the roof line (or parapet wall, if any) of such building.

Sign, Wall-mounted –A sign attached to or painted on the exterior wall of a building. Wall-mounted signs shall be mounted in a flat fashion against the building.

Signage - Area in square feet of the continuous perimeter of copy including any wording, numerals, emblems, or representative which is used to announce, direct attention to, or advertise.

Temporary Signs – A sign, including but not limited to, placards, banners, pennants, posters, or other outdoor advertising displays intended not to be permanently displayed.

Window Sign – A sign posted, placed, affixed, or painted on the interior of a window or door of a building exposed to public view. For the purpose of this Ordinance, a temporary sign placed on the interior of a window for viewing from the exterior shall not be counted as a sign.

2. Section 02.02, Definitions, is further amended by adding the following definition in its proper alphabetical location:

Sign – Refer to Section 13.07 Sign Regulations for all sign definitions

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Article 13.00, Performance and Design Standards, of the Zoning Ordinance of Gallatin, Tennessee is hereby

amended by deleting Section 13.07 Sign Regulations in its entirety and replacing it with a new Section 13.07 Sign Regulations attached hereto as Exhibit B

1. Subsection 13.07.045, Definitions, is further amended by revising a portion of the following definition:

   Multi-Tenant Development Sign- A permanent on-premises freestanding sign, in non-residential, mixed use and industrial zone districts, that is erected to advertise businesses within a multi-tenant development with 5 or more tenants; is approved under one (1) preliminary master development plan or site plan; with or without individual street frontage and with a common parking lot or private drive. Multi-Tenant Developments that do not qualify for a Multi-Tenant Development sign shall share a single ground sign per Subsections 13.07.065 and 13.07.075.F.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that the Gallatin City Council hereby concurs with the recommendation of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A and further described in the Staff Report and Action Form, attached hereto as Exhibit C, and

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this ordinance shall take effect on final passage, the public welfare requiring such.

PASSED FIRST READING: September 3, 2013.

PASSED SECOND READING: October 15, 2013.

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

Public Recognition on Agenda Related Items

Mayor Graves opened public recognition on agenda related items. With no one wishing to speak, Mayor closed public recognition.

Mayor's Comments

Mayor commented on the following:

- Saturday, October 26th from 10:00 AM – 2:00 PM is "Drug Take Back" a drop off for unused or expired prescription medications at both Walgreens locations in Gallatin
- Saturday, October 26th from 9:00 AM – 2:00 PM is "Hazardous Household Waste" drop off at Volunteer State Community College and for more information contact the Sumner County Resource Authority
- Mayor Graves recognized the following departments and individuals for their GNRC Awards:
  - Katherine Schoch, Denise Knight, Ronnie Stiles and Nick Tuttle for the Planning, Engineering and Public Works Award
  - Billy Crook for the Public Safety Award
  - David Brown for the Tourism Award

Agenda

1. Ordinance #O1310-51 – Third Reading

Vice Mayor Alexander presented this ordinance to provide revenue for the City of Gallatin, Tennessee for Municipal purposes for the 2013 Tax Year and the 2014 Fiscal Year.

Vice Mayor Alexander made motion to approve; Councilman Mayberry seconded. Motion carried with 7 ayes and 0 nays.

2. Ordinance #O1304-22 – Second Reading

Councilman Overton presented this ordinance amending Zoning Ordinance of the City of Gallatin, Tennessee by amending Article 2.00 Language and Definitions and Article 13.00 Performance and Design Standards.

Councilman Overton made motion to approve; Councilwoman Brackenbury seconded.

Councilman Overton made motion to amend the section in the Multi-Tenant Development Sign section to provide multi-tenant developments with 5 or more tenants but less than 65,000 square feet; Councilman Hayes seconded. Motion carried with 7 ayes and 0 nays.

Mayor called for the vote on the amended motion. Motion carried with 7 ayes and 0 nays.

3. Ordinance #O1307-40 – Second Reading

Councilwoman Brackenbury presented this ordinance amending Article 14.00, Provisions Governing Non-Conforming Uses and Non-Complying Buildings or Other Structures, of the Zoning Ordinance of the City of Gallatin, Tennessee.

Councilwoman Brackenbury made motion to approve; Vice Mayor Alexander seconded. Motion carried with 7 ayes and 0 nays.

4. Ordinance #O1309-45 – Second Reading

Councilman Hayes presented this ordinance amending Zoning Ordinance of the City of Gallatin, Tennessee by amending Multiple Residential and Office (MRO) Zone District to Planned Neighborhood Commercial (PNC) Zone District – Tiger Management Group LLC, owner(s) – 3.00 (+/-) acres – S.B.E. Tax Map 126I/B/008.00 – located on the south side of Nashville Pike, west of Lock 4 Road at 921 Nashville Pike.

Mayor Graves stated this item has been requested to be deferred.

5. Ordinance #O1309-48 – Second Reading

Councilman Mayberry presented this ordinance appropriating additional funds in the amount of $1,000,000 for Natural Gas Line Extensions under existing contract "Contract 2012 Annual Natural Gas Line Construction".

Councilman Mayberry made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.

6. Ordinance #O1306-35 – First Reading

Councilman Overton presented this ordinance appropriating funds received from Mid-Century Insurance Company for damage to a traffic signal cabinet on Long Hollow Pike.

ATTACHMENT 3

City of Gallatin
Special-Called Joint Meeting of the Gallatin City Council Committee
&
Municipal/Regional Planning Commission

Tuesday, February 9, 2016
Dr. J. Deotha Malone Council Chambers

PRESENT:

Mayor Paige Brown
Vice Mayor Craig Hayes
Councilman John D. Alexander
Councilwoman Julie Brackenbury
Councilman Steve Camp
Councilwoman Anne Kemp
Councilman Ed Mayberry
Councilman Jimmy Overton

PRESENT:

Dick Dempsey
James Robert Ramsey
Rick Orgain
John Puryear
Johnny Wilson

OTHERS PRESENT:

Bill McCord, City Planner
Connie Kittrell, City Recorder
Susan High-McAuley, City Attorney
James Fenton, EDA Director

Denise Brown, Planner I
Gallatin News Reporter
News Examiner Reporter
Rosemary Bates, Special Projects Dir.

Mayor Brown called the meeting to order at 5:00 P.M.

Public Recognition

Mayor Brown opened public recognition.

Bill Rush with Lamar Signs requested consideration and support to convert their two billboards. Mr. Rush stated he was here tonight to answer any questions.

Greg Garretson, owner of Chik-fil-a at 101 North Belvedere Drive stated he wanted a level playing field; allow digital to all.

With no one else wishing to speak, Mayor Brown closed public recognition.

Agenda

1. **At the request of the City of Gallatin's Planning Commission, a joint meeting with City Council has been scheduled to discuss a proposal to amend Zoning Ordinance, Article 13.00 Performance and Design Standards, Section 13.07 Sign Regulations to permit digital signs and billboards. The amendment concerns whether to allow digital signs or automatic changeable message signs with restrictions and replacement of certain billboards.**

   City Planner Bill McCord referred to his staff report and highlighted information concerning different screens that are available today. Mr. McCord provided handouts on proposed changes for discussion. He also provided a PowerPoint presentation that offered much information on the digital signs/billboards.

   Mr. McCord also provided videos on different types of signs in other middle Tennessee cities.

   There was much discussion on allowing electronic signs/billboards with restrictions.

   Mr. McCord stated he prepared an ordinance earlier and presented it to the Planning Commission.

   Planning Commission member James Robert Ramsey stated this is a very complicated issue. Mr. Ramsey said this has to be fair to everyone. He said the Planning Commission needs information from Council on what they want or do not want and then they will bring something back to Council.

   Planning Commission member John Puryear referenced a Supreme Court case and the definition of a billboard or sign.

   City Attorney Susan High-McAuley agreed that there is a relatively new Supreme Court case that relates to content neutrality of signs. There is a question on enforcement and revamping the entire sign ordinance.

   Mr. McCord stated that based on some of the comments tonight he has a good idea of what Council wants to disqualify and tolerate from the ordinance. He

said that unless he gets specific guidance he will move forward with the present ordinance.

Council and Planning Commission continued to discuss.

Ms. High-McAuley stated there is a state statute on non-conforming signs.

Council allowed Derek Vandercook to speak without objection. (Mr. Vandercook owns a local sign store.)

Mr. Vandercook of 210 North Locust stated there needs to be clarity for on-site signage and off-site signage.

Discussion continued on not allowing new billboards and other issues concerning signs/billboards.

Councilman Overton made motion to approve; Councilwoman Brackenbury seconded. Motion carried with 7 ayes and 0 nays.

Adjourn

With no other business to discuss Mayor Brown adjourned the meeting at 5:53 P.M.

Mayor Paige Brown

Connie Kittrell, City Recorder

Dick Dempsey, Chairman

Johnny Wilson, Secretary

LAWS

ATTACHMENT 4

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STATE CODES AND STATUTES

Statutes > Tennessee > Title-54 > Chapter-21 > 54-21-102

54-21-102. Chapter definitions.

As used in the chapter:

(1) Adjacent area means that area within six hundred sixty feet (660') of the nearest edge of the right-of-way of interstate and primary highways and visible from the main traveled way of the interstate or primary highways;

(2) Changeable message sign means an off-premise advertising device that displays a series of messages at intervals by means of digital display or mechanical rotating panels;

(3) Commissioner means the commissioner of transportation;

(4) Customary maintenance means maintenance of a nonconforming outdoor advertising device, which may include, but shall not exceed, the replacement of the sign face and stringers in like materials, and the replacement in like materials of up to fifty percent (50%) of the device's poles, posts or other support structures; provided, that the replacement of any poles, posts or other support structures is limited to one (1) time within a twenty-four-month period;

(5) Destroyed means, with respect to a nonconforming outdoor advertising device, that more than fifty percent (50%) of the device's poles, posts or other support structures are damaged to the extent that they will no longer support the sign face;

(6) Digital display means a type of changeable message sign that displays a series of messages at intervals through the electronic coding of lights or light emitting diodes or any other means that does not use or require mechanical rotating panels;

(7) Erect means to construct, build, raise, assemble, place, affix, attach, create, paint, draw, or in any other way bring into being or establish, but does not apply to changes of copy treatment on existing outdoor advertising;

(8) Information center means an area or site established and maintained at a safety rest area for the purpose of informing the public of places of interest within this state and providing other information the commissioner may consider desirable;

ITEM

(9) Interstate system means that portion of the national system of interstate and defense highways, located within this state, as officially designated, or as may hereafter be designated, by the commissioner, and approved by the secretary of transportation of the United States, pursuant to title 23 of the United States Code;

(10) Main traveled way means the traveled way of a highway on which through traffic is carried. In the case of a divided highway, the traveled way of each of the separated roadways for traffic in opposite directions is a main traveled way. Main traveled way does not include such facilities as frontage roads, turning roadways, or parking areas;

(11) Nonconforming means an outdoor advertising device that does not conform to the zoning, size, lighting or spacing criteria established by and in accordance with either the current agreement entered into between the commissioner and the secretary of transportation of the United States, or in accordance with the original agreement entered into on or about November 11, 1971, as authorized in § 54-21-116. Any outdoor advertising device that continues to conform to either the current agreement or the original agreement as provided in § 54-21-116 shall not be considered nonconforming;

(12) Outdoor advertising means any outdoor sign, display, device, bulletin, figure, painting, drawing, message, placard, poster, billboard or other thing that is used to advertise or inform, any part of the advertising or informative contents of which is located within an adjacent area and is visible from any place on the main traveled way of the state, interstate, or primary highway systems;

(13) Person means and includes an individual, a partnership, an association, a corporation, or other entity;

(14) Primary system means that portion of connected main highways, located within this state, as officially designated, or as may hereafter be designated by the commissioner, and approved by the secretary of transportation of the United States, pursuant to title 23 of the United States Code;

(15) Safety rest area means an area or site established and maintained within or adjacent to the right-of-way by or under public supervision or control, for the convenience of the traveling public;

(16) State system means that portion of highways located within this state, as officially designated, or as may hereafter be designated by the commissioner; and

(17) Traveled way means the portion of a roadway for the movement of vehicles, exclusive of shoulders.

[Acts 1972, ch. 655, § 2; impl. am. Acts 1972, ch. 829, § 7; T.C.A., § 54-2602; Acts 1980, ch. 470, §§ 1, 2; 2007, ch. 76, § 1; 2007, ch. 427, §§ 1, 2; 2008, ch. 1155, § 1.]

Attention
CONGRATULATIONS
You have a chance to win $5,000!*
Click on the "Yes" button below to try to win before time runs out.
Yes
No

LAWS

Attention: CONGRATULATIONS!
You have a chance to win $5,000!* Click on the "Yes" button below to try to win before time runs out.
Yes No
*no purchase necessary

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54-21-103. Restrictions on outdoor advertising on interstate and primary highways.

No outdoor advertising shall be erected or maintained within six hundred sixty feet (660¢) of the nearest edge of the right-of-way and visible from the main traveled way of the interstate or primary highway systems in this state except the following:

(1) Directional or other official signs and notices including, but not limited to, signs and notices pertaining to natural wonders, scenic and historical attractions that are authorized or required by law;

(2) Signs, displays and devices advertising the sale or lease of property on which they are located;

(3) Signs, displays and devices advertising activities conducted on the property on which they are located;

(4) Signs, displays and devices located in areas that are zoned industrial or commercial under authority of law and whose size, lighting and spacing are consistent with customary use as determined by agreement between the state and the secretary of transportation of the United States; and

(5) Signs, displays and devices located in unzoned commercial or industrial areas as may be determined by agreement between the state and the secretary of transportation of the United States and subject to regulations promulgated by the commissioner.

[Acts 1972, ch. 655, § 3; impl. am. Acts 1972, ch. 829, § 7; T.C.A., § 54-2603; Acts 1980, ch. 470, § 2.]

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You have 1 message waiting for you.
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Do not show this message again

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54-21-105. Failure to comply with § 54-21-104 Effect.

(a) (1) Any person, either owner or lessee, of any outdoor advertising who has failed to act in accordance with § 54-21-104 shall remove the outdoor advertising immediately.

(2) Failure to remove the outdoor advertising shall render the outdoor advertising a public nuisance and subject to immediate disposal, removal or destruction.

(3) In addition, the failure constitutes a Class C misdemeanor. Each separate day of violation constitutes a separate offense.

(4) In addition, or in lieu of subdivisions (a)(1)(3), the commissioner may enter upon any property on which outdoor advertising is located and dispose of, remove, or destroy the outdoor advertising, all without incurring any liability for those actions.

(b) Prior to invoking the provisions of this section, the commissioner shall give notice either by certified mail or by personal service to the owner of the sign, or occupant of the land on which the advertising structure is located. The notice shall specify the basis for the alleged unlawfulness, shall specify the remedial action that is required to correct the unlawfulness and shall advise that a failure to take the remedial action within thirty (30) days shall result in the sign being removed. For good cause shown, the commissioner may extend the thirty-day period for remedial action for up to an additional one hundred fifty (150) days, so long as all advertising content is removed from the unlawful device within the thirty-day period. If advertising content is placed on the device during any extended period, the device may be immediately removed by the commissioner without further notice. The owner of the structures shall be liable to the state for damages equal to three (3) times the cost of removal, in addition to any other applicable fees, costs or damages, but the owner of the land on which the sign is located shall not be presumed to be the owner of the sign simply because it is on the owner's property.

(c) (1) In addition to any other action authorized in this section, the commissioner shall not issue or transfer any outdoor advertising permits or tags, or issue annual renewal permits for any existing outdoor advertising devices, subject to the limitations set forth in subdivision (c)(5), to any person who has erected a new outdoor advertising device at a new location without first

obtaining a permit and tag as required under § 54-21-104, or issue any permits or tags to any other person acting in affiliation with that person, until either:

(A) The person has removed the unlawful outdoor advertising device within the time period established in the notice given by the department, or any extension of that time period, as provided in subsection (b); or

(B) In the event the department has removed the device, the person has made full payment to the department in the amount of three (3) times the cost of removal, as well as payment of any other fees, costs or damages, as provided in subsection (b).

(2) Solely for the purpose of applying and enforcing the sanctions established in this subsection (c):

(A) Acting in affiliation with means any person who, with respect to any violation or request for a permit or tag, or both, as described in subdivision (c)(1), acts in concert with or under the direct or indirect control of, or who has the power to control, any person who has erected an outdoor advertising device in violation of this subsection (c);

(B) New outdoor advertising device means any outdoor advertising device erected on or after April 1, 2009; and

(C) New location means any location adjacent to a highway on the interstate system or primary system and subject to regulation by the department as provided in this chapter for which the person erecting an outdoor advertising device does not then possess a current permit issued by the department for each sign face of the device; provided, however, that the sanctions established in this subsection (c) shall not apply if the person erecting a new outdoor advertising device then possesses a current permit from the department for each sign face of the device at a different location on the same side and at the same log mile of the highway where the new device is erected, but the person either has failed to erect the device at the actual permitted location or has removed a device from the permitted location.

(3) This subsection (c) shall not apply to any existing outdoor advertising device that, at the time it was erected, did not require a permit from the department under this chapter, even though the device may subsequently require a permit from the department due to changed conditions at the location or within the vicinity of the device.

(4) The additional sanctions provided in this subsection (c) shall not apply to a person who purchases an unlawful outdoor advertising device subsequent to its erection, so long as the person purchasing the device did not erect the device or act in affiliation with the person who erected the device.

(5) (A) The commissioner shall not apply this subsection (c) as cause for refusing to issue an annual renewal permit to any person prior to the expiration of one hundred eighty (180) days from the date of initial notice of violation given to the person pursuant to subsection (b).

(B) Under this subsection (c), nonrenewal of any person's existing permits for outdoor advertising devices shall be applied on a graduated basis based on the number of violations as provided in this subdivision (c)(5)(B). Each separate outdoor advertising structure erected without a permit shall be considered a separate violation. The department shall choose, in its absolute discretion, which existing permits shall be subject to nonrenewal and voiding.

(i) For the first violation of erecting an outdoor advertising device without a permit, the person shall forfeit the same number of permits as the number of unlawful sign faces on the unpermitted device; i.e., one (1) permit for one (1) unlawful sign face, two (2) permits for two (2) unlawful sign faces, etc.;

(ii) For the second violation, the person shall forfeit twice the number of permits as the number of unlawful sign faces on the unpermitted device; and

(iii) For the third and any subsequent violation, the person shall forfeit four (4) times the number of permits as the number of unlawful sign faces on the unpermitted device.

(6) In the event that an existing outdoor advertising device is not issued an annual renewal permit in accordance with this subsection (c), after notice has been given in accordance with subsection (b), the permit for the existing device shall be voided, subject to the opportunity for a contested case hearing in accordance with the Uniform Administrative Procedures Act, compiled in title 4, chapter 5, and the device shall be subject to removal as an unlawful outdoor advertising device by any means authorized in § 54-21-105.

(7) All gross revenues received or payable from the operation of any outdoor advertising device erected without first obtaining a permit as required under § 54-21-104 are subject to being forfeited to the state and placed in the highway fund for the administration of this chapter or any other purpose authorized under § 54-21-106. For the enforcement of this subdivision (c)(7), the department may file a petition in the chancery court for the county in which the unlawful outdoor advertising device is or was located or in the county where the person erecting the device resides. In such case, the jurisdiction of the chancery court shall be limited solely to the authority to issue appropriate orders for the enforcement of this subdivision (c)(7), including, without limitation, the authority to establish a constructive trust for an accounting and receipt of revenues obtained from the operation of the unlawful outdoor advertising device.

(8) This subsection (c) shall be construed to accomplish the purposes of this section both to deter unlawful conduct and to prevent any person from benefitting from unlawful conduct or evading the sanctions authorized in this subsection (c). The sanctions authorized in subsection (c) shall not be construed to apply in any circumstance other than as expressly authorized by the general assembly in this subsection (c).

(d) Notwithstanding any other law to the contrary, in any case or controversy arising from any regulatory or enforcement action taken by the commissioner or department under § 54-21-105 or this chapter, wherein any cause of action, claim, counterclaim, cross-claim or any other claim or request for remedy whatsoever is asserted against the state, the commissioner, the department or any official or employee thereof, jurisdiction shall be vested exclusively in the chancery court for Davidson County; provided, that any contested case hearing with respect to the issuance, denial, nonrenewal or voiding of any outdoor advertising permit shall remain under the jurisdiction of the commissioner in accordance with the Uniform Administrative Procedures Act, compiled in title 4, chapter 5.

(e) It shall be no defense to any enforcement action taken under § 54-21-105 that the person who erects or operates an outdoor advertising device without first obtaining a permit and tag as required under § 54-21-104 may then have a pending contested case proceeding under the Uniform Administrative Procedures Act, compiled in title 4, chapter 5, in which the person's entitlement to a permit for the outdoor advertising device is at issue.

[Acts 1972, ch. 655, § 5; impl. am. Acts 1972, ch. 829, § 7; T.C.A., § 54-2605; Acts 1980, ch. 470, § 2; 1990, ch. 936, § 1; 2009, ch. 451, §§ 2, 3.]

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54-21-109. Restrictions on advertising adjacent to state highways.

(a) Control of outdoor advertising signs, displays and devices is extended to signs, displays and devices located beyond six hundred sixty feet (660¢) of the edge of the right-of-way of the federal-aid interstate or primary systems outside of urban areas erected with the purpose of their message being read from the main traveled ways of the systems. The signs, displays or devices are prohibited, whether or not in commercial or industrial areas, unless they are of a class or type allowed under existing law within six hundred sixty feet (660¢) of the edge of the right-of-way of the systems outside of commercial or industrial areas.

(b) Those outdoor advertising signs, displays or devices lawfully erected prior to July 1, 1976, but prohibited as of July 1, 1976, by subsection (a) shall be removed upon the payment of just compensation in the same manner and subject to the same limitations as signs lawfully erected within six hundred sixty feet (660¢) of the edge of the right-of-way of the federal-aid interstate and primary systems outside of commercial and industrial areas.

(c) Signs lawfully in existence on October 22, 1965, determined by the commissioner, subject to the concurrence of the secretary of transportation of the United States, to be landmark signs, including signs on farm structures or natural surfaces, of historic or artistic significance, the preservation of which would be consistent with the purposes of this section, are not required to be removed.

[Acts 1976, ch. 740, § 1; T.C.A., § 54-2609; Acts 1980, ch. 470, § 2.]

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You have 1 message waiting for you.
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54-21-121. Restrictions on new outdoor advertising devices.

(a) After July 1, 2001, no permits shall be issued pursuant to this chapter for any new outdoor advertising device in which two (2) or more displays are stacked one (1) above the other. Outdoor advertising devices with two (2) or more displays stacked one (1) above the other that were legally erected on or before July 1, 2001, shall be unaffected by this subsection (a).

(b) The holder of a legal permit under subsection (a) may move the device to a new location, if that location is otherwise eligible for a permit.

[Acts 2001, ch. 357, § 1; 2007, ch. 427, § 9.]

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54-21-122. Changeable message signs.

(a) Changeable message signs may be double faced, back to back or V- type signs.

(b) Changeable message signs with a digital display that meet all other requirements pursuant to this chapter are permissible subject to the following restrictions:

(1) The message display time shall remain static for a minimum of eight (8) seconds with a maximum change time of two (2) seconds;

(2) Video, continuous scrolling messages and animation are prohibited; and

(3) The minimum spacing of the changeable message signs with a digital display on the interstate system or controlled access highways is two thousand feet (2,000¢); provided, however, that an outdoor advertising device that uses only a small digital display, not to exceed one hundred square feet (100 sq. ft.) in total area, to give public information, such as time, date, temperature or weather, or to provide the price of a product, the amount of a lottery prize or similar numerical information supplementing the content of a message otherwise displayed on the sign face shall not be subject to the minimum spacing requirement established in this subdivision (b)(3), or to any application for a specific digital display permit or permit addendum as established in subsections (c) and (d), or to any fee for a permit addendum as established in § 54-21-104(b).

(c) No person shall erect, operate, use or maintain a changeable message sign with a digital display in a new location without first obtaining a permit and tag expressly authorizing a changeable message sign with a digital display, and annually renewing the permit and tag, as provided in § 54-21-104. No outdoor advertising device with a digital display lawfully permitted, erected and in operation prior to June 1, 2008, shall be required to obtain any additional permit under this subsection (c).

(d) No person shall erect, operate, use or maintain a changeable message sign with a digital display in place of or as an addition to any existing permitted outdoor advertising device without first obtaining, and annually renewing with the permit, an addendum to the permit expressly authorizing a changeable message sign with a digital display in that location. No outdoor

advertising device with a digital display lawfully permitted, erected and in operation prior to June 1, 2008, shall be required to obtain any addendum under this subsection (d).

(e) The commissioner shall under no circumstances permit or authorize any person to erect, operate, use or maintain a changeable message sign of any type as a replacement for or as an addition to any nonconforming outdoor advertising device or in any nonconforming location.

(f) Notwithstanding any other state law or regulation to the contrary, a person who is granted a permit or an addendum to a permit authorizing a changeable message sign with a digital display in accordance with subsection (c) or (d) shall have up to, but no more than, one hundred eighty (180) calendar days after the date on which the permit or addendum is granted within which to erect and begin displaying an outdoor advertising message on the changeable message sign. If the permitted or authorized changeable message sign with a digital display is not erected and displaying a message within this required time, the permit or addendum to the permit shall be revoked and the changeable message sign with the digital display shall be removed by the applicant or subject to removal by the commissioner as provided in § 54-21-105.

(g) Any application for a permit or addendum for a digital display as described in this section may be made using the form for an application for permit for an outdoor advertising device existing on June 1, 2008, until a separate form is available.

[Acts 2007, ch. 76, § 2; 2008, ch. 1155, §§ 3, 4.]

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ATTACHMENT 5

Tenn. Code Ann. § 13-7-208

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*** Current through the 2015 Regular Session ***

Title 13 Public Planning And Housing
Chapter 7 Zoning
Part 2 Municipal Zoning

Tenn. Code Ann. § 13-7-208 (2015)

13-7-208. Enforcement of ordinances -- Remedies -- Applicability of provisions.

(a) (1) The chief legislative body may provide for the enforcement of any ordinance enacted under this part and part 3 of this chapter. A violation of any such ordinance is a Class C misdemeanor.

(2) In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, converted or maintained, or any building, structure or land is or is proposed to be used in violation of any ordinance enacted under this part and part 3 of this chapter, the building commissioner, municipal counsel or other appropriate authority of the municipality, or any adjacent or neighboring property owner who would be specially damaged by such violation, may, in addition to other remedies, institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, or to correct or abate such violation, or to prevent the occupancy of the building, structure or land.

(b) (1) In the event that a zoning change occurs in any land area where such land area was not previously covered by any zoning restrictions of any governmental agency of this state or its political subdivisions, or where such land area is covered by zoning restrictions of a governmental agency of this state or its political subdivisions, and such zoning restrictions differ from zoning restrictions imposed after the zoning change, then any industrial, commercial or business establishment in operation, permitted to operate under zoning regulations or exceptions thereto prior to the zoning change shall be allowed to continue in operation and be permitted; provided, that no change in the use of the land is undertaken by such industry or business.

(2) When the use permitted to continue to expand, or to be rebuilt pursuant to any subsection of this section is an off-premises sign, such use shall not preclude any new or additional conforming use or structure on the property on which the sign structure is located or on any adjacent property under the same ownership; provided, however, that any such new or additional use or structure does not result in any violations of the applicable zoning restrictions other than those nonconformities associated with the off-premises sign as allowed under this subdivision (b)(2).

(c) Industrial, commercial or other business establishments in operation and permitted to operate under zoning regulations or exceptions thereto in effect immediately preceding a

change in zoning shall be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to the change in zoning; provided, that there is a reasonable amount of space for such expansion on the property owned by such industry or business situated within the area which is affected by the change in zoning, so as to avoid nuisances to adjoining landowners. No building permit or like permission for construction or landscaping shall be denied to an industry or business seeking to expand and continue activities conducted by that industry or business which were permitted prior to the change in zoning; provided, that there is a reasonable amount of space for such expansion on the property owned by such industry or business situated within the area which is affected by the change in zoning, so as to avoid nuisances to adjoining landowners.

(d) (1) Industrial, commercial, or other business establishments in operation and permitted to operate under zoning regulations or exceptions thereto immediately preceding a change in zoning shall be allowed to destroy present facilities and reconstruct new facilities necessary to the conduct of such industry or business subsequent to the zoning change; provided, that no destruction and rebuilding shall occur which shall act to change the use classification of the land as classified under any zoning regulations or exceptions thereto in effect immediately prior to or subsequent to a change in the zoning of the land area on which such industry or business is located. No building permit or like permission for demolition, construction or landscaping shall be denied to an industry or business seeking to destroy and reconstruct facilities necessary to the continued conduct of the activities of that industry or business, where such conduct was permitted prior to a change in zoning; provided, that there is a reasonable amount of space for such expansion on the property owned by such industry or business situated within the area which is affected by the change in zoning, so as to avoid nuisances to adjoining landowners.

(2) (A) Multifamily residential establishments, whether used as owner-occupied property or rental property, which were permitted to operate under zoning regulations or exceptions thereto immediately preceding a change in zoning shall be allowed to reconstruct new facilities necessary to the conduct of such multifamily residential establishment subsequent to the zoning change, in the event of damage, whether partial or complete, by involuntary fire or wind damage or other natural disaster.

(B) If any such new facilities exceed the original height, density, setback, or square-footage of the original facilities in existence immediately prior to the damage, then the new facilities shall constitute a change in the use of the land, and any protections provided hereunder shall be forfeited.

(C) If any such new facilities do not exceed the original height, density, setback, or square-footage of the original facilities in existence immediately prior to the damage, then the new facilities shall constitute a continuation of the use of the land immediately prior to the damage, and any protections provided hereunder shall not be forfeited.

(D) Whenever any ordinance enacted under authority of this chapter establishes stricter terms regarding the amount of partial damage that may be allowed without forfeiture of these protections, then the provisions of any such ordinance shall govern.

(E) New facilities shall comply with all architectural design standards required under current zoning regulations and be consistent with the architectural context of the immediate and adjacent block faces.

(e) Subsections (b)-(d) apply only to land owned and in use by such affected business, and do not operate to permit expansion of an existing industry or business through the acquisition of additional land.

(f) Subsections (b)-(e) do not apply to any municipality defined as a premiere type tourist resort according to § 67-6-103(a)(3)(B).

(g) Except as provided in subsection (*l*), subsections (b)-(d) shall not apply if an industrial, commercial, or other business establishment ceases to operate for a period of thirty (30) continuous months and the industrial, commercial, or other business use of the property did not conform with the land use classification as denoted in the existing zoning regulations for the zoning district in which it is located. Anytime after the thirty-month cessation, any use proposed to be established on the site, including any existing or proposed on-site sign, must conform to the provisions of the existing zoning regulations. For the purposes of this subsection (g), the thirty-month period of continuous ceased operation shall be tolled by:

(1) The period in which an industrial, commercial, or other business establishment is party to any action in a court of competent jurisdiction regarding the use of the property until such time that a final settlement, order, decree, or judgment has been rendered;

(2) Any period in which a facility is being constructed, reconstructed, renovated, or refurbished, provided that all necessary building permits were obtained within thirty (30) months of cessation of continuous use;

(3) The filing of an application for a building permit for the alteration, renovation or reconstruction of a structure which is non-conforming or of a structure in which or out of which a non-conforming industrial, commercial or other business use operates or is located; or

(4) The reactivation of the non-conforming use any time prior to the end of the thirty-month period; provided, however, that the restrictions of this subsection (g) and subsection (i) shall only apply if the property owner intentionally and voluntarily abandons the nonconforming use of the property. In any contested matter on the use of such property, the government has the burden of proving an overt act of abandonment in such matter.

(h) Subsections (b)-(d) shall apply to an off-site sign which, for the purposes of this subsection (h), means any sign that advertises or gives direction to any business, product, service, attraction, or any other purpose or interest, other than the industrial, commercial or other business establishment located on the site where the sign is located; provided, however, that any expansion shall be limited as follows:

(1) Any off-site sign smaller than a standard 8-sheet poster which, for the purposes of this subsection (h), means an off-site sign with overall dimensions of at least five feet four inches (5' 4") to six feet two inches (6' 2") in height and eleven feet four inches (11' 4") to twelve feet two inches (12' 2") in width shall not be expanded to a size greater than a

standard 8-sheet poster;

(2) Any standard 8-sheet poster shall not be expanded to a size greater than a 30-sheet poster which, for the purposes of this subsection (h), means an off-site sign with overall dimensions of twelve feet three inches (12' 3") in height and twenty-four feet six inches (24' 6") in width;

(3) Any standard 30-sheet poster shall not be expanded to a size greater than any standard bulletin which, for the purposes of this subsection (h), means any off-site sign with overall dimensions of ten feet (10') to fourteen feet (14') in height and thirty-six feet (36') to forty-eight feet (48') in width;

(4) Any standard bulletin shall not be expanded to a size greater than any super bulletin which, for the purposes of this subsection (h), means any off-site sign with overall dimensions of sixteen feet (16') to twenty feet (20') in height and sixty feet (60') in width;

(5) Any super bulletin shall not be expanded;

(6) Any off-site sign with a height larger than standard 8-sheet poster height or width larger than standard 8-sheet poster width but not meeting the definition of a standard 8-sheet poster, a standard 30-sheet poster, a standard bulletin, or a standard super bulletin shall not be expanded by more than one hundred percent (100%) of its surface area; or

(7) Any operation, rebuilding, or expansion of an off-site sign that has been in existence for ten (10) years or more shall not be denied solely on the basis that the original permit for the sign does not exist to prove that it was a lawful use when constructed.

(i) Notwithstanding subsection (d), any structure rebuilt on the site must conform to the provisions of the existing zoning regulations as to setbacks, height, bulk, or requirements as to the physical location of a structure upon the site, provided that this subsection (i) shall not apply to off-site signs.

(j) Subsections (g), (h) and (i) do not apply to any home rule municipality; provided, however, that subject to the approval of the local legislative body, a home rule municipality may opt into these subsections.

(k) Notwithstanding subsections (a)-(i), subsection (g) shall not apply to any industrial establishment location where twenty-five percent (25%) or more of the gross annual sales from such location are derived from sales to or contracts with Local, state or federal governments or as a subcontractor to contracts with local, state or federal governments, or to any industrial establishment location where seventy-five percent (75%) or more of the gross annual sales from the location are made to agriculture or construction businesses.

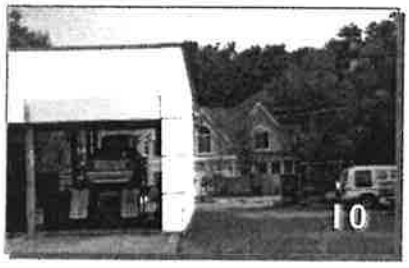
(l) **(1)** As used in this subsection (*l*):

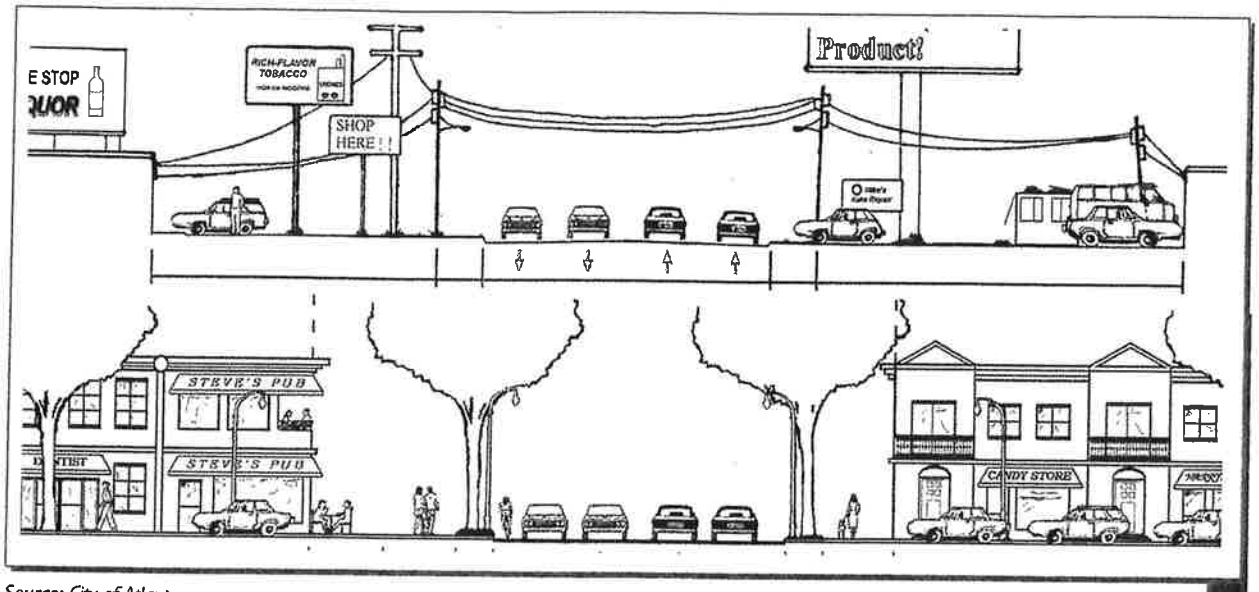
(A) "Block" means a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways or any other barrier to the continuity of development; and

Least Preferred

Least preferred commercial images tended to portray strip commercial shopping centers (many of which have become dated and underutilized), large parking lots void of trees and landscaping, and images of areas with incompatible land uses. The least favorite overall image was the "Sprawl Corridor" image from the Transportation section. This image showed a typical suburban auto-oriented corridor lined with excessive signage, a web of utility wires and polls, and one-story single-use commercial buildings with parking visible.

Least preferred overall image from the Community Character Survey





Source: City of Atlanta

Commercial Corridors have over time become more like the top image with deep setbacks to allow for parking in front of the buildings, overhead utilities, limited landscaping and a prolifiration of pole-mounted signage and billboards. In contrast, quality commercial corridors should include a mix of uses built to accodate a variety of transportation options and provide for a pleaseant pedestrian experience.

physical enhancements so that the corridor does not become just another commercial strip. In addition, corridors should be organized in a nodal fashion with nodal commercial/mixed use development opportunities at intersections with major streets and new secondary roads. Areas between these development nodes along the corridor provide opportunities for development of higher intensity residential uses that would create more housing choices for the City that are in proximity to commercial areas and major transportation arteries.

Corridors should provide a pedestrian-friendly environment with wide sidewalks and bicycle lanes when possible. In urban areas, landscaping buffers, buildings placed closer to the street and parking to the rear of the building. In suburban areas, sidewalks should be included along all corridors and provided at a safe distance from the edge of pavement.

Increase landscaping is needed along most of the City's corridors, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Community Design Component: Signage

The design and placement of signage graphics on buildings and along the streetscape contributes to the character of the community and influences the public's perception of a community. Standardized design regulations for the types, sizes, lighting and placement of commercial identification signage brings order to commercial and industrial districts, reduces clutter and distracting elements along the streetscape and ensures that signage graphics are appropriate for the surroundings in which they are located. Standardized design regulations should, however, be sensitive to the character of the community. For example, design standards for Downtown should be developed specific to the needs of a walkable, urban center.

- *Encourage the inclusion of public art in mixed-use and commercial developments to enhance public spaces and the view from public rights of way*
- *Require screening of mechanical equipment, dumpster/refuse/recycling containers and other unsightly infrastructure. Design of screening elements should be integral to architectural character*
- *Encourage architectural elements that provide shade and shelter from rain to be subtle and integrated into building architecture and character*
- *Require outdoor site and building lighting to be designed to limit glare onto adjacent properties*

Landscape Design Policies and Recommendations

- *Encourage landscape planting choices that maximize the seasonal color effect*
- *Encourage landscape design that is appropriate to the development context, whether urban, suburban or rural in character*
- *Encourage the use of native vegetation in landscape planning*
- *Encourage low maintenance and low water use landscape planting strategies*
- *Strongly encourage preservation of mature trees for incorporation into new landscape designs*
- *Strongly encourage the use of irrigation systems in new developments*

Signage

- *Require signage design and placement to be compatible with building architectural design*
- *Encourage grouping of signs for commercial centers onto monuments that are designed to be compatible with building and landscape architecture*
- *Regularly update and enhance ordinances that regulate the design, size and placement of signs*
- *Limit size/scale of signage to prevent visual clutter along a streetscape*

Streetscape Design

- *Design streets and pedestrian paths to provide visually attractive connections throughout Gallatin*
- *Enhance major streets (whether as boulevards, avenues or otherwise) with features such as gateway monuments, street trees, median plantings, pedestrian lighting, wide sidewalks, poles and mast arms (painted black), decorative paving and public art or sculpture placements*

ITEM 16

GMRPC Resolution No. 2016-44

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. O1604-25 TO THE GALLATIN CITY COUNCIL AMENDING THE ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE ARTICLE 8.00, SECTION 08.03 CG – GENERAL COMMERICAL ZONING DISTRICT – (PC 3-1749-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the text amendments request submitted by the applicant, City of Gallatin Planning Department, at its regular meeting on April 25, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-104, § 13-7-201, §13-7-202 and§13-7-204:

1. The zoning code text amendment is in agreement and consistent with the recommendations of the *Gallatin on the Move 2020* General Development and Transportation Plan, and

2. The zoning code text amendment is necessary to accommodate businesses necessary for the development of the community in a way that mitigates any adverse impacts,

3. The zoning code amendment will provide for additional economic development opportunities and spur the reuse of properties in a zoning district where, in many cases, there has been a lack of investment compared to similar districts in the City,

4. The zoning code text amendment will affect relatively few properties in the City and will not change the general character of the CG districts or uses existing or permitted in the CG district,

5. The proposed zoning code text amendment will not adversely affect the aesthetics or property values of the community or adjoining properties or any such adverse effects is justified by the public good or welfare,

6. The legal purposes for which zoning regulations exist are not contravened.

7. No one property owner or small group of property owners will benefit materially from the code changes to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the text amendment to Article 8.00, Section 08.03, Intent and Purpose of CG – Commercial General District to the Gallatin City Council as indicated in Exhibit 'A'.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 04/25/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH MCAULEY
CITY ATTORNEY

Exhibit 'A' – Ordinance O1604-25 Amending Article 8.00, Section 08.03 CG-Commercial General Zoning District

ITEM No. 16
PLANNING DEPARTMENT STAFF REPORT
Zoning Code Text Amendment - G.Z.O. Article 8, Section 08.03, CG – Commercial General District (# 3-1749-16)
Date: April 25, 201641700

REQUEST: CITY OF GALLATIN REQUESTS CONSIDERATION OF A RESOLUTION APPROVING AN ORDINANCE TO AMEND THE GALLATIN ZONING ORDINANCE, ARTICLE 8.00, PROVISIONS FOR COMMERCIAL DISTRICTS, SECTION 08.03, INTENT AND PURPOSE OF CG – COMMERCIAL GENERAL DISTRICT, TO ADD THE CONSTRUCTION SALES AND SERVICE USE AS A PERMITTED COMMERCIAL ACTIVITY WITH CONDITIONS.

APPLICANT:	**CITY OF GALLATIN**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-44**
STAFF CONTACT:	**WILLIAM D. MCCORD**
PLANNING COMMISSION DATE:	**APRIL 25, 2016**

SUBJECT OVERVIEW: The City of Gallatin Planning Department requests consideration/ approval of Resolution 2016-44 approving an Ordinance to amend the Gallatin Zoning Ordinance, Article 08.00, Provisions for Commercial Districts, Section 08.03, Intent and Purpose of CG – Commercial General District to add the Construction Sales and Services use with conditions as a permitted use in the CG district.

CASE BACKGROUND:

Analysis
The City of Gallatin Economic Development Agency requests consideration/approval of an amendment to Article 8, Section 08.03, CG - Commercial General Zoning District of the Gallatin Zoning Ordinance. The purpose of the proposed amendment is to add the Construction Sales and Service use as a permitted use with conditions in the CG zoning district.

DISCUSSION:

History

Construction Sales and Services was previously listed as a principal permitted use in in the CG district in the May 1979 Zoning Code but the 1993 Zoning Code no longer listed the use as a permitted use. It is only listed as a permitted use in the IR – Industrial Restrictive and IG – Industrial General zoning districts. The current zoning code lists Construction Sales and Services under the Use Classification section of the Code (Article 3.00) as a Commercial

Activity. This use, along with *Adult Entertainment* and *Scrap Operation,* is the only commercial activities not listed as a permitted use in the CG zoning district.

The code does allow *Automotive Disassembly, Parts Recycling, and Materials Recovery Operations* in the CG district with conditions. (Section 08.03.050). (Scrap Operation is lists as a Conditional Use in Section 15.06.060.) The *Automotive Disassembly, Parts Recycling, and Materials Recovery Operations* use is not dissimilar to a scrap operation.

The code describes the *Construction Sales and Service Use* as a use that:

> *includes the construction and incidental storage activities performed by construction on zone lots other than construction sites, as well as the retail or wholesale sales, from the premises of materials used in the construction of buildings or other structures.*

In addition, some Limited Manufacturing use are permitted in the CG district.

Proposed Amendment and Ordinance structure

The proposed zoning code change will only affect qualified properties in the CG zoning district. This district primarily is located in the central portion of the City and includes portions of areas along US 31E from Maple Street to Main Street, undeveloped properties along Tulip Poplar Drive east of Belvedere Drive, areas west of the intersection of Broadway (US 31E) and North Water Avenue, most of the properties along or on both sides of Dorothy Jordan Avenue/Blythe Avenue from south of the intersection of Dorothy Jordan Avenue and Red River Road, north to the City Limits including all of the properties between Dorothy Jordan Avenue/Blythe Avenue and the CSX Railroad, areas outside the City limits between old highway 109 and the CSX Railroad, the Gap warehouse property, and small areas on either side of the railroad tracks along Schell Street.

By allowing Construction Sales and Services in the CG district this will expose the properties eligible for this use and other area properties to the conditions and impacts usually associated with such uses. This could include noise, vibration, dust and similar environmental and performance impacts. However, the existing regulations in Article 13, Section 13.01, Performance and Design Standards, that regulates these environmental factors. Any such activities are bound by these regulations regardless of the zoning.

To ensure that environmental impacts and other related impacts, such as heavy truck traffic, does not pose a problems for area properties, staff suggests that conditions be placed on this specific use in the CG district. These conditions provide additional assurances that impacts would be mitigated. These conditions and site location criteria would be required for any Construction Sales and Services use proposed and operated in the CG district. This are described in the Ordinance as follows:

<u>Construction Sales and Services with the following conditions:</u>

1. The use shall have direct access to an arterial or collector roadway as classified on the official Major Thoroughfare Plan or a local street capable of accommodating heavy truck traffic as determined by the Engineering Division. However, no such use shall be permitted with direct access to US 31E or to a lot or parcel fronting on US Highway 31E.
2. All required landscape buffers, per Article 13, Section 13.04, shall be installed on the property. If a residential use is located adjacent to the property the required buffer yard shall be no less than 30 feet in width.
3. The property or properties shall be adjacent to a railroad right-of-way to provide an option for direct service by rail.
4. Driveways to/from the site shall be designed with appropriate radii for large truck access and meet the access management spacing requirements of the City.
5. No in-operable vehicles shall be stored on the property.
6. Inventory shall not be stacked or elevated above 8 feet in height from the ground for a distance of no less than 30 feet from any property boundary. In no case shall stacked materials shall not exceed 30 feet in height.
7. An opague fence or wall shall be provided along adjacent private properties.

The condition requiring the site to adjacent to a railroad right-of-way is to provide for the potential to receive or ship construction materials/products by rail. Often bulk quantities of construction materials are delivered or shipped by rail. This alternative freight mode can reduce the impact on area roadways by large trucks delivering and shipping from the site. However, the condition does not require shipment of products by rail. The conditions also further limits the properties eligible for this use in the CG district.

Tennessee Code Annotated Title 13, Chapter 7, Section 201 authorizes the City to adopt Zoning regulations for the betterment of the city. Tennessee Code Annotated, Title 13, Chapter 7, Section 204 and The Zoning Ordinance, Section 15.07.040 authorizes the City to amend its zoning code as necessary upon first being reviewed by the Planning Commission.

The Planning Commission discussed the issue at the April 11, 2016 work session and, by consensus, agreed to move forward with the proposed code amendment. At the April 12, 2016 Council Committee meeting, Council requested that staff move forward and prepare an ordinance to consider the proposed text changes. Council held a first reading of the Ordinance on April 19th and the second reading and public hearing is scheduled for May 3, 2016. If after review and discussion the Planning Commission proposes to make change the ordinance these will be presented to the Council.

The zoning code text amendment is in agreement and consistent with the recommendations of the *Gallatin on the Move 2020* General Development and Transportation Plan. The *Gallatin on the Move 2020 Plan* indicates that properties in the CG district are identified in the Commercial

Corridor, Regional Activity Center, Broadway/Tobacco Warehouse, Town Neighborhood Revitalization, Town Neighborhood Established, Green Lea Business Center and North Gallatin Business Park Character Areas. Many of these areas currently contain or would support heavy commercial or light industrial type uses.

FINDINGS:

1. The zoning code text amendment is in agreement and consistent with the recommendations of the *Gallatin on the Move 2020* General Development and Transportation Plan,
2. The zoning code text amendment will be reviewed by the Planning Commission as required by Tenn. Code Annotated 13-7-204 and Article 15, Section 15.07.040, Gallatin Zoning Ordinance,
3. The zoning code text amendment is necessary to accommodate businesses necessary for the development of the community in a way that mitigates any adverse impacts,
4. The zoning code text amendment will provide for additional economic development opportunities and spur the reuse of properties in a zoning district where, in many cases, there has been a lack of investment compared to similar districts in the City,
5. The zoning code text amendment will affect relatively few properties in the City and will not change the general character of the CG districts or uses existing or permitted in the CG district,
6. The zoning code text amendment will not adversely affect the aesthetics or property values of the community or adjoining properties or any such adverse effects is justified by the public good or welfare,
7. The legal purposes for which zoning regulations exist are not contravened.
8. No one property owner or small group of property owners will benefit materially from the code changes to the detriment of the general public.

RECOMMENDATION:

The Planning Department recommends approval of Resolution 2016-44.

I: ACTIVITIES & PROJECTS\Zoning Code Amendments\Zoning Ordinance Amendments\Article 8, Section 08.03 Section 08.03 Text Amendment CG Zoning Regulations, Resolution 2016-44\PC Staff Report #3-1749-16 - WM – 4-14-16

ORDINANCE NO. O1604-25

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, APPROVING AN AMENDMENT OT THE GALLATIN ZONING ORDINANCE, ARTICLE 8.00, SECTION 08.03, TO PERMIT CONSTRUCTION SALES AND SERVICES WITH CONDITIONS AS A COMMERCIAL ACTIVITY IN THE CG - COMMERCIAL GENERAL ZONING DISTRICT; AUTHORIZING THE REVISION TO BE MADE TO THE ZONING ORDINANCE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the zoning code text amendment is in agreement and consistent with the recommendations of the *Gallatin on the Move 2020* General Development and Transportation Plan, and

WHEREAS, Tennessee Code Annotated, Title 13, Chapter 7, Section 204 authorizes the City to amend its zoning code as necessary upon first being reviewed by the Planning Commission, and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of these amendments in GMRPC Resolution 2016-48; and

WHEREAS, the City Council of the City of Gallatin is authorized under Tennessee Code Annotated Title 13, Chapter 7, Section 201 to adopt Zoning regulations for the betterment of the city, and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendments pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance and Tennessee Code Annotated, Section 13-7-203;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE as follows:

Section 1. The City Council of the City of Gallatin does hereby approve the Zoning Code text amendment as described in Exhibit 'A'.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Ordinance to show the changes in the text as described in Exhibit 'A'.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 5. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT 'A'

08.03 Intent and Purpose of CG - Commercial General District

This class of district is designed primarily to provide sufficient space in appropriate locations for establishments and uses engaged in wholesale trade, the warehousing of a wide variety of products having the highest performance standards and the least objectionable characteristics, and services ancillary thereto. Other commercial uses are also permitted. As these activities tend to generate relatively large volumes of traffic and have other characteristics detrimental to residential districts, their locations should be removed from the proximity of residential districts insofar as possible.

Section 08.03.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the General Commercial Districts as shown on the Gallatin Municipal and Regional Zoning Maps, the following activities, as described in Section 03.07 are permitted:

Community Facility Activities
- Essential Service
- Non-assembly Cultural
- Administrative
- Utility and Vehicular

Commercial Activities
- Convenience Sales and Service
- Automotive Parking
- Transient Habitation
- Food Service
- Financial, Consulting, and Administrative
- Business and Communication Service
- Undertaking Service
- Food Service - Drive-in
- Automotive Servicing
- General Retail Sales and Service
- Consumer Laundry and Repair
- Retail Business Supply
- Group Assembly-Limited
- Automotive Repair and Cleaning
- Animal Care
- Vehicular, Craft, and Related Equipment Sales, Retail and Delivery
- Research Service
- Transport and Warehousing
- Wholesale Sales
- Limited Newspaper and Periodical Printing
- Limited Warehousing
- General Personal Services
- Medical Services
- Manufacturing Activities Limited

Construction Sales and Services with the following conditions:

1. The use shall have direct access to an arterial, collector roadway as classified on the official Major Thoroughfare Plan or a local street capable of accommodating heavy truck traffic as determined by the Engineering Division. However, no such use shall be permitted with direct access to US 31E or to a lot or parcel fronting on US Highway 31E.
2. All required landscape buffers, per Article 13, Section 13.04, shall be installed on the property. If a residential use is located adjacent to the property the required buffer yard shall be no less than 30 feet in width.
3. The property or properties shall be adjacent to a railroad right-of-way to provide an option for direct service by rail.
4. Driveways to/from the site shall be design with appropriate radii for large truck access and meet the access management spacing requirements of the City.
5. No in-operable vehicles shall be stored on the property.
6. Inventory shall not be stacked or elevated above 8 feet in height from the ground for a distance of no less than 30 feet from any property boundary. In no case shall stacked materials exceed 30 feet in height.
7. An opague fence or wall shall be provided along adjacent private properties.

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same zone lot and are not otherwise prohibited.

C. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Commercial Activities
- Group Assembly Extensive
- Automotive Disassembly, Parts Recycling, and Materials Recovery Operations

Community Facility Activities
- Intermediate Impact
- Extensive Impact
- Limited Child and Adult Care
- Place of Worship

D. Prohibited Uses and Structures - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

08.03.020 Bulk Regulations

Maximum Lot Coverage - 50 percent
Maximum Floor Area Ratio - 2.0
Minimum Building Setback - 50 feet

08.03.030 Area Regulations

Minimum Lot Area - 10,000 square feet
Minimum Front Yard - 10 feet
Minimum Side Yard - 10 feet
Minimum Rear Yard - 20 feet

08.03.031 Height Regulation - Maximum Height 60 feet

08.03.040 Use of Required Yard

A. Landscaping - All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Sections 13.04 and 13.05.

B. Driveways - Provided that no driveway shall occupy more than half of any required yard.

C. Sidewalks - Provided that no sidewalk shall occupy more than half of any required yard.

08.03.050 Special Conditions for Automotive Disassembly, Parts Recycling, and Materials Recovery Operations

A. The operation of the facility shall be conducted completely inside an enclosed structure or building.

B. There shall be no outdoor storage of parts, inoperative vehicles, bins, shipping containers, and related materials of any type.

C. The facility shall front on either a collector street, or arterial street as classified on the official Major Thoroughfare Plan.

D. The facility must comply at all times with the various performance standards cited within Section 13.02, 15.02.040 of this Ordinance. Particular emphasis shall be placed on the noise standards as enumerated in 13.02.02.

E. All parking areas and driveways shall be paved.

F. The location and site shall be situated so that fencing, screening, and landscaping can be provided as appropriate.

G. A site plan for the facility must also be approved by the Planning Commission.

H. Any required fences, berms, and landscape buffer strips shall be maintained in a neat and attractive manner.

I. The minimum lot size shall be adequate to protect adjacent properties and land uses, as well as to provide for adequate aisle widths for trucks to adequately service the facility.

J. All required State and Federal permits shall be secured as a condition of approval.