# Agenda
## Gallatin Municipal-Regional Planning Commission

**Monday, August 25, 2014** | **Planning Commission - 5:00 p.m.**
**DR. J. DEOTHA MALONE COUNCIL CHAMBERS** | **CITY HALL**

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**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 that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes: July 14, 2014 Work Session and July 28, 2014 Regular Meeting**
- **Public comments on Consent Agenda items**

## CONSENT AGENDA

1. **GMRPC Resolution No. 2014-74** **PC0240-14**
**SURETY RENEWALS**
**CITY OF GALLATIN**

Applicant requests approval of the submitted surety renewals for 2014.

2. **GMRPC Resolution No. 2014-72** **PC0309-14**
**FINAL PLAT FOR HUNTER POINTE, PHASE 1, ROADWAY & LOTS 1-3**
**RAGAN-SMITH**

OWNER/APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR HUNTER POINTE, PHASE 1, A MAJOR SUBDIVISION ON 22. 8 (+/-) ACRES LOCATED AT THE NORTHWEST QUADRANT OF THE HIGHWAY 386 AND LONG HOLLOW PIKE INTERSECTION.

3. **GMRPC Resolution No. 2014-71** **PC0316-14**
**AMENDMENT TO THE PMDP FOR GREENSBORO VILLAGE PUD AND AMENDMENT TO THE FMDP FOR RETREAT AT FAIRVUE - ENTRY SIGNAGE REVISION**
**GOODALL INC. BUILDERS**

APPLICANT REQUESTS APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) AND A MINOR AMENDMENT TO THE FINAL MASTER DEVELOPMENT PLAN REVISION (FMDP) FOR THE RETREAT AT FAIRVUE, TO INSTALL COMMUNITY IDENTIFICATION MARKERS IN THE RIGHT-OF-WAY OF CHLOE DRIVE AT THE RETREAT AT FAIRVUE, PHASE 1, SECTION 1, NEAR THE INTERSECTION OF NOAH LANE.

4. **GMRPC Resolution No. 2014-75** **PC0325-14**
**PRELIMINARY PLAT FOR CAIRO ESTATES**
**RICHARD GRAVES LAND SURVEYING**

OWNER/APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR CAIRO ESTATES, A MAJOR SUBDIVISION, CONTAINING 63 LOTS ON 20.84 (+/-) ACRES LOCATED ON CAIRO ROAD EAST OF AIRPORT ROAD.

5. **GMRPC Resolution No. 2014-76** **PC0327-14**
**FINAL PLAT FOR FOXLAND, PHASE 9, SECTION 4-B**
**DEWEY-ESTES ENGINEERING**

OWNER/APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND, PHASE 9, SECTION 4-B, A MAJOR SUBDIVISION ON 1.18 (+/-) ACRES LOCATED ON REYNARD DRIVE AND ALBATROSS WAY.

## REGULAR AGENDA

6. **GMRPC Resolution No. 2014-70** **PC0329-14**
**REZONING REQUEST FOR GALLATIN INDUSTRIAL CENTER, PHASE 3**
**CITY OF GALLATIN**

**PUBLIC HEARING**
APPLICANT/OWNER REQUEST APPROVAL TO REZONE 9.34 (+/-) ACRES FROM AGRICULTURAL (A) TO INDUSTRIAL RESTRICTIVE (IR) LOCATED ALONG PORTION OF THE EASTERN BOUNDARY OF THE GALLATIN INDUSTRIAL CENTER, PHASE 3 SUBDIVISION.

7. **GMRPC Resolution No. 2014-73** **PC0326-14 SITE**
**SITE PLAN FOR BERETTA USA**
**BRPH ARCHITECTS ENGINEERS**

OWNER/APPLICANT REQUEST APPROVAL OF A SITE PLAN TO BUILD A 160,000 SQUARE FOOT BUILDING ON A 99.88 (+/) LOT LOCATED AT THE GALLATIN INDUSTRIAL CENTER, PHASE 3 SUBDIVISION.

8. **GMRPC Resolution No. 2014-78** **PC0323-14**
**AMENDMENT TO THE PMDP AND AMENDMENT TO THE FMDP**
**FOR KENNESAW FARMS OFFICE PARK**
**PERRY ENGINEERING, LLC**

OWNER/APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A FINAL MASTER DEVELOPMENT PLAN FOR KENNESAW FARMS OFFICE PARK. ON A 9.01 (+/-) ACRE LOT LOCATED IN THE KENNESAW FARMS COMMERCIAL SUBDIVISION AT 1145 SOUTH McMAHAN DRIVE.

9. **MPO 2040 LRTP CALL FOR PROJECTS**

10. **OTHER BUSINESS**

    1. Bicycle and Pedestrian Improvements

11. **MOVE TO ADJOURN**

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

July 14, 2014

MEMBERS PRESENT

Dick Dempsey, Chair
Johnny Wilson, Secretary
Vice Mayor John D. Alexander
Shirlene Campbell, Mayor's Designee
Dr. Rick Orgain

STAFF PRESENT

Bill McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Robert Kalisz, Planner I
Nick Tuttle, City Engineer

MEMBERS ABSENT

James Robert Ramsey, Vice Chair
John Puryear

OTHERS

Josh Cross, *Gallatin News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, July 14, 2014, 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. Discuss proposed land use amendment to the Gallatin on the Move 2020 General Development and Transportation Plan for the Gallatin Industrial Park, Phase 2 (PC0305-14).**

Mr. William McCord, Director of Planning, informed the Planning Commission that an item will be on the regular Planning Commission meeting agenda in two weeks. The item is a request to change the Community Character Map, which has only been done twice since the *Gallatin on the Move 2020 General Development and Transportation Plan* was adopted. This third change involves Gallatin Industrial Park property. Last month there was consideration of a plat for Phase 2 of Gallatin Industrial Park, which extends Gateway Drive approximately 1,066 feet to the east. In addition nine acres of land would be converted from Rural Community Character Area to Airport Industrial. Most of this property is to the north of the roadway extension and includes the area around the detention pond. Associated with this is a greenway which now terminates at Gateway Drive. Staff is asking the Planning Commission whether this section of the greenway should be relocated or eliminated. The MPO's Master Greenway Plan as well as the City's bikeway and greenway plan prepared in 2000 shows an extension of this greenway to Westmoreland and Hartsville. There is potential for that to occur and it might be appropriate to move the greenway straight to the east and north. The Baretta plant to the north may have an outdoor shooting range and that must be taken into consideration for safety reasons. There will be narrative changes associated with the realignment as well.

Mr. McCord said the Planning Commission should consider adding to the collector roadway system. A suggestion would be to extend Gateway Drive and tie it into Hartsville Pike to the east, as well as extend Commerce Drive to US31 to provide better inter-connection of the industrial park to the arterial network.

Mr. McCord said several exhibits will be presented at the regular Planning Commission meeting associated with the resolution.

Mr. McCord said, since the *Gallatin on the Move 2020 General Development and Transportation Plan* extends to the year 2020, the Planning Commission may consider an evaluation of the plan.

Chair Dempsey reiterated that the items coming to the next Planning Commission regular meeting are altering the greenway to continue it and connect the two new roads.

**2. Discuss current status of site sureties for various projects.**

Ms. Katherine Schoch, Assistant Director of Planning, presented a spreadsheet showing the current site sureties and a section of the zoning ordinance related to site sureties, a copy of which is attached to these minutes as Exhibit B. There are 29 site sureties with some of the oldest site sureties going back to 2003. There are no major issues with any of the site sureties. With the housing market problems a lot of the sites are incomplete, particularly landscape and some sidewalks. The Planning Commission might consider calling some of the sureties or creating an expiration date. The zoning ordinance states "upon proof of difficulty the developer may petition the City for an extension of time for completion of improvements." The answer to the dilemma may be to have staff regularly bring information about the status of the sites along with inspection reports to consider whether the surety should be called or extended.

Chair Dempsey asked if the developer would have any input up front. Ms. Schoch said this may become more of a discussion at Planning Commission meetings with status updates and recommendations from staff.

Chair Dempsey asked if the Planning Commission would vote when the status and recommendations are presented or if the developer would have a chance to come before the Planning Commission. Ms. Schoch said staff would give consideration what the process should be and bring back suggestions to the Planning Commission. Chair Dempsey said he believes everyone should be on notice, if they have an outstanding surety, that they have two years to complete the development.

Vice Mayor Alexander asked if there should be a two year limit on all surety bonds going forward. Ms. Schoch said verbiage could be added stating one year extensions could be approved, for a maximum of two extensions, giving them a three to four year timeframe or an amount of time determined by the Planning Commission. Ms. Schoch said new commercial developers are completing work quickly to release the surety bond.

Chair Dempsey said he would like to see a time limit reviewed. Chair Dempsey said the City has an obligation to the public to be sure improvements are complete.

Mr. McCord said it is not a good use of staff's time to administrator the smaller sureties.

Dr. Orgain asked Mr. Nick Tuttle, City Engineer, if a project is complete to a certain point, could it be considered far enough along that it should be completed. Mr. Tuttle said site sureties consists mostly of landscaping; however, subdivision sureties could be considered in the same way. Ms. Schoch asked Mr. Tuttle if he is willing to revise language to the subdivision regulations. Mr. Tuttle said the language does not need to be revised, because the Planning Commission has given authority to the Engineering Division to call a surety if necessary. However, it is the practice of the Engineering Division to notify the Planning Commission before a surety is called.

**3. Other Business**

Mr. McCord distributed a notice regarding The Tennessee American Planning Association conference in Nashville where a special program is being offered for Planning Commissioners, August 28, 2014. This program would qualify for the yearly Planning Commissioner Training requirements. Chair Dempsey asked if the City could just pay for this portion of the conference, or if they must pay for the entire conference. Dr. Orgain said some of the studies seem interesting and he asked if the members could choose the sessions they attend. Mr. McCord said the $125.00 is for the Planning Commission training sessions, but the members could probably attend other sessions, because they will have an entry badge.

Mr. McCord said the Nashville MPO is updating their Long Range Transportation Plan. There are increasing needs for revenue sources and the City has a list of projects in the 2035 plan without enough money to complete. The MPO is now requesting new projects for the 2040 plan. Projects from the 2035 plan would probably be re-introduced for the 2040 plan, such as the SR109 widening and the Airport Road relocation. A copy of the preliminary list will be provided to the Planning Commission. There are a limited amount of funds; therefore, the money must be spent wisely on these and other types of transportation improvements, such as signal improvements. There are also funds for sidewalks and bikeway lane projects. Many of the projects are consistent with the Gallatin on the Move 2020 General Development and Transportation Plan. Council has been notified that they should submit any projects they want considered for the list.

Mr. McCord distributed information from Hendersonville regarding multi-family type developments in their community and the amount of taxes paid by these developments.

**4. Adjourn**

There being no further business, Chair Dempsey adjourned the meeting.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

ORIGINAL

# MINUTES OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION MEETING

July 28, 2014

MEMBERS PRESENT

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Johnny Wilson, Secretary
Vice Mayor John D. Alexander
Dr. Richard Orgain
Shirlene Campbell, Mayor's Designee
John Puryear

STAFF PRESENT

Bill McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Zach Wilkinson, Engineering Project Manager
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Josh Cross, *Gallatin News Examiner*
Applicants

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday July 28, 2014, 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.

Vice Mayor Alexander led the opening prayer and Chair Dempsey led the Pledge of Allegiance. Ms. Mudrak called the roll.

## Approve Prior Minutes

Mr. Wilson motioned to approve the June 9, 2014 Planning Commission Work Session and the June 23, 2014 Planning Commission Regular Meeting Minutes with one correction. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

## Public Comment on Consent Agenda Items

Chair Dempsey opened public comment on consent agenda items. At the request of staff, Chair Dempsey removed Item 1 from the Consent Agenda. Chair Dempsey asked if any owner or applicant requested to remove any item from the consent agenda. No owner or applicant/representative requested to remove any item from the consent agenda. Chair Dempsey asked if any Planning Commission member wished to remove any item from the consent agenda. No member requested to remove any item from the consent

agenda; therefore, Chair Dempsey motioned to approve the consent agenda excluding Item 1. Vice Mayor Alexander seconded the motion and the motion passed by unanimous vote.

Consent Agenda

2. GMRPC Resolution No. 2014-63 – PC0296-14 – Short Fuse Trucking – Bruce Rainey & Associates – Owner and applicant requests approval of a Site Plan to construct a 12,500 square foot building for Short Fuse Trucking containing 5.47 (+/-) acres, located at 744 Airport Road.

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

1. The Planning Commission determined that the proposed alternative architectural elevations meet the requirements of Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. The Planning Department shall inspect the exterior building façade materials prior to the installation of the exterior building façade materials.
3. The dumpster enclosed double door metal gates shall match the color scheme of the building and the dumpster enclosure shall satisfy Section 14-14, Nonresidential Establishment Containers, Storage, and Requirements of the Gallatin Municipal Code.
4. Provide Erosion Prevention and Sediment control plan and procedures.
5. Provide "Ditch Treatment Detail 'E'" as noted on sheet 2.
6. Delineate stream centerline and top of bank an add line types to legend.
7. Proposed sign may interfere with entrance sight distance. Provide detail sign dimensions and show sight distances triangles per code on plans.
8. Show all required stream buffers (construction and permanent) as required for impaired streams.
9. Provide a recorded copy of the Stormwater Maintenance Agreement required for the detention facility.
10. Provide detailed plans and specifications for water and sanitary sewer installation to the Gallatin Public Utilities Department for review and approval prior to issuance of any building permits.
11. Provide an access road to constructions site for fire department vehicles.
12. Proposed facilities shall comply with all applicable cross-connection control and sewer use regulations.
13. Provide a detailed sign package and applicant to be submitted to the Planning Department for review and approval prior to the installation of any signs compliant with Gallatin Zoning Ordinance, Section 13.07.
14. Submit a site surety, in the amount to be determined by the applicant for review and approval by the Planning Department, prior to issuance of any building permits.
15. 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.

3. GMRPC Resolution No. 2014-62 – PC0308-14 – Carellton – Phase 2B – Green Trails LLC – Owner and applicant requests approval of a Preliminary Plat for Carellton Phase 2B, a major subdivision, to create 24 single family lots, 25 multi-family lots, five (5) new public rights-of-way, and three (3) open space tracts on 17.94 (+/-) acres, located west of Carellton Drive.

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

1. The applicant shall show and label the Type 20 Bufferyard in Open Space 'A' to match the approved FMDP for Phase 2A & 2 B.
2. Match rear yard lines to stream buffer on lots 56, 89, and 91.
3. Provide P.U.D.E.s in area where utility lines cross the open space tracts per the Gallatin Subdivision Regulations.
4. Submit three (3) corrected folded copies of the Preliminary Plat, including on (1) full size and two (2) half size copies, to the Planning Department.

4. GMRPC Resolution NO. 2014-68 – PC0310-14 – The Hunt Club, Phase 2, Section 4, Lot 2B – Perry Engineering, LLC – The owner and applicant request approval of a Minor Amendment to the Hunt Club Preliminary Master Development Plan and approval of a Final Master Development Plan for the Hunt Club, Phase 2, Section 4, proposed lot 2B containing 2.81 (+/-) acres, located at 1528 Hunt Club Boulevard.

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

1. Planning Commission approved the proposed changes as a minor amendment to the approved Hunt Club Preliminary Master Development Plan.
2. Planning Commission approved the proposed architectural elevations as submitted.
3. Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials for both buildings.
4. The alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance, Section 13.04.100.C, Alternative Plan Approval.
5. Label the alternative bufferyard along the southern property line as an alternative Type 50 Bufferyard.
6. Submit a site surety, in an amount to be determined by the applicant and approved by the Planning Department, to the Planning Department prior to the issuance of any building permits for proposed Lot 2B.
7. Submit details of all proposed permanent signs to the Planning Department for review and approval in compliance with G.Z.O. Section 13.07.065.F, Master Signage Plan.
8. Relocate the multi-tenant sign outside the water line easement along Hunt Club Boulevard.
9. Provide drainage easement to the stormwater detention pond including outfall area.
10. The Hunt Club, Phase 2, Section 4, Lots 2A and 2B minor subdivision plat shall be recorded prior to the issuance of any building permits for proposed Lot 2B.
11. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Submit copy of utility surety to the Planning Department if required by White House Utility District prior to the issuance of a building permit for proposed Lot 2B.
12. Provide sidewalks along private access easement per Gallatin Zoning Ordinance.
13. Eastern driveway does not met minimum spacing requirements of *Gallatin on the Move 2020 General Development and Transportation Plan*. Minimum spacing from adjacent driveway is 225 ft. Revise plan to meet plan recommendations.
14. A stormwater maintenance agreement shall be recorded for this development.
15. Realign proposed outlet of 48-in CMP to reduce skew with existing swale grading to the satisfaction of the City Engineer.

16. Proposed swale behind construction phase 1 (Building A) outlets at proposed transformer pad. Relocate pad or adjust swale outlet.
17. Provide permanent outlet protection (similar to TDOT Riprap apron (at outlet of proposed 48 inch CMP.
18. Add check dams to swale in Erosion Control Phase 1.
19. Provide detail for "Weighted Sediment Tubes".
20. Adjust shading/hatching of Erosion Control Phase 2; line work for grading is not visible.
21. Add the following note to plan: "Stormwater Detention Pond to be constructed during initial grade work and prior to building pads".
22. Add BMP's to proposed swales behind buildings on Erosion Control Phase 2.
23. Provide engineering analysis regarding capacity of existing 48-in CCP.
24. Provide engineering regarding tailwater conditions for proposed 48-in CMP and tie-in.
25. Submit three (3) corrected, folder copies of the Amended PMDP/FMDP to the Planning Department prior to the issuance of building permits for proposed Lot 2B.

5. GMRPC Resolution No. 2014-64 – PC0312-14 – Odric Gregory Industrial Park – Phase 4 – Blue Ridge Surveying – Owner and applicant request approval of a Final Plat for Odric Gregory Industrial Park, Phase 4, a major subdivision, to create three (3) lots and dedicate a right-of-way on 9.20 (+/-) acres located on Hope Court.

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

1. Provide an Offer of Irrevocable Dedication for the right-of-way prior to the recording of the final plat.
2. Preliminary Plat shall be staff approved prior to staff approval of Final Plat.
3. Provide a signed and recorded Stormwater Maintenance Agreement prior to recording of the final plat.
4. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities.
5. Submit a utility surety, in the amount determined by the Gallatin Public Utilities Department, to the Planning Department prior to recording the final plat.
6. Submit a subdivision surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to recording of the final plat.
7. Submit two (2) mylars and one (1) vellum copies of the Final Plat, including all original signatures, along with the recording fee to the Planning Department for recording.

6. GMRPC Resolution No. 2014-66 – PC0229-14 – Elk Acres, Section 3A – Goodall Inc. Builders – Owner and applicant request the City of Gallatin to accept the public improvements for Savannah Avenue and Callie Avenue located in Elk Acres, Section 3A subdivision. The property contains 21 lots on 6.01 (+/-) acres.

1. Verify and correct Record Book 2377, Page 57 to Record Book 2377, Pages 75-80 in the Quitclaim Deed.
2. The owner and applicant shall submit a maintenance surety in the amount of $24,200 to the Planning Department.

Regular Agenda

1. GMRPC Resolution No. 2014-69 – PC0240-14 – Surety Renewals – City of Gallatin – Applicant requests approval of the submitted surety renewals for 2014.

- Lenox Place, Phase 5; PC9988-12 site surety one (1) year renewal and extension for $61,425
- Fairway Farms, Phase 1, Section 1A & Phase 3, Section 1B; PC File #1-19-05C subdivision surety for one (1) year renewal and extension for $392,000.
- Fairway Farms, Phase 1, Section 1B & Phase 1, Section 2-4; PC Files #1-10-06C subdivision surety one (1) year renewal and extension for $462,000.
- Newman Downs, Phase 3; PC File #1-19-08C subdivision bond one (1) year renewal and extension for $54,400.
- Home Depot; PC File #1-7-04C subdivision surety one (1) year renewal and extension for $392,000.
- Home Depot; PC File #1-7-04C utility surety one (1) year renewal and extension for $343,000.

Mr. Zach Wilkinson, City Engineering Project Manager, presented updates on two of the renewals for Fairway Farms. Complaints have been received regarding the some of the roadway infrastructure. A letter was sent to the developer and Mr. Nick Tuttle, City Engineer spoke to the developer and is confident that improvements would be made soon. Staff recommends approving the extension.

Chair Dempsey motioned to approve the surety renewals for Fairway Farms. Mr. Ramsey seconded the motion and the motion passed by unanimous vote.

7. GMRPC Resolution No. 2014-67 – PC0305-14 – Gallatin Industrial Center, Phase 2 – Land Use Amendment – City of Gallatin – Public Hearing – The owners/applicant have requested to change the *Gallatin on the Move 2020 General Development and Transportation Plan* – update 2008-2020 – Community Character Area map by changing the land use designation of a portion of a parcel comprising of 9.34 (+/-) acres, from the Rural Community Character Area to the Airport Road Industrial Character Area, amending the Major Thoroughfare Plan to extend Gateway Drive approximately 1066 feet to the east and relocating the designated alignment of a proposed greenway, all located east of Gateway Drive, north of Hartsville Pike and south of Roundtree Road and amending the plan narrative to support the proposed changes.

Mr. Bill McCord, Director of Planning, presented the staff report and said the owner/applicant requests the proposed land use change, discussed at the last work session, to develop the property to expand the Gallatin Industrial Center. The 8.81 acres of the northern portion, is needed to service the proposed Baretta manufacturing facility and less than one-half acre of the southern portion is to provide an area for the detention pond. This land use change will be followed by a zoning change request. The amendment includes a proposed change to the Major Thoroughfare Plan to extend Gateway Drive and a change to the location of the designated greenway alignment.

Mr. McCord said the land use change will be from Rural Community to Airport Road Industrial. The greenway, which follows the old railroad bed, will be relocated. The trail conceptually will use the old

railroad bed right-of-way up to a point of where the right-of-way touches the southern lot or the western right-of-way line of Gateway Drive. From there the City would negotiate with the various property owners for easements to put together a greenway and return it to the railroad bed right-of-way.

Mr. McCord said staff recommends approval of Resolution 2014-67 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Wilkinson if there were any engineering concerns with the request. Mr. Wilkinson said there were no engineering concerns with the request.

Dr. Orgain asked if there is a concern getting easements from land owners later as opposed to now. Mr. McCord said this greenway plan is conceptual and there are no easements on the properties now so the best opportunity to acquire the easements would be with the plat, however, it could wait for the site plan. The language suggested for this trail is included in the packet. Dr. Orgain asked why a land owner would be willing to give an easement for the greenway. Mr. McCord said the land could be sold, but a land owner cannot be required to give up land.

Mr. Ramsey asked for further discussion of the future of the greenway at a Planning Commission work session.

Vice Mayor Alexander motioned to approve Resolution 2014-67. Chair Dempsey seconded the motion and the motion passed by unanimous vote.

8. Other Business

A. Beretta Site Plan and Rezoning of Parts of Gallatin Industrial Park, Phase 2

Mr. McCord said the Baretta Engineers are working on a site plan to be submitted by the deadline and would be presented at the August Planning Commission meeting for consideration.

B. MPO 2040 LRTP Call for Projects

Mr. McCord distributed a list of the possible long range transportation projects for review by the Planning Commission which will be discussed at the next Planning Commission work session, a copy of which is attached to these minutes as Exhibit B. These are the 2035 Regional Transportation Plan (RTP) projects and a draft project list for the 2040 RTP. The Planning Commission recommended list would be presented to City Council for approval. Most of the projects are consistent with the *Gallatin on the Move 2020 General Transportation and Land Use Plan.*

Mr. Puryear said he is serving as chairman of Forward Sumner and they have focused on community infrastructure. Over one year it has become one unified plan regarding infrastructure. The plan does not supersede any of the City's plans, but a unified concept would be put forth to TDOT which complies with the *Gallatin on the Move 2020 General Transportation and Land Use Plan.*

9. Move to Adjourn

There being no further business to discuss, Chair Dempsey adjourned the meeting at 5:45 P.M.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

# Agenda
## Gallatin Municipal-Regional Planning Commission

**Monday, July 28, 2014** | **Planning Commission - 5:00 p.m.**
**DR. J. DEOTHA MALONE COUNCIL CHAMBERS** | **CITY HALL**

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes: June 9, 2014 Work Session and June 23, 2014 Regular Meeting**
- **Public comments on Consent Agenda items**

## CONSENT AGENDA

**1. GMRPC Resolution No. 2014-69** — **PC0240-14**
**SURETY RENEWALS**
**CITY OF GALLATIN**

Applicant requests approval of the submitted surety renewals for 2014.

**2. GMRPC Resolution No. 2014-63** — **PC0296-14**
**SHORT FUSE TRUCKING**
**BRUCE RAINEY & ASSOCIATES**

Owner and applicant requests approval of a Site Plan to construct a 12,500 square foot building for Short Fuse Trucking containing 5.47 (+/-) acres, located at 744 Airport Road.

**3. GMRPC Resolution No. 2014-62** — **PC0308-14**
**CARELLTON - PHASE 2B**
**GREEN TRAILS LLC**

Owner and applicant requests approval of a Preliminary Plat for Carellton Phase 2B, a major subdivision, to create 24 single family lots, 25 multi-family lots, five (5) new public rights-of-way, and three (3) open space tracts on 17.94 (+/-) acres, located west of Carellton Drive.

**4. GMRPC Resolution No. 2014-68** — **PC0310-14**
**THE HUNT CLUB, PHASE 2, SECTION 4, LOT 2B**
**PERRY ENGINEERING, LLC**

The owner and applicant request approval of a Minor Amendment to the Hunt Club Preliminary Master Development Plan and approval of a Final Master Development Plan for the Hunt Club, Phase 2, Section 4, proposed lot 2B containing 2.81 (+/-) acres, located at 1528 Hunt Club Boulevard.



EXHIBIT A

5. **GMRPC Resolution No. 2014-64** **PC0312-14**
**ODRIC GREGORY INDUSTRIAL PARK - PHASE 4**
**BLUE RIDGE SURVEYING**

Owner and applicant request approval of a Final Plat for Odric Gregory Industrial Park, Phase 4, a major subdivision, to create three (3) lots and dedicate a right-of-way on 9.20 (+/-) acres located on Hope Court.

6. **GMRPC Resolution No. 2014-66** **PC0229-14**
**ELK ACRES, SECTION 3A**
**GOODALL INC BUILDERS**

Owner and applicant request the City of Gallatin to accept the public improvements for Savannah Avenue and Callie Avenue located in Elk Acres, Section 3A subdivision. The property contains 21 lots on 6.01 (+/-) acres.

## REGULAR AGENDA

7. **GMRPC Resolution No. 2014-67** **PC0305-14**
**GALLATIN INDUSTRIAL PARK, PHASE 2 - LAND USE AMENDMENT**
**CITY OF GALLATIN**

**PUBLIC HEARING:**
The owners/applicant have requested to change the *Gallatin on the Move 2020 – City of Gallatin General Development and Transportation Plan update 2008-2020* – Community Character Area map by changing the land use designation of a portion of a parcel comprising 9.34 (+-) acres, from the Rural Community Character Area to the Airport Road Industrial Character Area, amending the Major Thoroughfare Plan to extend Gateway Drive approximately 1066 feet to the east and relocating the designated alignment of a proposed greenway, all located east of Gateway Drive, north of Hartsville Pike and south of Roundtree Road, and amending the plan narrative to support the proposed changes.

8. **OTHER BUSINESS**

1. BERETTA SITE PLAN AND REZONING OF PARTS OF GALLATIN INDUSTRIAL PARK, PHASE 2
2. MPO 2040 LRTP CALL FOR PROJECTS

9. **MOVE TO ADJOURN**

ITEM 1

**GMRPC Resolution No. 2014-74**

**A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR CARELLTON, PHASES 1-3 (SITE); PC9803-11 – FOXLAND, PH. 9, SEC. 5 (SUBDIVISION); PC9975-12 – FOXLAND, PH. 5, SEC. 1 (SUBDIVISION); PC0120-13 – FOXLAND CROSSING SUBDIVISION (WHUD UTILITY); PC0024-12 – FOXLAND, PH. 5, SEC. 1 (WHUD UTILITY); PC0120-13 – (PC0240-14)**

**WHEREAS,** THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered the one (1) year renewal and extension of the performance sureties for Carellton, Phases 1-3 (Site); PC9803-11 – Foxland, Ph. 9, Sec. 5 (Subdivision); PC9975-12 – Foxland, Ph. 5, Sec. 1 (Subdivision); PC0120-13 – Foxland Crossing Subdivision (WHUD Utility); PC0024-12 – Foxland, Ph. 5, Sec. 1 (WHUD Utility); PC0120-13 submitted by the applicant, City of Gallatin, at its regular meeting on August 25, 2014; and;

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

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

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

1. It has been determined that the renewal and extension of the performance sureties will not create adverse effects upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

2. It has been determined that no one property owner or small group of property owners will benefit materially from the renewal and extension of the performance sureties to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension of the performance sureties as follows:

- Carellton, Phases 1-3; PC9803-11 site surety one (1) year renewal and extension for $35,000.

- Foxland, Ph. 9, Sec. 5; PC9975-12 subdivision surety one (1) year renewal and extension for $12,000.

- Foxland, Ph. 5, Sec. 1; PC0120-13 subdivision surety one (1) year renewal and extension for $11,000.

- Foxland Crossing Subdivision (WHUD); PC0024-12 utility surety one (1) year renewal and extension for $65,000.

- Foxland, Ph. 5, Sec. 1 (WHUD); PC0120-13 utility surety one (1) year renewal and extension for 10 percent of escrow amount.

**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: 8/25/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 2

**GMRPC Resolution No. 2014-72**

**A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR HUNTER POINTE, PHASE 1, ROADWAY AND LOTS 1-3, A MAJOR SUBDIVISION CONTAINING 22.16 (+/-) ACRES, LOCATED AT 1107 AND 1113 LONG HOLLOW PIKE – (PC0309-14)**

**WHEREAS,** THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the Ragan-Smith Associates, Inc., at its regular meeting on August 25, 2014; 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, 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, §13-3-404, §13-4-302, and §13-4-304 and the City of Gallatin Subdivision Regulations:

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 Regional Activity Center Community Character Area and Gateway Corridor.

2. 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 and the Chapter 2, Section 2-105, Gallatin Subdivision Regulations.

3. The Final Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District.

4. The Final Plat is consistent with T.C.A. Section 13-3-402; Section 13-3-404; Section 13-4-302; and Section 13-4-304.

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

6. 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.

7. 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 GMRPC Resolution 2014-72 for a Major Subdivision Final Plat for Hunter Pointe, Phase 1, Roadway and Lots 1-3, consisting of a three (3) sheet plat, prepared by Ragan-Smith Associates, Inc., of Nashville, Tennessee, with job number 05-149, work order number 9432, dated June 25, 2014, and a revision date of July 17, 2014, with the following conditions:

1. Correct and add owners' names in Certificate of Common Areas Dedication and Certificate of Ownership and Dedication.
2. Correct the zoning shown for Tax Map 125 Part of Parcel #125//018.01 to Planned Business Park (PBP).
3. Provide sidewalk easements as necessary to construct the six (6) foot wide sidewalks as required by G. Z.O. Section 13.09.030, *Sidewalks*.
4. When warranted, the signal at Long Hollow Pike and Wendling Boulevard shall include pedestrian features including crosswalks and pedestrian signals.
5. A site surety, for $5,340, shall be submitted to cover the installation of street trees shown along Wendling Boulevard. The site surety shall be submitted to the Planning Department prior to the recording of the Final Plat for this project.
6. Submit detailed plans and specifications for water and sanitary sewer installation to the Department of Public Utilities for review and approval.
7. Final Plat approval is contingent upon TDOT's approval of the construction plans for improvements shown as part of the agreement recorded in RB 3920, PG 872-875, R.O.S.C.
8. Off-site roadway improvements shall be addressed as shown in the approved TIS.
9. Label distances between the existing concrete monuments and the proposed iron pin designating the corner between Lots 1 and 3 along the northern right-of-way of SR 386.
10. Final plat approval is contingent upon final approval of Construction Plans.
11. An as-built survey, as required by code, shall be provided prior to acceptance of infrastructure.
12. A regulatory signage check, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the Final Plat.
13. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the Final Plat.
14. A utility surety, in an amount to be determined by the Department of Public Utilities, shall be submitted prior to the recording of the Final Plat.
15. A copy of the recorded cross access agreement for Lots 1 and 2 shall be submitted prior to the recording of the Final Plat.
16. Submit three (3) corrected, folded copies of the Final Plat to the Planning Department prior to submitting the Final Plat for final staff review and approval.
17. Submit recording fee, two (2) mylars, and one (1) vellum copies of the Final Plat, all with original signatures, to the Planning Department for recording.

**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: 8/25/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

EXHIBIT A

# ITEM 2
# PLANNING DEPARTMENT STAFF REPORT

**Final Plat for Hunter Pointe, Phase 1, Roadway and Lots 1-3**
**1107 and 1113 Long Hollow Pike**
**(PC0309-14)**
**Date: August 14, 2014**

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**REQUEST:** THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR HUNTER POINTE, PHASE 1, ROADWAY AND LOTS 1-3, CONTAINING 22.16 (+/-) ACRES, LOCATED AT 1107 AND 1113 LONG HOLLOW PIKE.

| | |
|---|---|
| **OWNER:** | GALLATIN LAND, LLC & HUNTER POINTE, LLC |
| **APPLICANT:** | RAGAN-SMITH, ASSOCIATES, INC. |
| **STAFF RECOMMENDATION:** | RECOMMEND APPROVAL OF GMRPC RESOLUTION 2014-72 WITH CONDITIONS |
| **STAFF CONTACT:** | KATHERINE SCHOCH, AICP |
| **PC MEETING DATE:** | AUGUST 25, 2014 |

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## PROPERTY OVERVIEW:

**The owner and applicant request approval of a Final Plat for Hunter Pointe, Phase 1, Roadway and Lots 1-3, containing 22.16 (+/-) acres, located at 1107 and 1113 Long Hollow Pike (Attachment 2-1 and Attachment 2-2). The plat includes public right-of-way for a portion of Wendling Boulevard, which currently extends north of Long Hollow Pike into the Fairway Farms Subdivision. The property is zoned Mixed Use (MU). Three (3) lots will be created containing various commercial uses as listed in the Final Plat's site data table and as shown on the approved Preliminary and Final Master Development Plans for Hunter Pointe, The Heights at GreenLea, Phase 1 (PC9962-12) (Attachment 2-3). Lot 1 will contain 1.70 (+/-) acres; Lot 2 will contain 1.73 (+/-) acres; and Lot 3 will contain the remaining 18.73 (+/-) acres. The end users for the commercial lots are unknown at this time and will be market driven. This project will be developed in phases and each phase will require approval of a Final Master Development Plan and additional subdivision plats by the Planning Commission. Staff expects additional subdivision plats to be submitted to re-subdivide Lot 3 as the property develops over time. The Preliminary Master Development Plan, Final Master Development Plan, Preliminary Plat, and Final Plat for this property correspond as required.**

## CASE BACKGROUND:

**The Final Master Development Plan (PC0280-14) and Preliminary Plat (PC0281-14) for the property were approved with conditions at the June 23, 2014 Planning Commission meeting (Attachment 2-4 and Attachment 2-5, respectively). Outstanding conditions of approval not addressed by the applicant in the resubmittals have been added as conditions of approval of the Final Plat.**

**Following the June Planning Commission meeting, the applicant met with the Engineering and Planning Staff on August 8, 2014 to discuss the status of the construction plans for the project. Representatives from TDOT were also present at that meeting and stated that they had no issues with the proposed construction plans for the project as long as they were acceptable to the City Engineer.**

**Staff recommends that the Planning Commission approve the Final Plat as submitted with the conditions listed on page 9 of the Staff Report.**

***Previous Approvals and Property History***

The Hunter Pointe project was originally submitted in 2008 as a request for rezoning with a PMDP on approximately 22 acres from Agriculture (A) to Planned General Commercial (PGC) for the construction of a retail development including a gas station (PC6027-10). The project was discussed with the Planning Commission at many Work Sessions following the initial submittal; however, the plan was deferred a number of times and was never formally considered at a Planning Commission meeting. The discussion at those Work Sessions focused mainly on access to the property off SR 386. Staff did not support the access shown to SR 386 and eventually the Hunter Pointe project was withdrawn by the owner and applicant.

The Planning Commission recommended approval of the rezoning request for The Heights at GreenLea (including the three Hunter Pointe parcels) to the Gallatin City Council with conditions at the May 24, 2010 meeting. On July 6, 2010, the City Council approved a large scale rezoning request, The Heights at GreenLea, which changed the zoning on the Hunter Pointe property from Agriculture (A) to Mixed Use (MU). The Heights at GreenLea rezoning request contained over 100 gross acres, so the property was rezoned pursuant to the previous provisions of Section 15.07.030.C of the Gallatin Zoning Ordinance, which stated that a project containing over 100 gross acres (not necessarily under single ownership) may be rezoned without the submittal of a Preliminary Master Development Plan; however, a PMDP is required prior to any development on the property.

Soon after the Council approved the rezoning request, staff noticed errors in the rezoning plan and the request was referred to the Planning Commission for re-review. At the September 27, 2010 Planning Commission meeting, the corrected rezoning plan was recommended for approval to the Gallatin City Council with conditions. The corrected plan passed Second Reading at the November 1, 2010 City Council meeting and the zoning map was updated to reflect the new zoning districts.

Following much discussion and debate about the lasting impact of large scale rezonings, the Planning Commission decided to change the regulations and recommended approval of an amendment to Section 15.07.030.C of the Gallatin Zoning Ordinance at the July 26, 2010 meeting. According to the text amendment, rezoning requests containing over 100 gross acres may be submitted without a Preliminary Master Development Plan only if the property is under single ownership. The zoning ordinance amendment passed Second Reading at the January 18, 2011 City Council meeting.

The Planning Commission considered the Preliminary Master Development Plan for Hunter Pointe, The Heights of GreenLea, Phase 1 at the August 27, 2012 meeting (PC9962-12). In the Staff Report, it was noted that staff was comfortable with the overall layout, uses, and proposed architecture; however, staff did not recommend that the Planning Commission recommend approval of the PMDP to the Gallatin City Council with the access points as shown since the PMDP did not comply with

the access recommendations shown in the *Gallatin on the Move 2020 General Development and Transportation Plan.* At that meeting, the Planning Commission voted unanimously to recommend approval of the PMDP to City Council with 18 conditions of approval, the first of which called for the elimination of the proposed right-in, right-out access onto SR 386. The conditions of approval also called for the elimination or relocation of the access onto Long Hollow Pike closest to the existing traffic signal (Attachment 2-6).

The applicant decided to send the PMDP onto City Council Committee without the access and design modifications requested by the Planning Commission. The item was discussed at the September 11, 2012 City Council Committee meeting at which time City Council voted 7 to 0 to remove the following conditions of approval (#1, #2, #6, and #14) from the Staff Report:

1. The applicant shall remove Access D (SR 386) and reserve adequate right-of-way for accommodation of grade separated interchange as shown in Figure 4-2 of the *2020 Plan.*
2. The applicant shall revise the PMDP to remove/relocate Access A in order to conform to the *2020 Plan* standards. Access is not recommended between Wendling Blvd. to the intersection on Long Hollow Pike.
6. The applicant shall reverse the location of the convenience store building and gas station canopy in order to screen gas pumps from view on SR 386.
14. The Traffic Impact Study shall be approved prior to the approval of the PMDP.

The project was considered for First Reading at the September 18, 2012 City Council meeting. At that meeting, City Council voted 6 to 1 to amend Ordinance #O1208-53 to remove conditions #1, #2, #6, and #14 of the Planning Commission Resolution and Staff Report. City Council then voted 6 to 1 to send the PMDP back to Planning Commission for reconsideration and onto Public Hearing without conditions #1, #2, #6, and #14 originally recommended by the Planning Commission.

At the September 24, 2012 meeting, the Planning Commission reviewed the plan as submitted to City Council and did not recommend the plan to City Council by unanimous vote (Attachment 2-7). The Final Master Development Plan went back to City Council and Public Hearing was held on October 2, 2012. Amended Ordinance #O1208-53 approving the Hunter Pointe Final Master Development Plan passed Second Reading on October 16, 2012 (Attachment 2-8). The Final Master Development Plan was approved with a total of 14 conditions and an updated copy of the approved Final Master Development Plan has been included with this Staff Report as Attachment 2-3. The Engineering Division asked the applicant to address outstanding review comments on the approved Final Master Development Plan and resubmit the plan for review and approval.

The Planning Commission discussed the updated PMDP, FMDP, and Preliminary Plat for Hunter Pointe, Phase 1, Roadway and Lots 1-3 at the May 5, 2014 Work Session. The Planning Commission expressed no concerns with the project at that time. At the May 19, 2014 meeting, the Planning Commission approved the Preliminary Plat for Hunter Pointe, Phase 1, Roadway and Lots 1-3, as part of the Consent Agenda, contingent upon approval of the Final Master Development Plan. Since the Final Master Development Plan was deferred at that meeting, the Preliminary Plat was subsequently deferred to the June 23, 2014 Planning Commission meeting (Attachments 2-9 and 2-10).

Following the May Planning Commission meeting, the applicant met with the Engineering and Planning Staff on May 28, 2014 to discuss the outstanding issues with the project. Mr. Brandon

Baxter, P.E., the professional engineer preparing the Traffic Impact Study, summarized the items discussed at that meeting in a letter addressed to Mr. Nick Tuttle, P.E., City Engineer. A copy of that letter has been included with this Staff Report as Attachment 2-11. The Preliminary Plat for this property was also discussed at the June 9, 2014 Planning Commission Work Session (PC0281-14). At that meeting, the applicant indicated that they had addressed the majority of the comments on the construction drawings and were working with the City Engineer on details concerning the Traffic Impact Study. Planning Commission indicated at that time that they had no concerns with the project moving forward.

The Final Master Development Plan and Preliminary Plat for the property were approved with conditions at the June 23, 2014 Planning Commission meeting. The majority of the conditions of approval have been addressed by the applicant. Please refer to the Action Forms for the Final Master Development Plan and Preliminary Plat included with this Staff Report as Attachment 2-4 and Attachment 2-5 respecitvely.

Most recently, the applicant met with the Engineering and Planning Staff on August 8, 2014 to discuss the status of the construction drawings for the project. At that meeting, Mr. Baxter stated that construction plans had been submitted to the TDOT District Office. Mr. Baxter also discussed the construction phases for the roadways and indicated that Phase 1 would include the installation of all medians, signage, and the widening of Long Hollow Pike. Representatives from TDOT were also present at that meeting and stated that they had no issues with the proposed construction plans for the project if they were acceptable to the City Engineer.

***Gallatin on the Move 2020 General Development and Transportation Plan ("2020 Plan")***

*The Gallatin on the Move 2020 General Development and Transportation Plan,* adopted by the Planning Commission in 2009, identifies the Hunter Pointe property on the Community Character Area Map as being part of the Regional Activity Center Community Character Area (Attachment 2-12). This property also features the Gateway Corridor overlay, which identifies this property as a major entryway into Gallatin. Staff is comfortable that the uses, sample architecture, and overall internal design of the project as approved of the PMDP meet many of the goals identified for the Regional Activity Center Community Character Area and Gateway Corridor overlay (Attachments 2-13 and 2-14 respectively). Staff is confident that the project will reflect the recommendations of the *2020 Plan.*

***Natural Features***

The subject property is triangular shaped and is located at the corner of the terminus of SR 386 and the signalized intersection of Long Hollow Pike (SR 174). The property is currently vacant and no portion of the property is located within a special flood hazard area (Attachment 2-1). The Final Plat identifies the location of a possible sinkhole on Lot 3 (Attachment 2-1).

***Surrounding Zoning***

This property is zoned Mixed Use (MU) and will serve as a transitional zone between the adjacent residential properties to the north zoned Residential-15 Planned Residential Development (R15 PRD) and Commercial Services (CS) and adjacent undeveloped Agricultural and Planned General Commercial (PGC) property to the west. More intensive zones are adjacent to the south (across from SR 386) including Planned Business Park (PBP) and Planned General Commercial (PGC). The applicant shall correct the zoning shown for Tax Map 125 Part of Parcel #125//018.01 to Planned Business Park (PBP). More vacant land, also zoned MU, adjoins the subject property to the west.

According to the approved PMDP, a Type 25 commercial bufferyard will be installed to help screen the developing property from the neighboring single-family homes across Long Hollow Pike. The bufferyards will help limit the impact of the commercial uses on the adjacent neighborhood.

***Access***

Access to this property has been a point of much debate and intense discussion for both the Planning Commission and City Council over the past few years. The majority of the discussion for the access to this project has centered on the access shown on SR 386; Access D on the Preliminary and Final Master Development Plan (Attachment 2-3). TDOT approved the applicant's request for access onto SR 386 and an agreement to that effect was recorded on March 26, 2014 (Attachment 2-15).

The following four (4) access points are shown on the Preliminary Master Development Plan and also reflected on the Final Master Development Plan, Preliminary Plat, and Final Plat:

- Access A: Right-in, right-out driveway onto Long Hollow Pike closest to existing traffic signal
- Access B: Full access public right-of-way at Long Hollow Pike and Wendling Boulevard
- Access C: Full access driveway at Long Hollow Pike, west of Access B
- Access D: Right-in, right-out onto SR 386

**Access A: Right-in, right-out driveway onto Long Hollow Pike closest to existing traffic signal**

Access A is shown with a right-in, right-out only private driveway onto Long Hollow Pike with a 40-foot wide joint access easement to accommodate traffic moving between Lots 1 and 2. A large concrete directional median is shown in this area to prevent any left turns into the development from Long Hollow Pike. This access has been labeled on the FMDP as a restricted access and the Final Plat indicates that this access as a right-in, right-out only. A TDOT access agreement has been recorded for this access point (Attachment 2-1 and Attachment 2-15) and Note 6 on the Final Plat references the approval of the Highway Entrance Permit for SR 174.

**Access B: Full access public right-of-way at Long Hollow Pike and Wendling Boulevard**

Access B is shown as a full public street access onto Long Hollow Pike south of the existing portion of Wendling Boulevard, the main entrance into Fairway Farms Subdivision containing one-family, detached dwellings. Access B is shown on the Final Master Development Plan, Preliminary Plat, and Final Plat as the first phase of the public right-of-way extension of Wendling Boulevard into the Hunter Pointe development.

The Final Plat shows the first portion of Wendling Boulevard as a three (3) lane section with 34 feet of pavement and 64 feet of right-of-way, to be constructed as an extension of the public street across Long Hollow Pike. Only approximately 463 feet of the street will be constructed at as part of Phase 1. The location of future driveways, or internal access points for Lots 2 and 3 off Wendling Boulevard, are also labeled on the Final Plat. A TDOT access agreement has been recorded for this access point (Attachment 2-1 and Attachment 2-15) and Note 6 on the Final Plat references the approval of the Highway Entrance Permit for SR 174. The applicant has indicated that a traffic signal shall be installed at the intersection of Wendling Boulevard and Long Hollow Pike once traffic signal warrants are met. When warranted, the signal at Long Hollow Pike and Wendling Boulevard shall include pedestrian features including crosswalks and pedestrian signals.

**Access C: Full access driveway at Long Hollow Pike, west of Access B**
Access C will be a future as a full access, private driveway from Long Hollow Pike to Lot 3. Access points B and C shown along Long Hollow Pike meet the recommendations of the *2020 Plan* (Attachment 2-16). According to the Engineering Division, right-of-way acquisition for a portion of Long Hollow Pike is currently in process for the GreenLea Boulevard extension project.

**Access D: Right-in, right-out onto SR 386**
The Controlled Access designation for SR 386 ends at the TDOT fence located on the property where the right-in/right-out access is shown on the PMDP and FMDP (Access D). The applicant has shown a designated deceleration lane into the development and a large concrete directional median designed to prevent any left turns from SR 386 into or out of the development. An acceleration lane is also shown for the right-out traffic onto SR 386. This ingress/egress has been labeled on the FMDP as a restricted access and the Final Plat indicates this access as a right-in, right-out only. The private driveway is contained within a 40-foot cross access easement running between Lots 1 and 2, intersecting with the public extension of Wendling Boulevard. A TDOT access agreement has been recorded for this access point (Attachment 2-1 and Attachment 2-15) and Note 6 on the Final Plat references the approval of the Highway Entrance Permit for SR 386.

***Traffic Impact Study***
Initially the Engineering Division made detailed review comments on the Traffic Impact Study originally submitted for this project on August 23, 2013. When the traffic impact study was first prepared, Wendling Boulevard was shown as a private street; however, the PMDP was approved by City Council with the condition that Wendling Boulevard be extended into the Hunter Pointe development as a public street. That change was among other updates made to the initial traffic impact study.

Mr. Nick Tuttle, P.E., City Engineer, prepared a letter (dated May 12, 2014) listing all the requested changes and submitted that directly to the applicant (Attachment 2-17). Mr. Brandon Baxter, P.E., the engineer preparing the Traffic Impact Study, responded directly to the comments in a letter dated May 29, 2014, a copy of which has been included as Attachment 2-11. Mr. Baxter agreed that the Traffic Impact Study would be updated as it relates to Engineering Division comments 1-6 as well as the anticipated impacts of the proposed GreenLea Boulevard extension.

Mr. Tuttle replied to the letter from Mr. Baxter in an email dated May 30, 2014 requesting an update to the Traffic Impact Study based on a conceptual design of the intersection of Long Hollow Pike and SR 386 including the future extension of Long Hollow Pike. Please refer to Attachment 2-18. In a follow up letter to Mr. Tuttle, dated June 16, 2014, Mr. Baxter addressed feasibility issues at the intersection of Long Hollow Pike and SR 386, including future improvements after full build-out of the Hunter Pointe Development (Attachment 2-19).

The Engineering Division reviewed the latest updates to the Traffic Impact Study, and following the latest meeting with the applicants, is satisfied that the recommended improvements will be incorporated into the final construction drawings and design of the Hunter Pointe project site. Mr. Tuttle's follow-up email (dated June 18, 2014) regarding the intersection feasibility review has been included as Attachment 2-20. Note 6 on the Final Plat states that highway entrance permits onto SR 174 (Long Hollow Pike) and SR 386 have been granted by the State of Tennessee; however, Final Plat approval is contingent upon TDOT's approval of the construction plans for improvements shown as part of the recorded agreement. This statement has been added as a condition of approval.

***Sidewalks and Street Trees***

Six (6) foot wide sidewalks are shown along both sides of Wendling Boulevard (public) and the required handicap ramps are identified on the FMDP. A sidewalk crossing is provided across Wendling Boulevard. On the plat, the six (6) foot sidewalk is shown to extend to the intersection of Long Hollow Pike and SR 386 with a ramp for ADA compliance. Engineering asked the applicant to extend the sidewalk along SR 386 to the access point (Access 'D') to connect to the sidewalk along Wendling Boulevard. In response, the applicant indicated that an internal sidewalk connection is being proposed to meet that requirement. The applicant shall provide sidewalk easements as necessary to construct the six (6) foot sidewalks as required by G. Z.O., Section 13.09.030, *Sidewalks*. When warranted, the signal at Long Hollow Pike and Wendling Boulevard shall include pedestrian features including crosswalks and pedestrian signals.

Street trees are shown on the FMDP to be installed along Wendling Boulevard within the City right-of-way; however, the trees are not required to be shown on the Final Plat. A site surety, for $5,340, shall be submitted to cover the cost for installation of the street trees shown along Wendling Boulevard. The site surety shall be submitted to the Planning Department prior to the recording of the Final Plat.

***Drainage and Detention***

The applicant identified two (2) areas for stormwater management on the PMDP; however, the FMDP and Final Plat show only one (1) large detention pond at the southwestern corner of Lot 3 (Attachments 2-3 and Attachment 2-1). A 20-foot Public Utility and Drainage Easement (P.U.D.E.) is shown extending through a portion of Lot 3, which leads directly to the detention pond. Stormwater calculations were prepared and submitted to the Engineering Division for review and approval. The Engineering Division provided a list of requested changes directly to the applicant. The drainage easement will be modified to accommodate future phases of the development. Any changes to the drainage easements or stormwater management areas shall be reflected on all future plats.

***Other Departmental Comments***

- ***Engineering Division***
  The Engineering Division provided detailed review comments on the Traffic Impact Study, the construction plans, and drainage calculations (Attachment 2-21). Outstanding review comments not addressed in the resubmittal have been added as conditions of approval.

- ***Police Department***
  The Police Department indicated that they reviewed the plat; however, they did not provide any review comments.

- ***Department of Public Utilities***
  The Department of Public Utilities requested that the applicant submit detailed plans and specifications for water and sanitary sewer installation for review and approval. The applicant has agreed to provide that information.

- ***Industrial Pre-treatment Department***
  The Industrial Pre-treatment Department did not review the plat.

EXHIBIT A

- ***Fire Department***
  The Fire Department indicated that they had no comments at this time.

- ***Sumner County E-911***
  The Sumner County E-911 Office assigned the following addresses for the project; Lot 1 is 1107 Long Hollow Pike and Lot 2 is 1113 Long Hollow Pike.

- ***Codes Department***
  The Codes Department provided no review comments on the Final Plat.

- ***Department of Electricity***
  The Department of Electricity indicated that the plat was "O.K.".

Departmental comments not addressed by the resubmittal have been added as conditions of approval.

***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 Regional Activity Center Community Character Area and Gateway Corridor.

2. 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 and the Chapter 2, Section 2-105, Gallatin Subdivision Regulations.

3. The Final Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District.

4. The Final Plat is consistent with T.C.A. Section 13-3-402; Section 13-3-404; Section 13-4-302; and Section 13-4-304.

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

6. 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.

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

**RECOMMENDATION:**

Based on the findings presented in the Staff Report, Staff recommends that the Planning Commission approve GMRPC Resolution 2014-72 for a Major Subdivision Final Plat for Hunter Pointe, Phase 1, Roadway and Lots 1-3, consisting of a three (3) sheet plat, prepared by Ragan-Smith Associates, Inc., of Nashville, Tennessee, with job number 05-149, work order number 9432, dated June 25, 2014, and a revision date of July 17, 2014, with the following conditions:

1. Correct and add owners' names in Certificate of Common Areas Dedication and Certificate of Ownership and Dedication.
2. Correct the zoning shown for Tax Map 125 Part of Parcel #125//018.01 to Planned Business Park (PBP).
3. Provide sidewalk easements as necessary to construct the six (6) foot wide sidewalks as required by G. Z.O. Section 13.09.030, *Sidewalks*.
4. When warranted, the signal at Long Hollow Pike and Wendling Boulevard shall include pedestrian features including crosswalks and pedestrian signals.
5. A site surety, for $5,340, shall be submitted to cover the installation of street trees shown along Wendling Boulevard. The site surety shall be submitted to the Planning Department prior to the recording of the Final Plat for this project.
6. Submit detailed plans and specifications for water and sanitary sewer installation to the Department of Public Utilities for review and approval.
7. Final Plat approval is contingent upon TDOT's approval of the construction plans for improvements shown as part of the 41agreement recorded in RB 3920, PG 872-875, R.O.S.C.
8. Off-site roadway improvements shall be addressed as shown in the approved TIS.
9. Label distances between the existing concrete monuments and the proposed iron pin designating the corner between Lots 1 and 3 along the northern right-of-way of SR 386.
10. Final plat approval is contingent upon final approval of Construction Plans.
11. An as-built survey, as required by code, shall be provided prior to acceptance of infrastructure.
12. A regulatory signage check, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the Final Plat.
13. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the Final Plat.
14. A utility surety, in an amount to be determined by the Department of Public Utilities, shall be submitted prior to the recording of the Final Plat.
15. A copy of the recorded cross access agreement for Lots 1 and 2 shall be submitted prior to the recording of the Final Plat.
16. Submit three (3) corrected, folded copies of the Final Plat to the Planning Department prior to submitting the Final Plat for final staff review and approval.
17. Submit recording fee, two (2) mylars, and one (1) vellum copies of the Final Plat, all with original signatures, to the Planning Department for recording.

**ATTACHMENTS:**

| | | |
|---|---|---|
| **Attachment** | **2-1** | **Hunter Pointe, Phase 1, Roadway and Lots 1-3 Final Plat** |
| **Attachment** | **2-2** | **Hunter Pointe, Phase 1 Project Location Map** |
| **Attachment** | **2-3** | **Updated copy of approved PMDP for Hunter Pointe (PC9962-12)** |
| **Attachment** | **2-4** | **Action Form from 6/23/14 GMRPC Meeting (FMDP)** |
| **Attachment** | **2-5** | **Action Form from 6/23/14 GMRPC Meeting (Preliminary Plat)** |
| **Attachment** | **2-6** | **Action Form from 8/27/12 GMRPC Meeting (PMDP)** |
| **Attachment** | **2-7** | **Action Form from 9/24/12 GMRPC Meeting (PMDP)** |
| **Attachment** | **2-8** | **Amended Ordinance No. O1208-53** |
| **Attachment** | **2-9** | **Action Form from 5/19/14 GMRPC Meeting (FMDP)** |
| **Attachment** | **2-10** | **Action Form from 5/19/14 GMRPC Meeting (Preliminary Plat)** |
| **Attachment** | **2-11** | **Letter dated 5/29/14 from Brandon Baxter re: TIS** |
| **Attachment** | **2-12** | ***2020 Plan* Community Character Area Map** |
| **Attachment** | **2-13** | ***2020 Plan* Regional Activity Center Information (pages 3-43; 3-48; 3-49)** |

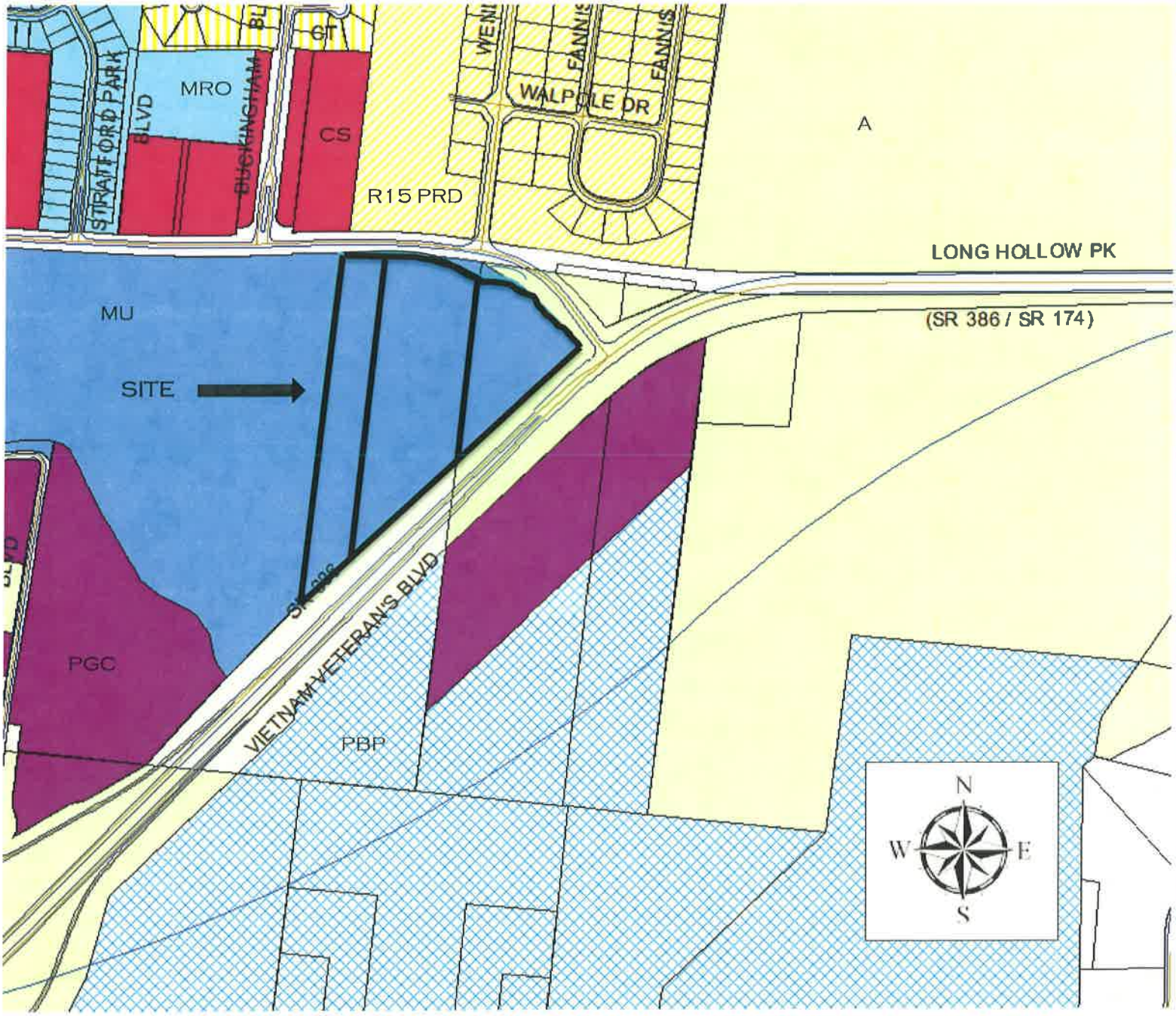
EXHIBIT A

| | | |
|---|---|---|
| **Attachment** | **2-14** | ***2020 Plan* Gateway Corridor Information (pages 3-27; 3-30; 3-31)** |
| **Attachment** | **2-15** | **Highway Entrance Restrictions Agreement; RB 3920, PG 872-875** |
| **Attachment** | **2-16** | ***2020 Plan* recommendation regarding access points on Long Hollow Pike** |
| **Attachment** | **2-17** | **Letter dated 5/12/14 re: Traffic Impact Study** |
| **Attachment** | **2-18** | **Email dated 5/30/14 from Nick Tuttle to Brandon Baxter** |
| **Attachment** | **2-19** | **Letter dated 6/16/14 from Brandon Baxter re: Intersection Review** |
| **Attachment** | **2-20** | **Email dated 6/18/14 from Nick Tuttle re: Intersection Review** |
| **Attachment** | **2-21** | **Letter dated 5/7/14 re: Construction Plans and Drainage Calculations** |

ATTACHMENT 2-2

# HUNTER POINTE, PHASE 1, ROADWAY AND LOTS 1-3

## LOCATION MAP




1113 LONG HOLLOW PIKE
TAX MAP #125//017.01, 018.02 & 018.03
ZONED MU

PC0309-14

ATTACHMENT 2-3

**NOTE**

1. SEE TRAFFIC IMPACT STUDY FOR PROPOSED OFF SITE ROAD IMPROVEMENT DETAIL. IMPROVEMENTS SHOWN ARE CONCEPTUAL IN NATURE.
2. APPROVAL OF PMDP IS CONDITIONED UPON APPROVAL OF APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY, WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSE OF THE GALLATIN ZONING ORDINANCE.
3. HIGHWAY ENTRANCE PERMITS ONTO STATE ROUTE 174 & STATE ROUTE 386 WERE GRANTED BY THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION BY INSTRUMENT OF RECORD IN RECORD BOOK 3820, PAGES 872-875, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

**STATEMENT REGARDING OPEN SPACE:**

THE PROPERTY OWNERS' MANAGEMENT ASSOCIATION (P.O.M.A.) WILL BE RESPONSIBLE FOR MAINTENANCE OF GREEN SPACE. THERE IS NO COMMON OPEN SPACE.

**STATEMENT OF FINANCIAL RESPONSIBILITY**

THE PROPERTY KNOWN AS PARCELS 17.01, 18.02, AND 18.03 ON SUMNER COUNTY PROPERTY MAP 125 IS OWNED OR OPTIONED BY GALLATIN LAND LLC AT PRESENT. THE BANK COMMITMENTS AND FINANCING IS PROVIDED BY [illegible] BANK AND TRUST

**PRELIMINARY DEVELOPMENT SCHEDULE**

PHASE / OUTPARCEL / EST. COMPLETION DATE

PHASE 1 / F & G / FALL 2014
PHASE 2 / A / SPRING 2015
PHASE 3 / H & I / FALL 2015
PHASE 4 / D & E / SPRING 2016
PHASE 5 / B & C / FALL 2016

ESTIMATED PROJECT COMPLETION: 2016

## LANDSCAPE REQUIREMENTS FOR MU:

- [illegible] AC OF REQUIRED SITE LANDSCAPE AREA (7.5% MIN.) INCLUSIVE OF INTERIOR PARKING LOT PLANTING AREA
- 149 TREES REQUIRED AT 1 TREE/500 SF OF SITE LANDSCAPE AREA (2" CALIPER MIN.) EXCLUSIVE OF REQUIRED LANDSCAPE BUFFERYARDS
- 1,140 SHRUBS REQUIRED AT 50 SHRUBS/1 AC OF LOT SITE AREA (18" HEIGHT MIN.) INCLUSIVE OF REQUIRED BUFFERYARDS AND SITE LANDSCAPE AREA AND EXCLUSIVE OF SCREENING FOR PARKING
- INTERIOR PLANTING AREAS OR TREE ISLANDS REQUIRE 2-1/2" CALIPER TREES

## PERFORMANCE STANDARDS NOTE

THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE

## MU BUFFER & LANDSCAPE NOTE

1. ALL SITES SHALL MEET BUFFER YARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE, IN ADDITION TO STREET BUFFERYARD REQUIREMENTS SHOWN ON THIS PLAN
2. PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED IN SECTION 08.04.060.B OF THE GALLATIN ZONING ORDINANCE.
3. LANDSCAPED AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER, OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGE AS NOTED. A SIDEWALK/ BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPED AREA.

LOCATION MAP
NOT TO SCALE

| LOT | OVERALL SITE | OUTPARCEL A | B | C | D | E | F | G | H | I | R.O.W. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| [illegible] | 22.79 AC | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

[illegible]

## SITE DATA:

1. THIS PROPERTY IS IDENTIFIED AS PARCELS 17.01, 18.02, AND 18.03 ON SUMNER COUNTY TAX MAP 125.
2. SITE AREA: 22.79 AC [illegible]
3. EXISTING ZONING OF PARCELS 17.01, 18.02, AND 18.03 IS [illegible] MIXED USE.
4. EXISTING LAND USE OF THIS SITE IS [illegible]
5. PROPOSED LAND USES LISTED ABOVE.
6. ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY GALLATIN PUBLIC UTILITY.

[illegible]

## CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL PROVIDE A RESERVATION OF PUBLIC RIGHT-OF-WAY FROM LONG HOLLOW PIKE THROUGH THE DEVELOPMENT TO AREA DESIGNATED AS "POSSIBLE FUTURE COMMERCIAL DEVELOPMENT", WHICH WOULD EXTEND ON TO GREENLEA BLVD. THAT CONNECTION WOULD PROVIDE TWO (2) ACCESSES TO SR 386.
2. THE PLANNING COMMISSION APPROVE THE CONCEPTUAL ARCHITECTURAL ELEVATION WITH THE ADDITION OF A PITCH ROOF FOR THE GAS STATION CANOPY. FINAL ARCHITECTURAL ELEVATIONS SHALL BE APPROVED AS PART OF THE FINAL MASTER DEVELOPMENT PLAN [illegible]

[illegible]

RAGAN•SMITH

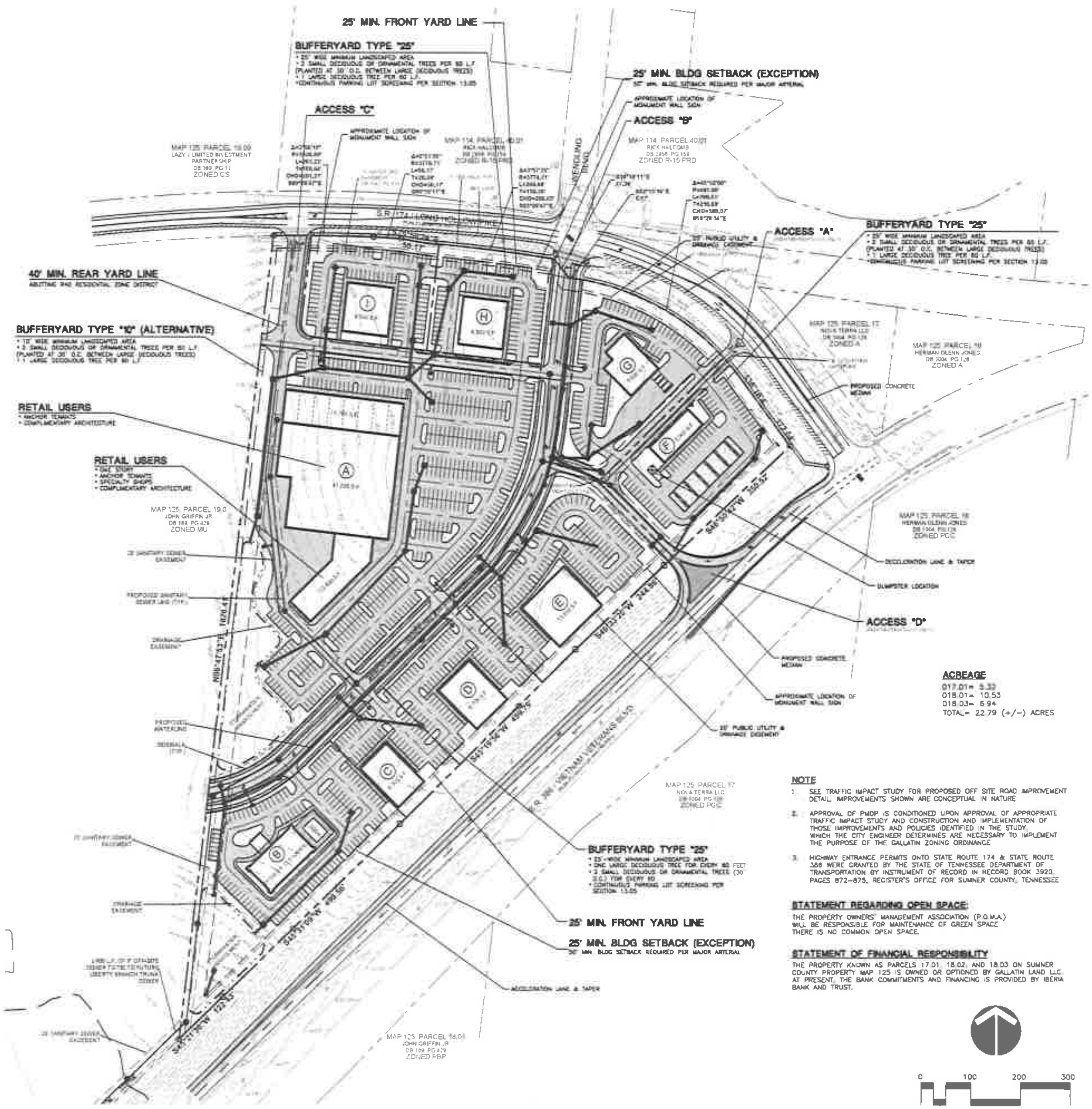
# HUNTER POINTE

(The Heights at GreenLea, PHASE 1)

Preliminary Master Development Plan

Gallatin, Sumner County, Tennessee

# ATTACHMENT 2-3




## ACREAGE

017.01= 5.32
018.01= 10.53
018.03= 6.94
TOTAL= 22.79 (+/-) ACRES

## NOTE

1. SEE TRAFFIC IMPACT STUDY FOR PROPOSED OFF SITE ROAD IMPROVEMENT DETAIL. IMPROVEMENTS SHOWN ARE CONCEPTUAL IN NATURE.
2. APPROVAL OF PMDP IS CONDITIONED UPON APPROVAL OF APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY, WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSE OF THE GALLATIN ZONING ORDINANCE.
3. HIGHWAY ENTRANCE PERMITS ONTO STATE ROUTE 174 & STATE ROUTE 386 WERE GRANTED BY THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION BY INSTRUMENT OF RECORD IN RECORD BOOK 3920, PAGES 872-875, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

## STATEMENT REGARDING OPEN SPACE:

THE PROPERTY OWNERS' MANAGEMENT ASSOCIATION (P.O.M.A.) WILL BE RESPONSIBLE FOR MAINTENANCE OF GREEN SPACE. THERE IS NO COMMON OPEN SPACE.

## STATEMENT OF FINANCIAL RESPONSIBILITY

THE PROPERTY KNOWN AS PARCELS 17.01, 18.02, AND 18.03 ON SUMNER COUNTY PROPERTY MAP 125 IS OWNED OR OPTIONED BY GALLATIN LAND LLC. AT PRESENT, THE BANK COMMITMENTS AND FINANCING IS PROVIDED BY IBERIA BANK AND TRUST.

0 100 200 300

## PRELIMINARY DEVELOPMENT SCHEDULE

PHASE / OUTPARCEL / EST. COMPLETION DATE

PHASE 1 / F & G / FALL 2014
PHASE 2 / A / SPRING 2015
PHASE 3 / H & I / FALL 2015
PHASE 4 / D & E / SPRING 2016
PHASE 5 / B & C / FALL 2018

ESTIMATED PROJECT COMPLETION: 2018

## LANDSCAPE REQUIREMENTS FOR MU

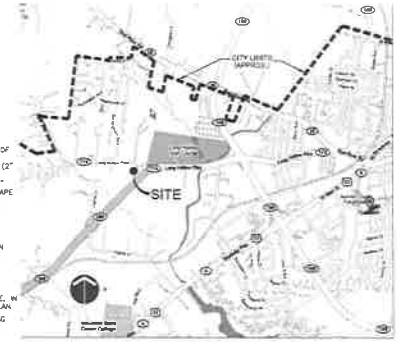
- 1.71 AC. OF REQUIRED SITE LANDSCAPE AREA (7.5% MIN.), INCLUSIVE OF INTERIOR PARKING LOT PLANTING AREA.
- 149 TREES REQUIRED AT 1 TREE/500 SF OF SITE LANDSCAPE AREA (2" CALIPER MIN.) EXCLUSIVE OF REQUIRED LANDSCAPE BUFFERYARDS.
- 1,140 SHRUBS REQUIRED AT 50 SHRUBS/1 AC OF LOT SITE AREA (18" HEIGHT MIN.), INCLUSIVE OF REQUIRED BUFFERYARDS AND SITE LANDSCAPE AREA AND EXCLUSIVE OF SCREENING FOR PARKING.
- INTERIOR PLANTING AREAS OR TREE ISLANDS REQUIRE 2-1/2" CALIPER TREES.

## PERFORMANCE STANDARDS NOTE

THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE.

## MU BUFFER & LANDSCAPE NOTE

1. ALL SITES SHALL MEET BUFFER YARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE, IN ADDITION TO STREET BUFFERYARD REQUIREMENTS SHOWN ON THIS PLAN.
2. PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED IN SECTION 08.04.060.B OF THE GALLATIN ZONING ORDINANCE.
3. LANDSCAPED AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER, OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGE AS NOTED. A SIDEWALK/BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPED AREA.




LOCATION MAP
NOT TO SCALE

| LOT | OVERALL SITE | OUTPARCEL A | B | C | D | E | F | G | H | I | R.O.W. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

## SITE DATA:

1. THIS PROPERTY IS IDENTIFIED AS PARCELS 17.01, 18.02, AND 18.03 ON SUMNER COUNTY TAX MAP 125.
2. SITE AREA: 22.79 AC (993,124 SF)
3. EXISTING ZONING OF PARCELS 17.01, 18.02, AND 18.03 IS (MU) MIXED USE.
4. EXISTING LAND USE OF THIS SITE IS VACANT/ UNIMPROVED.
5. PROPOSED LAND USES LISTED ABOVE.
6. ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY GALLATIN PUBLIC UTILITY.
7. DESIGN FOR TRANSPORT, STORMWATER MANAGEMENT, AND TREATMENT OF EACH SITES STORMWATER INFRASTRUCTURE WILL BE DONE AT THE TIME OF SUBMITTAL OF EACH SITES FMDP (S). ALL PERFORMANCE STANDARDS FOR TRANSPORT, STORMWATER MANAGEMENT, AND TREATMENT SHALL BE MET AS OUTLINED IN THE CITY OF GALLATIN STORMWATER ORDINANCE AT THAT TIME. THE AREAS SHOWN AS "STORMWATER MANAGEMENT" ON THESE PLANS ARE INTENDED TO BE USED TO MEET A PORTION OF THESE REQUIREMENTS.
8. OPEN SPACES WITHIN THE COMMERCIAL USES OF THE DEVELOPMENT TO BE MANAGED BY THE OWNER'S ASSOCIATION.
9. THE PLAN SHOWS "BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY," THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0313E, WITH AN EFFECTIVE DATE OF APRIL 17, 2012 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470185, PANEL NO. 0313, 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 BEING "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
10. CONTACTS:
    - CONSULTANTS: [illegible]
    - OWNER: GALLATIN LAND LLC, 4225 N. CENTRAL EXPRESSWAY, SUITE 110, DALLAS, TX 75205, (214)522-3300, (214)522-0303 FAX
11. SITE ADDRESS IS LISTED AS "LONG HOLLOW PIKE" PER SUMNER COUNTY ASSESSMENT DATA. E-911 ADDRESS WILL BE ASSIGNED AT PLAT PHASE.
12. AREA LIGHTING IN PARKING LOT TO BE KAD FIXTURE FROM LITHONIA. AREA LIGHTING IN PEDESTRIAN AREAS TO BE POLE MOUNTED AT20 LUMINAIRE FROM ANTIQUE STREETLIGHTS. AREA LIGHTING IN SERVICE AREAS TO BE BUILDING MOUNTED TWH FIXTURE FROM LITHONIA. SEE SHEET 3 OF 5 FOR FIXTURE CUT SHEETS. ALL LIGHTING TO CONFORM TO CITY OF GALLATIN PHOTOMETRIC STANDARDS.
13. ALL HVAC UNITS TO BE ROOF MOUNTED, TYPICAL OF EACH BUILDING, AND SCREENED PER G.Z.O. SECTION 13.08.010 F.
14. PROPERTY IS SHOWN AS REGIONAL ACTIVITY CENTER ON THE COMMUNITY CHARACTER AREA MAP.
15. CONVENIENCE SALES AND SERVICE (WITH GAS PUMPS) AS NOTED ON PARCEL.
16. IF REGIONAL DETENTION AND/OR TREATMENT IS TO BE USED, DESIGN AND CONSTRUCTION SHALL BE DONE PRIOR TO DEVELOPMENT OF THE FIRST LOT WITHIN THE PMDP.
17. ANY DRIVEWAY ENTRANCE SHOWN ON APPROVED PLAN IS CONDITIONED UPON THE APPROVAL OF TDOT DRIVEWAY PERMIT.
18. APPROVAL OF PMDP IS CONDITIONED UPON APPROVAL OF APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY.

## CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL PROVIDE A RESERVATION OF PUBLIC RIGHT-OF-WAY FROM LONG HOLLOW PIKE THROUGH THE DEVELOPMENT TO AREA DESIGNATED AS "POSSIBLE FUTURE COMMERCIAL DEVELOPMENT", WHICH WOULD EXTEND ON TO GREENLEA BLVD. THAT CONNECTION WOULD PROVIDE TWO (2) ACCESSES TO SR 386.
2. THE PLANNING COMMISSION APPROVE THE CONCEPTUAL ARCHITECTURAL ELEVATION WITH THE ADDITION OF A PITCH ROOF FOR THE GAS STATION CANOPY. FINAL ARCHITECTURAL ELEVATIONS SHALL BE APPROVED AS PART OF THE FINAL MASTER DEVELOPMENT PLAN FOR EACH PROJECT.
3. THE PLANNING COMMISSION APPROVE THE CONCEPTUAL LANDSCAPING PLAN AS SHOWN WITH THE UNDERSTANDING THAT FINAL LANDSCAPING PLANS SHALL BE APPROVED AS PART OF THE FINAL MASTER DEVELOPMENT PLAN FOR EACH PROJECT.
4. THE PLANNING COMMISSION APPROVE CONVENIENCE SALES AND SERVICES AS A CONDITIONAL USE SINCE THE PROJECT MEETS THE GENERAL REQUIREMENTS AND SPECIAL CONDITIONS OF THE G.Z.O. THE APPLICANT SHALL SUBMIT A WRITTEN RESPONSE EXPLAINING HOW THE PROJECT MEETS THE GENERAL REQUIREMENTS AND SPECIAL CONDITIONS AS PART OF THE FINAL MASTER DEVELOPMENT PLAN FOR OUTPARCEL F.
5. THE PLANNING COMMISSION SHALL APPROVE THE NUMBER OF GAS STATION PUMP PART OF THE APPROVAL OF FINAL MASTER DEVELOPMENT PLAN FOR OUTPARCEL.
6. THE PLANNING COMMISSION APPROVE THE EXCEPTION TO THE M.B.S.L. AS REQUE BY THE APPLICANT.
7. THE APPLICANT SHALL REVISE THE BUILDING LOCATIONS OF OUTPARCEL B AND OUTPARCEL G ALSO BE CONSTRUCTED CLOSER TO THE PROPERTY LINE.
8. THE APPLICANT SHALL CHANGE THE TOTAL ACREAGE SHOWN ON THE PLAN TO 22.79 (+/-) ACRES IN ORDER TO MATCH THE LEGAL DESCRIPTIONS OF THE PROPERTIES.
9. THE APPLICANT SHALL SUBMIT DETAILED SIGN PACKAGES WITH EACH FINAL MASTER DEVELOPMENT PLAN. SIGN PERMITS SHALL BE REQUIRED PRIOR TO THE INSTALLATION OF ANY SIGNAGE ON SITE. FREESTANDING MONUMENT SIGNS SHALL BE LIMITED TO 8 FEET HIGH AS SHOWN ON THE PMDP.
10. THE APPLICANT SHALL SUBMIT DETAILED PLANS AND SPECIFICATIONS FOR ON-SITE AND OFF-SITE WATER AND SANITARY SEWER FACILITIES FOR APPROVAL BY THE GALLATIN PUBLIC UTILITIES DEPARTMENT.
11. THE APPLICANT SHALL ADD THE FOLLOWING NOTE TO THE PMDP: "APPROVAL OF PMDP IS CONDITIONED UPON APPROVAL OF APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY, WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSE OF THE GALLATIN ZONING ORDINANCE"
12. THE APPLICANT SHALL PROVIDE BIKE LANES ON LONG HOLLOW PIKE AS RECOMMENDED IN THE 2020 PLAN.
13. THE APPLICANT SHALL SUBMIT A COPY OF THE SIGNED AFFIDAVIT THAT ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED BY MAIL ABOUT PUBLIC HEARING AT CITY COUNCIL ONCE LETTERS ARE MAILED. THE DEADLINE TO MAIL THE LETTERS IS 15 DAYS BEFORE THE PUBLIC HEARING IS HELD AT CITY COUNCIL (NOT COUNTING THAT DATE).
14. THE APPLICANT SHALL SUBMIT 14 CORRECTED FOLDED COPIES OF THE PRELIMINARY MASTER DEVELOPMENT PLAN, INCLUDING REVISED ARCHITECTURAL ELEVATIONS, TO THE CODES/PLANNING DEPARTMENT.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS

RGA JOB NO. 05-145/6073
DATE October 2, 2008
REVISED August 7, 2012
REVISED April 23, 2014
REVISED May 5, 2014

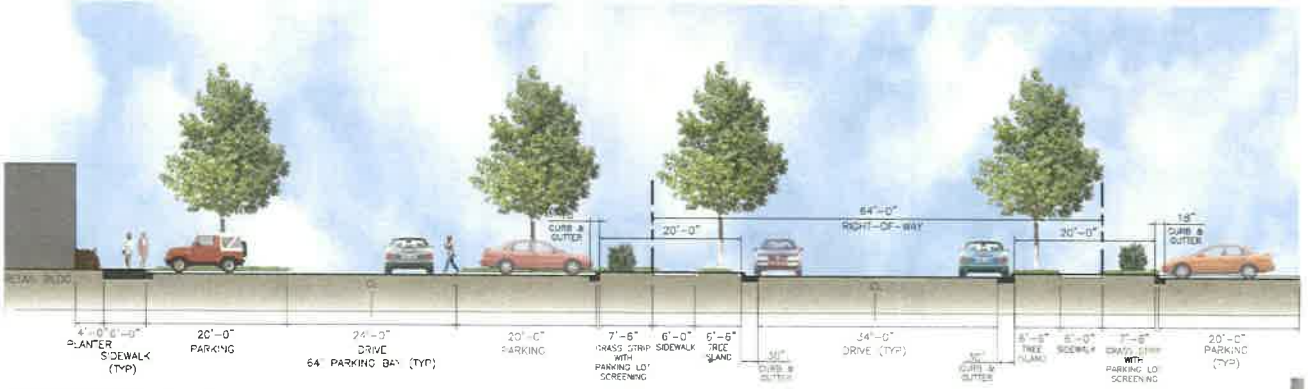
# HUNTER POINTE

(The Heights at GreenLea, PHASE 1)

Preliminary Master Development Plan

Gallatin, Sumner County, Tennessee

# ATTACHMENT Z-3




## CROSS SECTION A1 - A2

### PROJECT DESCRIPTION

**Proposed Zone**

The site is located at the intersection of Vietnam Veterans Boulevard (State Route 386) and Long Hollow Pike (State Route 174), just east of the interchange of State Route 386 and Greenlea Boulevard. The 27.53 acre assembly of land is made up of parcels 17.01, 18.02 and 18.03 on tax map 126 of the Sumner County property tax assessor's office. The site has a MU (Mixed Use) classification and has been annexed within the corporate jurisdiction of the City of Gallatin, Tennessee. On behalf of our client Gallatin Land, LLC, we are proposing a zoning of Preliminary Master Development Plan (PMDP).

**Surrounding Area**

Directly to the north of the site a Fairway Farms Subdivision. This single family residential development includes 261.17 acres and will comprise a total of 482 lots.

To the northeast is Long Hollow Golf Course, which is an 18-hole regulation length golf course. Built in 1983, the municipal golf site is approximately 180 acres.

The land to the west is zoned MU (Mixed Use), to the south are zones PBP and POC. To the east are zones PCC and A.

The area surrounding this development is currently experiencing growth with the adjacent Fairway Farm Subdivision. This residential development will provide a growing market to support the economic viability of the project. The site has high visibility due to its location at the major intersection of Long Hollow Pike (SR 174) and Vietnam Veterans Boulevard (SR 386). Visitors will be entering the city limits on this major gateway (SR 386) into the City of Gallatin. This project will make a positive statement and set a precedent for future commercial and mixed-use developments in the area.

**Existing Conditions**

The majority of the property is made up of moderately rising topography of slopes from 1-12.5%. Approximately 5 to 7 acres of the site has been previously altered by mass grading activities, therefore, natural terrain does not exist in these areas. These areas are due to previous site disturbance and include some dirt piles and areas of wear and tear from vehicular use. Areas of significantly steeper slopes exist on-site within the Vietnam Veterans R.O.W., which is controlled and owned by TDOT. An existing fence sits at the top of the slope along the property line within this R.O.W. Also, constructed drainage ditches along SR 174 and SR 386 are the primary water courses near the site. These ditches convey stormwater runoff from the site to Liberty Branch.

The site consists of both wooded and open areas with some large existing trees scattered throughout.

The property sits at a significantly higher elevation from the road, approximately 12-15 feet in places. Overall, the topography generally falls southwestward with elevations ranging from a high point of 542 feet to a low point of 475 feet (down and west near a tributary of Liberty Branch) or one-quarter mile. The topography may require a variance for development across.

The subject property is not within any flood zone or plain. There is no known "blue line" streams or waters of the state there are no sinkholes. The soils on the site were not hydric (wetland soils).

**Transportation & Access**

The property abuts Long Hollow Pike (SR 174), a 2-lane major arterial and Vietnam Veterans Boulevard (SR 386), a 4-lane major arterial (R.O.W. wide). Vietnam Veterans also serves as one of the major gateways into the city. The development has approximately 1,196 linear feet of frontage on SR 174 and approximately 1,117 linear feet of frontage on SR 386. A permit access a proposed along SR 174 to align with the existing fairview Farms entrance. A service drive/secondary entrance a proposed towards the northwest corner of the site along SR 174 a full access is proposed between lots 1 and 2 along SR 386. A right in/right out is proposed along SR 386 and will take access as a primary entrance into the development. Site access is a critical components to the success of the development. Without the appropriate access some be proposed on this PMDP, subsequent occupation will restrict the potential growth and lease hours of the proposed retail.

**Utilities**

The utilities for this development will include water and sanitary sewer by Gallatin Public Utility, natural gas by Gallatin Public Utility, cable by Comcast, telephone by AT & T Corporations, and electric by Gallatin Department of Electricity. GPU officials have indicated that sewer service should be provided via an 8-inch off site gravity line and the proposed Liberty Branch trunk sewer when it becomes available (projected Fall 2009).

**Fire & Police**

Fire and police protection for the development would be the responsibility of the City of Gallatin Fire Department and City of Gallatin Police Department located on West Franklin Street behind City Hall. Student fees are not applicable to this commercial development.

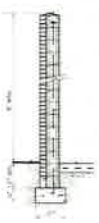
**Design Intent**

The design intent of this proposed development is to meet the current and future needs of the residential subdivision immediately north of the site, as well as to provide residential and tourist services to others in the surrounding rural areas.

The proposed Hunter Pointe Development is a mixed-use commercial retail development, which will be subdivided into nine parcels of various retail uses for neighborhood convenience services, eight of which will be typical outparcels and one of which will be the main anchor tenant with some small shop retail. The project will consist of the following approved uses including financial consulting, & administrative office, general retail sales and services, convenience sales and services with gas pumps, transient habitation, and food service.

**Proposed Development**

Hunter Pointe is a 22.81 acre development which reflects 163,700 total sf of mixed-use commercial retail. The development will consist of one large anchor tenant with some small shop retail and 8 typical outparcels, which all have premium road frontage along SR 174 and SR 386. The proposed buildings will front the major roads and have internal parking. The modern approach to commercial planning allows a more street friendly appearance from the major arterial roads and emphasizes the "gateway" feel as visitors enter the city limits. The plan also allows for additional signage along the backs of the buildings, which will support the economic viability of the development.



BRICK DUMPSTER WALL SECTION

OLD HICKORY AVE

KEY MAP

AERIAL PHOTO

UTILITY EXHIBIT

JOB NO: 05-149 / 8073
REVISED: August 7, 2012
REVISED: April 23, 2014
REVISED: May 8, 2014

# HUNTER POINTE

(The Heights at GreenLea, PHASE1)
Preliminary Master Development Plan
Development Character
Gallatin, Sumner County, Tennessee

ATTACHMENT
2-3

**PROPOSED MATERIALS**

1. PREFINISHED METAL TRIM
2. EIFS
3. FACE BRICK
4. STONE (SYNTHETIC OR NATURAL)
5. METAL CANOPY
6. ALUMINUM AND GLASS STOREFRONT
7. FABRIC AWNING

**NOTES:**

1. THESE ELEVATIONS REPRESENT DESIGN CONCEPTS FOR THE PUBLIC FACADES OF POTENTIAL BUILDINGS. SPECIFIC DETAILS FOR ELEVATIONS WILL BE SUBMITTED WHEN SPECIFIC BUILDINGS ARE PROPOSED.
2. HVAC EQUIPMENT IS PROPOSED TO BE MOUNTED ON THE BUILDINGS ROOF AND SCREENED BY THE PARAPET WALLS. ADDITIONAL ROOF MOUNTED SCREENING MAY BE PROVIDED IF THE PARAPETS DO NOT ADEQUATELY SCREEN EQUIPMENT.

## RESTAURANT CONCEPT

Scale: 3/32"=1'-0"

| PERCENTAGE OF MATERIALS | % |
|---|---|
| MASONRY STONE / BRICK | 90 % |
| EIFS | 5 % |
| AWNING CANOPY | 5 % |

## CONVENIENCE / FUEL CONCEPT

Scale: 3/32"=1'-0"

## BANK CONCEPT

Scale: 3/32"=1'-0"

| PERCENTAGE OF MATERIALS | % |
|---|---|
| MASONRY STONE / BRICK | 84 % |
| EIFS | 14 % |
| AWNING CANOPY | 2 % |

## RETAIL CONCEPT

Scale: 3/32"=1'-0"

| PERCENTAGE OF MATERIALS | % |
|---|---|
| MASONRY STONE / BRICK | 80 % |
| EIFS | 15 % |
| AWNING CANOPY | 5 % |

ALL BUILDINGS PROPOSED FOR THIS DEVELOPMENT WILL EITHER MEET OR EXCEED ALL DESIGN GUIDLINES AND / OR ORDINANCES OF THE CITY OF GALLATIN, TN

# REALTY AMERICA GROUP

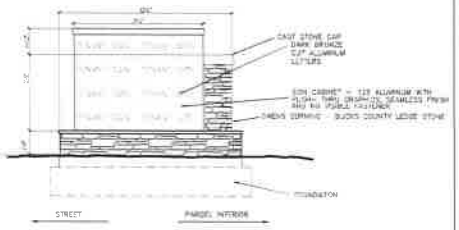
HMH# 12004
August 7, 2012

# Hunter Pointe

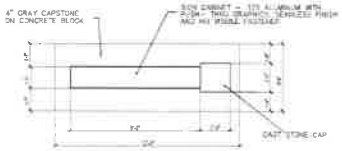
Gallatin, TN

H. Michael Hindman
Architects, P.C.

ATTACHMENT 2-3



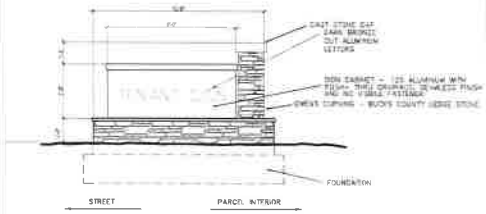

SIDE ELEVATION
1/4" = 1'-0"



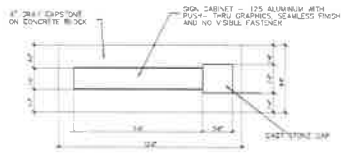

PLAN VIEW
1/4" = 1'-0"

## MONUMENT SIGN TYPE "A"

100 SF
MULTI-TENANT SIGN




SIDE ELEVATION
1/4" = 1'-0"




PLAN VIEW
1/4" = 1'-0"

## MONUMENT SIGN TYPE "B"

68 SF
SINGLE TENANT SIGN

WALL MOUNTED SIGNAGE NOT TO EXCEED 1 S.F. PER 1 LINEAR FOOT OF THE FRONT FACE OF THE BUSINESS. SEE SIGN CRITERIA FOR ADDITIONAL GUIDELINES

## WALL MOUNTED TENANT SIGN

CONDITION MAY VARY THROUGHOUT DEVELOPMENT

### TENANT BUILDING SIGN CRITERIA

**GENERAL NOTES**

THIS EXHIBIT OUTLINES THE TENANT SIGN CRITERIA FOR BUILDING WALL SIGNS. TENANTS SHALL BE REQUIRED TO PLACE ONE CANOPY SIGN ON THE DESIGNATED SIGN BAND IN FRONT OF THEIR LEASED PREMISES. TENANTS WILL BE REQUIRED TO SUBMIT DETAILED AND DIMENSIONED SHOP DRAWINGS INDICATING GRAPHIC CONTENT COLORS LETTER STYLE CONSTRUCTION METHODS FASTENING DETAILS AND ELECTRICAL REQUIREMENTS TO LANDLORD. THESE DOCUMENTS MUST BE REVIEWED AND APPROVED BY THE LANDLORD AND LOCAL AUTHORITY PRIOR TO FABRICATION AND INSTALLATION OF ANY SIGN.

LESSEE ACKNOWLEDGES THAT LESSEE'S SIGNAGE SHALL BE IN ACCORDANCE WITH THE LEASE AGREEMENT AND ALL ATTACHED EXHIBITS. IN THE EVENT THE DOCUMENT CONFLICTS WITH THE GOVERNING AUTHORITY THE MORE RESTRICTIVE SHALL APPLY.

A. "TENANT SIGNS" SHALL BE DEFINED AS ANY MESSAGE THAT CAN BE READ FROM THE EXTERIOR OF THE STORE. NOT INCLUDED IN THE DEFINITION ARE MESSAGES USED TO ADVERTISE PRODUCTS SALES SPECIAL EVENTS ETC.

B. THE [illegible] DESIGN COLOR AND LETTERING OF ALL TENANT SIGNS SHALL BE SUBJECT TO APPROVAL OF THE LANDLORD AND THE LOCAL AUTHORITY.

C. ALL SIGNS ARE TO BE FABRICATED BY A LICENSED AND INSURED SIGN CONTRACTOR APPROVED BY THE LANDLORD ACCORDING TO THE REQUIREMENTS OF LOCAL STATE AND NATIONAL CODES. ALL SIGNS ARE TO BE FABRICATED TO UNDERWRITERS LABORATORY SPECIFICATIONS WITH A REGISTERED UL LABEL ATTACHED ON THE BACKSIDE OF THE SIGN. TENANTS SIGN CONTRACTOR SHALL PROVIDE LANDLORD A WRITTEN CERTIFICATE OF LIABILITY INSURANCE WITH A MINIMUM OF $1,000,000 COVERAGE AND LANDLORD NAMED AS THE INSURED BEFORE INSTALLATION OF THE SIGN. TENANTS SIGN CONTRACTOR SHALL NOT ENTER ON THE PREMISES OR THE SHOPPING CENTER WITHOUT PROOF OF LIABILITY INSURANCE.

D. INSTALLATION ALL SIGN ARE TO BE INSTALLED BY STATE AND/OR LOCAL CERTIFIED SIGN CONTRACTOR APPROVED BY THE LANDLORD AND ACCORDING TO LOCAL STATE AND NATIONAL CODES. ALL ELECTRICAL INSTALLATIONS AND CONNECTIONS ARE TO BE MADE BY A LICENSED ELECTRICIAN.

E. ALL MATERIALS USED IN SIGN FABRICATION ARE TO BE NEW.

F. THE COST OF FABRICATION INSTALLATION AND MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE TENANT.

G. ALL SIGNS WILL BE PLACED IN FINAL POSITION SUBMITTED TO LANDLORD FOR FINAL APPROVAL.

**SIGN CRITERIA**

1. **SIGN SPECIFICATIONS**

A. ALL TENANT SIGNS ARE TO BE DEFINED AS CHANNEL LETTERS MOUNTED DIRECTLY TO WALL OR TO CONTINUOUS ROOK WALL AND SHALL CONSIST OF THE STONE OR SHOP MADE OR APPROPRIATE EQUAL AREA. ALL LETTERS MUST BE ILLUMINATED AND DO NOT MORE THAN 18 INCHES HIGH. SINGLE ROW OR MULTIPLE ROW.

B. THE MAXIMUM LENGTH OF THE CANOPY SHALL BE NO MORE THAN 75% OF THE TOTAL WIDTH OF THE TENANT LEASE AREA. THE TOTAL SQUARE FOOTAGE OF THE CANOPY SIGN SHALL NOT EXCEED THAT APPROVED BY THE CITY OF SMYRNA TENNESSEE.

C. INDIVIDUALLY LIT CHANNEL LETTERS SHALL HAVE BLACK OPAQUE METAL SIDES AND BACKS WITH 1" JEWELITE TRIM. FACES ARE TO BE INTERNALLY LIGHTED USING NEON WHITE OR COLORED TUBES TO MATCH SIGN TO MATCH SIGN FACE WITH NUMBER OF TUBES TO ENSURE EVEN ILLUMINATION SHOWING NEITHER DARK NOR HOT SPOTS. ALL LETTERS ARE TO BE INTERNALLY LIT WITH NEON AND HAVE NO EXPOSED NEON.

D. MINIMUM THICKNESS OF ALUMINUM FACE SHALL BE .040 THICKNESS OF ALUMINUM BACKS SHALL BE .063 THICKNESS, INCLUDING SHALL BE A MINIMUM OF .063 THICKNESS.

E. PLEX FACES ARE TO HAVE A MINIMUM OF .100 .080 TRANSPARENT LETTER FACES AND STRIPES.

F. FINISHES FOR FABRICATION AND INSTALLATION SHALL BE OF NONCORROSIVE TYPE OR PLATED.

G. BACKSHAPE IF USED SHALL BE NO LARGER THAN 6" X 12" AND NO LONGER THAN TEN FOOT. THE BACKSHAPE SHALL BE GALVANIZED METAL AND PAINTED TO MATCH FASCIA.

H. NO EXPOSED WIRING STRAIGHT OR JUNCTION BOXES ARE ALLOWED. ALL PRIMARY ELECTRICAL CONNECTIONS MUST BE MADE BEHIND BUILDING FASCIA.

I. TENANTS WITH NATIONAL LOGOS AND/OR REGISTERED TRADEMARKS SHALL BE ALLOWED THEIR LETTER STYLE AND COLOR PROVIDED THAT LANDLORD APPROVES SUCH LETTER STYLES AND COLORS.

2. **PROHIBITED SIGNS**

PROTRUDING MOVING FLASHING BOX POINTER INCIDENT PAINTED UNPAINTED EXPOSED NEON INTERNATION, WHICH WOULD NOT BE ILLUMINATED METAL NOTE OR PLASTIC OR CANDLACURE SIGN ARE STRICTLY PROHIBITED.

4. **SIGN PLACEMENT**

THIS DEVELOPMENT HAS VARIED ARCHITECTURAL FEATURES WHICH INCLUDE SUSPENDED CANOPIES AND AWNINGS. REFER TO THE CONSTRUCTION DOCUMENTS FOR SIGN PLACEMENT RELATIVE TO STOREFRONTS CANOPIES AND AWNINGS.


H. Michael Hindman
Architects, P.C.


A DEVELOPMENT OF
Realty America Group

Hunters Pointe
GALLATIN, TENNESSEE

Revisions
08-07-2012

HMH Job Number
12004

Drawn By
MH

Date
02-21-2012

Drawing

ATTACHMENT 2-4

*City of Gallatin, Tennessee* *Planning Department*

**Gallatin Municipal-Regional Planning Commission**
**ZONING PERMIT & ACTION FORM**

DATE: June 26, 2014

TO: Mr. Caleb Thorne, P.E.
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

FROM: Planning Department

*Box to contain Staff Approval stamp once all Conditions of Approval are satisfied.*

RE: June 23, 2014, Gallatin Municipal-Regional Planning Commission Meeting
**Hunter Pointe, Ph. 1 Roadway and Lots 1-3 FMDP: PC0280-14**

At the above referenced meeting, the request for approval of a Final Master Development Plan was:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Conditions of Approval (*checked when satisfied*):

☐ 1. Provide appropriate access spacing on Wendling Boulevard per *Gallatin on the Move 2020 General Development and Transportation Plan*. Specifically the accesses to Parcels B, C, D, and E are in violation of the *2020 Plan*. The spacing shall be 235 feet for adjacent drives per the *2020 Plan*.

☐ 2. Provide 40-foot throat length (right-of-way to first conflict point) on all accesses off of Wendling Boulevard. This may be accomplished by a note, but note must indicate that throat lengths shall be compliant with the *Gallatin on the Move 2020 General Development and Transportation Plan.*

☐ 3. Address all street signage and striping comments from Construction Plan review, specifically the stop sign/stop bar at intersection of Wendling Boulevard and Long Hollow Pike.

☐ 4. Off-site roadway improvements shall be addressed as shown in the approved TIS at the Construction Plan stage.

☐ 5. Construction plans shall be approved prior to Planning Commission's consideration of the Final Plat.

ATTACHMENT 2-4



☐ 6. The Traffic Impact Study shall be approved prior to final staff approval of the Final Master Development Plan.

☐ 7. Submit details of all proposed permanent signs to the Planning Department for review and approval in compliance with G.Z.O. Section 13.07.065. F, *Master Signage Plan,* with each Final Master Development Plan. All signs shall comply with G.Z.O. Section 13.07, *Sign Regulations*. Sign permits shall be obtained prior to the installation of any signs on site.

☐ 8. Provide sidewalk easements as necessary to construct the six (6) foot wide sidewalks as required by G.Z.O. Section 13.09.030, *Sidewalks*.

☒ 9. When warranted, the signal at Long Hollow Pike and Wendling Boulevard shall include pedestrian features including crosswalks and pedestrian signals.

☐ 10. A site surety for $5,340 shall be submitted to cover the installation of street trees shown along Wendling Boulevard. The site surety shall be submitted to the Planning Department prior to the recording of the Final Plat for this project.

☐ 11. Submit detailed plans and specifications for water and sanitary sewer installation to the Department of Public Utilities for review and approval.

☐ 12. Submit five (5) corrected, folded copies of the updated Preliminary Master Development Plan to the Planning Department. One (1) stamped approved copy will be placed in the City Recorder's Office and one (1) stamped approved copy will be returned to the applicant.

☐ 13. Submit three (3) corrected, folded copies of the Final Master Development Plan to the Planning Department.

Approval contains the following requirements:

☐ NONE

☐ BUILDING PERMIT/USE AND OCCUPANCY PERMIT

☐ ZONING PERMIT

☐ SIGN PERMIT

☐ LAND DISTURBANCE PERMIT

☐ SIGNAGE CHECK

☐ UTILITY SURETY

☐ SITE SURETY

☐ SUBDIVISION SURETY

☐ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL

ATTACHMENT 2-4

*City of Gallatin, Tennessee* *Planning Department*

☐ COUNCIL SUBMITTAL

☒ SUBMIT 5 CORRECTED, FOLDED COPIES OF THE PMDP AND 3 CORRECTED, FOLDED COPIES OF THE FMDP [ONE (1) FULL SIZE AND REST HALF SIZE]

☐ OTHER

cc: Mr. Charlie Lowe, P.E., President; Ragan-Smith Associates, Inc.
Mr. Kip Sowden; Realty America Group, LP
PC File PC0280-14

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

ATTACHMENT 2-5

*City of Gallatin, Tennessee* *Planning Department*

**Gallatin Municipal-Regional Planning Commission**
**ZONING PERMIT & ACTION FORM**

DATE: June 26, 2014

TO: Mr. Caleb Thorne, P.E.
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

FROM: Planning Department

*Box to contain Staff Approval stamp once all Conditions of Approval are satisfied.*

RE: June 23, 2014, Gallatin Municipal-Regional Planning Commission Meeting
**Hunter Pointe, Ph. 1 Roadway and Lots 1-3 Preliminary Plat: PC0281-14**

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

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Conditions of Approval (*checked when satisfied*):

☒ 1. The Preliminary Plat is subject to the approval of the FMDP for Hunter Pointe, Phase 1, Roadway and Lots 1-3 (PC0280-14).

☐ 2. Correct the zoning shown for Tax Map 125 Part of Parcel #125//016.00 and Part of Parcel 017.00 from Planned General Commercial (PGC) to Agriculture (A) north of Long Hollow Pike. Label the remaining Parts of Parcels 017.00 and 016.00 east of SR 386 as split-zoned Planned General Commercial (PGC) and Planned Business Park (PBP).

☐ 3. Provide sidewalk easements as necessary to construct the six (6) foot wide sidewalks as required by G. Z.O. Section 13.09.030, *Sidewalks*.

☒ 4. When warranted, the signal at Long Hollow Pike and Wendling Boulevard shall include pedestrian features including crosswalks and pedestrian signals.

☐ 5. A site surety, for $5,340, shall be submitted to cover the installation of street trees shown along Wendling Boulevard. The site surety shall be submitted to the Planning Department prior to the recording of the Final Plat for this project.

☐ 6. Submit detailed plans and specifications for water and sanitary sewer installation to the Department of Public Utilities for review and approval.

ATTACHMENT 2-5



☐ 7. Off-site roadway improvements shall be addressed as shown in the approved TIS at the Construction Plan stage.

☐ 8. Construction plans shall be approved prior to Planning Commission's consideration of the Final Plat.

☐ 9. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the Final Plat.

☐ 10. A utility surety, in an amount to be determined by the Department of Public Utilities, shall be submitted prior to the recording of the Final Plat.

☐ 11. A copy of the cross access agreement for Lots 1 and 2 shall be submitted at the Final Plat stage.

☒ 12. Final Plat shall be 18" x 24" for recording.

☐ 13. Submit three (3) corrected, folded copies of the Preliminary Plat to the Planning Department prior to submitting the Final Plat for review and approval.

Approval contains the following requirements:

☐ NONE

☐ BUILDING PERMIT/USE AND OCCUPANCY PERMIT

☐ ZONING PERMIT

☐ SIGN PERMIT

☐ LAND DISTURBANCE PERMIT

☐ SIGNAGE CHECK

☐ UTILITY SURETY

☐ SITE SURETY

☐ SUBDIVISION SURETY

☐ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL

☐ COUNCIL SUBMITTAL

☒ SUBMIT 3 CORRECTED, FOLDED COPIES [ONE (1) FULL SIZE AND TWO (2) HALF SIZE]

☐ OTHER

cc: Mr. Charlie Lowe, P.E., President; Ragan-Smith Associates, Inc.
Mr. Kip Sowden; Realty America Group, LP
PC File PC0281-14

ATTACHMENT 2-6

*City of Gallatin, Tennessee* *Codes/Planning Department*

**Gallatin Municipal-Regional Planning Commission**
ACTION FORM

DATE: August 28, 2012

TO: Mr. Charlie Lowe, President
Ragan Smith Associates, Inc.
315 Woodland St.
Nashville, TN 37206

FROM: Gallatin Codes/Planning Department

RE: August 27, 2012: Gallatin Municipal-Regional Planning Commission Meeting
**Hunter Pointe – The Heights at GreenLea, Ph. 1: PC File #9962-12**

At the above referenced meeting, the request for approval of a Preliminary Master Development Plan was:

☐ RECOMMENDED
☒ RECOMMENDED WITH CONDITIONS
☐ NOT RECOMMENDED
☐ DEFERRED

Conditions of Approval:

1. The applicant shall remove Access D (SR 386) and reserve adequate right-of-way for accommodation of grade separated interchange as shown in Figure 4-2 of the 2020 Plan.
2. The applicant shall revise the PMDP to remove/relocate Access A in order to conform to the 2020 Plan standards. Access is not recommended between Wendling Blvd. to the intersection on Long Hollow Pike.
3. The applicant shall provide a reservation of public right-of-way from Long Hollow Pike through the development to area designated as "Possible Future Commercial Development", which would extend onto GreenLea Blvd. That connection would provide two (2) accesses to SR 386.
4. The Planning Commission approved the conceptual architectural elevation with the addition of a pitch roof for the gas station canopy. Final architectural elevations shall be approved as part of the Final Master Development Plan for each project.
5. The Planning Commission approved the conceptual landscaping plan as shown with the understanding that final landscaping plans shall be approved as part of the Final Master Development Plan for each project.
6. The applicant shall reverse the location of the convenience store building and gas station

canopy in order to screen gas pumps from view on SR 386.

7. The Planning Commission approved Convenience Sales and Services as a conditional use since the project meets the general requirements and special conditions of the G.Z.O. The applicant shall submit a written response explaining how the project meets the general requirements and special conditions as part of the Final Master Development Plan for outparcel F.
8. The Planning Commission shall approve the number of gas station pumps as part of the approval of the Final Master Development Plan for outparcel F.
9. The Planning Commission approved the exception to the M.B.S.L. as requested by the applicant.
10. The applicant shall revise the building locations for outparcel B and outparcel G also be constructed closer to the property line.
11. The applicant shall change the total acreage shown on the plan to 22.79 (+/-) acres in order to match the legal descriptions of the properties.
12. The applicant shall submit detailed sign packages with each Final Master Development Plan. Sign permits shall be required prior to the installation of any signage on site. Freestanding monument signs shall be limited to 8 feet high as shown on the PMDP.
13. The applicant shall submit detailed plans and specifications for on-site and off-site water and sanitary sewer facilities for approval by the Gallatin Public Utilities Department.
14. The Traffic Impact Study shall be approved prior to the approval of the PMDP.
15. The applicant shall add the following note to the PMDP: "Approval of PMDP is conditioned upon approval of appropriate Traffic Impact Study and construction and implementation of those improvements and policies identified in the study, which the City Engineer determines are necessary to implement the purpose of the Gallatin Zoning Ordinance".
16. The applicant shall provide bike lanes on Long Hollow Pike as recommended in the 2020 Plan.
17. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail about Public Hearing at City Council once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
18. The applicant shall submit 14 corrected, folded copies of the Preliminary Master Development Plan, including revised architectural elevations, to the Codes/Planning Department.

Approval contains the following requirements:

☐ NONE

☐ BUILDING PERMIT/USE AND OCCUPANCY PERMIT

☐ ZONING PERMIT

ATTACHMENT 2-6

*City of Gallatin, Tennessee* *Codes/Planning Department*

☐ SIGN PERMIT

☐ LAND DISTURBANCE PERMIT

☐ SIGNAGE CHECK

☐ UTILITY SURETY

☐ SITE SURETY

☐ SUBDIVISION SURETY

☐ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL

☒ COUNCIL SUBMITTAL: No additional plans are needed if no changes are being made to the plan at this time.

☒ CITY COUNCIL APPROVAL
- Council Committee: 9/11/12
- 1st Reading at City Council: 9/18/12
- Ad runs for Public Hearing by Codes/Planning Department: 9/12/12
- Public Hearing at City Council: 10/2/12
- 2nd Reading at City Council: 10/16/12

☐ OTHER

cc: Mayor Jo Ann Graves
Mr. Joe H. Thompson, City Attorney
PC File #9962-12

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

ATTACHMENT 2-7

*City of Gallatin, Tennessee* *Codes/Planning Department*

**Gallatin Municipal-Regional Planning Commission**
ACTION FORM

DATE: September 25, 2012

TO: Mr. Charlie Lowe, President
Ragan Smith Associates, Inc.
315 Woodland St.
Nashville, TN 37206

FROM: Gallatin Codes/Planning Department

RE: September 24, 2012: Gallatin Municipal-Regional Planning Commission Meeting
**Hunter Pointe/The Heights at GreenLea, Ph. 1: PC File #9962-12**

At the above referenced meeting, the request for approval of the Preliminary Master Development Plan was:

☐ RECOMMENDED
☐ RECOMMENDED WITH CONDITIONS
☒ NOT RECOMMENDED
☐ DEFERRED

Additional requirements:

☒ COUNCIL SUBMITTAL: No additional plans are needed if no changes are being made to the plan at this time.

☒ CITY COUNCIL APPROVAL
- Council Committee: 9/11/12
- 1st Reading at City Council: 9/18/12
- Ad runs for Public Hearing by Codes/Planning Department: 9/12/12
- Public Hearing at City Council: 10/2/12
- 2nd Reading at City Council: 10/16/12

cc: Mayor Jo Ann Graves
Mr. Joe H. Thompson, City Attorney
PC File #9962-12

ATTACHMENT 2-8

AMENDED ORDINANCE NO. O1208-53

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY APPROVING THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR HUNTER POINTE/THE HEIGHTS AT GREENLEA, PHASE 1 – PROPERTIES ZONED MIXED USE DISTRICT (MU) – GALLATIN LAND, LLC C/O REALTY AMERICA, GP #10 OWNER(S) – 5.32 (+/-) ACRES, S.B.E. TAX MAP #125//017.01; 10.53 (+/-) ACRES, S.B.E. TAX MAP #125//018.02; AND 6.94 (+/-) ACRES, S.B.E. TAX MAP #125//018.03 LOCATED ON THE NORTH SIDE OF STATE ROUTE (SR) 386, SOUTH OF STATE ROUTE (SR) 174 (LONG HOLLOW PIKE)

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed the amendment and Preliminary Master Development Plan in GMRPC Resolution No. 2012-84, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby adopts the staff recommendations in GMRPC Resolution No. 2012-84, attached hereto as Exhibit A and further described in the Staff Report and Action Form, attached hereto as Exhibit B and imposes those staff recommendations as conditions to this amendment; and
2. That based upon review by the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of real property defined and described in Exhibit C, and the Preliminary Master Development Plan for Hunter Pointe/The Heights at GreenLea, Phase 1 attached hereto as Exhibit D, shall be amended and the Preliminary Master Development Plan for Hunter Pointe/The Heights at GreenLea, Phase 1 is hereby approved.
3. In accordance with Section 15.07.080. of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning changes herein made.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING: September 18, 2012.

PASSED SECOND READING: October 16, 2012.

Jo Ann Graves

MAYOR JO ANN GRAVES

ATTACHMENT 2-8

ATTEST:

Connie Kittrell

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

Joe H. T

JOE H. THOMPSON
CITY ATTORNEY

ATTACHMENT 2-9

*City of Gallatin, Tennessee* *Planning Department*

**Gallatin Municipal-Regional Planning Commission**
**ACTION FORM**

DATE: May 21, 2014

TO: Mr. Caleb Thorne, P.E.
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

FROM: Planning Department

RE: May 19, 2014, Gallatin Municipal-Regional Planning Commission Meeting
**Hunter Pointe, Ph. 1, Roadway & Lots 1-3 FMDP: PC0280-14**

At the above referenced meeting, the request for approval of a Final Master Development Plan was:

☐ APPROVED

☐ APPROVED WITH CONDITIONS

☐ DENIED

☒ DEFERRED: This item will be placed on the June 9, 2014 Planning Commission Work Session agenda for discussion and the June 23, 2014 Planning Commission meeting agenda unless the applicant requests a special-called meeting to be held on June 9, 2014 prior to the regularly scheduled Work Session. Please notify Staff by Thursday, May 29, 2014 regarding the special-called meeting request. Nine (9) updated copies of the FMDP, addressing all departmental review comments, shall be submitted on Thursday, May 29, 2014 for consideration at the special-called meeting.

cc: Mr. Charlie Lowe, President; Ragan-Smith Associates, Inc.
Mr. Kip Sowden; Realty America Group, LP
PC0280-14

ATTACHMENT 2-10

*City of Gallatin, Tennessee* *Planning Department*

**Gallatin Municipal-Regional Planning Commission**
**ACTION FORM**

DATE: May 21, 2014

TO: Mr. Caleb Thorne, P.E.
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206

FROM: Planning Department

RE: May 19, 2014, Gallatin Municipal-Regional Planning Commission Meeting
**Hunter Pointe, Ph. 1, Roadway & Lots 1-3 Preliminary Plat: PC0280-14**

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

☐ APPROVED

☐ APPROVED WITH CONDITIONS

☐ DENIED

☒ DEFERRED: Since the Final Master Development Plan for Hunter Pointe, Ph. 1 Roadway & Lots 1-3 was deferred, this consent agenda item was also deferred. Approval of the Preliminary Plat is contingent upon approval of the Final Master Development Plan. This item will be placed on the June 9, 2014 Planning Commission Work Session agenda for discussion and the June 23, 2014 Planning Commission meeting agenda unless the applicant requests a special-called meeting to be held on June 9, 2014 prior to the regularly scheduled Work Session. Please notify Staff by Thursday, May 29, 2014 regarding the special-called meeting request. Nine (9) updated copies of the Preliminary Plat, addressing all departmental review comments, shall be submitted on Thursday, May 29, 2014 for consideration at the special-called meeting.

cc: Mr. Charlie Lowe, President; Ragan-Smith Associates, Inc.
Mr. Kip Sowden; Realty America Group, LP
PC0280-14

ATTACHMENT
2-11

05-149
9432

RAGAN•SMITH

Land Planners • Civil Engineers
Landscape Architects • Surveyors

May 29, 2014

**VIA EMAIL:** Nick.Tuttle@gallatin-tn.gov

Mr. Nick Tuttle
City Engineer
City of Gallatin Engineering Division
132 West Main Street
Gallatin, Tennessee 37066

**RE: HUNTER POINTE**
**TRAFFIC IMPACT STUDY UPDATE**
**RESPONSE TO COMMENTS**
**CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE**

Dear Nick:

As discussed in our meeting held on May 28, 2014 with City of Gallatin staff, this letter is being provided to respond to the Hunter Pointe Traffic Impact Study comments. Additionally, we have included a summary of additional discussion/comments for your approval related to items to be provided to the City of Gallatin as part of resubmittals for Hunter Pointe.

Responses to comments in your May 12, 2014 letter are addressed as follows:

*Comment 1.* *The dedication of a public route (Wendling Boulevard) through the Hunter Pointe Development should be addressed by the TIS.*
**Response:** **Acknowledged and agreed.**

*Comment 2.* *The TDOT ROW agreement that has been signed and recorded should be referenced and/or described in the TIS.*
**Response:** **Acknowledged and agreed.**

*Comment 3.* *A general note should be added to the conclusions and recommendations area that should read something like this: "All improvements recommended by this Traffic Impact Study shall be the responsibility of the Hunter Pointe Development unless other noted."*
**Response:** **Acknowledged and agreed.**

*Comment 4.* *The median installation on SR-174 (Long Hollow Pike) is not recommended in this study in the area of Access "A". Must be added.*
**Response:** **Acknowledged and agreed.**

*Comment 5.* *The City of Gallatin has entered into an agreement with TDOT to extend GreenLea Boulevard to SR-174 in this area. This project includes an improvement on SR-174 of an added TWLTL up to the intersection of Buckingham Boulevard. This turn lane improvement is less than 500-feet from Access "C". The Hunter Pointe Development should simply continue the TWLTL from Access "C" to the Buckingham Boulevard intersection for consistency through this area.*
**Response:** **Access "C" is not proposed as part of the current plans and the off-site improvements for Hunter Pointe. However, we understand that the intent is for Long Hollow Pike to include a two-way left turn lane (TWLTL) from GreenLea Boulevard to SR-386 and agree that the portion near Access "C" will be completed as part of Access "C" when it is constructed. It is our understanding a portion of Long Hollow Pike is currently under R.O.W. acquisition for the GreenLea Boulevard extension project and should be constructed in the near future. Based on the time frame for construction of Access "C", we believe this will dictate the extension limits.**

ATTACHMENT

2-11

RAGAN•SMITH



*Comment 6.* *The acceleration tapers and lineage recommendations for Access "D" do not match the proposal for construction (and what we understand TDOT to be requiring).*

**Response:** **Acknowledged and agreed.**

*Comment 7.* *Understandably, there are no recommendations for improvements at the intersection of SR-174 and SR-386, but a more detailed presentation of the analysis of this intersection should be made. We would like to see levels-of-service on each respective movement through the intersection, and a horizon year forecast for the intersection. The ultimate goal of this analysis would be to predict what improvements may be required beyond this project. The City/State would want improvements that are made by this project to not interfere with improvements that will likely be necessary int eh future, if preventable.*

**Response:** **A meeting with City of Gallatin planning and engineering staff was held on Wednesday, May 28 and this item was discussed in relation to the scope of additional analysis in the traffic study. We will provide the following to satisfy the revision for Item #7.**

- **The traffic impact study will be updated to accompany the current PMDP and FMDP submittals. This updated study will reflect Items #1-#6 above and the anticipated impact of the GreenLea Boulevard extension. The analysis in the study will be updated for the horizon of full build-out of Hunter Pointe.**
- **A separate letter will be provided addressing feasibility issues at the intersection of Long Hollow Pike and SR-386. This letter will discuss the ability for future improvements to Long Hollow Pike within the existing right-of-way that would provide 1 WB lane, 2 EB left turn lanes, 1 EB through lane, and 1 EB right turn lane at the intersection with SR-386. Any proposed offsite improvements being completed with the proposed Hunter Pointe development will include the anticipation of these future projected movements. This letter will not address traffic forecasts or analysis for future horizon years or developments.**

*Comment 8.* *Update any other figures/tables that may be affected by the above comments or changes made to the Preliminary Master Development Plan.*

**Response:** **Acknowledged and agreed.**

Thank you for meeting with us to discuss these comments and set a path forward for this project. If you have any comments or if you need additional information, we would be happy to discuss those items with you at your convenience.

Sincerely,

**RAGAN-SMITH ASSOCIATES, INC.**

Brandon S Baxter

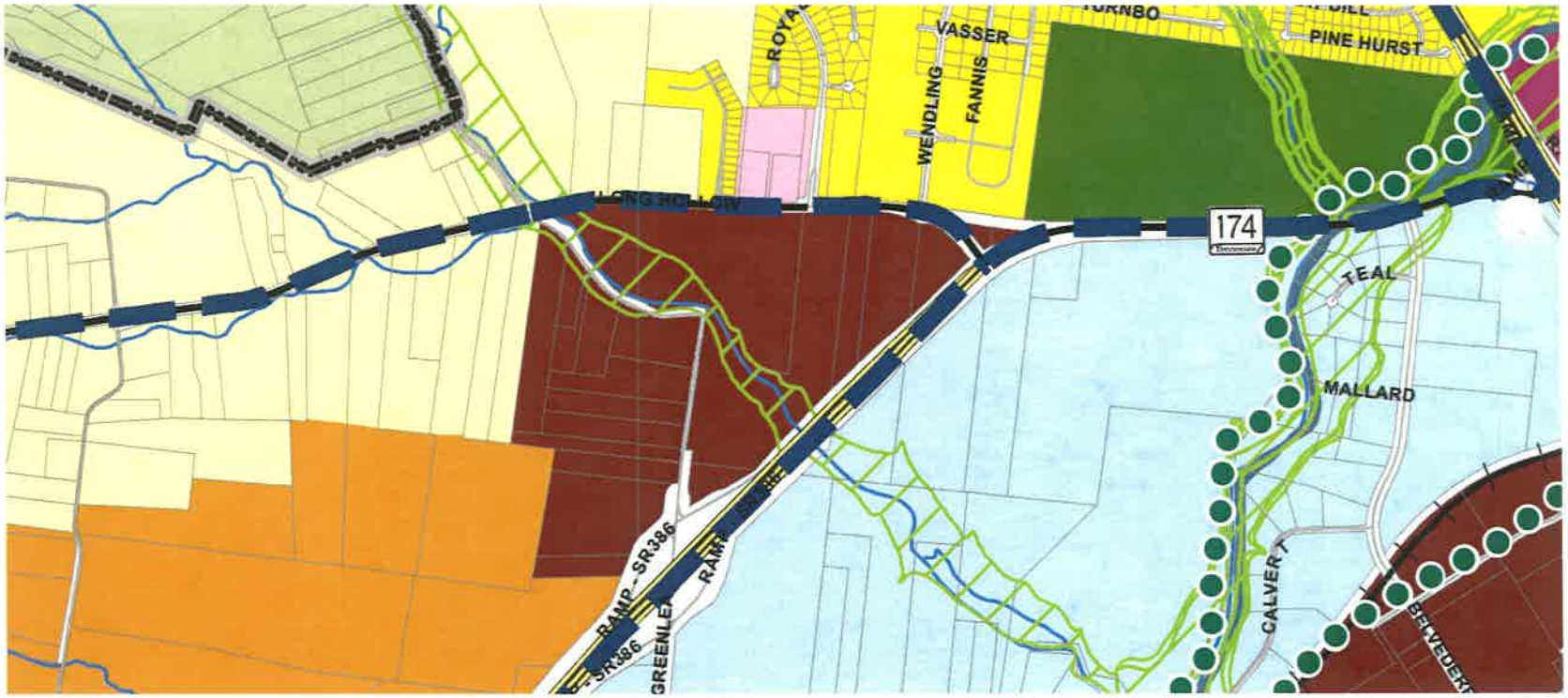
Brandon S. Baxter, P.E., PTOE
Transportation Engineer

BSB:djb

c: Mr. Kip Sowden - kip@rreaf.com
Mr. Robert Burnett -RobertB@rreaf.com
Mr. Doug McKnight - doug@rreaf.com
Mr. Charles Kimbrough - charleskimbrough@comcast.net
Mr. Bill Mccord - william.mccord@gallatin-tn.gov
Mr. Charlie Lowe

# GALLATIN ON THE MOVE 2020 GENERAL DEVELOPMENT & TRANSPORTION PLAN

## COMMUNITY CHARACTER AREA MAP



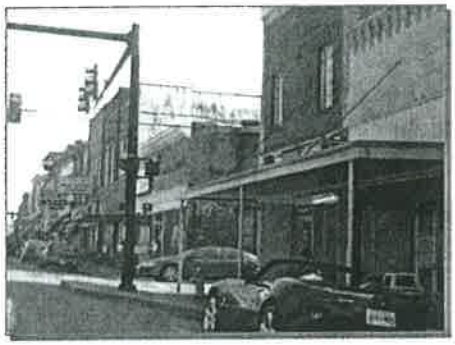
*HUNTER POINTE, PHASE 1, ROADWAY AND LOTS 1-3 PC0281-14*

ATTACHMENT 2-12

# CENTER CHARACTER CATEGORY

Centers are gathering places situated within neighborhoods or at the edges of adjoining neighborhoods or communities. Centers can include retail and services, civic and public/institutional uses such as schools, churches and post offices; employment; and, in some cases, residential land uses as well. Centers vary in form, character and intensity. The Center Character Category includes the following character areas:

- **Downtown** – Mixed-use, walkable, urban and historic center of the City built around the Public Square that surrounds the Sumner County Courthouse
- **Medical Center** – Medical district surrounding Sumner Regional Medical Center
- **Regional Activity Centers** – Regional-scale mixed-use centers that include retail, office and residential uses
- **Neighborhood Centers** – Neighborhood scale mixed-use centers that serve the surrounding neighborhood
- **College** – College campus sites that include a variety of related uses
- **Broadway/Tobacco Warehouse District** – Mixed-use district that includes a mix of large historic warehouses, modern industrial buildings, commercial and residential uses where revitalization is recommended (opportunity exists to connect this area to Downtown)



***North Water Avenue in Downtown Gallatin***

***Aerial view of Downtown Gallatin and surrounding neighborhoods***

ATTACHMENT 2-13

## 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



GALLATIN On the Move 2020
ATTACHMENT 2-13

### *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*

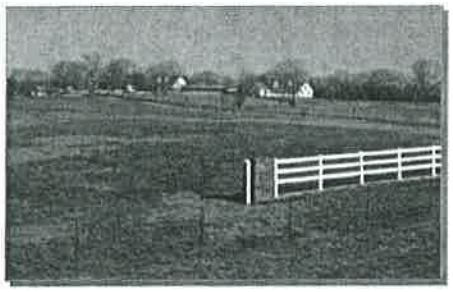
☞ *Prepare and adopt a Big Box Ordinance*

ATTACHMENT 2-13

# CORRIDOR CHARACTER CATEGORY

Corridors form the boundaries between neighborhoods and districts in the City, both connecting and defining them. Six Corridor Character Category character areas are described in the following pages as follows:

- **Rural Corridor** – Scenic, relatively undeveloped, rural high-capacity corridors where character preservation is recommended
- **Gateway Corridor** – Major entryways into the City where quality development is encouraged
- **Neighborhood Transition Corridor** – Important connector corridors where revitalization and neighborhood conservation is recommended
- **East Main Street Corridor** – Important corridor that connects Downtown to the Medical District where revitalization is recommended that would create a mixed-use, pedestrian friendly corridor
- **Commercial Corridor Revitalization** – Commercial corridors where revitalization is recommended that includes a mix of uses
- **Commercial Corridor Established and Emerging** – Stable commercial corridors where development is encouraged.
- **Nashville Pike Office Corridor** – Emerging office corridor defined by former suburban residential structures that have converted to office uses that has preserved the residential character while accommodating new business.



***Rural Corridor along Hartsville Pike***

***Residential structure converted to a medical office use located in the Nashville Pike Office Corridor character area***

ATTACHMENT 2-14

## GATEWAY CORRIDOR

### General Description of Existing Development Patterns

Gateway Corridor is an **overlay character area** representing developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. In addition to meeting area residents' shopping needs, the corridor acts as a gateway to the City. Community recognizes that these corridors should provide a more pleasant appearance to those entering the City than currently presented.

Gateway Corridors are developed as a continuous system along a highway, street, or greenway. The appearance of these visual corridors is an important first impression of the Gallatin's character. The major gateways into Gallatin along main travel corridors can convey the City's identity by utilizing characteristic design elements that reflect Gallatin's character. Defining elements of Gateway Corridors may include landscaping, unique signage, banners, lighting and other streetscape elements in addition to landmark elements. This gateway is often developed to signify a high-profile corridor or district.

Through proper design, the entrances or gateway treatments should provide a strong sense of identity and arrival to the City.

### Locations

Several main entrance corridors warrant consideration. These include:

- SR-109 Bypass and portions of the corridor north of the intersection with North Water Avenue in North Gallatin and south of the intersection with Airport Road in South Gallatin.
- North Water Avenue from SR-109 to Hatten Track Road
- US-31E/Nashville Pike from the west city limits to Station Camp Creek
- US-31E/East Broadway East Jackson Street
- SR-25/Hartsville Pike from Cairo Road to the east city limits
- SR-25/Red River Road from Bradford Drive to East Camp Creek
- SR-174/Long Hollow Pike from Station Camp Creek to SR-109 Bypass
- SR-386/Vietnam Veterans Boulevard
- Airport Road (US-31E to Bypass)
- GreenLea Boulevard from SR-386 interchange to US-31E/Nashville Pike

**GATEWAY CORRIDOR**

**Anticipated level of change:**

- Low

**Transportation**

- High level of service
- High level of connectivity
- Properties accessed by individual easements, private driveways, public roads
- Shared driveways/access management
- Roads characterized by combination of grassy swales and curb-and-gutter cross sections

**Infrastructure**

- Public water available
- Public sewer available or planned

**Greenspace**

- Adjacent Preserve areas
- Provided typically via large-scale private properties

**Primary Land Uses**

- Not applicable

**Appropriate Intensity**

- 0.75 FAR

**Applicable Zoning Districts**

*Existing Zoning Districts*

- Not applicable

*Proposed Zoning Districts*

- Gateway Corridor Overlay (new)

ATTACHMENT 2-14

### *Intent*

- Provide for interesting, attractive entrances into the City that set Gallatin apart and provide a quality sense of place

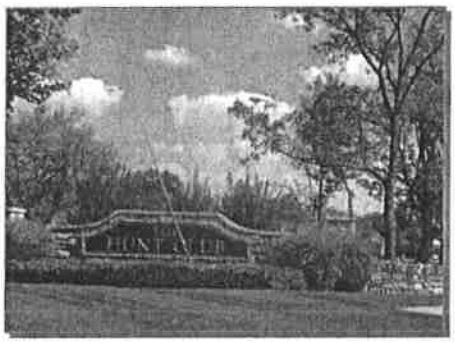
### *Development Strategies*

- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of the corridors
- Focus on appearance with appropriate signage, landscaping and other beautification measures
- Manage access to keep traffic flowing using wayfinding signage to clustered developments
- Retrofit or mask existing strip development or other unsightly features as necessary

### *Implementation Strategies*

☞ *Gateway Corridor Overlay District*

***Kennesaw Farms development located on Nashville Pike in west Gallatin***



***Entrance to the Hunt Club office development on Nashville Pike provides a good example of quality development along the Gateway Corridor***

ATTACHMENT 2-14

2.55

This instrument prepared by:

State of Tennessee
Department of Transportation
Legal Office
Region II – P. O. Box 22368
Chattanooga, TN 37422-2368

Map/Parcel
125/17.01, 18.02
Group "C", Parcel 25
Sumner County

RECEIVED
MAY 08 2014
GALLATIN PLANNING
& ZONING

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 828977
Rec'd: 20.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 22.00
Instrument #: 1080311
Recorded
3/26/2014 at 2:55 PM
in Record Book
3920
Pgs 872-875

## HIGHWAY ENTRANCE RESTRICTIONS

WHEREAS, Gallatin Land, LLC, a Tennessee limited liability company, is the owner of property of record in Record Book 3512, Pages 1-7, in the Register's Office of Sumner County, Tennessee; and

WHEREAS, Gallatin Land, LLC desires to construct and maintain highway entrances on said property in Sumner County, Tennessee over and across state right-of-way onto State Route 174, also known as Long Hollow Pike and onto State Route 386, also known as Vietnam Veteran's Boulevard as depicted in Exhibit A attached hereto and incorporated by reference ; and

WHEREAS, the State of Tennessee agrees to grant highway entrance permits over and across the state right-of-way provided:

1) the highway entrances onto State Route 174 at 75' right of centerline station 55+47 and State Route 386 at 135.2' left of centerline station 695+20 shall be no more than forty (40) feet wide and shall be right in/right out only as shown on Exhibit A; and
2) the access point between the herein described State Route 174 highway entrance and the herein described State Route 386 highway entrance shall be right in/right out only as shown on Exhibit A; and
3) no other access shall be allowed on either side of the road between the herein described State Route 386 highway entrance to the proposed Wendling Boulevard as shown on Exhibit A.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**GALLATIN LAND, LLC**

does hereby covenant and agree that

1) the highway entrances onto State Route 174 at 75' right of centerline station 55+47 and State Route 386 at 135.2' left of centerline station 695+20 shall be no more than forty (40) feet wide and shall be right in/right out only as shown on Exhibit A; and
2) the access point between the herein described State Route 174 highway entrance and the herein described State Route 386 highway entrance shall be right in/right out only as shown on Exhibit A; and

ATTACHMENT 2-15 PC0280-14

Ker. Pecan Smith Auto

3) no other access shall be allowed on either side of the road between the herein described State Route 386 highway entrance to the proposed Wendling Boulevard as shown on Exhibit A.

The centerline stations above referenced were taken from right-of-way plans for Highway Project No. 83076-3228-04 on file with the Tennessee Department of Transportation in Nashville, Tennessee.

Any highway entrance onto State Routes 174 and 386 shall be subject to the applicable Tennessee Department of Transportation rules and permitting process.

These restrictions shall run with the land and shall be binding upon Gallatin Land, LLC, their successors, heirs, and assigns and shall run with the land in perpetuity.

Witness my hand this 25 day of March, 2014.

GALLATIN LAND, LLC

BY: _____

TITLE: William D. McKnight
Manager

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____, 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 President of Gallatin Land, LLC, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Gallatin Land, LLC by himself as such President.

WITNESS my hand and official seal at office this 25th day of March, 2014.

Darlyne B Haba
NOTARY PUBLIC

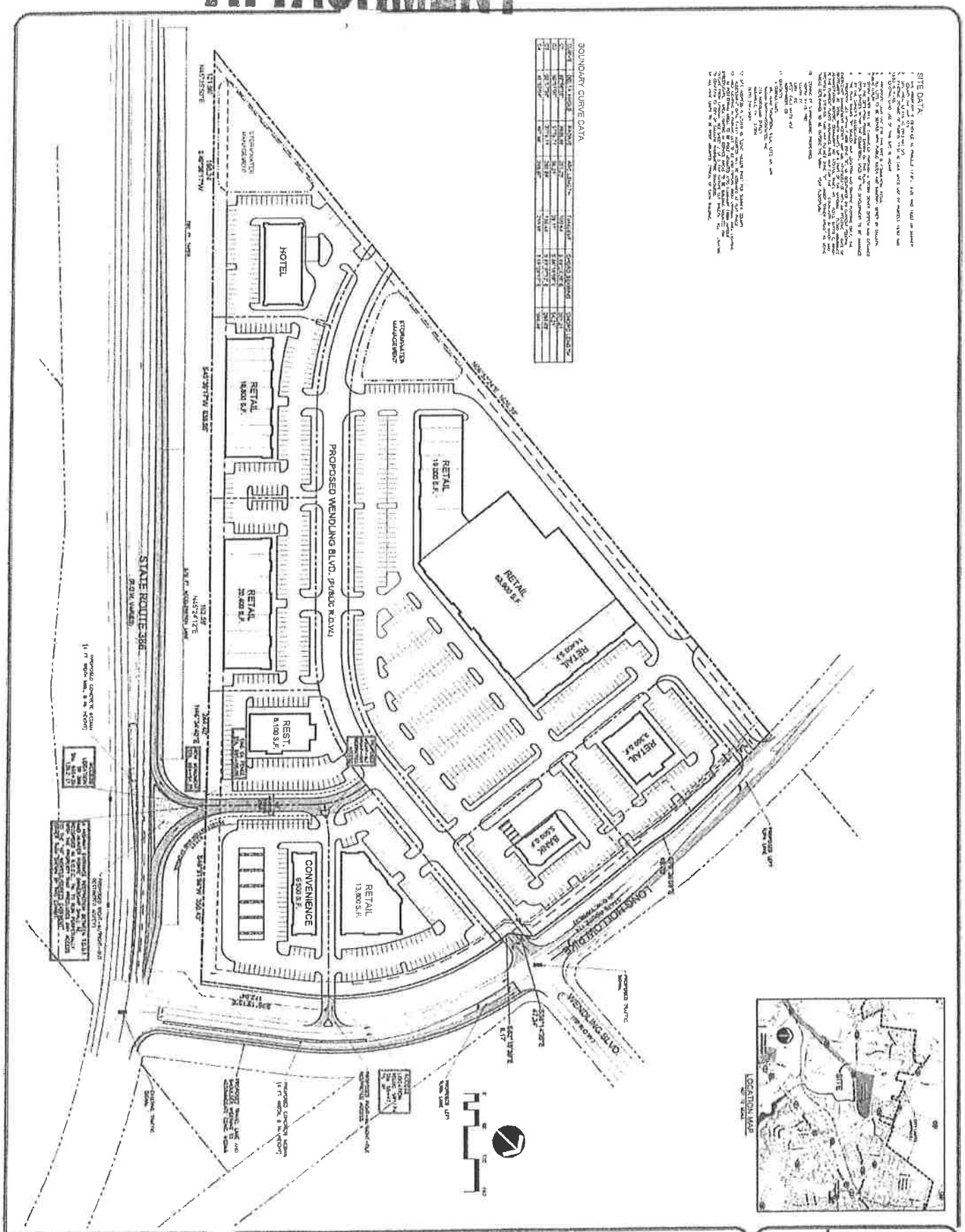
My Commission Expires:

**My Commission Expires:**
~~**June 30, 2014**~~

DARLYNE B. HABA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

ATTACHMENT 2-15

ATTACHMENT 2-15




A

ACCESS EXHIBIT
1 OF 2

PRJ 0-08.0

# HUNTER POINTE

FOR

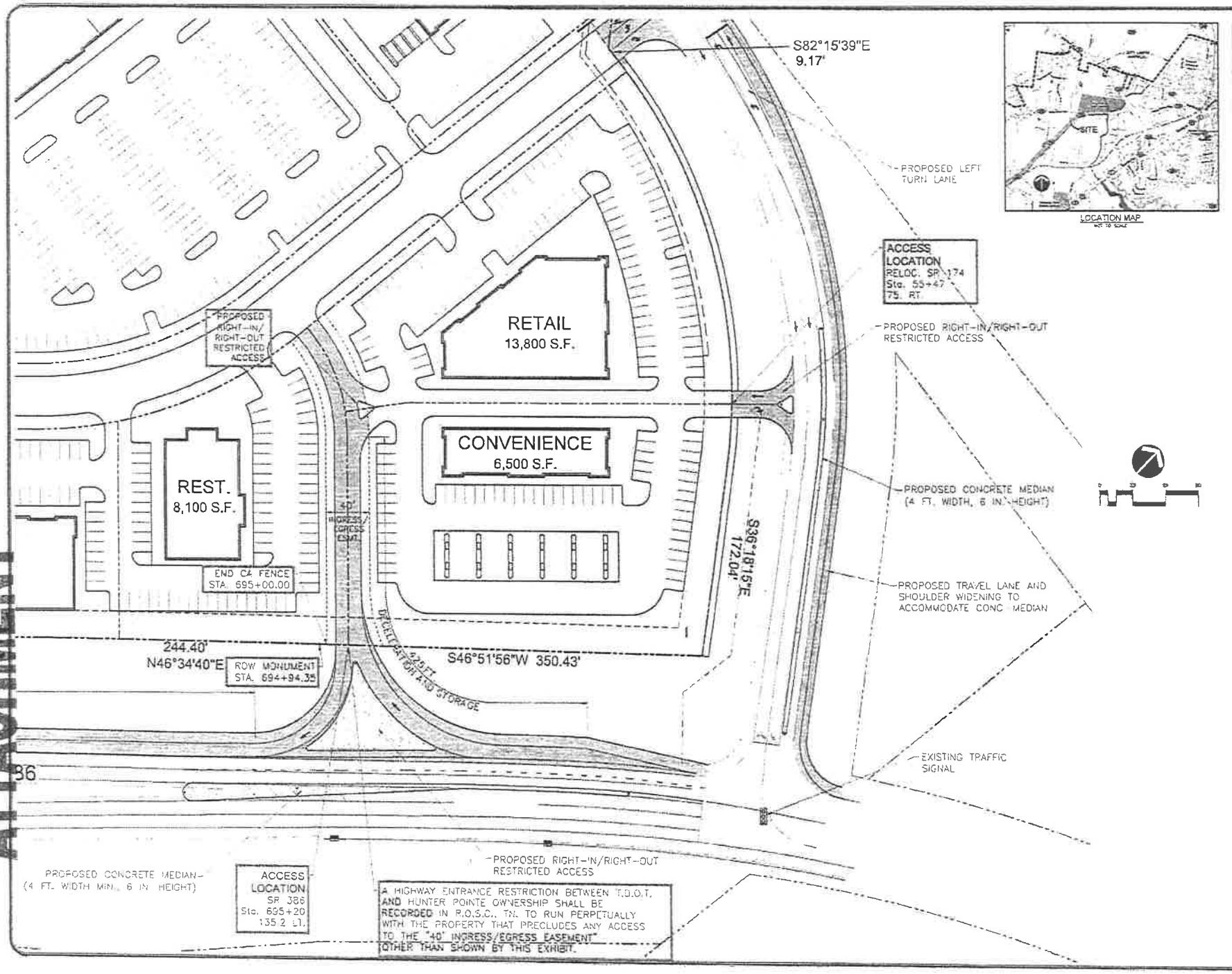
GALLATIN LAND LLC

STATE ROUTE 386 AT LONG HOLLOW PIKE CITY OF GALLATIN SUMNER COUNTY, TENNESSEE

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

ATTACHMENT 2-15



1. ***Long Hollow Pike (SR-174)/Red River Road (SR-25) Corridor between US-31E and SR-109*** – Widen Long Hollow Pike (SR-174) between SR-109 and Red River Road (SR-25) to 3 lanes and distribute traffic to US-31E via multiple connections[13]. The goal is to avoid a concentration of traffic at any one location. This scheme provides for several benefits. First, it allows greater flexibility in project implementation. Second, it provides for additional rail crossing points, creating options for circulating traffic and emergency response vehicles when rail crossings are blocked by trains. Third, it minimizes the potential to overload any one intersection or roadway segment. Related projects would most likely be publically funded. However, private sector funding may be appropriate/required if development pressures force the need for roadway improvements before public sector funding can be secured. Proposed improvements for this area include the following:

   - Red River Road (SR-25) between Long Hollow Pike (SR-174) and US-31E (existing) – The existing roadway should be improved to allow for greater capacity and safer traffic movements. This could be accomplished by:
     - Create a grade-separated rail-crossing which would greatly facilitate traffic flow and enhance safety. However, topography may make a grade separated crossing physically or economically infeasible. Engineering studies are required to evaluate the viability of this improvement.
     - Improve to a three-lane cross-section.
     - Change the current traffic control scheme at the Long Hollow Pike (SR-174)/Red River Road (SR-25) intersection to allow the Long Hollow Pike (SR-174) to Red River Road (SR-25) connection to become the free flow movement. In this revised scheme Red River Road (SR-25) would "T" into the revised free flow connection as a stop controlled traffic movement.
     - Widen the Red River Road (SR-25) approach at the Red River Road (SR-25)/US-31E intersection.
   - Maple Street Connection – connect Long Hollow Pike (SR-174) to the new Maple Street/Tulip Poplar Extension via a two or three lane connector across the railroad tracks, providing access to US-31E at Maple Street. This would require a new rail crossing.
   - Blythe Avenue Connection – Strengthen the connection between Red River Road (SR-25) and West Eastland Street via Blythe Avenue to make fuller use of the West Eastland rail crossing. Roundabouts at critical intersections could be used as a part of this solution.

2. ***Long Hollow Pike (SR-174) Between SR-386 and SR-109*** – Restrict access and make a free-flow freeway segment as shown in the Figure 4-2.

   - Replace the existing traffic signal at SR-386/Long Hollow Pike (SR-174) with grade-separated interchange.
   - Restrict access to Long Hollow Pike (SR-174) between SR-386 and SR-109 Bypass as show in Figure 4-2. Access to the Long Hollow Golf Course could be provided to SR-174 approximately 500 feet west of the SR-386 interchange via the old SR-174 right-of-way. Access to the south side of SR-174 could be provided via an extended Long Hollow Pike (per figure 4-2) or Belvedere Drive.

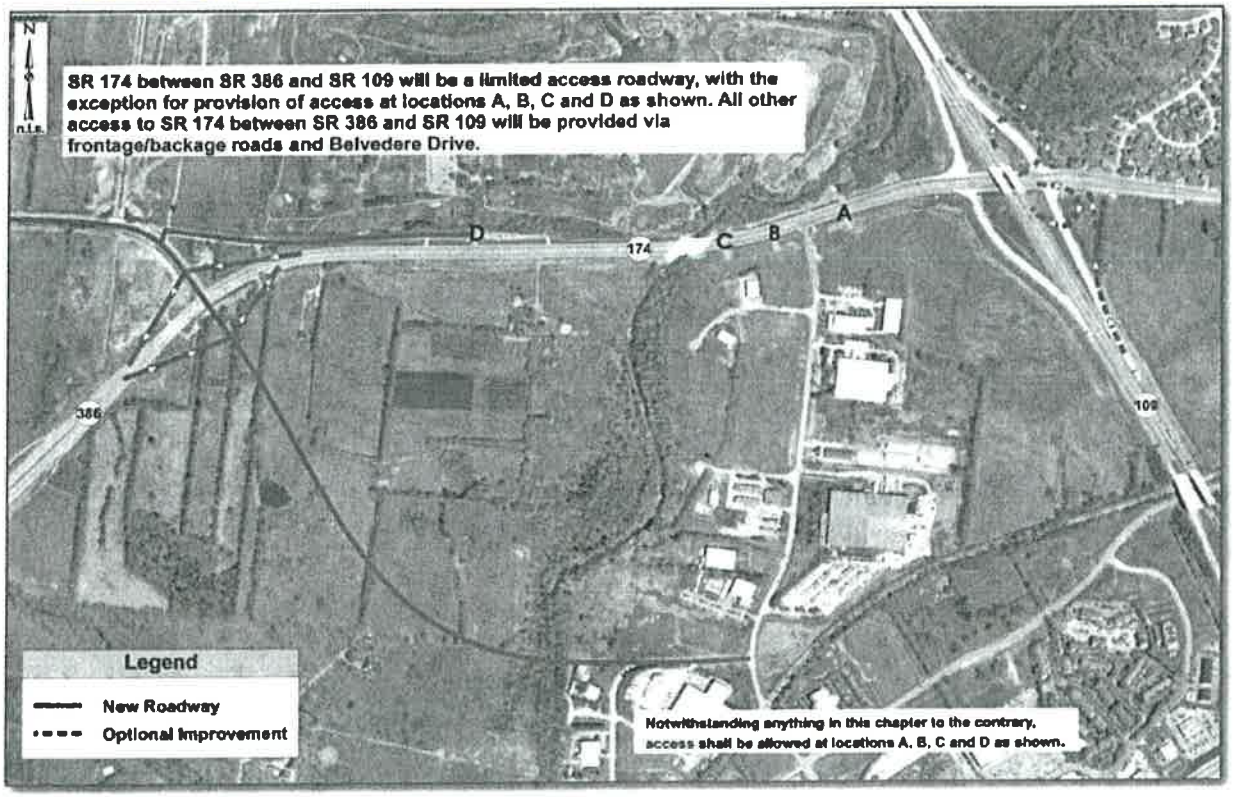
[13] It is recommended that engineering studies be performed on the proposed improvements to validate the feasibility of the various alternative alignments. The potential for redevelopment in the area should also be considered.



ATTACHMENT 2-16

- This project would most likely be funded by a public agency. However, private sector funding may be appropriate/required if development pressures force the need for roadway improvements before public sector funding can be secured.
- The addition of a loop ramps(s) on the east side of the SR-109 interchange is a supplemental improvement that could be considered to add capacity to the Long Hollow Pike/SR-109 interchange. A loop ramp in the north-east quadrant (serving the northbound to westbound movement) would allow that movement to be made without having to pass through the northbound ramp terminal traffic signal. This loop ramp would facilitate movement from downtown Gallatin and SR-109 south of Gallatin to SR-386. Likewise, a loop ramp in the south-east quadrant (for the eastbound to northbound movement) would facilitate the traffic movement from SR-386 to SR-109 north of Gallatin and the Hatten Track Extension. It may be preferable to construct one or both of these ramps in the future based on detailed traffic analysis. The construction of either ramp would add capacity to the northbound ramp terminal traffic signal. The construction of both ramps has the potential to create freeway weaving problems on northbound SR-109.

**Figure: 4-2 Conceptual Plan for the upgrade of SR-174/SR-386/SR-109 Interchange**




3. ***GreenLea Boulevard (North)*** – GreenLea Boulevard (North) – Provide a continuous connection between Nashville Pike and Long Hollow Pike, with an interchange at SR-386. The section between US-31E and SR-386 has been built to a five-lane section. The segment between SR-386 and Long Hollow Pike (SR-174) will initially be constructed to a three-lane section. However, adequate right-of-way should be reserved between SR-386 and Long Hollow Pike (SR-174) for potential expansion to five-lanes. The development of the surrounding area will drive the need for the project. This project would most likely be privately funded by development interests.


ATTACHMENT 2-16

**CITY OF GALLATIN** **ENGINEERING DIVISION**

May 12, 2014

ATTACHMENT
2-17

Ragan Smith and Associates
315 Woodland Street
P.O. Box 60070
Nashville, TN 37206

Attn: Brandon Baxter, PE

RE: Hunter Pointe Traffic Impact Study

The City of Gallatin has reviewed the Traffic Impact Study submitted August 23rd, 2012 for the above referenced project, and would like to see the following items addressed before approval:

1. The dedication of a public route (Wendling Boulevard) through the Hunter Pointe Development should be addressed by the TIS.
2. The TDOT ROW agreement that has been signed and recorded should be referenced and/or described in the TIS.
3. A general note should be added to the conclusions and recommendations area that should read something like this: "All improvements recommended by this Traffic Impact Study shall be the responsibility of the Hunter Pointe Development unless other noted."
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5. The City of Gallatin has entered into an agreement with TDOT to extend GreenLea Boulevard to SR-174 in this area. This project includes an improvement on SR-174 of an added TWLTL up to the intersection of Buckingham Boulevard. This turn lane improvement is less than 500-feet from Access "C". The Hunter Pointe Development should simply continue the TWLTL from Access "C" to the Buckingham Boulevard intersection for consistency through this area.
6. The acceleration tapers and lineage recommendations for Access "D" do not match the proposal for construction (and what we understand TDOT to be requiring).
7. Understandably, there are no recommendations for improvements at the intersection of SR-174 and SR-386, but a more detailed presentation of the analysis of this intersection should be made. We would like to see levels-of-service on each respective movement through the intersection, and a horizon year forecast for the intersection. The ultimate goal of this analysis would be to predict what improvements may be required beyond this project. The City/State would want improvements that are made by this project to

not interfere with improvements that will likely be necessary in the future, if preventable.

8. Update any other figures/tables that may be affected by the above comments or changes made to the Preliminary Master Development Plan.

I did want to mention an item that is recommended in the TIS that may still require attention on FMDP or construction plan submittals: The storage and taper lengths for the westbound left turn from SR-174 onto Wendling Boulevard shouldn't encroach into the existing storage or taper for the eastbound left turn at SR174/SR-386. In addition, the City will be coordinating with the State on required permits for construction on State ROW as these will be conditions of approval for the FMDP and construction plan submittals.

Feel free to contact me by email or phone if you have any questions or comments at nick.tuttle@gallatin-tn.gov or (615) 451-5965.

Sincerely,

Nick Tuttle, PE
City Engineer

CC:
Caleb Thorne, RSA
Phil Trammel, TDOT Traffic
Steve Allen, TDOT Project Planning

ATTACHMENT 2-17

ATTACHMENT 2-18

**Katherine Schoch**

**From:** Nick Tuttle
**Sent:** Friday, May 30, 2014 3:27 PM
**To:** Katherine Schoch
**Subject:** FW: Hunter Pointe - Response to Traffic Study Comments
**Attachments:** 05-149tuttle.ltr.pdf; 20140530152711.pdf

FYI, forgot to copy you on this.

**Nick Tuttle, PE**
City of Gallatin, City Engineer

---

**From:** Nick Tuttle
**Sent:** Friday, May 30, 2014 3:25 PM
**To:** 'Brandon Baxter'
**Cc:** Caleb Thorne; kip@rreaf.com; robertb@rreaf.com; doug@rreaf.com; charleskimbrough@comcast.net; William McCord; Charlie Lowe; Zach Wilkinson
**Subject:** RE: Hunter Pointe - Response to Traffic Study Comments

Brandon,

All looks good except the second part of your response to number 7.

**This letter will discuss the ability for future improvements to Long Hollow Pike within the existing right-of-way that would provide 1 WB lane, 2 EB left turn lanes, 1 EB through lane, and 1 EB right turn lane at the intersection with SR-386.**

I suppose you are "quoting" laneage improvements from me at the meeting that we had Wednesday. When speaking at the meeting, I only mentioned this configuration on that one approach as an example. After a little more review of the movements through this intersection, the critical movements appear to be the left turn from eastbound 386 to northbound 174 and right turn from westbound 174 to northbound 174. It is unlikely that we would add a double-right to the intersection, but it is very likely that a double left turn could be added to the intersection. You are listing both of these movements at full build-out as LOS "F". The other critical movement appears to be the left turn from southbound 174 to eastbound 174, which is listed as a LOS "E", but only 5 seconds from becoming a "F".

Really, what I was asking you to do was to make a good engineering recommendation based upon the study you have completed.

If you are looking for me to make the recommendations based upon your study, I suggest that we plan around an intersection that looks like the rough sketch attached. This addresses the critical turning movements that are pressed to the limits in your study.

**Nick Tuttle, PE**
City of Gallatin, City Engineer

---

**From:** Brandon Baxter [mailto:bbaxter@ragansmith.com]
**Sent:** Thursday, May 29, 2014 3:10 PM
**To:** Nick Tuttle
**Cc:** Caleb Thorne; kip@rreaf.com; robertb@rreaf.com; doug@rreaf.com; charleskimbrough@comcast.net; William McCord; Charlie Lowe
**Subject:** Hunter Pointe - Response to Traffic Study Comments

ATTACHMENT 2-18

Nick,

I have attached a letter providing responses to the traffic impact study comments that were received from you on May 12.

Additionally, this letter summarizes our meeting earlier this week related to items that would be updated and/or provided to the City.

If you have any comments we would be happy to discuss those with you at your convenience. We are ready to begin work on the necessary revisions after receiving your agreement with the updates and items to be provided to the City.

Thanks for your time yesterday in meeting with us about these items.

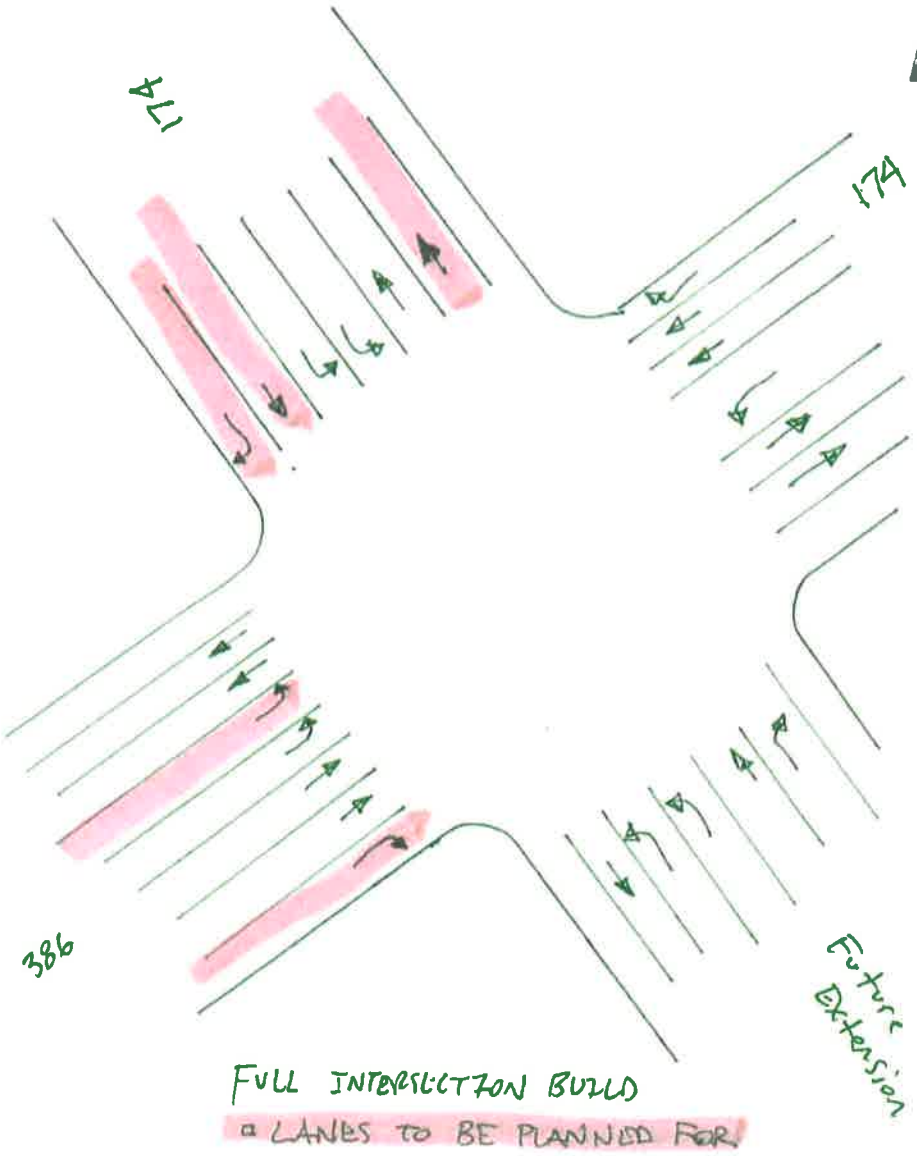
Sincerely,

Brandon

**Brandon Baxter, P.E., PTOE**
*Project Manager*

**RAGAN • SMITH ASSOCIATES, INC.**
315 Woodland Street, Nashville, TN 37206
615.244.8591 | ragansmith.com

# ATTACHMENT 2-18




FULL INTERSECTION BUILD

▫ LANES TO BE PLANNED FOR

ATTACHMENT 2-19

05-149
9432

RAGAN•SMITH

Land Planners • Civil Engineers
Landscape Architects • Surveyors

June 16, 2014

**VIA EMAIL:** nick.tuttle@gallatin-tn.gov

Mr. Nick Tuttle
City Engineer
City of Gallatin Engineering Division
132 West Main Street
Gallatin, Tennessee 37066

**RE: SR-386 AT LONG HOLLOW PIKE (SR-174)**
**INTERSECTION FEASIBILITY REVIEW**
**CITY OF GALLATIN, TENNESSEE**

Dear Nick:

The purpose of this letter is to review the intersection of State Route 386 and Long Hollow Pike (State Route 174) related to the feasibility of future improvements after the proposed Hunter Pointe development is complete. Specifically, the need to prepare this letter was established in comments from the City of Gallatin related to predicting future improvements after the Hunter Pointe development is complete and to the feasibility of the future improvements along the Hunter Pointe frontages to State Route 386 and Long Hollow Pike.

**Existing Conditions**

The intersection of State Route 386 and Long Hollow Pike (State Route 174) is currently a three-leg intersection with the major through approaches oriented east/west and the minor approach entering the intersection from the north. There is currently no south approach to this intersection. A traffic signal controls the movement of traffic at this intersection.

Roadway naming and designation at this intersection is unique in that Long Hollow Pike (State Route 174) comprises the north and east approaches of the intersection and State Route 386 comprises the west approach of the intersection. According to the Tennessee Department of Transportation (TDOT) Tennessee Roadway Information Management System (TRIMS), the State Route 386 designation ends at this intersection.

The State Route 386 approach from the west and the Long Hollow Pike approach from the east to this intersection both include an urban roadway section consisting of two lanes in each direction, a two-way left turn lane (TWLTL), paved shoulders, and curb and gutter. The Long Hollow Pike approach from the north includes a rural roadway section with three lanes (one northbound lane, one southbound left turn lane, and one southbound left/right shared turn lane). There are currently no sidewalks on State Route 386 or Long Hollow Pike at this intersection.

Exhibit A attached to this letter shows an aerial view of the existing layout of this intersection.

**Hunter Pointe Development Impacts**

The Hunter Pointe development will be located on the northwest corner of the intersection of State Route 386 and Long Hollow Pike. The access plan for the Hunter Pointe development includes a driveway to Long Hollow Pike approximately 300 feet north of State Route 386 and a driveway to State Route 386 approximately 300 feet west of Long Hollow Pike. As part of the off-site roadway improvements to provide these access drives to the Hunter Pointe development, Long Hollow Pike north of State Route 386 will be widened approximately 6 feet and State Route 386 west of Long Hollow Pike will be widened approximately

6 feet. Additionally, a westbound right turn lane will be constructed on State Route 386 beginning at Long Hollow Pike and ending at the access to Hunter Pointe.

Exhibit B attached to this letter shows the layout of the Hunter Pointe development off-site improvements within the vicinity of the intersection of State Route 386 and Long Hollow Pike.

**Future Improvement Concept Plan**

Long range plans for the City of Gallatin include the addition of a south approach to this intersection creating a traditional four-leg at-grade intersection. The new south approach would extend to Belvedere Drive approximately 1 mile to the east. In order to develop a concept for improvements at the intersection of State Route 386 and Long Hollow Pike when the south approach is constructed, the following assumptions were established related to the need for the south approach and the timing for construction of the south approach.

1. The need for the south approach and extension to Belvedere Drive will be development driven. Specifically, a development plan for the land south of State Route 386 and Long Hollow Pike will be the catalyst for the construction of this new roadway.

2. The south approach and extension to Belvedere Drive will be a wholly private project or possibly a public/private joint project. The right-of-way for the south approach and extension to Belvedere Drive including any right-of-way needed for improvements to State Route 386 or Long Hollow Pike to the east will be dedicated or reserved as part of a future development plan for the land south of State Route 386 and Long Hollow Pike.

For the intersection of State Route 386 and Long Hollow Pike, a concept plan for future improvements was developed based upon engineering judgement and experience with the incorporation of the following items and information sources:

- The existing laneage on State Route 386 and Long Hollow Pike
- The City of Gallatin Major Thoroughfare Plan which shows the connection to Belvedere Drive as a 2-lane minor arterial roadway
- The City of Gallatin On the Move 2020 General Development and Transportation Plan which shows the connection to Belvedere Drive having a forecasted average daily traffic (ADT) of 10,000 vehicles

The high traffic volume on State Route 386 and Long Hollow Pike east of the intersection will result in significant turning movement volumes at major intersections as traffic turns onto or off of the major route. Therefore, the future improvement concept includes left and right turn lanes to maximize the capacity for turning movements. One through lane in each direction is provided between Long Hollow Pike north of State Route 386 and the extension to Belvedere Drive.

Exhibit C attached to this letter shows the future improvement concept plan for the intersection of State Route 386 and Long Hollow Pike. The following sections provide discussion related to the right-of-way, utility, and design/construction impacts of the future improvement concept plan.

*Right-of-Way Impacts*

As discussed previously, it is assumed that right-of-way for the south approach and extension to Belvedere Drive including any right-of-way needed for improvements to State Route 386 or Long Hollow Pike to the east will be dedicated or reserved as part of a future development plan for the land south of State Route 386 and Long Hollow Pike. Therefore, the following areas are where right-of-way impacts could occur as part of any future improvements.

- On the north side of State Route 386
- On the north side of Long Hollow Pike east of State Route 386
- On both sides of Long Hollow Pike north of State Route 386

ATTACHMENT 2-19

RAGAN•SMITH



The existing right-of-way width on State Route 386 varies but generally a minimum of 250 feet is available west of Long Hollow Pike. East of State Route 386, Long Hollow Pike has an existing right-of-way width of 104 feet. The existing right-of-way width on Long Hollow Pike north of State Route 386 is 150 feet.

Based on the future improvement concept plan, there are likely to be right-of-way impacts on Long Hollow Pike east of State Route 386. The existing right-of-way on State Route 386 and on Long Hollow Pike north of State Route 386 appears to be sufficient for the future improvement concept plan.

Exhibit D attached to this letter shows the future improvement concept plan with existing right-of-way boundaries and potential impacted areas for right-of-way.

Exhibit E attached to this letter shows a cross-sectional view of Long Hollow Pike north of State Route 386 demonstrating that development on the proposed Hunter Pointe site will not impact the ability to provide additional lanes on Long Hollow Pike in the future.

*Utility Impacts*

Impacts to existing overhead or underground utilities are common in roadway projects, especially when an existing road is being widening or improved. For the intersection of State Route 386 and Long Hollow Pike, survey data was reviewed to identify utility infrastructure in and around the intersection that may be impacted by the connection to Belvedere Drive, the widening of State Route 386, or the widening of Long Hollow Pike.

Based on the survey data, the following utilities may be impacted by the future improvement concept plan.

- 24" Water Line crossing under State Route 386 and the future connection to Belvedere Drive
- Traffic Signal poles and overhead wires (new traffic signal will be required)
- Storm Drains on the northeast, southeast, and southwest corners of the intersection

Exhibit F attached to this letter shows the location of existing utilities and possible impacts to those utilities due to the future improvement concept plan at the intersection of State Route 386 and Long Hollow Pike.

**Summary**

The intersection of State Route 386 and Long Hollow Pike will see widening and improvements beyond the existing laneage when development south of the intersection creates a need for the connection to Belvedere Drive. As demonstrated in this letter, the Hunter Pointe development and off-site improvements being constructed to support Hunter Pointe will not cause any significant impacts or prevent the future improvement of the intersection of State Route 386 and Long Hollow Pike.

We hope that the information presented in this letter is helpful as the City of Gallatin monitors this area for future development and roadway projects. If you have any comments or if you need any additional information, we would be happy to speak or meet with you at your convenience.

Sincerely,

**RAGAN-SMITH ASSOCIATES, INC.**

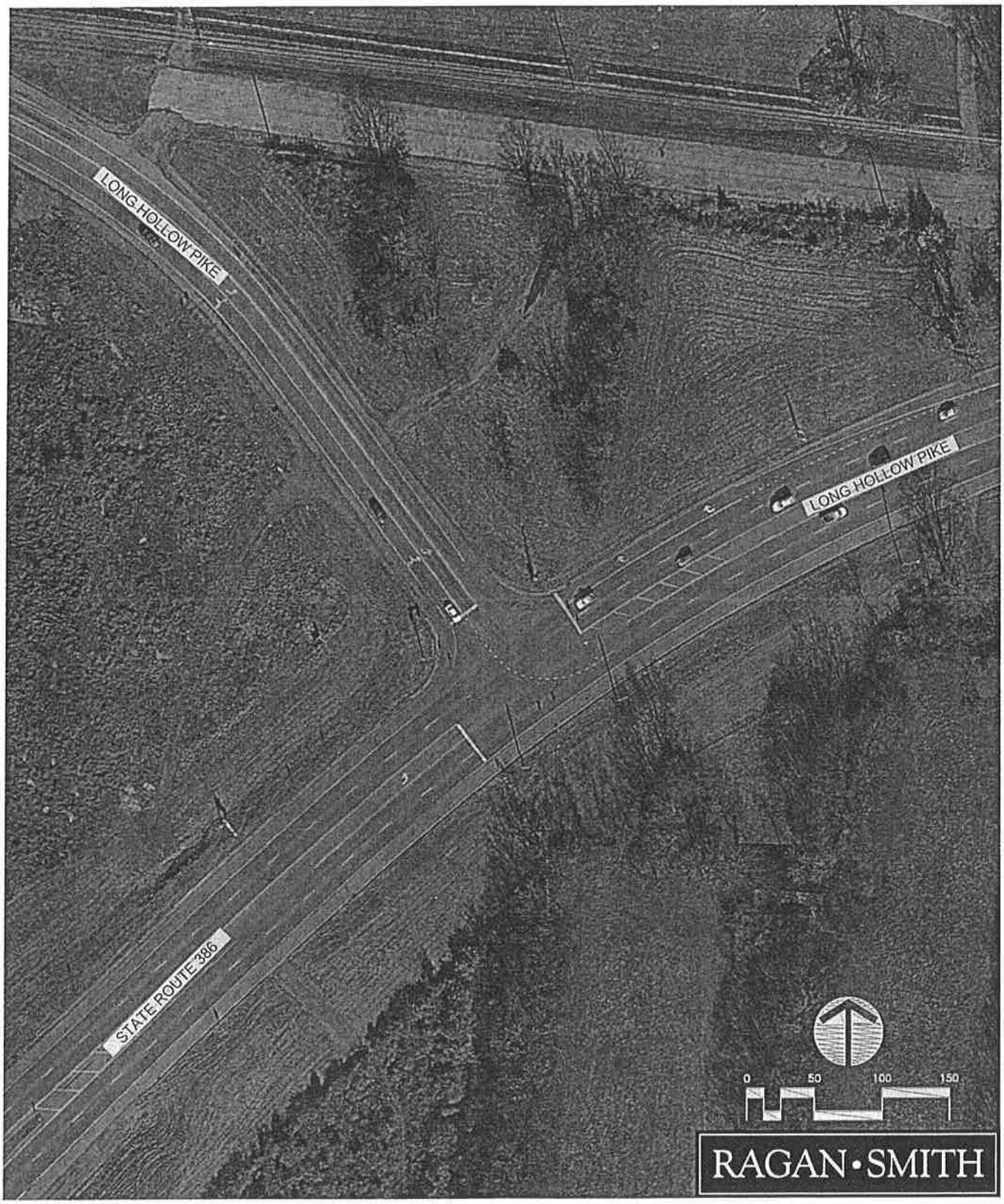
Brandon S Baxter

Brandon S. Baxter, P.E., PTOE
Transportation Engineer

BSB:djb

c: Mr. Kip Sowden
Mr. Charles Kimbrough

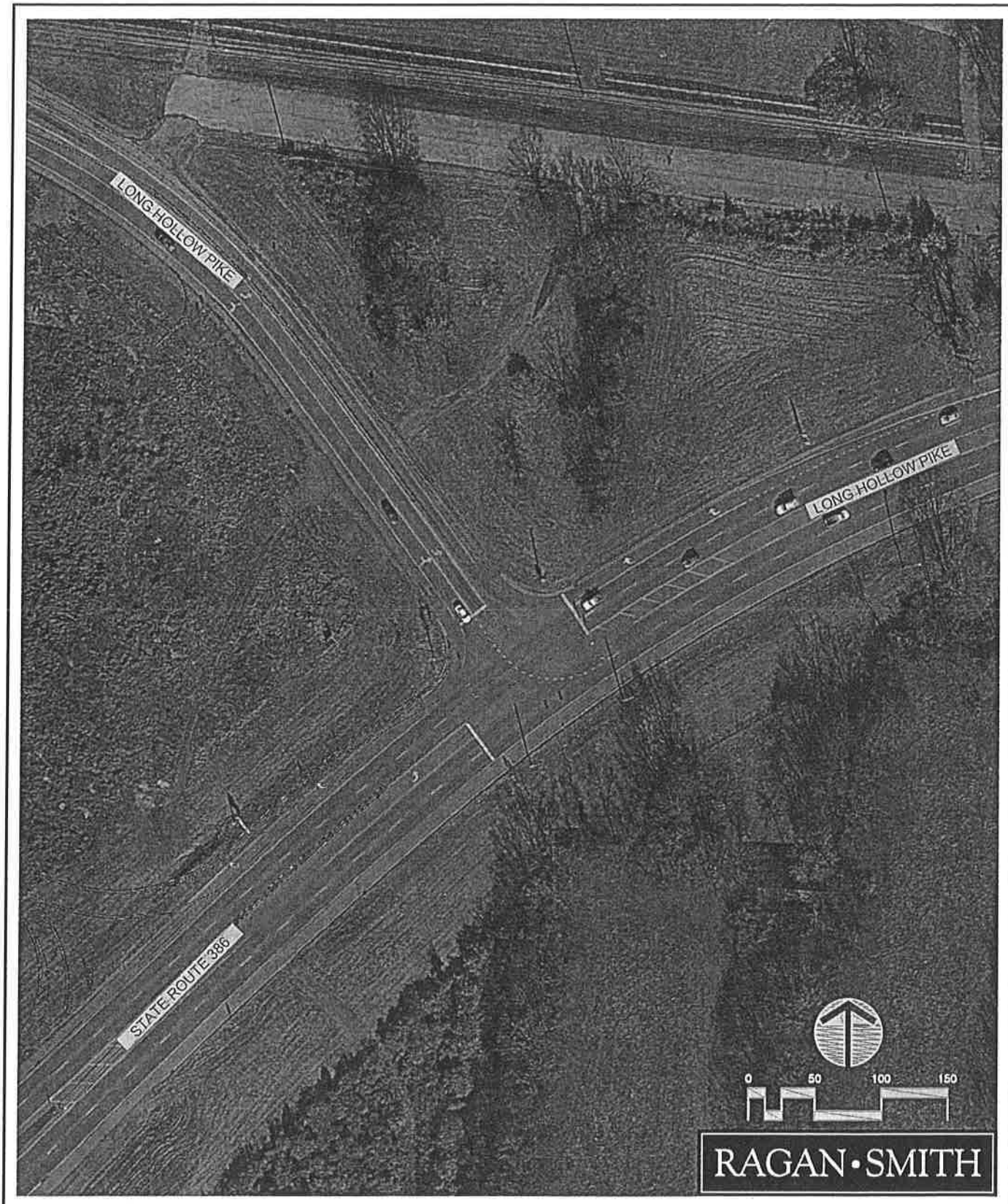
ATTACHMENT 2-19




State Route 386 at Long Hollow Pike
Existing Intersection Layout

EXHIBIT
A

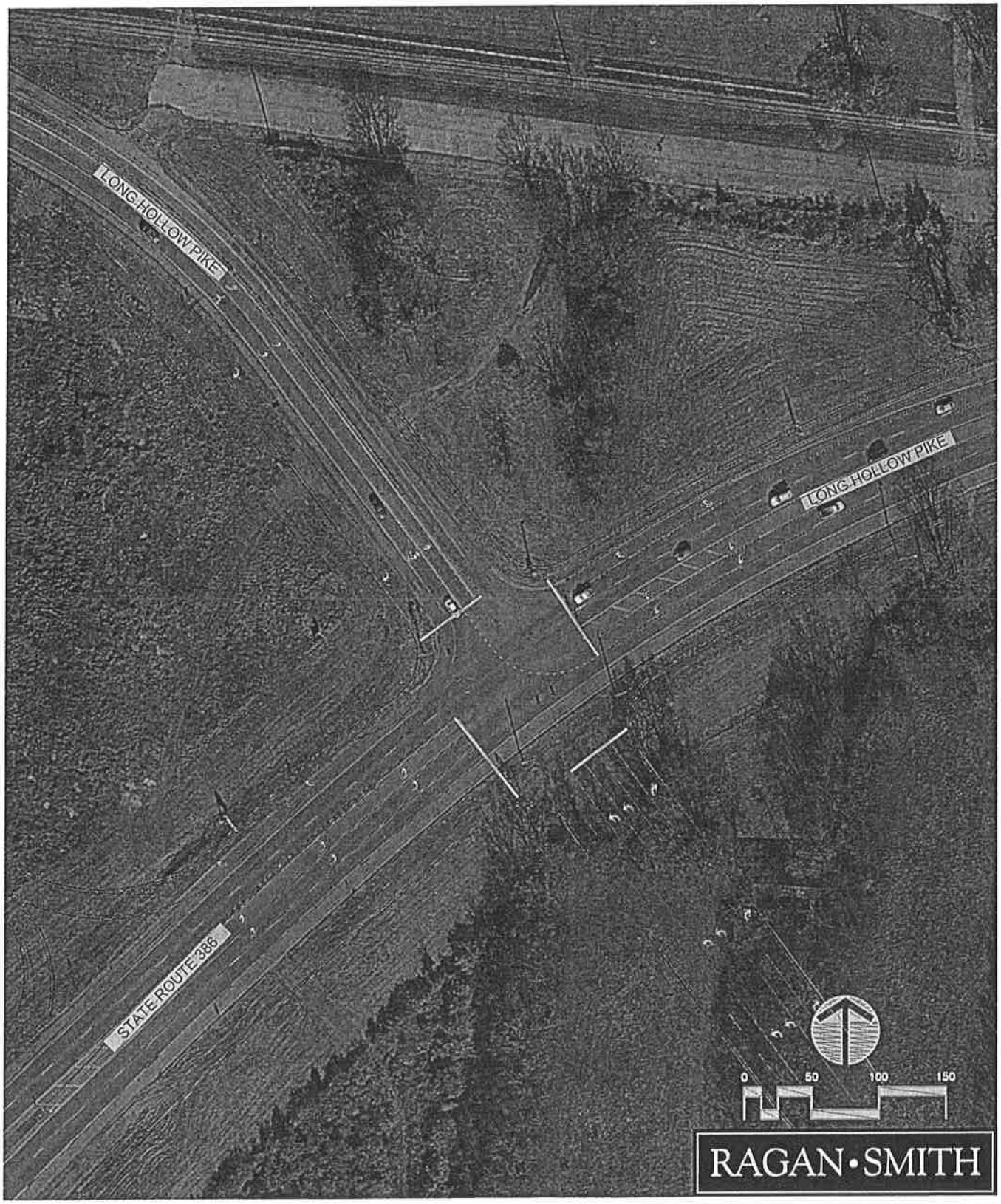
ATTACHMENT 2-19




State Route 386 at Long Hollow Pike
Hunter Pointe Development - Off-site Improvements

EXHIBIT
B

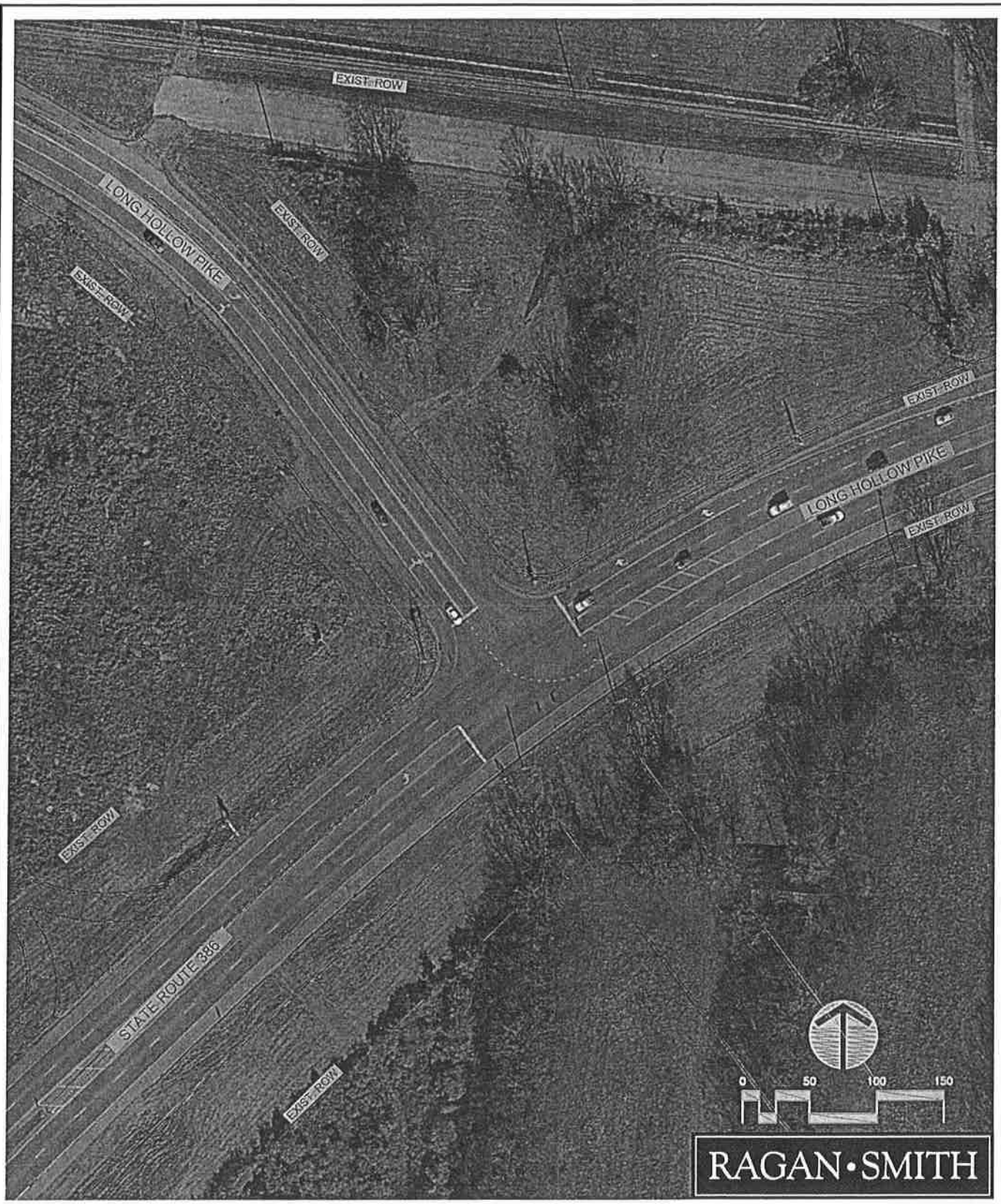
ATTACHMENT 2-19




State Route 386 at Long Hollow Pike
Future Improvement Concept Plan

EXHIBIT
C

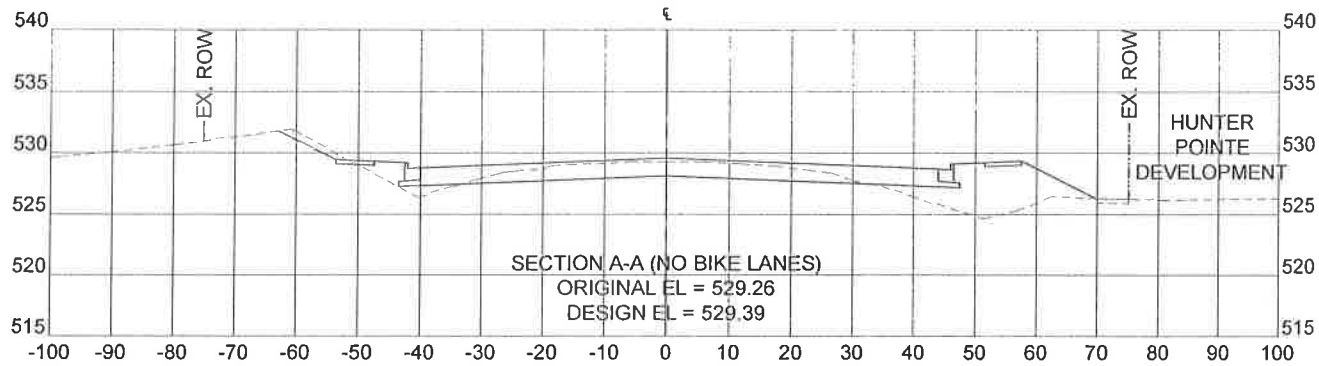
ATTACHMENT 2-M

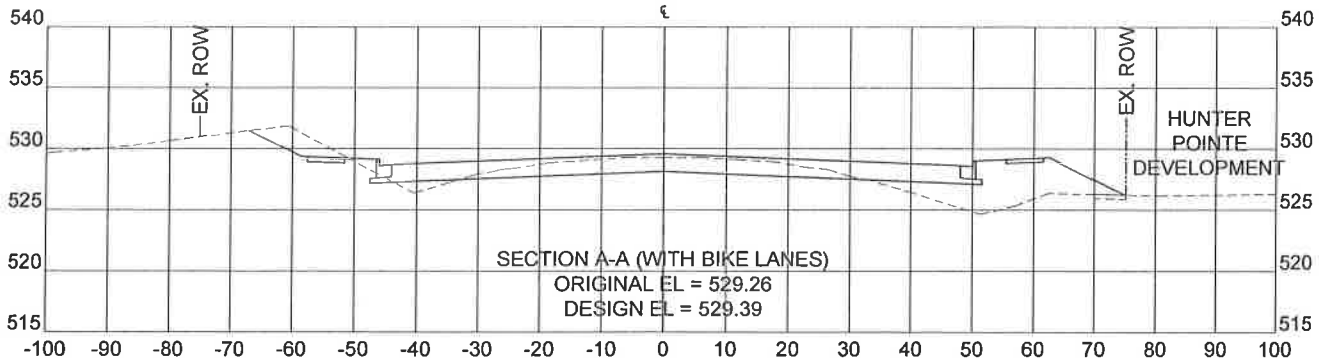



State Route 386 at Long Hollow Pike
Future Potential Right-of-Way Impacts

EXHIBIT
D

ATTACHMENT 2-19



State Route 386 at Long Hollow Pike
Future Long Hollow Pike Cross-Section

EXHIBIT
E

ATTACHMENT 2-19

State Route 386 at Long Hollow Pike
Future Potential Utility Impacts

EXHIBIT
F

ATTACHMENT 2-20

**Katherine Schoch**

| | |
|---|---|
| **From:** | Nick Tuttle |
| **Sent:** | Wednesday, June 18, 2014 3:53 PM |
| **To:** | Brandon Baxter |
| **Cc:** | Caleb Thorne; Charlie Lowe; Zach Wilkinson; Katherine Schoch; William McCord |
| **Subject:** | RE: Hunter Pointe - SR-386 @ Long Hollow Pike Feasibility Review |
| **Attachments:** | HunterPointe-SR386atSR174-FeasibilityReview-06162014.pdf; 2014 05 12 TIS Comments.pdf |

Brandon,

Thank you for your letter. It has been very helpful.

As we work through all comments on the PMDP and TIS, there are a few things that you guys didn't address in one form or another. Zach is compiling the list for the PMDP and will include those in the report back to the Planning staff. Of the TIS comments, Item 3. and 5. are not incorporated.

Can we setup a phone call for tomorrow or Friday to have you explain some of the changes? I see that you moved 10% of the inbound traffic from "Nashville" from SR-386 to SR-174 because of the GreenLea extension, but one thing I am curious about is the improvement of LOS on the southbound SR-174 at SR-386 left turning movement.

Bill is reviewing the TIS now. We may be able to approve with some hand written notes with your permission.

**Nick Tuttle, PE**
City of Gallatin, City Engineer

---

**From:** Brandon Baxter [mailto:bbaxter@ragansmith.com]
**Sent:** Monday, June 16, 2014 2:24 PM
**To:** Nick Tuttle
**Cc:** Caleb Thorne; Charlie Lowe
**Subject:** Hunter Pointe - SR-386 @ Long Hollow Pike Feasibility Review

Nick,

We have completed a review of the SR-386 and Long Hollow Pike intersection related to the feasibility for future improvements and to identify any impacts that the Hunter Pointe development would have to the City's ability to implement the future improvements.

A letter with the information that we have assembled and reviewed is attached for use.

Our review of the Hunter Pointe off-site improvements, existing right-of-way, and existing utilities indicates that the Hunter Pointe development does not impact the ability to provide additional lanes and improve the traffic signal at this intersection in the future as additional development occurs in the area.

If you have any questions or if you need any additional information, I would be happy to speak with you at your convenience.

Thanks,

Brandon

**Brandon Baxter, P.E., PTOE**

CITY OF GALLATIN ENGINEERING DIVISION

ATTACHMENT 2-21

May 7, 2014

Ragan Smith and Associates
315 Woodland Street
P.O. Box 60070
Nashville, TN 37206

Attn: Caleb Thorne, PE

RE: Hunter Pointe Construction Plan and Drainage Calculation

The City of Gallatin has reviewed the Construction Plans and Drainage Calculations for the above referenced project, submitted on April 23, 2014 and would like to see the following items addressed before approval:

**Construction Plans**

1. Provide approval block on cover sheet.
2. Provide digital CAD file.
3. Provide appropriate phase title.
4. Provide copy of TDEC NOC.
5. Provide copy of TDOT driveway permits and bonds.
6. Sheet C0.1: Add note: Contractor to obtain Land Disturbance Permit from City of Gallatin prior to grading.
7. Sheet C0.2: Provide vertical datum reference.
8. Sheet C1.0: Label detention pond area.
9. Sheet C1.0: Show all offsite infrastructure improvements indicated in the PMDP and preliminary plat comments that would be part of this phase. These include 6' sidewalks along Long Hollow Pike down to the intersection at SR 386 where a handicap ramp at the intersection shall be provided. Provide connection from right in/right out on Long Hollow Pike to Private Road to Wending Blvd. Provide sidewalk connection and crossing across Wending Blvd to Long Hollow Pike. Also include the widening necessary for bike lanes on Long Hollow Pike.
10. Sheet C1.0: Provide temporary turnaround at the end of Wending Blvd.
11. Sheet C1.1: Add note indicating all striping shall be thermoplastic.
12. Sheet C1.1: Call out stop bars and stop signs at intersections. Dimension distance from crosswalk to stop bar to stop sign. Make sure it is MUTCD compliant.
13. Sheet C1.1: Provide crosswalk at intersection of private drive and Wending Blvd.
14. Sheet C1.1: Provide speed limit sign on Wending Blvd.



PC0280-14

15. Sheet C1.1: Provide appropriate signage for raised concrete island indicating right in/right out only.
16. Sheet C1.1: Provide concrete driveway ramps two access locations on Wending Blvd indicated in the PMPD.
17. Sheet C3.0: Show how grading from proposed Wending Blvd. will tie into grading of Long Hollow Pike improvements. Confirm culvert will not be needed under Wending Blvd. at the Long Hollow Pike intersection.
18. Sheet C3.1 and C3.2: Provide appropriate outlet protection at outfall of detention pond, storm sewer from roadway, and ditch transition into pond. Provide detail of protection to be used. If using standard rip-rap pad, provide sizing and detail using Tennessee Erosion & Sediment Control Handbook.
19. Sheet C3.1 and C3.2: Indicate all slopes 3:1 or greater to be stabilized with matting or sod.
20. Sheet C3.1: Provide any necessary EPSC measures based on proposed grading of Wending Blvd. tie in to Long Hollow Pike.
21. Sheet C3.2: Appears extra layer was left on in the proposed grading areas.
22. Sheet C3.3: Show design speed on profile.
23. Sheet C3.3: Show Storm and Sanitary sewer in profile.
24. Sheet C3.3: Indicate in profile the termination of road. Label slope of road profile from station 5+63 on.
25. Sheet C3.4: Indicate final stabilization type (sod, grass mat, etc.) on disturbed areas.
26. Sheet C5.1: Provide concrete driveway entrance detail.
27. Sheet C5.1: Concrete Walk Detail-specify recycled rubber to be used for expansion joints. Provide reinforcement or specify fiber enforced concrete.
28. Sheet C5.1: For handicap ramp details, specify armor cast detectable warning surfaces or acceptable equal.
29. Sheet C5.1: Water Quality Riser Detail is shown. Is intent of riser to be used during construction, post construction, or both? If the intent is to use the detention pond as a sediment basin, specify on the EPSC sheets the timing of installation and removal of the riser. Sediment basin should be designed with a wet storage area, so riser would need to be modified to allow for appropriate wet storage volume. If intent is to use riser as post construction water quality device, drainage calculations need to reflect the modified outlet.
30. Sheet C5.1: Provide 2' gutter for Wending Blvd. cross section.
31. Sheet C5.2: Revise Rip-Rap Detail to the TDEC Outfall Detail specified above.
32. Sheet C5.2: For Curb Inlet Details, specify a JBS 3300 frame to match curb/gutter section.
33. Sheet L1.1: Show sight triangles specified in Gallatin Zoning Ordinance (13.06.050). Remove trees as necessary. Show proposed access points from PMDP and show sight triangles for these entrances as well.

ATTACHMENT 2-21

34. Sheet L1.1: Provide Biobarrier along edge of sidewalk where trees are to be planted. Provide detail.
35. Sheet R2.0: Revise with appropriate sections. Provide details of the concrete medians on SR 386 and Long Hollow Pike.
36. Provide drainage and grading plans for offsite improvements. Provide accommodations for the bike lanes, turn lanes, and sidewalks referenced in PMDP, that apply to this phase of development.

**Drainage Calculations**

1. Provide drainage area map delineating the proposed east and proposed east bypass drainage areas.
2. Based on soil types shown on County soil map, it appears a more appropriate pre-development CN would be 58 and post development CN of 92. Revise calculations accordingly or provide justification for CN's used.
3. Provide time of concentration calculations for the pre-development hydrographs.
4. Provide velocity for flow in proposed ditch and calculations for appropriate stabilization of ditch.
5. Provide drainage calculations for the storm sewer in public right of way. These calculations shall include spreads, hydraulic grade lines, pipe capacity, etc.

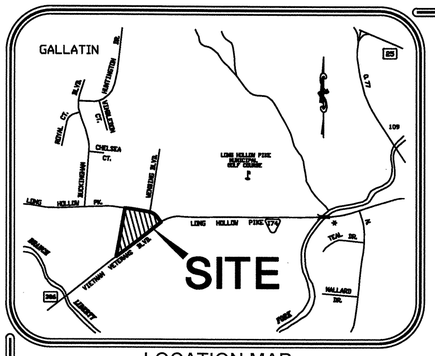
Please address items on the FMDP as they apply as well. Once comments are address, send 1 full size copy for review.

Please call me if you have any questions or comments at (615)451-5965.

Sincerely,

Zach Wilkinson, PE, RLS, CPESC
Project Engineer

ATTACHMENT
2-21




LOCATION MAP

NOT TO SCALE

## SITE DATA TABLE

| | |
|---|---|
| TITLE OF SUBDIVISION: | HUNTER POINTE, PHASE 1, ROADWAY AND LOTS 1–3 |
| DEVELOPER: | REALTY AMERICA GROUP, LP<br>ATTN: KIP SOWDEN<br>4245 NORTH CENTRAL EXPRESSWAY, SUITE 420<br>DALLAS, TX 75206<br>(214) 522–3300 KIP@RREAF.COM |
| PROPERTY LOCATION: | NORTHWEST CORNER OF HIGHWAY 386 AND LONG HOLLOW PIKE |
| TAX MAP INFO: | MAP 125, PARCELS 17.01, 18.02, AND 18.03 |
| PREPARED BY: | RAGAN–SMITH, INC.<br>ATTN: CHRISTOPHER J. MABERY, RLS<br>315 WOODLAND STREET<br>NASHVILLE, TN 37206<br>(615) 244–8591 CMABERY@RAGANSMITH.COM |
| DATE: | APRIL 23, 2014 |
| EXISTING USE: | VACANT |
| PROPOSED USE: | LOT 1 IS TO BE USED FOR CONVENIENCE SALES AND SERVICE WITH GAS PUMPS. LOT 2 IS TO BE USED FOR FINANCIAL CONSULTING AND ADMINISTRATIVE OFFICES. LOT 3 IS FOR FUTURE COMMERCIAL DEVELOPMENT. |

## DEED REFERENCE

PARCELS 17.01 AND 18.02

BEING THE SAME PROPERTY CONVEYED TO GALLATIN LAND, LLC FROM JOHN THOMAS MCKNIGHT, INDIVIDUALLY, AND d/b/a SAFE DEVELOPMENT COMPANY AND JOHN THOMAS MCKNIGHT AS TRUSTEE OF THE JOHN THOMAS MCKNIGHT 2005 REVOCABLE TRUST BY GENERAL WARRANTY DEED OF RECORD IN RECORD BOOK 3512, PAGE 1, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

PARCEL 18.03

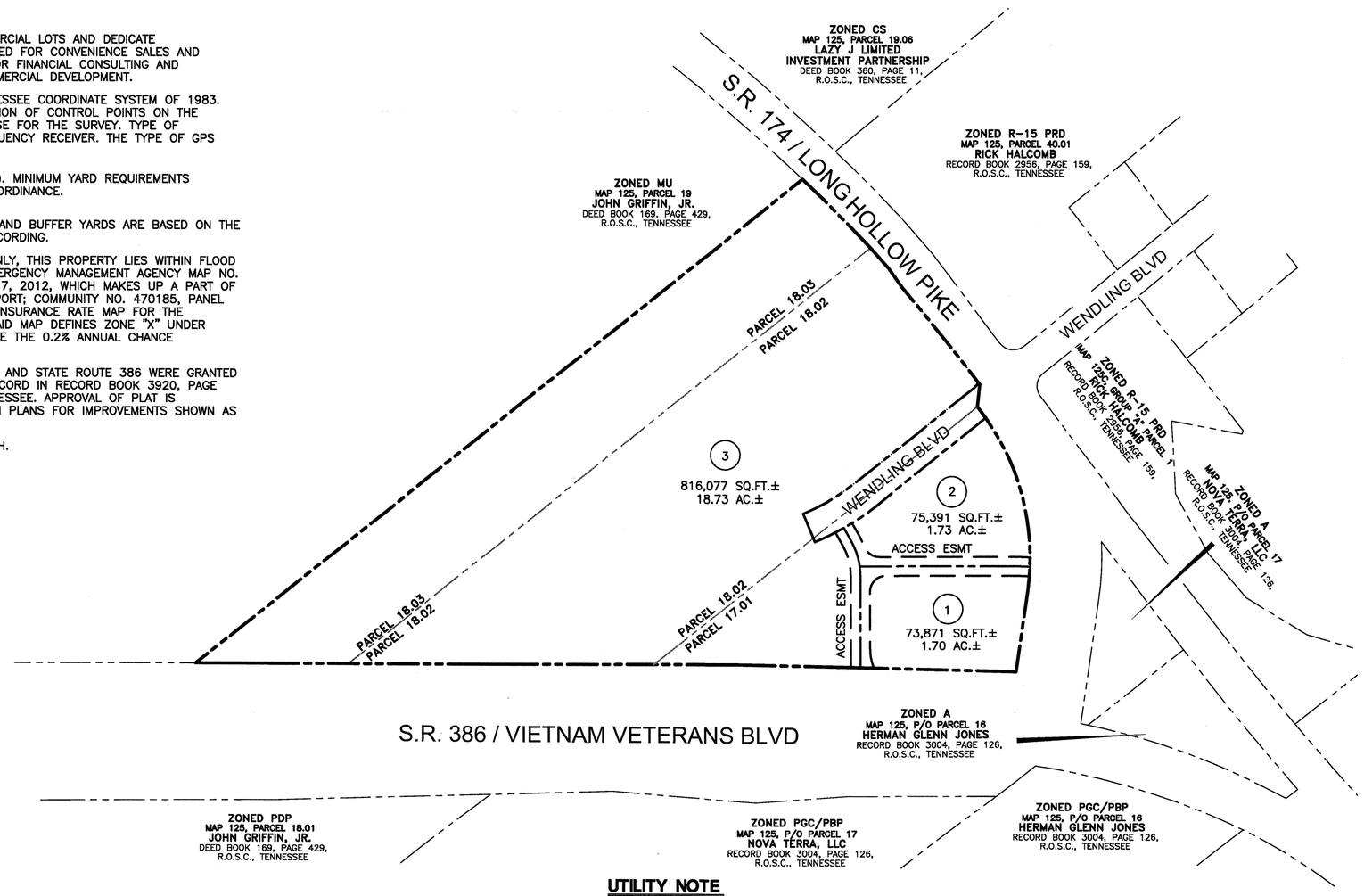
BEING THE SAME PROPERTY CONVEYED TO HUNTER POINTE, LLC FROM JOHN N. GRIFFIN, JR. BY WARRANTY DEED OF RECORD IN RECORD BOOK 2675, PAGE 413, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

(SEE NOTE 2.)

0 200 400 600

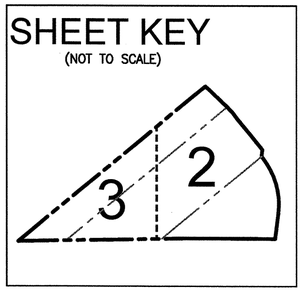
## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 COMMERCIAL LOTS AND DEDICATE RIGHT–OF–WAY AND EASEMENTS. LOT 1 IS TO BE USED FOR CONVENIENCE SALES AND SERVICE WITH GAS PUMPS. LOT 2 IS TO BE USED FOR FINANCIAL CONSULTING AND ADMINISTRATIVE OFFICES. LOT 3 IS FOR FUTURE COMMERCIAL DEVELOPMENT.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE OF EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE DETERMINED BY THE CITY OF GALLATIN ZONING ORDINANCE.
4. ALL YARD LINES, MINIMUM BUILDING SETBACK LINES, AND BUFFER YARDS ARE BASED ON THE ZONING OF THE PROPERTY AT THE TIME OF PLAT RECORDING.
5. 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. 47165C0313G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470185, PANEL NO. 313, 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.
6. HIGHWAY ENTRANCE PERMITS ONTO STATE ROUTE 174 AND STATE ROUTE 386 WERE GRANTED BY THE STATE OF TENNESSEE BY INSTRUMENT OF RECORD IN RECORD BOOK 3920, PAGE 872, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE. APPROVAL OF PLAT IS CONTINGENT UPON TDOT APPROVAL OF CONSTRUCTION PLANS FOR IMPROVEMENTS SHOWN AS PART OF AGREEMENT.
7. ALL SIDEWALKS SHOWN HEREON ARE 6 FEET IN WIDTH.




SHEET KEY

(NOT TO SCALE)




811

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

LEGEND

R.O.S.C. REGISTER'S OFFICE FOR SUMNER COUNTY

## UTILITY NOTE

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, DIAL 811.

TOTAL AREA = 993,754 SQUARE FEET OR 22.82 ACRES ±

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JULY 17, 2014

CHRISTOPHER J. MABERY, TN. RLS # 2483 DATE

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WATER SYSTEM DATE _____

AUTHORIZED SIGNATURE

SUPERINTENDENT OF PUBLIC UTILITIES

SEWER SYSTEM DATE _____

AUTHORIZED SIGNATURE

SUPERINTENDENT OF PUBLIC UTILITIES

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CITY ENGINEER DATE

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DATE SECRETARY, PLANNING COMMISSION

DATE CHAIRMAN'S INITIALS

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REALTY AMERICA GROP, LP DATE:

FINAL PLAT

# HUNTER POINTE

PHASE 1, ROADWAY AND LOTS 1-3

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

REVISED: JULY 17, 2014
SCALE: 1"=200' DATE: JUNE 25, 2014
JOB NUMBER: 05–149 W.O. 9432

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: CHRISTOPHER J. MABERY
EMAIL: cmabery@ragansmith.com



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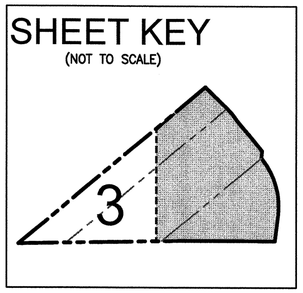
## GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES AND REFERENCES.

## SHEET KEY

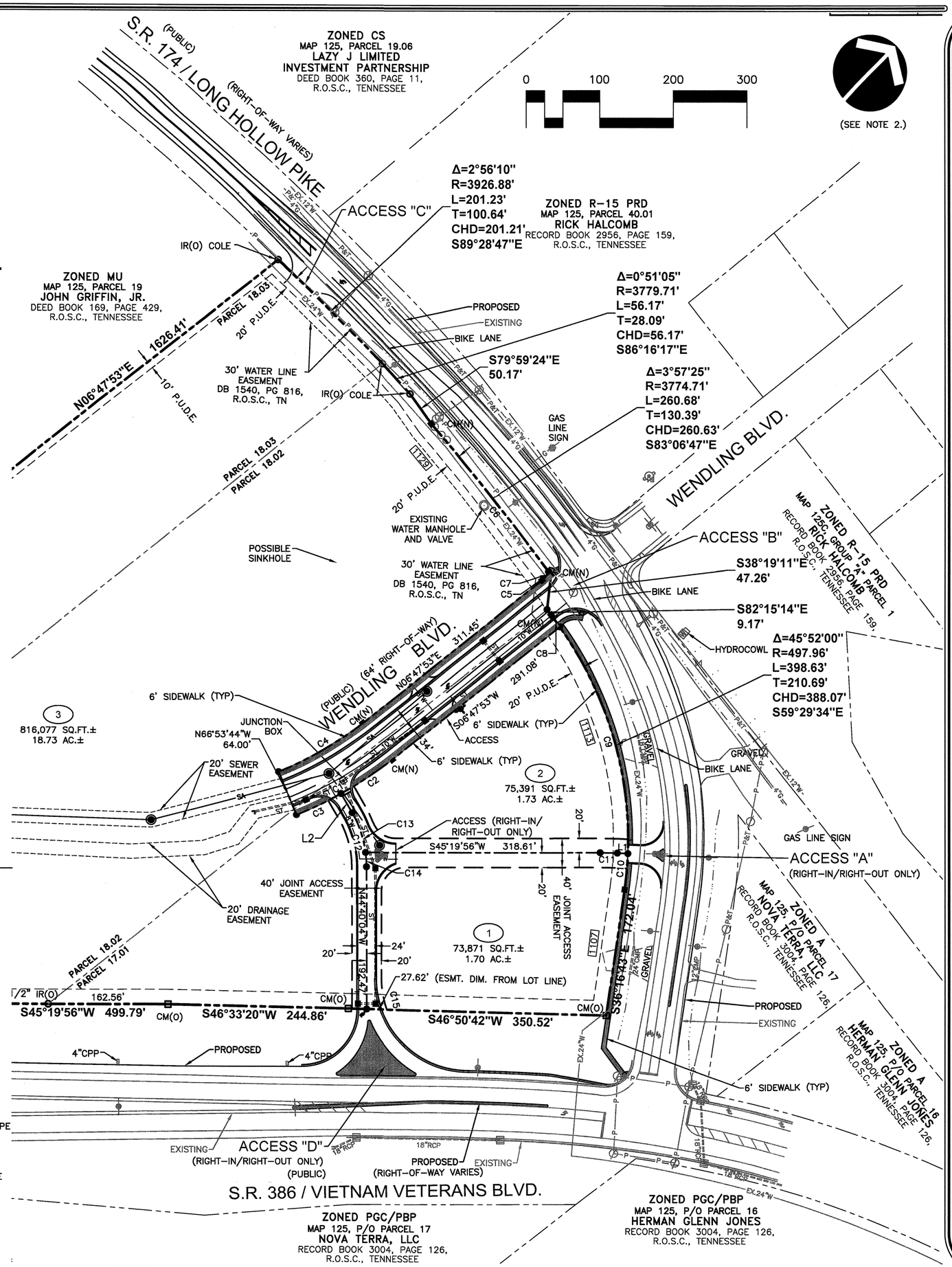
(NOT TO SCALE)




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

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S48°00'34"W | 14.33' |
| L2 | N74°09'11"W | 30.43' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD | CHD BRG |
| C1 | 532.00' | 151.41' | 16°18'23" | 76.22 | 150.90' | S14°57'05"W |
| C2 | 532.00' | 84.02' | 9°02'56" | 42.10 | 83.93' | N11°19'21"E |
| C3 | 532.00' | 67.39' | 7°15'27" | 33.74 | 67.34' | N19°28'32"E |
| C4 | 468.00' | 133.19' | 16°18'23" | 67.05 | 132.74' | N14°57'05"E |
| C5 | 3774.71' | 5.72' | 0°05'12" | 2.86 | 5.72' | S81°10'41"E |
| C6 | 3774.71' | 254.96' | 3°52'12" | 127.53 | 254.92' | S83°09'23"E |
| C7 | 27.00' | 14.69' | 31°10'52" | 7.53 | 14.51' | S08°47'33"E |
| C8 | 497.96' | 19.54' | 2°14'56" | 9.77 | 19.54' | S81°18'06"E |
| C9 | 497.96' | 329.79' | 37°56'45" | 171.20 | 323.80' | S61°12'16"E |
| C10 | 497.96' | 49.30' | 5°40'19" | 24.67 | 49.28' | S39°23'43"E |
| C11 | 500.00' | 23.36' | 2°40'38" | 11.68 | 23.36' | S46°40'15"W |
| C12 | 150.00' | 77.19' | 29°29'07" | 39.47 | 76.34' | N59°24'37"W |
| C13 | 150.00' | 57.72' | 22°02'49" | 29.22 | 57.36' | N63°07'47"W |
| C14 | 150.00' | 19.47' | 7°26'19" | 9.75 | 19.46' | N48°23'13"W |
| C15 | 118.00' | 42.62' | 20°41'44" | 21.55 | 42.39' | N55°00'56"W |




## LEGEND

| | | | |
|---|---|---|---|
| CM(O) | CONCRETE MONUMENT (OLD) | | EXISTING GAS VALVE |
| CM(N) | MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES") | —P— | EXISTING OVERHEAD ELECTRIC POWER LINE |
| | | —P&T— | EXISTING OVERHEAD POWER AND TELEPHONE LINES |
| IR(O) | IRON ROD (OLD) | —EX.SA— | EXISTING SANITARY SEWER LINE |
| | IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") | —SA— | PROPOSED SANITARY SEWER LINE |
| | | —G— | EXISTING GAS LINE |
| | EXISTING FIRE HYDRANT | —EX.W— | EXISTING WATER LINE |
| | PROPOSED FIRE HYDRANT | —W— | PROPOSED WATER LINE |
| | | —X—X— | EXISTING FENCE |
| | EXISTING WATER VALVE | INV | INVERT |
| | EXISTING CATCH BASIN | ELEV | ELEVATION |
| | PROPOSED CATCH BASIN | RCP | EXISTING REINFORCED CONCRETE PIPE |
| | EXISTING SANITARY SEWER MANHOLE | CMP | EXISTING CORRUGATED METAL PIPE |
| | PROPOSED SANITARY SEWER MANHOLE | CPP | EXISTING CORRUGATED PLASTIC PIPE |
| | EXISTING UTILITY POLE | ST | PROPOSED STORM PIPE |
| | EXISTING UTILITY POLE W/ ANCHOR | R.O.S.C. | REGISTER'S OFFICE FOR SUMNER COUNTY |
| | EXISTING UTILITY POLE W/ LIGHT | 1234 | STREET ADDRESS |

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CHRISTOPHER J. MABERY, TN. RLS # 2483 — JULY 17, 2014 DATE

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WATER SYSTEM DATE _____

AUTHORIZED SIGNATURE _____ SUPERINTENDENT OF PUBLIC UTILITIES

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CITY ENGINEER DATE

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DATE CHAIRMAN'S INITIALS

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REALTY AMERICA GROP, LP DATE:

# FINAL PLAT

# HUNTER POINTE

## PHASE 1, ROADWAY AND LOTS 1-3

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

SCALE: 1"=100' REVISED: JULY 17, 2014
DATE: JUNE 25, 2014
JOB NUMBER: 05-149 W.O. 9432


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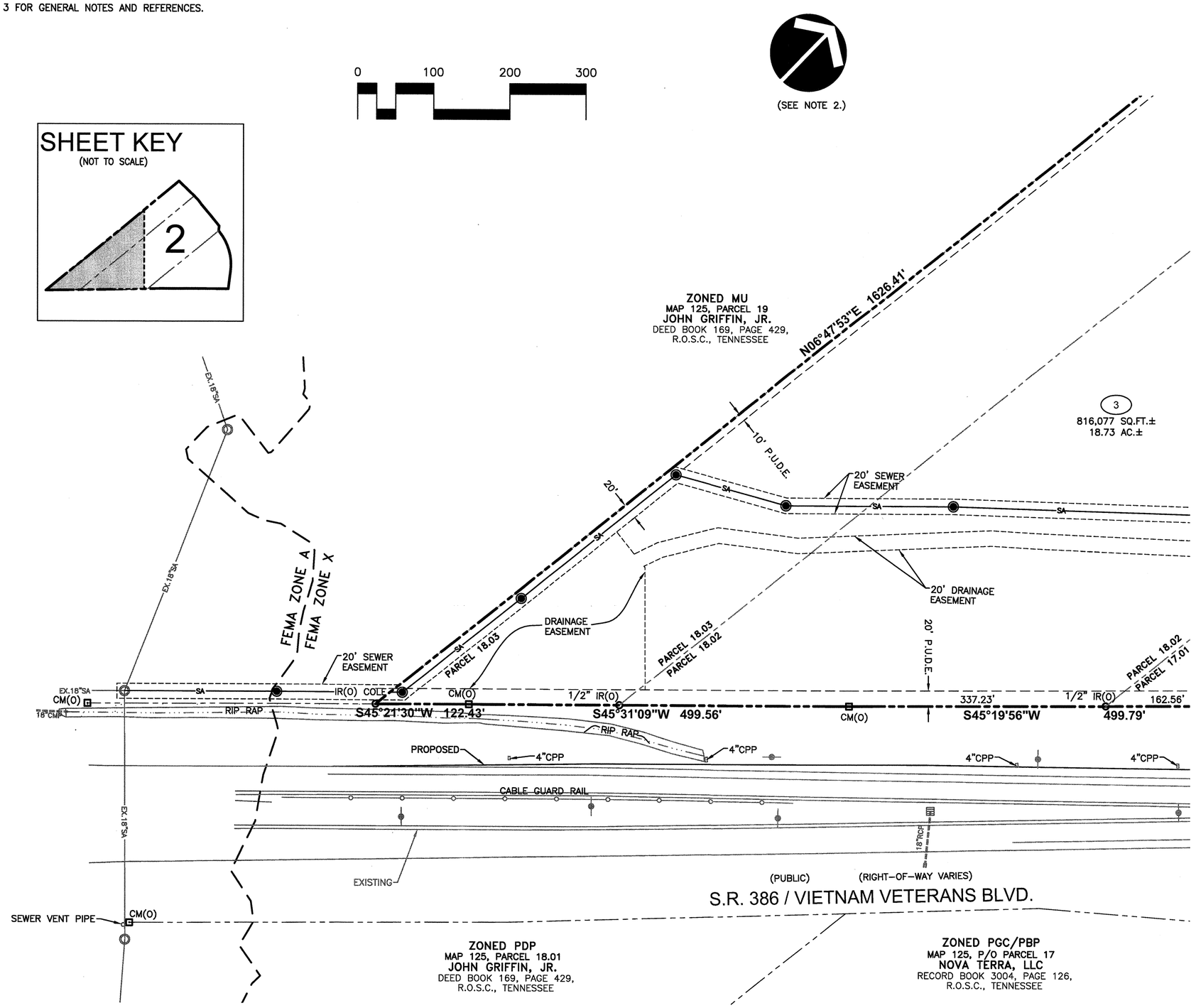


## LEGEND

| | | | |
|---|---|---|---|
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| | | R.O.S.C. | REGISTER'S OFFICE FOR SUMNER COUNTY |

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JULY 17, 2014

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FINAL PLAT

# HUNTER POINTE

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FOURTH CIVIL DISTRICT OF SUMNER COUNTY
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SCALE: 1"=100' REVISED: JULY 17, 2014
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ITEM 3

GMRPC Resolution No. 2014-71

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) AND MINOR AMENDMENT TO THE FINAL MASTER DEVELOPMENT PLAN REVISION FOR THE RETREAT AT FAIRVUE FOR THE INSTALLATION OF COMMUNITY IDENTIFICATION MARKERS IN THE CHLOE DRIVE RIGHT-OF-WAY. (PC0316-14)

WHEREAS, The applicant has submitted an application for a minor amendment to the previously approved Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan and the Final Master Development Plan for The Retreat at Fairvue 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 and the amended Final Master Development Plan revision submitted by the applicant, Goodall Inc. Builders, at its regular meeting on August 25, 2014; 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, in the Planning Commission Staff Report, in the amended Preliminary Master Development Plan/amended Final Master Development revision, and the evidence and testimony presented during the meeting.

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

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

1. The amended Preliminary Master Development Plan/amended Final Master Development Plan revision is consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity. As designed, the proposed community identification markers will not change the essential character of this area of Greensboro Village Planned Unit Development (PUD).

2. The amended Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and amended Final Master Development Plan revision for

The Retreat at Fairvue is consistent with the purpose and intent of the Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential 15 Planned Unit Development (R15 PUD) zoning districts and the Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and will continue the existing design motif provided for in other phases of the subdivision.

3. The proposed changes to the amended Preliminary Master Development Plan/amended Final Master Development Plan revision do not constitute a major amendment to the approved Preliminary Master Development Plan or approved Final Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The legal purposes for which zoning regulations exists have not been contravened.

5. The amended Preliminary Master Development Plan/amended Final Master Development Plan revision 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 (1) property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

7. The amended Preliminary Master Development Plan/amended Final Master Development Plan revision complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and the revised Final Master Development Plan for The Retreat at Fairvue, with the following conditions.

1. The proposed plan shall be consistent with the amended Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and Final Master Development Plan for The Retreat at Farivue, consisting of a four (4) sheet plan, prepared by Gamble Design Collaborative, of Franklin, Tennessee, dated August 14, 2014.
2. The location of the signs shall be indicated on the revised plans sheets.
3. Submit one (1) full size and two (2) half size copies of the amended PMDP for Greensboro Village PUD and amended FMDP for The Retreat at Fairvue, prepared by Dewey-Estes Engineering, showing the removal of the formerly approved monument development sign and the location of the approved community identification markers.

4. The final plat for The Retreat at Fairvue, Phase 1, Section 1 shall be revised showing the removal of the formerly approved monument development sign from the recorded plat and the location of the approved community identification markers.
5. Submit an adequate Certificate of Liability Insurance and a Hold Harmless Agreement to the Planning Department prior to the issuance of the sign permit.
6. Correct the reference to FEMA Panel # 47165C0426G.
7. Revise wording on Note 3 on Sheet L1.0 "Retreat at Fairvue HOA will assume full responsibility for the long term care and maintenance of columns and any landscape material placed within the ROW or easement".
8. It is preferred that no signs are placed over utility lines. If signs are constructed over utility lines, they shall not be constructed over a valve.
9. A letter shall be submitted to Gallatin Public Utilities for review and approval prior to issuance of sign permit. The letter shall state, "The Retreat at Fairvue HOA shall assume all responsibility for the community identification markers in the event Gallatin Public Utilities needs to access the utility lines".
10. Submit three (3) corrected and folded copies of the revised FMDP for The Retreat at Fairvue Entry Sign Revision 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: 8/25/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-McAULEY
CITY ATTORNEY

# ITEM 3
# PLANNING DEPARTMENT STAFF REPORT

**Amended PMDP for Greensboro Village PUD and an Amended FMDP for The Retreat at Fairvue - Community Identification Markers in Phase 1, Section 1 on Chloe Drive near the Intersection of Noah Lane (PC0316-14)**
**Date: August 11, 2014**

---

**REQUEST:** APPLICANT REQUESTS APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) AND A MINOR AMENDMENT TO THE FINAL MASTER DEVELOPMENT PLAN REVISION (FMDP) FOR THE RETREAT AT FAIRVUE, TO INSTALL COMMUNITY IDENTIFICATION MARKERS IN THE RIGHT-OF-WAY OF CHLOE DRIVE IN THE RETREAT AT FAIRVUE, PHASE 1, SECTION 1, NEAR THE INTERSECTION OF NOAH LANE.

| | |
|---|---|
| **OWNER:** | **CITY OF GALLATIN** |
| **APPLICANT:** | **GOODALL INC. BUILDERS** |
| **STAFF RECOMMENDATION:** | **APPROVAL WITH CONDITIONS** |
| **STAFF CONTACT:** | **DENISE BROWN** |
| **PLANNING COMMISSION DATE:** | **AUGUST 25, 2014** |

---

**PROPERTY OVERVIEW:** **Applicant requests approval of a minor Amendment to the Preliminary Master Development Plan (PMDP) for Greensboro Village Planned Unit Development (PUD) and a minor amendment to the Final Master Development Plan Revision (FMDP) for The Retreat at Fairvue, Phase 1, Section 1 to install community identification markers on Chloe Drive near the intersection of Noah Lane. The property is currently zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential 15 Planned Unit Development (R15 PUD). No portion of the property where the identification markers will be located is within a special flood hazard area. (Attachment 3-1)**

**CASE BACKGROUND:**

***Previous Approvals***

On January 7, 2013, at a Special-Called meeting, the Planning Commission recommended approval of an amended Preliminary Master Development Plan (PMDP) for Greensboro Village Planned Unit Development (PUD) and an amended Preliminary Master Development Plan (PMDP) for The Retreat at Fairvue (PC0043-12), to Gallatin City Council as a major amendment. On February 19, 2013, Gallatin City Council passed Second Reading on Ordinance #O1301-1.

On May 20, 2013, Planning Commission approved the amended Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and the

revised Final Master Development for The Retreat at Fairvue to divide Phase 1 into two (2) sections (PC0134-13). Planning Commission approved the Preliminary Plat for The Retreat at Fairvue, Phase 1, Section 1 at the same meeting.

On November 25, 2013, Planning Commission approved the Final Plat for Phase 1, Section 1. (PC0196-13), (PB 28, PG 151) (Attachment 3-2)

**DISCUSSION:**

The project was originally approved with a monument style development sign to be installed in a common area tract (open space) near the intersection of Chloe Drive off Noah Lane. (Attachment 3-3) The sign met all the requirements of the Gallatin Zoning Ordinance including the 5' setback.

In place of the monument sign, the applicant is requesting to install two (2) community identification markers consistent with the previously approved markers for The Enclave and other subdivisions located throughout the Fairvue Plantation community.

In addition to amending the PMDP and revising the FMDP, the applicant is required to obtain approval of the City Council to install signs within the public right-of-way.

***Discription of Proposed Community Identification Markers***

The Community Identification Markers will consist of two (2) – three (3) foot wide by seven (7) feet tall faux-stone columns with one (1) 24" x 24" bronze sign panel each; the maximum height of the columns will be eight (8) feet tall if an optional ornament is installed on the top; the columns will be located opposite of each other on both sides of Chloe Drive, one (1) adjacent to The Retreat at Fairvue and the other in the right-of-way behind the Capstar Bank, near the intersection of Noah Lane. (Attachment 3-4)

The community identification markers will include landscape material around the base of each column. The existing street trees will remain in place.

The applicant has added a note to the revised FMDP that indicates that The Retreat at Fairvue Homeowners Association (HOA) will assume full responsibility for the long term care and maintenance of any columns and any landscape material placed within the right-of-way or easement.

An adequate Certificate of Liability Insurance and a Hold Harmless Agreement, for the protection of the general public and to hold the City harmless from any damages resulting from the placement of signs in the right-of-way, are required as a condition of approval.

The applicant has provided a drawing indicating the location of water, sanitary sewer and natural gas lines in the areas affected by the plan. (Attachment 3-4)

***Planning Department Comments***

The Planning Department reviewed and commented on the amended PMDP and amended FMDP. Most of the comments have been satisfied; however the applicant shall comply with the items indicated below:

1. The proposed plan shall be consistent with the amended Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and Final Master Development Plan for The Retreat at Farivue, consisting of a four (4) sheet plan, prepared by Gamble Design Collaborative, of Franklin, Tennessee, dated August 14, 2014.
2. The location of the signs shall be indicated on the revised plans sheets.
3. Submit one (1) full size and two (2) half size copies of the amended PMDP for Greensboro Village PUD and amended FMDP for The Retreat at Fairvue, prepared by Dewey-Estes Engineering, showing the removal of the formerly approved monument development sign and the location of the approved community identification markers.
4. The final plat for The Retreat at Fairvue, Phase 1, Section 1 shall be revised showing the removal of the formerly approved monument development sign from the recorded plat and the location of the approved community identification markers.
5. Submit an adequate Certificate of Liability Insurance and a Hold Harmless Agreement to the Planning Department prior to the issuance of the sign permit.
6. Correct the reference to FEMA Panel # 47165C0426G.
7. Revise wording on Note 3 on Sheet L1.0 "Retreat at Fairvue HOA will assume full responsibility for the long term care and maintenance of columns and any landscape material placed within the ROW or easement".
8. Submit three (3) corrected and folded copies of the revised FMDP for The Retreat at Fairvue Entry Sign Revision to the Planning Department.

***Gallatin Public Utilities Comments***

The Gallatin Public Utilities reviewed and commented on the amended PMDP and amended FMDP. Most of the comments have been satisfied; however the applicant shall comply with the items indicated below:

1. It is preferred that no signs are placed over utility lines. If signs are constructed over utility lines, they shall not be constructed over a valve.
2. A letter shall be submitted to Gallatin Public Utilities for review and approval prior to issuance of sign permit. The letter shall state, "The Retreat at Fairvue HOA shall assume all responsibility for the community identification markers in the event Gallatin Public Utilities needs to access the utility lines".

***Engineering Division***

The Engineering Division reviewed and commented on the revised FMDP. All Engineering comments have been satisfied.

***Other Departmental Comments***

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

**RECOMMENDATION:**

Staff recommends that the Planning Commission consider the proposed amended PMDP and amended FMDP revision as a minor amendment and approve GMRPC Resolution 2014-71, amending the PMDP for the Greensboro Village PUD and FMDP for The Retreat at Fairvue, with the following conditions:

1. The proposed plan shall be consistent with the amended Preliminary Master Development Plan for Greensboro Village Planned Unit Development (PUD) and Final Master Development Plan for The Retreat at Farivue, consisting of a four (4) sheet plan, prepared by Gamble Design Collaborative, of Franklin, Tennessee, dated August 14, 2014.
2. The location of the signs shall be indicated on the revised plans sheets.
3. Submit one (1) full size and two (2) half size copies of the amended PMDP for Greensboro Village PUD and amended FMDP for The Retreat at Fairvue, prepared by Dewey-Estes Engineering, showing the removal of the formerly approved monument development sign and the location of the approved community identification markers.
4. The final plat for The Retreat at Fairvue, Phase 1, Section 1 shall be revised showing the removal of the formerly approved monument development sign from the recorded plat and the location of the approved community identification markers.
5. Submit an adequate Certificate of Liability Insurance and a Hold Harmless Agreement to the Planning Department prior to the issuance of the sign permit.
6. Correct the reference to FEMA Panel # 47165C0426G.
7. Revise wording on Note 3 on Sheet L1.0 "Retreat at Fairvue HOA will assume full responsibility for the long term care and maintenance of columns and any landscape material placed within the ROW or easement".
8. It is preferred that no signs are placed over utility lines. If signs are constructed over utility lines, they shall not be constructed over a valve.
9. A letter shall be submitted to Gallatin Public Utilities for review and approval prior to issuance of sign permit. The letter shall state, "The Retreat at Fairvue HOA shall assume all responsibility for the community identification markers in the event Gallatin Public Utilities needs to access the utility lines".
10. Submit three (3) corrected and folded copies of the revised FMDP for The Retreat at Fairvue Entry Sign Revision to the Planning Department.

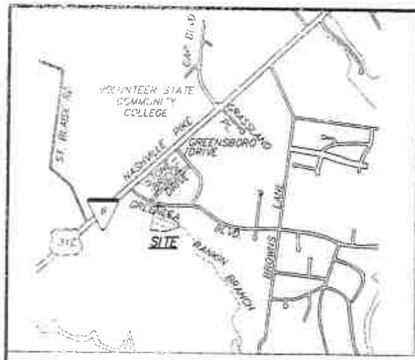
**ATTACHMENTS**

**3-1 The Retreat at Fairvue Location Map**
**3-2 The Retreat at Fairvue Final Plat (PC0316-14)**
**3-3 Illustration of Originally Approved Monument Sign**
**3-4 The Retreat at Fairvue Entry Sign Revision and Utility Map**

ATTACHMENT 3-1

**The Retreat at Fairvue (PC0316-14)**
**Community Identification Markers**

# ATTACHMENT 3-2




VICINITY MAP
(N.T.S.)

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N17°28'42"E | 12.93' |
| L2 | N36°42'48"E | 50.00' |
| L3 | N88°36'11"E | 52.07' |
| L4 | S04°33'16"E | 39.60' |
| L5 | S19°09'28"E | 37.63' |
| L6 | S22°49'32"E | 29.61' |
| L7 | S68°03'27"W | 22.00' |
| L8 | S64°29'21"W | 50.00' |
| L9 | N22°23'36"W | 6.24' |
| L10 | S68°03'27"W | 24.12' |
| L11 | N22°00'39"W | 43.77' |
| L12 | N24°02'50"W | 6.41' |
| L13 | S59°37'51"E | 23.57' |
| L14 | N52°54'33"E | 22.00' |
| L15 | N14°10'48"E | 6.03' |
| L16 | S39°45'01"W | 6.18' |
| L17 | N39°45'01"E | 6.18' |
| L18 | S22°23'36"E | 0.46' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | ARC | DELTA ANGLE | CH BEARING | CH DIST |
| C1 | 500.00' | 164.20' | 18°48'56" | S62°41'41"E | 163.46' |
| C2 | 550.00' | 40.91' | 4°15'44" | S51°09'21"E | 40.90' |
| C3 | 20.00' | 33.74' | 96°39'30" | N70°16'18"W | 29.88' |
| C4 | 500.00' | 16.87' | 1°55'58" | S26°29'06"E | 16.87' |
| C5 | 450.00' | 12.54' | 1°35'48" | S24°43'17"E | 12.54' |
| C6 | 350.01' | 112.69' | 18°26'51" | N22°59'29"E | 112.21' |
| C7 | 25.00' | 39.45' | 90°25'11" | N62°41'17"E | 35.48' |
| C8 | 111.00' | 48.51' | 25°02'24" | N27°13'48"E | 48.13' |
| C9 | 89.00' | 33.94' | 21°51'07" | N28°49'27"E | 33.74' |
| C10 | 111.00' | 42.33' | 21°51'07" | S28°49'27"W | 42.08' |
| C11 | 89.00' | 38.90' | 25°02'24" | S27°13'48"W | 38.59' |
| C12 | 500.00' | 166.88' | 19°07'22" | S39°18'17"E | 166.10' |
| C13 | 20.00' | 34.38' | 98°29'25" | N12°09'15"E | 30.30' |
| C14 | 227.00' | 45.62' | 11°30'53" | S31°20'01"E | 45.54' |
| C15 | 450.00' | 14.17' | 1°48'15" | N26°25'18"W | 14.17' |
| C16 | 15.00' | 21.82' | 83°20'30" | S19°43'42"W | 19.95' |
| C17 | 123.00' | 119.00' | 55°25'57" | N51°16'38"W | 114.41' |
| C18 | 10.00' | 16.26' | 93°10'25" | N32°24'24"W | 14.53' |
| C19 | 10.00' | 18.53' | 106°11'21" | N67°15'29"E | 15.99' |
| C20 | 370.00' | 115.61' | 17°54'08" | S50°40'47"E | 115.14' |
| C21 | 15.00' | 20.13' | 76°52'19" | S80°09'53"E | 18.65' |
| C22 | 450.00' | 149.05' | 18°58'41" | N39°21'34"W | 148.37' |
| C23 | 500.00' | 37.19' | 4°15'44" | N51°09'21"W | 37.19' |
| C24 | 350.00' | 41.18' | 6°44'27" | S54°35'25"E | 41.15' |
| C25 | 9.00' | 23.91' | 152°13'34" | S24°53'36"W | 17.47' |
| C26 | 14.00' | 22.77' | 93°10'25" | N32°24'24"W | 20.34' |
| C27 | 15.00' | 28.24' | 107°51'33" | N68°06'35"E | 24.25' |

| Area | SQUARE FEET | ACRES |
|---|---|---|
| 1 | 4,107± | 0.09± |
| 2 | 3,299± | 0.08± |
| 3 | 4,311± | 0.10± |
| 4 | 4,256± | 0.10± |
| 5 | 3,136± | 0.07± |
| 6 | 4,363± | 0.10± |
| 7 | 4,844± | 0.11± |
| 8 | 3,743± | 0.09± |
| 9 | 4,468± | 0.10± |
| OPEN SPACE A | 4,319± | 0.10± |
| 10 | 3,741± | 0.09± |
| 11 | 3,194± | 0.07± |
| 12 | 4,842± | 0.11± |
| 13 | 5,086± | 0.12± |
| 14 | 3,237± | 0.07± |
| 15 | 3,228± | 0.07± |
| 16 | 5,825± | 0.13± |
| 111 | 5,049± | 0.12± |
| 112 | 3,143± | 0.07± |
| 113 | 3,144± | 0.07± |
| 114 | 3,766± | 0.09± |
| OPEN SPACE B | 19,460± | 0.45± |
| OPEN SPACE C | 1,651± | 0.04± |
| OPEN SPACE D | 2,215± | 0.05± |
| OPEN SPACE E | 60,593± | 1.39± |
| R/W | 7,342± | 0.17± |
| R/W | 29,829± | 0.68± |
| Total | 206,189± | 4.73± |

FOR:
GOODALL INC., BUILDERS
393 MAPLE STREET
GALLATIN, TN. 37066
PH. – (615) 451-5029

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 832055 Instrument #: 1084546
Rec d: 30.00 Recorded
State: 0.00 5/13/2014 at 8:44 AM
Clerk: 0.00 in Plat Book
Other: 2.00 28
Total: 32.00 Pgs 151-152

UTILITY NOTE:

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 OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

BAKERSOUTH, LLC
RECORD BOOK 3589, PAGE 572, R.O.S.C., TN.

ZONING – MRO (PUD)

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.

JOHN T. DARNALL, LAND SURVEYOR, STATE OF TENNESSEE NO. 1571

ENTERED
John C. Isbell
Property Assessor
MAY 13 2014

Map__Grp__Ctl__Par__

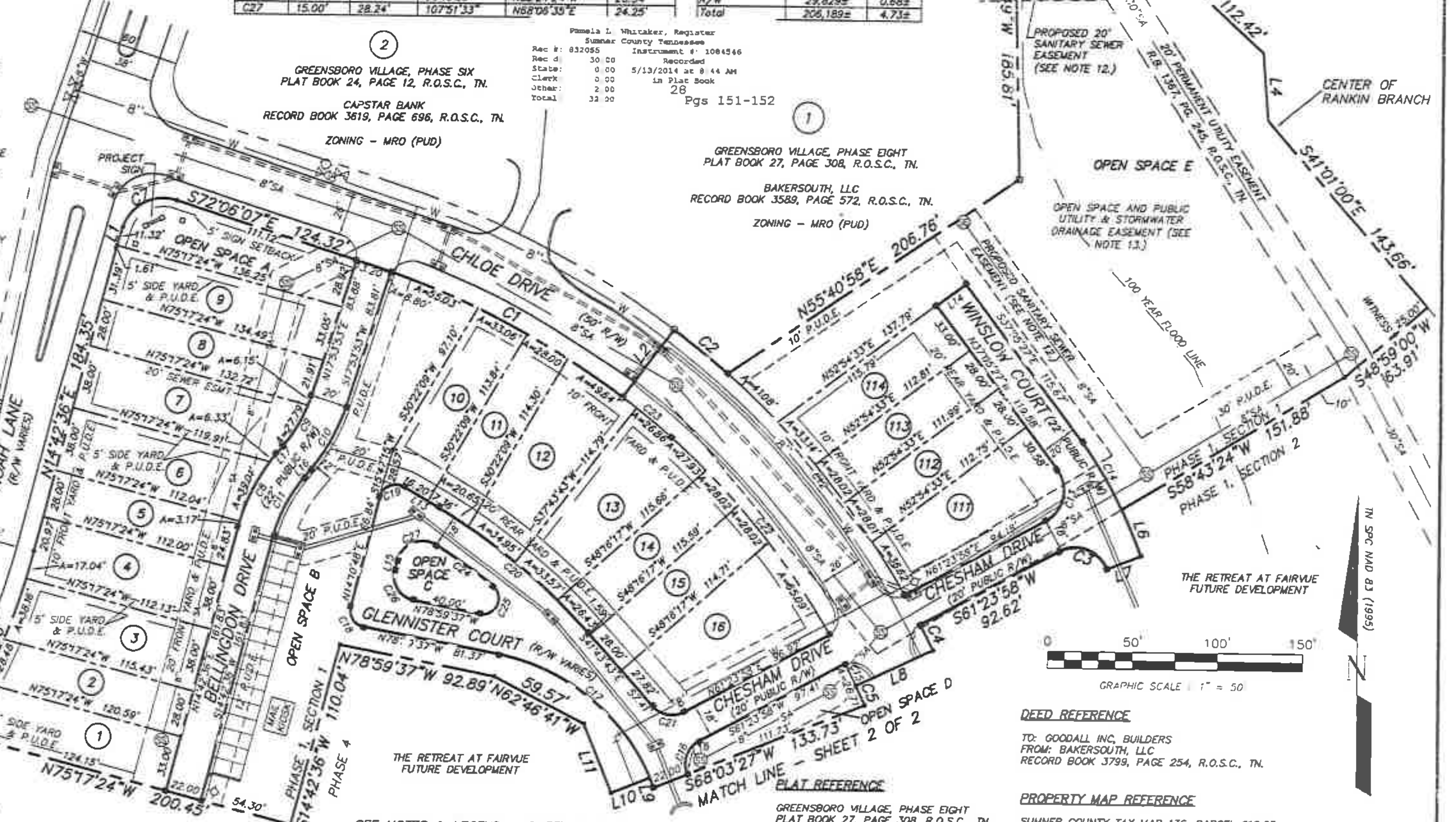
508

FAIRVUE, PHASE ELEVEN
PLAT BOOK 22, PAGE 341, R.O.S.C., TN.

ZONING – MRO

SEE SHEET 2 OF 2 FOR ADJOINERS


CRAWFORD & CUMMINGS, P.C.
1929 21ST AVE SOUTH
NASHVILLE, TN 37212
615-292-2661
EMAIL: ALAN@CCSURVEYORS.NET


SEE NOTES & LEGEND – SHEET 2 OF 2

PLAT REFERENCE

GREENSBORO VILLAGE, PHASE EIGHT
PLAT BOOK 27, PAGE 308, R.O.S.C., TN.

DEED REFERENCE

TO: GOODALL INC, BUILDERS
FROM: BAKERSOUTH, LLC
RECORD BOOK 3799, PAGE 254, R.O.S.C., TN.

PROPERTY MAP REFERENCE

SUMNER COUNTY TAX MAP 136, PARCEL 018.03

CERTIFICATE OF COMMON AREAS DEDICATION

GOODALL INC. BUILDERS IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS OPEN SPACE INTENDED FOR THE USE BY THE HOMEOWNERS IN "THE RETREAT AT FAIRVUE" 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 "THE RETREAT AT FAIRVUE" AS MORE FULLY PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN RECORD BOOK 3889, PAGE 26-87, R.O.S.C., TN. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY MADE A PART OF THIS PLAT.

3-6-14
DATE

ROBERT H. GOODALL, JR., PRESIDENT
GOODALL INC., BUILDERS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RETREAT AT FAIRVUE, PHASE 1, 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 4-2 ,20 14 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 4-2 ,20 14 — 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. 3799, PG. 254, 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.

3-6-14
DATE

ROBERT H. GOODALL, JR., PRESIDENT
GOODALL INC., BUILDERS

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

05 08 14
DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

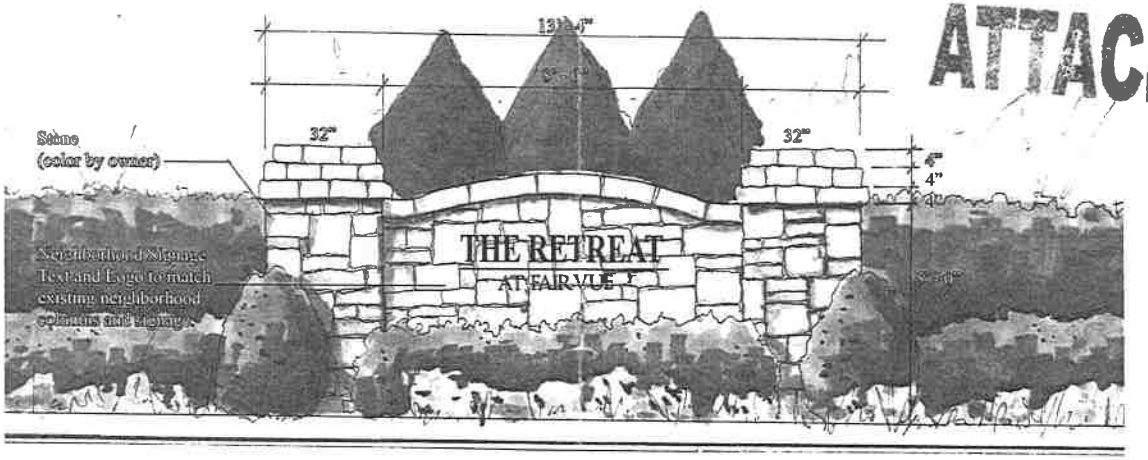
4-17-14
DATE — SECRETARY, PLANNING COMMISSION

DATE — PLANNING DIRECTOR

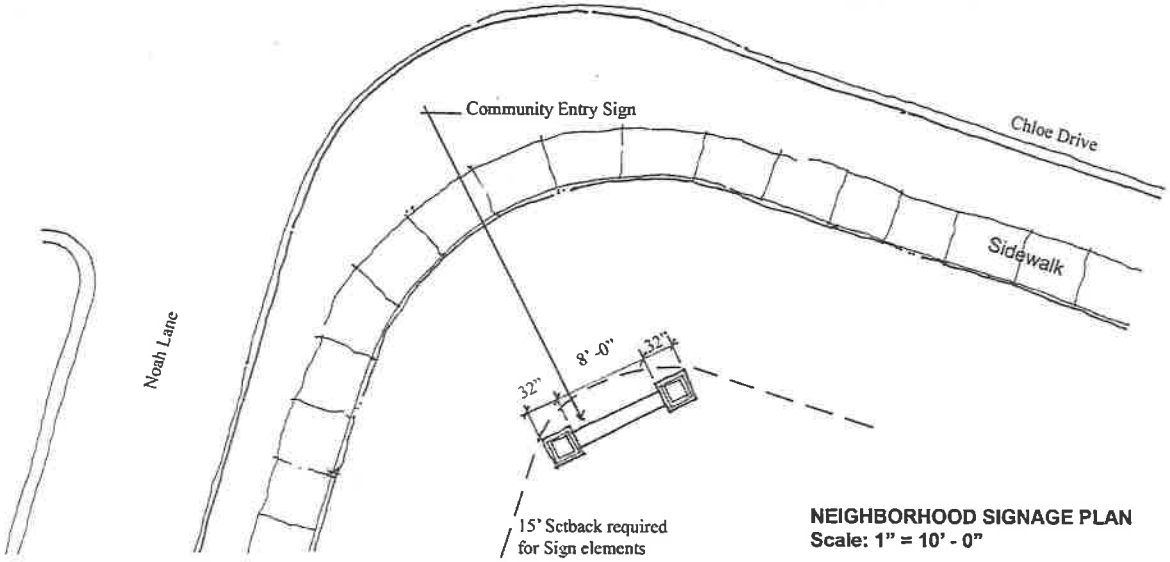
| THE RETREAT AT FAIRVUE | |
|---|---|
| PHASE 1, SECTION 1 – FINAL PLAT | |
| GREENLEA BLVD., NOAH LN. & CHLOE DR., CITY OF | |
| GALLATIN, 3RD CIVIL DISTRICT, SUMNER CO., TN. | |
| TOTAL ACRES = 4.73± | TOTAL LOTS = 20 |
| ACRES OF NEW ROAD = 0.85± | FILE: 13-098 RETREAT FINAL1.DWG |
| OWNER: GOODALL INC., BUILDERS | SHEET NO. 1 OF 2 |
| SCALE: 1"=50' | REVISION: 12-05 – OPEN SPACE C |
| SURVEYOR: CRAWFORD&CUMMINGS | 01-02 – COMMON AREA CERT |
| JOB #13-098 | 01-27 – NOTE 12 & 13, ESMT |
| DATE: OCTOBER 22, 2013 | 02-20 – FINAL SIGN & DETAIL |

PC0196-13

ATTACHMENT 3-3




**NEIGHBORHOOD SIGNAGE ELEVATION**
**Scale: 3/8" = 1' - 0"**




**NEIGHBORHOOD SIGNAGE PLAN**
**Scale: 1" = 10' - 0"**

RECEIVED
APR 30 2013
GALLATIN PLANNING
& ZONING

PC0134-13

Goodall HOMES
YOUR Dream STARTS HERE

# THE RETREAT AT FAIRVUE

GALLATIN, TENNESSEE

Gamble Design Collaborative
**DEVELOPMENT PLANNING**
**AND LANDSCAPE ARCHITECTURE**
NOVEMBER 15, 2012

**SITE DATA TABLE:**

**Applicant:**
Goodall Homes
Mike Stanton
393 Maple Street
Gallatin, TN 37066

Property Addresses/Owner Information:

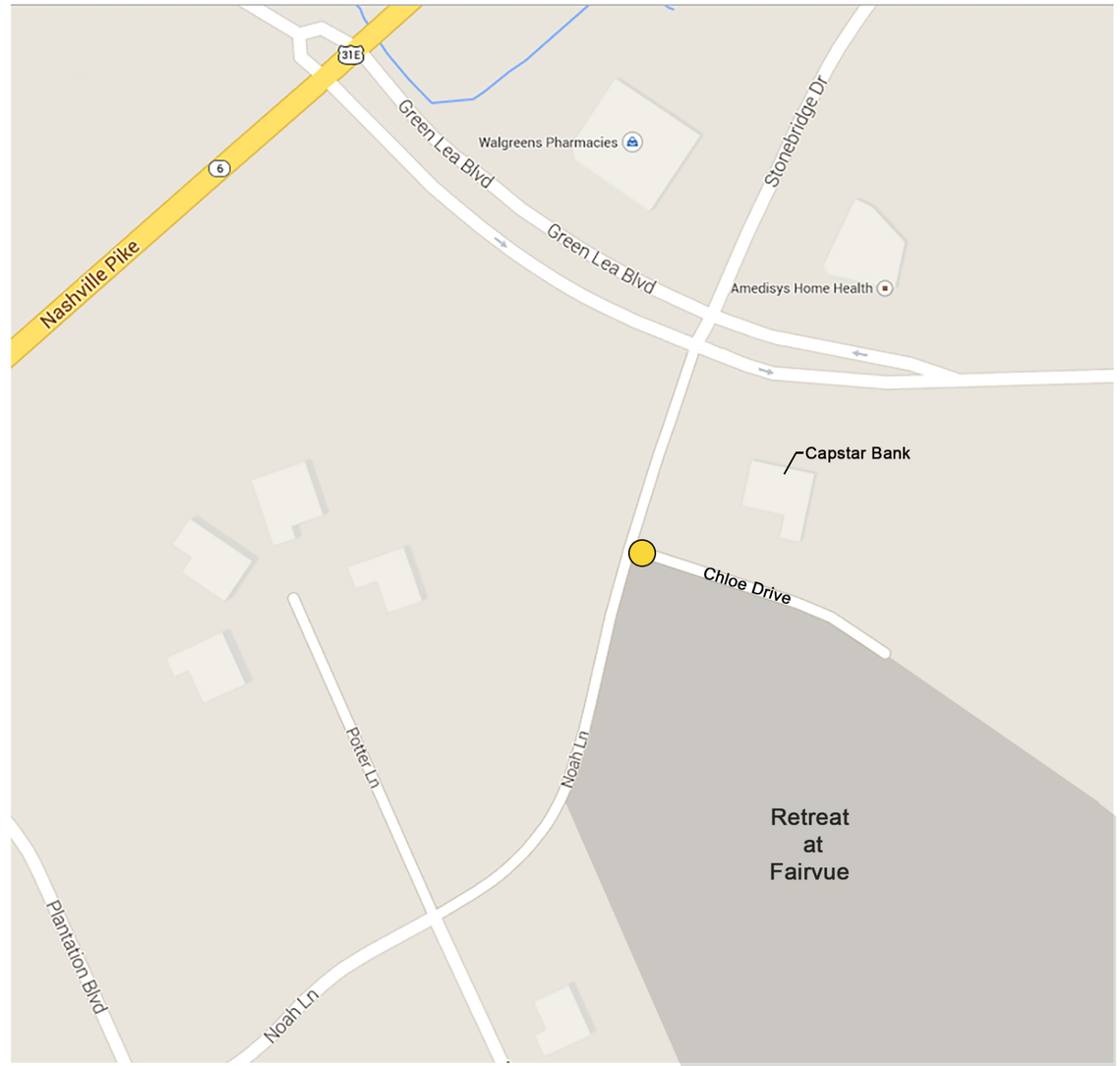
**Columns on Chloe Drive**

Location 1: ROW adjacent to
Capstar Bank
Parcel ID: 136 018.05 000
885 Green Lea Blvd, Gallatin, TN

Location 2: ROW adjacent to
The Retreat at Fairvue Open Space adjacent to Lot 9
Goodall Inc. Builders
Parcel ID: 136 018.03 000

**NOTES:**
1. FEMA Panel #47165C0407G and 471650426G. April 17, 2012.
2. Utility information provided by City of Gallatin and Dewey-Estes Engineering.
3. Retreat at Fairvue HOA will assume full responsibility for the long term care and
maintenance of columns and any landscape material placed within the city owned ROW.

This example of similar column and landscape previously approved in the ROW of the adjacent Fairvue Plantation subdivision is typical of our request.




Legend:

Entrance Monument Location

Gamble Design Collaborative
Greg Gamble
144 Southeast Parkway, Suite 200
Franklin, TN 37064
615.975.5765
greggamble209@gmail.com

City of Gallatin Reference # PC0316-14

Revisions:
1. 8.14.2014

Drawing Notes:

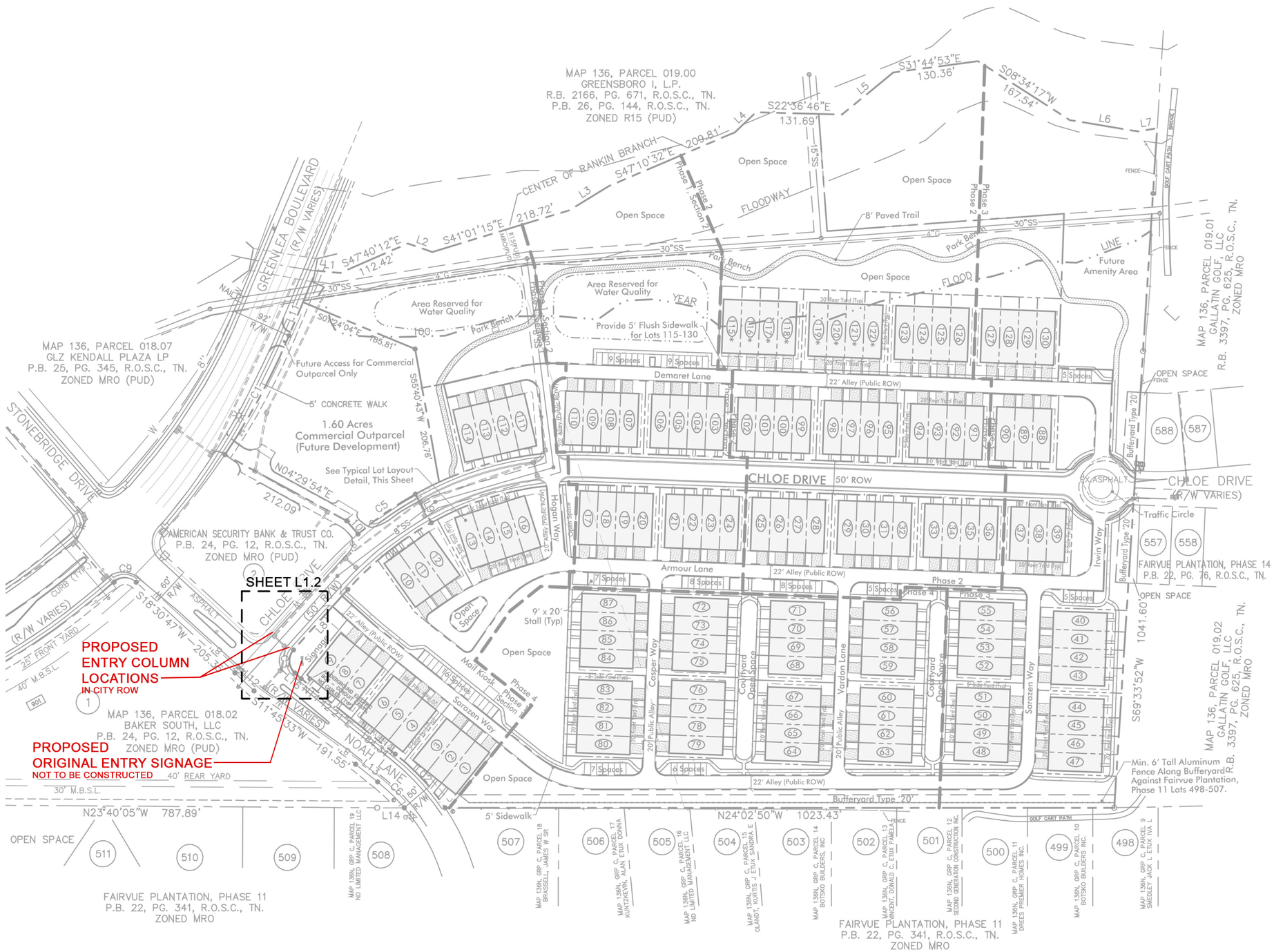
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: 8.14.2014

The Retreat at Fairvue
Entry Sign Revision
Final Master Development Plan Revision

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

Cover & Location Map

L1.0




## Total Site Area = 28.44 Acres

Residential Site Area = 26.85 Acres
Commercial Site Area = 1.59 Acres


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

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


**FLOOD NOTE**
A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G and 471650426G.
100 Yr Elevation Varies from 474.5-479.5
Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation.

This plan is from the previously approved Final Master Development Plan data assembled by Dewey-Estes Engineering. Dated April 4, 2014.

City of Gallatin Reference # PC0316-14

Revisions:
1. 8.14.2014

Drawing Notes:

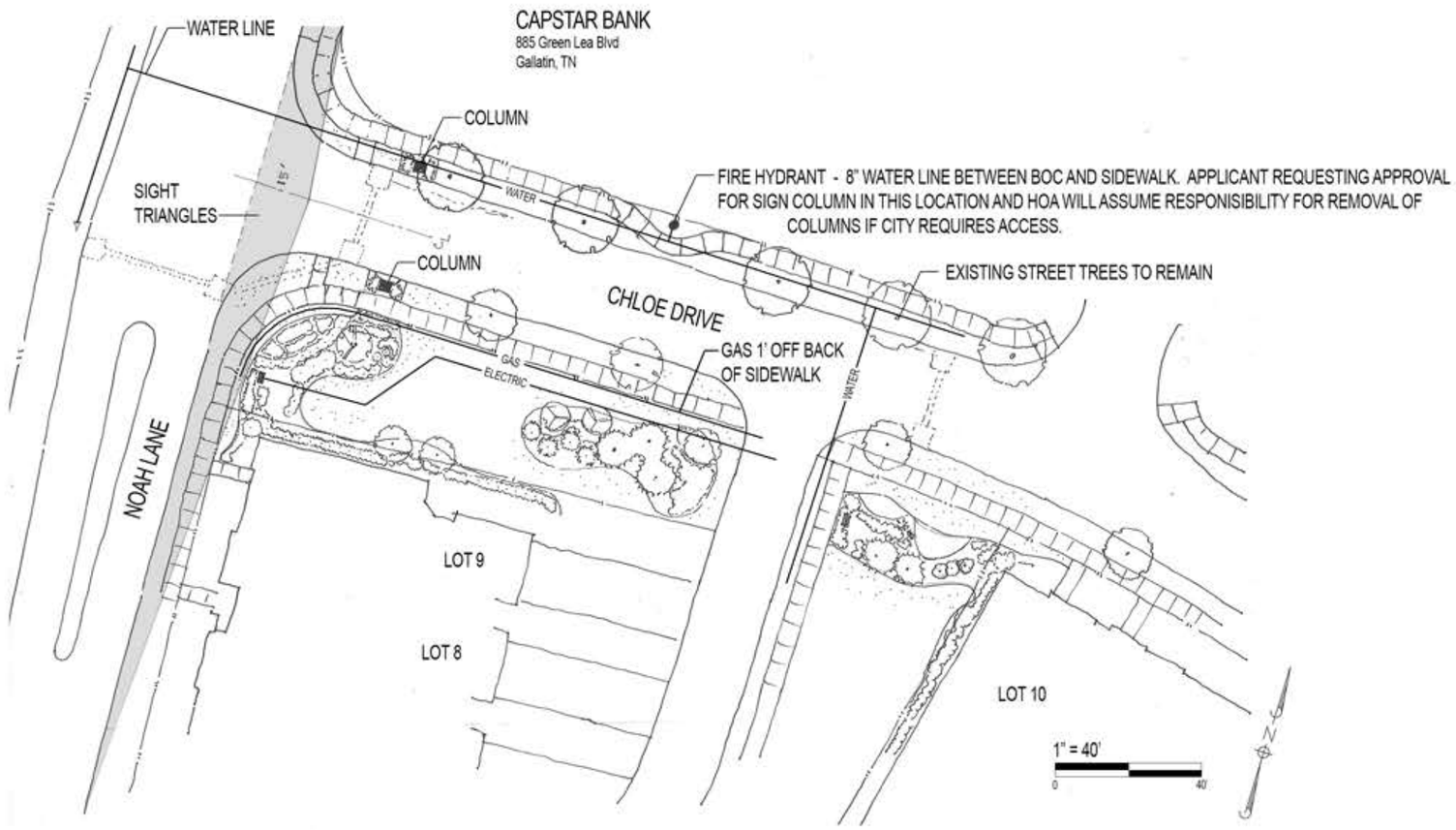
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: 8.14.2014

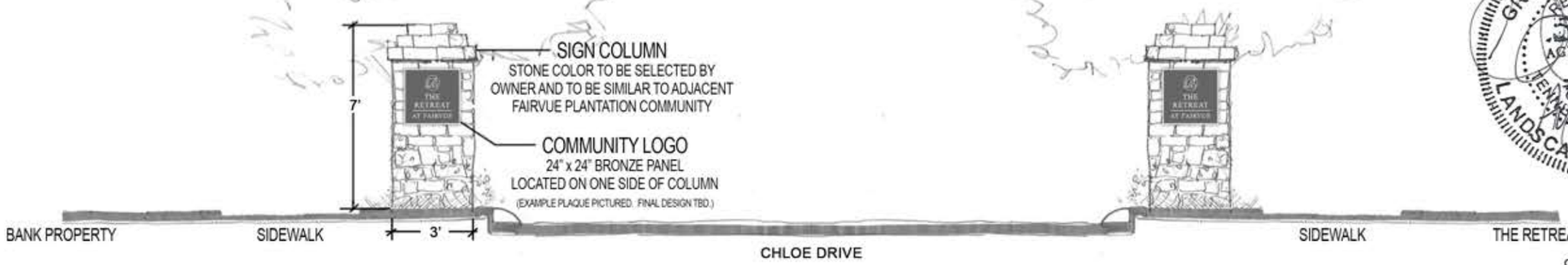
# Retreat at Fairvue Entry Sign Revision Final Master Development Plan Revision


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 330
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765


Approved Final Master Development Plan

L1.1



City of Gallatin Reference # PC0316-14

Revisions:
1. 8.14.2014

Drawing Notes:

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: 8.14.2014

# The Retreat at Fairvue
## Final Master Development Plan Revision

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
gregganble209@gmail.com
615.975.5765

New Sign Location

L1.2

L:\Operations Coordinator\5-Info Request\2014 Projects\Noah Ln & Chloe Drm.sd 7/23/2014

ITEM 4

GMRPC Resolution No. 2014-75

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR CAIRO ESTATES, CONTAINING 63 SINGLE FAMILY LOTS, TWO (2) PUBLIC RIGHTS-OF-WAY, AND TWO (2) OPEN SPACE TRACTS ON 20.84 (+/-) ACRES, LOCATED ON CAIRO ROAD WEST OF MONTICELLO PLACE (CAIRO LANDING SUBDIVISION)– (PC0325-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Richard D. Graves Land Surveying at its regular meeting on August 25, 2014; 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, in the Planning Commission Staff Report, and the Preliminary Plat, 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 Established Community Character Area.

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

3. The proposed Preliminary Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District and the Preliminary Master Development Plan and Final Master Development Plan for Cairo Estates Phase 1, 2, and 3.

4. The proposed 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, and the layout and design standards of Chapter 4 of the 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 Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2014-75, Preliminary Plat for Cairo Estates, consisting of a one (1) sheet plat, prepared by Richard D. Graves Land Surveying, of Westmoreland, Tennessee, with job number 13031TM, dated June 27, 2014, with the following conditions:

1. Indicate conceptual location of the greenway consistent with the approved FMDP. (See Note 20)
2. Indicate City Limit line on the Preliminary Plat. (Plat title says the plat adjoins the Gallatin City Limits.)
3. Indicate phase lines and label the flood hazard area zone(s) on the preliminary plat.
4. Correct the preliminary plat so that it is to scale.
5. Show and label floodway.
6. Distinguish separately the TDEC required stream buffer and the City required stream buffer. (City required buffer is 25' from top of bank.)
7. Revise yard lines to not extend into stream buffer.
8. Understand that no grading shall be allowed in stream buffer without variance.
9. Revise note 20 to read: Greenway reservation per Gallatin on the Move 2020 plan is made in open space areas shown. Provide greenway reservation per Gallatin on the Move 2020 plan.
10. Submit three (3) corrected folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 8/25/14

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY

CITY ATTORNEY

EXHIBIT A

# ITEM 4
# PLANNING DEPARTMENT STAFF REPORT

**Preliminary Plat for Cairo Estates**
**(PC0325-14) (SD-2014-05P)**
**Located On Cairo Road West of Monticello Place (Cairo Landing Subdivision)**
**Date: August 20, 2014**

---

**REQUEST:** OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR CAIRO ESTATES, A MAJOR SUBDIVISION, TO CREATE 63 SINGLE FAMILY LOTS, TWO (2) NEW PUBLIC RIGHTS-OF-WAY, AND TWO (2) OPEN SPACE TRACTS ON 20.84 (+/-) ACRES, LOCATED ON CAIRO ROAD WEST OF MONTICELLO PLACE (CAIRO LANDING SUBDIVISION).

| | |
|---|---|
| **OWNER:** | **HENRY HOLLEMAN** |
| **APPLICANT:** | **RICHARD D. GRAVES LAND SURVEYING** |
| **STAFF RECOMMENDATION:** | **APPROVAL (WITH CONDITIONS)** |
| **STAFF CONTACT:** | **KEVIN CHASTINE, AICP** |
| **PLANNING COMMISSION DATE:** | **AUGUST 25, 2014** |

---

**PROPERTY OVERVIEW: The owner and applicant requests approval of a Preliminary Plat for Cairo Estates, a major subdivision, to create 63 single family lots, two (2) new public rights-of-way, and two (2) open space tracts on 20.84 (+/-) acres, located on Cairo Road west of Monticello Place (Cairo Landing Subdivision). The property is currently zoned Multiple Residential and Office (MRO). One-Family Detached Dwellings is a permitted uses in the MRO zone district. (Attachment 4-1)**

**CASE BACKGROUND:**

***Previous Approvals***

A rezoning (PC File #3-27-06) and an annexation request (PC File #6-7-06) was submitted for Cairo Landing Phase 3 on October 26, 2006 for a portion of this property (Tax Map and Parcel 127//005.07). The request to rezone 15.025 (+/-) acres from Residential-40 (R40) to Residential-20 Planned Residential Development (R20-PRD) with a Preliminary Master Development Plan to create 27 One-Family Detached Dwelling lots was submitted with the annexation request in 2006. Both the Preliminary Master Development Plan and the Annexation request were withdrawn by the applicant on November 14, 2006. No additional actions have been taken on these submittals.

The Gallatin Planning Commission recommended approval of a rezoning (PC260-14) and annexation/plan of service request (PC0259-14) at the March 24, 2014 meeting. A request to change the Character Area designation from Airport Road Industrial Special District to the Suburban Neighborhood Established Character Area designation (PC0262-14) was approved at the April 28, 2014 Planning Commission meeting. The City Council approved Ordinances for both the rezoning and annexation/plan of service on May 20, 2014. The

Gallatin Planning Commission approved, with conditions, a Final Master Development Plan (PC0292-14) on June 23, 2014.

**DISCUSSION:**

***Proposed Development***

The applicant is requesting approval of the Cairo Estates Subdivision Preliminary Plat to create 63 One-Family Detached Dwelling lots, two (2) public rights-of-way, and two (2) open space tracts. The subdivision will be developed in three (3) phases with 32 lots in Phase 1, 15 lots in Phase 2, and 16 lots in Phase 3. Of the 63 proposed lots, 52 are between 6,000 and 9,000 square feet in size. The remaining 11 lots vary greatly in size with the largest being 25,023 square feet (Lot 1, existing residence). The estimated construction schedule is as follows:

- Phase 1 – Begin September 2014 end December 2014
- Phase 2 – Begin October 2014 end March 2014
- Phase 3 – Begin January 2015 end June 2015

(Attachment 4-2)

***Natural Features***

The natural topography for the existing vacant farmland slopes from the highest point of elevation (580') located along the west boundary, with a steady and even decline, towards the lowest point of elevation (560') located along the eastern and northern boundaries. The decline in elevation relates to the presence of a stream that runs along the eastern property boundary and dissects the project site between proposed Phase 2 and 3 of the project. There are existing mature trees and other vegetation located along the stream.

***Adjacent or Area Uses***

The adjacent surrounding area to the north has developed as industrial (Odric Gregory Industrial Park), to the south is the Sumner Regional Airport, to the east is Cairo Landing Subdivision, which contains 49 single family lots, and to the west is vacant property owned by the Sumner Regional Airport Authority. The project site is surrounded by Industrial Restrictive (IR) zoning to the north, Industrial General (IG) zoning to the south, Residential-40 (R40) to the west and Residential-20 Planned Residential Development (R20-PRD) to the east.

***Lot Layout***

The MRO zoning requires a minimum lot size of 6,000 square feet. All lots meet or exceed the required minimum lot size, with the smallest lots meeting the minimum size of 6,000 square feet. There are 20 lots that meet the minimum lot size of 6,000 square feet. Of the 63 proposed lots, 52 are between 6,000 and 9,000 square feet in size. The remaining 11 lots vary greatly in size with the largest being 25,023 square feet.

The lots are designed to accommodate and work with the natural topography of the land to reduce impact of stormwater runoff from the subdivisionand adjacent development. The site layout is dictated by the presence of Albright Creek and the associated floodplain. Phase 1 and 2 are located generally south of where Albright Creek bisects the property and Phase 3 is located generally north of Albright Creek. The preliminary plat needs to indicated and

label the phase lines. The development is designed to minimize the impact of the floodplain on potential lots. The floodplain encroaches on just portions of five (5) lots, but the floodplain does not encroach on any portion of a lot which includes the building envelope. Homes can be built within the floodplain if the finish floor elevation of the home is constructed one (1) foot above the Base Flood Elevation (BFE) for floodplain areas with established BFEs or three (3) foot above the highest adjacent grade for floodplain areas without an established BFE, as required in Section 10.03.070.B. This may require some homes to be constructed on a slight fill to meet this standard.

***Rights-of-Way/Streets/Roads***
There will be approximately 2,660 linear feet of public right-of-way with the construction of Hayden Lane, Cairo Way, and Hutch Court. Five (5) foot wide sidewalks will be constructed on both sides of all streets as well as along Cairo Road. The street system does not stub out or connect to adjacent properties because they are already developed or zoned for industrial uses.

The Gallatin on the Move 2020 Plan: The General Development and Transportation Plan 2008-2020 indicates a future greenway located through this project site along Albright Creek. The applicant has indicated, by Note 24 on the Cover Sheet of the Final Master Development Plan (FMDP), that the property owner or the homeowners association will provide a greenway easement to the City once a specific location has been determined. This needs to be shown on the preliminary and final plats and is made a condition of approval of this preliminary plat. When constructed the bikeway shall be constructed per Section 4-102.904 of the Gallatin Subdivision Regulations. Although Chapter 4, Section 4-102.5 requires lots adjacent to a collector or arterial street to acquire access from the local street this will not be required for Lot 1 since the driveway to the residence exists.

***Floodplain and Floodway***
Based on FEMA FIRM Map 471650318G and 471650319G a large portion of the site along the eastern boundary is located within the Floodway and Zone A and AE of Albright Creek. The applicant shall label the flood zone, which is already shown on the preliminary plat.

***Parking***
The parking ratio for any residential use is two (2) parking spaces per unit. The 63 lots shown on the Preliminary Plat for the Cairo Estates Subdivision require 126 parking spaces, by the Gallatin Zoning Ordinance.

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

***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. At the time of construction plan and final plat approval 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 issuance of any building permits.

***Open Space and Bufferyard***
The Preliminary Plat shows two (2) open space tracts. These areas are adjacent to the stream and adjacent lands, much of it within the flood zone.

Also, Albright Creek is shown with a 60 foot stream buffer, which is larger than the City required 50 foot buffer. No homes will be built within the stream buffer.

A Type 35, 40, and 50 Bufferyard is required per Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance.

The Planning Commission approved an alternative bufferyard plan as part of the Preliminary Master Development Plan. An Alternative Type 35 Bufferyard was approved for the lots located on the western boundary (lots 12-14) as shown on the FMDP, in the Common Area Tract B behind lots 14 and 18 and along the northern boundary between lots 48 thru 56. Next, an Alternative Type 40 Bufferyard was approved along the entirety of the eastern boundary and includes a portion of lots 57-59. Finally, an Alternative Type 50 Bufferyard was approved along the western boundary along the rear of lots 1 thru 12 and along the rear of lot the entire of the southern boundary (Lots 19-23).

***Engineering Division Comments***
The Engineering Division reviewed and commented on the Preliminary Plat. Most of the Engineering Division comments have been satisfied; however, the applicant shall amend the Preliminary Plat as indicated below:

1. Correct the preliminary plat so that it is to scale.
2. Show and label floodway.
3. Distinguish separately the TDEC required stream buffer and the City required stream buffer. (City required buffer is 25' from top of bank.)
4. Revise yard lines to not extend into stream buffer.
5. Understand that no grading shall be allowed in stream buffer without variance.
6. Revise note 20 to read: Greenway reservation per Gallatin on the Move 2020 plan is made in open space areas shown. Provide greenway reservation per Gallatin on the Move 2020 plan.

***Other Departmental Comments***
Other City Departments reviewed and commented on the Preliminary Plat. All of the Other Departmental Comments have been satisfied.

**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 Established Community Character Area.

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

3. The proposed Preliminary Plat is consistent with the purpose and intent of the Multiple Residential and Office Zoning District and the Preliminary Master Development Plan and Final Master Development Plan for Cairo Estates Phase 1, 2, and 3.

4. The proposed 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, and the layout and design requirements of Chapter 4 of the Gallatin Subdivision Regulations.

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

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

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

**RECOMMENDATION:**

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2014-75, Preliminary Plat for Cairo Estates, consisting of a one (1) sheet plat, prepared by Richard D. Graves Land Surveying, of Westmoreland, Tennessee, with job number 13031TM, dated June 27, 2014, with the following conditions:

1. Indicate conceptual location of the greenway consistent with the approved FMDP. (See Note 20)
2. Indicate City Limit line on the Preliminary Plat. (Plat title says the plat adjoins the Gallatin City Limits.)
3. Indicate phase lines and label the flood hazard area zone(s) on the preliminary plat.
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7. Revise yard lines to not extend into stream buffer.
8. Understand that no grading shall be allowed in stream buffer without variance.
9. Revise note 20 to read: Greenway reservation per Gallatin on the Move 2020 plan is made in open space areas shown. Provide greenway reservation per Gallatin on the Move 2020 plan.
10. Submit three (3) corrected folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

## ATTACHMENTS

**Attachment 4-1 Location Map for Cairo Estates**
**Attachment 4-2 Preliminary Plat for Cairo Estates (PC0325-14)**

ATTACHMENT 4-1

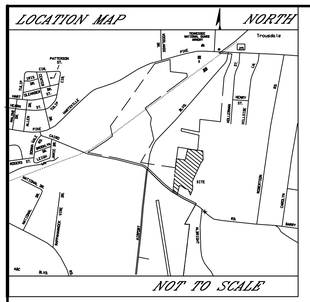
Prepared By: Kevin Chastine, AICP
Prepared On: August 19, 2014

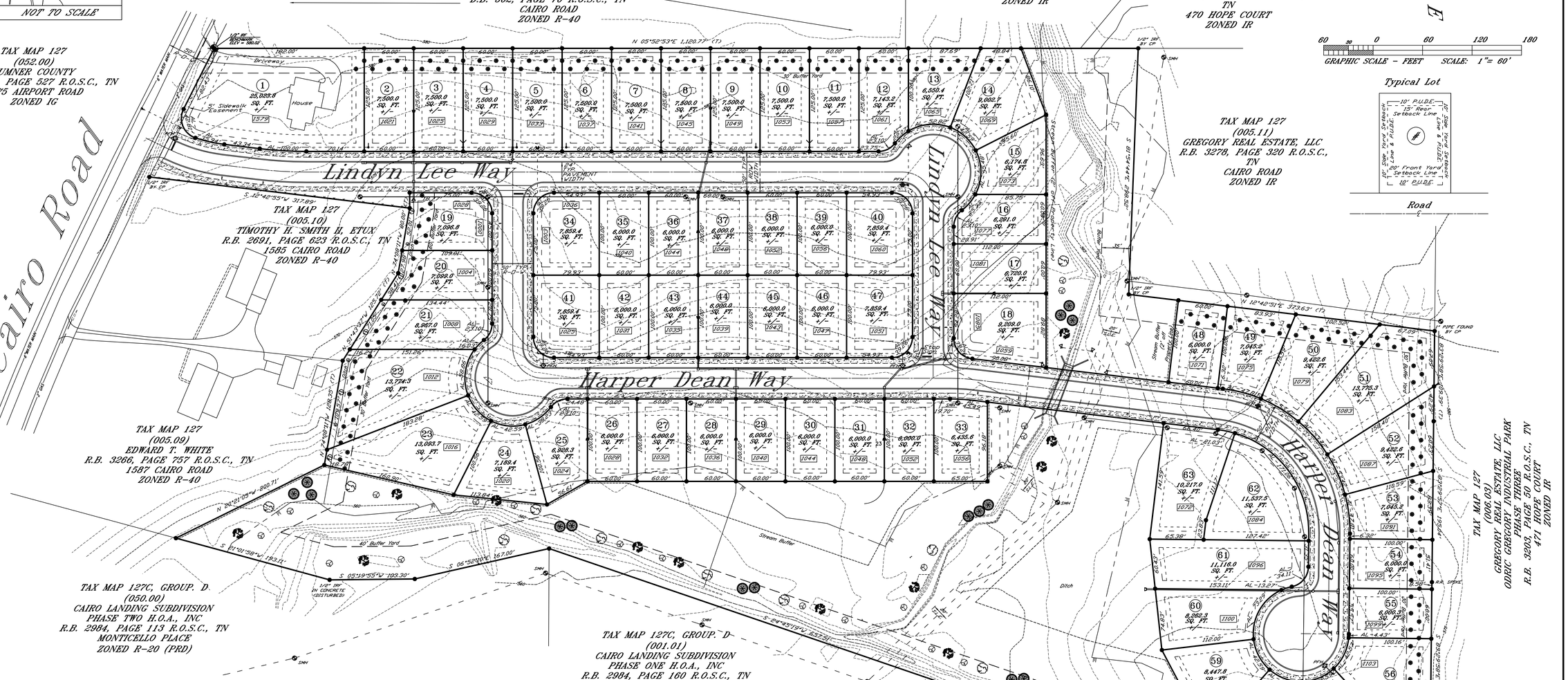
**LOCATION MAP**
**Cairo Estates Subdivision**
**Preliminary Plat**
**PC0325-14**

500 250 0 500 Feet

# Cairo Estates Subdivision
# Preliminary Plat
# 2nd Civil District
# Sumner County Tennessee

(Adjoins Gallatin City Limits)




1: DEED REFERENCE: REMAINDER OF R.B. 2030 P. 287 & TRACT 1 OF R.B. 3286 P. 509 ALL OF R.B. 3752 P. 416, R.B. 2030 P. 283 & TRACT 2 OF R.B. 3286 P. 509

2: TAX MAP REFERENCE: MAP 127 PARCELS 5.00, 5.07, & 5.08

3: I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 OR BETTER AS SHOWN HEREON. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5: BY MY REVIEW OF AVAILABLE INFORMATION, WHICH IS SUBJECT TO MAP INACCURACIES AND SCALING, A PORTION OF THIS PROPERTY IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47165C0318G WITH THE EFFECTIVE DATE OF APRIL 17, 2012. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION. BASED ON THE INFORMATION ABOVE, A PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

6: DATE: June 27, 2014

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

8: ZONING: MRD

9: TOTAL AREA BEING SURVEYED: 20.84 Acres + -

10: OWNERS
Henry Hollenan
P.O. Box 574
Gallatin, TN. 37066

Legend

| | |
|---|---|
| ● | 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED. |
| —G— | GASLINE |
| —W— | WATERLINE |
| —S— | SEWER LINE |
| PFH | PROPOSED FIRE HYDRANT |
| SMH | SEWER MANHOLE |
| IRF | IRON RE-BAR |
| S.L.E. | SEWER LINE EASEMENT |

SURVEYORS NOTES:

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

12: 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.

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

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

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

16: THE PURPOSE OF THIS PLAT IS TO CREATE A NEW MAJOR SUBDIVISION OF 63 LOTS FOR RESIDENTIAL USE.

17: LOTS IN THIS SUBDIVISION ARE NOT TO HAVE PRIVACY FENCES OR CLOTHES LINES IN YARDS.

18: EXISTING USE: VACANT, PROPOSED USE: DWELLING, SINGLE FAMILY DETACHED.

19: VERTICLE DATUM NAVD 1988.

20: OPEN SPACE IS AVAILABLE FOR THE GALLATIN ON THE MOVE PLAN 2020 PLAN.


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


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

Job # 13031TM

ITEM 5

GMRPC Resolution No. 2014-76

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR FOXLAND, PHASE 9, SECTION 4-B, A MAJOR SUBDIVISION, TO CREATE SIX (6) LOTS, AN OPEN SPACE AREA, AND DEDICATE A RIGHT-OF-WAY ON 1.46 (+/-) ACRES LOCATED ON REYNARD DRIVE AND ALBATROSS WAY – (PC0327-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, James Terry & Associates, at its regular meeting on August 25, 2014; 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 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, 13-3-404, 13-4-302, and 13-4-304 and the City of Gallatin Subdivision Regulations:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Emerging Character Area.
2. The Final Plat is consistent with the Policy and Procedures of the City of Gallatin Subdivision Regulations as described in Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-10,
3. The Final Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District.
4. The Final Plat is consistent with T.C.A. Sections 13-3-402, 13-3-404, 13-4-302 and 13-4-304.
5. The Final Plat is consistent with the approved Preliminary Plat for Foxland Phase 9, Section 4-B.
6. The legal purposes for which zoning and subdivision regulations exist 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.

ITEM 5

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves Resolution 2014-76, Final Plat for Foxland Phase 9, Section 4-B, prepared by James Terry & Associates of Nashville, Tennessee, consisting of a one (1) sheet plat, with project no. 2014-224, dated July 30, 2014, with the following conditions:

1. Remove the M.B.S.L. from the front, sides, and rear identifications on the site layout and typical lot layout and leave the 20' P.U.D.E., 5' P.U.D.E., and 15' P.U.D.E. as identification.
2. Provide a copy of the Irrevocable Offer of Dedication prior to recording of final plat.
3. Provide a copy of the Restrictive Covenants prior to recording of final plat.
4. Provide additional identification, Public Utility and Drainage Easement (P.UD.E.), to the west side of the 25' Stream Buffer.
5. Indicate the handicapped ramp for the crosswalk located near the southeast corner of the open space adjacent to Lot 1092.
6. Provide a performance surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to recording of final plat.
7. Provide a street signage check, in the amount to be determined by the Engineering Division, to the Engineering Division prior to recording of final plat.
8. Submit three (3) corrected and folded copies of the final plat to the Planning Department for review and approval prior to submitting the mylars for recording.
9. Submit two (2) mylars and one (1) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

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: 08/25/2014

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

ITEM 5

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

# ITEM 5
# PLANNING DEPARTMENT STAFF REPORT

**Final Plat for Foxland – Phase 9 Section 4-B**
**(PC0327-14)**
**Reynard Drive and Albatross Way**
**Date: August 21, 2014**

---

**REQUEST:** OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND, PHASE 9, SECTION 4-B, A MAJOR SUBDIVISION, TO CREATE SIX (6) LOTS, OPEN SPACE AREA, AND DEDICATE A RIGHT-OF-WAY ON 1.46 (+/-) ACRES LOCATED ON REYNARD DRIVE AND ALBATROSS WAY.

| | |
|---|---|
| **OWNER:** | **GREEN TRAILS, LLC.** |
| **APPLICANT:** | **DEWEY-ESTES ENGINEERING** |
| **STAFF RECOMMENDATION:** | **APPROVAL WITH CONDITIONS** |
| **STAFF CONTACT:** | **ROBERT J. KALISZ** |

**PLANNING COMMISSION DATE: AUGUST 25, 2014**

---

PROPERTY OVERVIEW: **The owner and applicant is requesting approval of a Final Plat for Foxland, Phase 9, Section 4-B, a major subdivision, to create six (6) lots, an open space area, and dedicate a right-of-way on 1.46 (+/-) acres. The property is located on Reynard Drive and Albatross Way. The property is currently zoned Multiple Residential and Office (MRO) and Attached Dwellings are a permitted use in the MRO zone district. A small portion of Lot 1091 is located within a flood hazard area and portion of Lots 1091 and 1092 are located in a Stream Buffer Area which may affect the construction of any residence or other structure. (Attachment 5-1)**

CASE BACKGROUND:

***Previous Approvals***

On November 28, 2005, the Planning Commission recommended approval of a Preliminary Master Development Plan to rezone 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). The plan called for 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. At that time the applicant labeled the proposed MU portion of the property as future development and did not submitted any details or plans for that property. The Preliminary Master Development Plan and rezoning request was approved by City Council on February 7, 2006.

On November 26, 2006, the Planning Commission approved with conditions a Final Master Development Plan for the Foxland Clubhouse (PC File #8-60-06). The plan included a 6,750 square feet addition to the Foxland Mansion, cart and bag storage areas, and the future pool area. Since approval of the Final Master Development Plan for the Foxland Clubhouse, the property was sold and the new owners proposed an overall concept change

for the entire Foxland project. Revisions to the Preliminary Master Development Plan involved changes to density, lot sizes, uses, street design, and architecture for Phase 9.

On May 23, 2011, the Planning Commission recommended approval of changes to the Foxland, Ph. 3, Section 1, Ph. 7, and Ph. 9 Preliminary Master Development Plan (PC9814-11) as a major amendment. The Planning Commission also discussed the conceptual architecture for Phase 9 at the June 13, 2011 Work Session. The amended Preliminary Master Development Plan for Foxland, Ph. 3, Sec. 1, Ph. 7 and Ph. 9 was approved by City Council on August 16, 2011.

On August 22, 2011, the Planning Commission approved the Final Master Development Plan for the Clubhouse and Phase 9 (PC9861-11) and preliminary and final plats for Phase 9, Section 1. The final plat for Phase 9, Section 1 (PC9855-11) was recorded on December 1, 2011.

On February 27, 2012, the Planning Commission approved the amended PMDP and Final Master Development Plan for Foxland, Phase 9, Sections 2-5 as a minor amendment to the approved PMDP (PC9933-11). The plan included section line designations for the development and removed existing alley stubs along Foxland Boulevard. The Preliminary Plats for Foxland, Phase 9, Section 2 and Foxland, Phase 9, Section 5 were also approved at the February 27, 2012 meeting.

On September 24, 2012, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan and a revision to the approved Final Master Development Plan for Foxland, Phase 9, Sections 2-5 (PC0036-12). That request included the addition of Section 4-A and Section 4-B, for a total of 12 lots. The Preliminary Plat for Foxland Phase 9, Section 4-A (PC0037-12) containing six (6) lots, an open space, and dedication of right-of-way on 1.21 (+/-) acres was approved at the September 24, 2012 Planning Commission meeting.

On December 10, 2012, the Planning Commission approved the Final Plat for Foxland Phase 9, Section 4-A (PC0052-12) containing six (6) lots, an open space area, and dedication of right-of-way on 1.21 (+/-) acres.

On July 22, 2013, the Planning Commission approved the Preliminary Plat for Foxland Phase 9, Section 4-B (PC0150-13) containing six (6) lots, an open space area, and dedication of right-of-way on 1.46 (+/-) acres.

On August 23, 2013, the Planning Department approved the In-House Minor Subdivision Plat for Foxland Phase 9, Section 4 (PC0156-13) to remove the six (6) lots, open space area and dedication of the right-of-way from the previous approved final plat (PC0052-12) in order to create two (2) lots for property transfer and future resubdivision on 2.04 (+/-) acres.

On September 18, 2013, the Final Plat for Foxland Phase 9, Section 4 (PC0156-13) was recorded at the Sumner County Register of Deeds office (Plat Book 28, Page 27). (Attachment 5-2)



EXHIBIT A

On October 24, 2013, the Final Plat for Foxland Phase 9, Section 4-A (PC0052-13) was recorded at the Sumner County Register of Deeds office (Plat Book 28, Page 52-53). (Attachment 5-3)

On December 9, 2013, the Planning Commission approved the Revised Final Plat for Foxland Phase 9, Section 4-A (PC0215-13) to revise Lots 1081 through 1086 and extend the open space area.

On February 5, 2014, the Revised Final Plat for Foxland Phase 9, Section 4-A (PC0215-13) was recorded at the Sumner County Register of Deeds office (Plat Book 28, Page 94). (Attachment 5-4)

**DISCUSSION:**

***Proposed Development***
The owner and applicant are subdividing Lot B of Foxland Phase 9, Section 4 (Attachment 5-2) to create six (6) lots, an open space area and dedicate a right of way consisting of 1.46 (+/-) acres for attached dwelling units. There is approximately 0.28 (+/-) acres of public right-of-way and 0.19 (+/-) acres of open space. (Attachment 5-5)

***Architectural and Landscaping***
Planning Commission previously approved architectural elevations for the proposed Attached Dwelling units in Phase 9, Sections 2-5 as part of the PMDP and FMDP. The elevations featured a mixture of brick, stone, and Hardie Board siding, with architectural dimensional shingles for the roofs. The final architectural elevations exceed the 70 percent brick or stone requirement of the Gallatin Zoning Ordinance. The Attached Dwellings in this area were approved for construction with front-loading garages.

There are no proposed changes to the approved landscaping plan. No bufferyards were required to be installed in this area, only landscaping is required in the open space along Foxland Boulevard.

***Side Yard Exception***
The MRO zone district regulations require 10-foot side yards for the yard opposite the common wall for Attached Dwellings. Five (5) foot side yards and zero lot lines were approved as a variance from Section 2-106.2 of the Subdivision Regulations and as part of the amended PMDP/FMDP for this phase.

***White House Utility District Comments***
This area is serviced by the White House Utility District. White House Utility District had no comment on the Final Plat; however the applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District including legal agreements and payment of all applicable fees.

***Planning Department Comments***
The Planning Department reviewed and commented on the Final Plat. Most of the Planning Department comments have been satisfied; however the applicant shall amend the Final Plat and provide documents as indicated below:



EXHIBIT A

1. Remove the M.B.S.L. from the front, sides, and rear identifications on the site layout and typical lot layout and leave the 20' P.U.D.E., 5' P.U.D.E., and 15' P.U.D.E. as identification.
2. Provide a copy of the Irrevocable Offer of Dedication prior to recording of final plat.
3. Provide a copy of the Restrictive Covenants prior to recording of final plat.
4. Submit three (3) corrected and folded copies of the final plat to the Planning Department for review and approval prior to submitting the mylars for recording.
5. Submit two (2) mylars and one (1) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

***Engineering Division Comments***

The Engineering Division reviewed and commented on the Final Plat. Most of the Engineering Division comments have been satisfied; however the applicant shall be aware of the comments indicated below:

1. Provide additional identification, Public Utility and Drainage Easement (P.UD.E.), to the west side of the 25' Stream Buffer.
2. Indicate the handicapped ramp for the crosswalk located near the southeast corner of the open space adjacent to Lot 1092.
3. Provide a performance surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to recording of final plat.
4. Provide a street signage check, in the amount to be determined by the Engineering Division, to the Engineering Division prior to recording of final plat.
5. Applicant and owner shall provide an 'As-Built' survey to the Engineering Division prior to the public improvement acceptance by the City of Gallatin.

***Other Departmental Comments***

Other City Departments reviewed and commented on the Final Plat. The majority of the Other Departments had no comments; however the applicant shall be aware that all applicable fire codes shall be followed.

**FINDINGS:**

1. The Final Plat is in agreement and consistent with the intent and recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Emerging Character Area.
2. The Final Plat is consistent with the Policy and Procedures of the City of Gallatin Subdivision Regulations as described in Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-105
3. The Final Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District.
4. The Final Plat is consistent with T.C.A. Sections 13-3-402, 13-3-404, 13-4-302 and 13-4-304.
5. The Final Plat is consistent with the approved Preliminary Plat for Foxland Phase 9, Section 4-B.
6. The legal purposes for which zoning and subdivision regulations exist have not been contravened.



EXHIBIT A

7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

**RECOMMENDATION:**
Staff recommends that the Planning Commission approve Resolution 2014-76, Final Plat for Foxland Phase 9, Section 4-B, prepared by James Terry & Associates of Nashville, Tennessee, consisting of a one (1) sheet plat, with project no. 2014-224 dated July 30, 2014, with the following conditions:

1. Remove the M.B.S.L. from the front, sides, and rear identifications on the site layout and typical lot layout and leave the 20' P.U.D.E., 5' P.U.D.E., and 15' P.U.D.E. as identification.
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9. Submit two (2) mylars and one (1) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

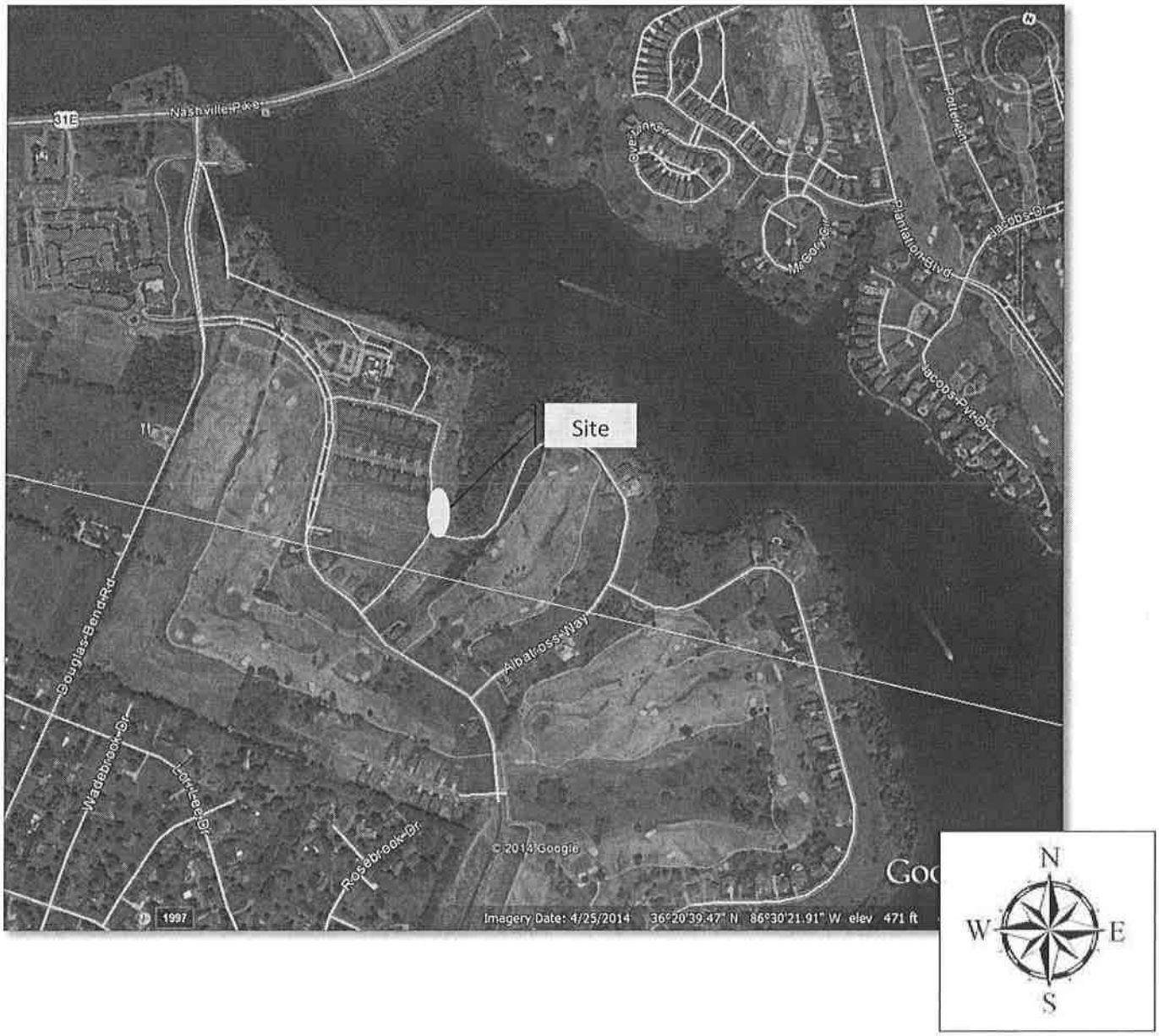
(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

**ATTACHMENTS:**
Attachment 5-1 Location Map
Attachment 5-2 Final Plat for Foxland Phase 9, Section 4 (PC0156-13) (Plat Book 28, Page 27)
Attachment 5-3 Final Plat for Foxland Phase 9, Section 4-A (PC0052-13) (Plat Book 28, Page 52-53.
Attachment 5-4 Revised Final Plat for Foxland Phase 9, Section 4-A (PC0215-13) (Plat Book 28, Page 94)
Attachment 5-5 Final Plat for Foxland Phase 9, Section 4-B (PC0327-14)

EXHIBIT A

# Foxland Phase 9, Section 4-B Final Plat

## LOCATION MAP



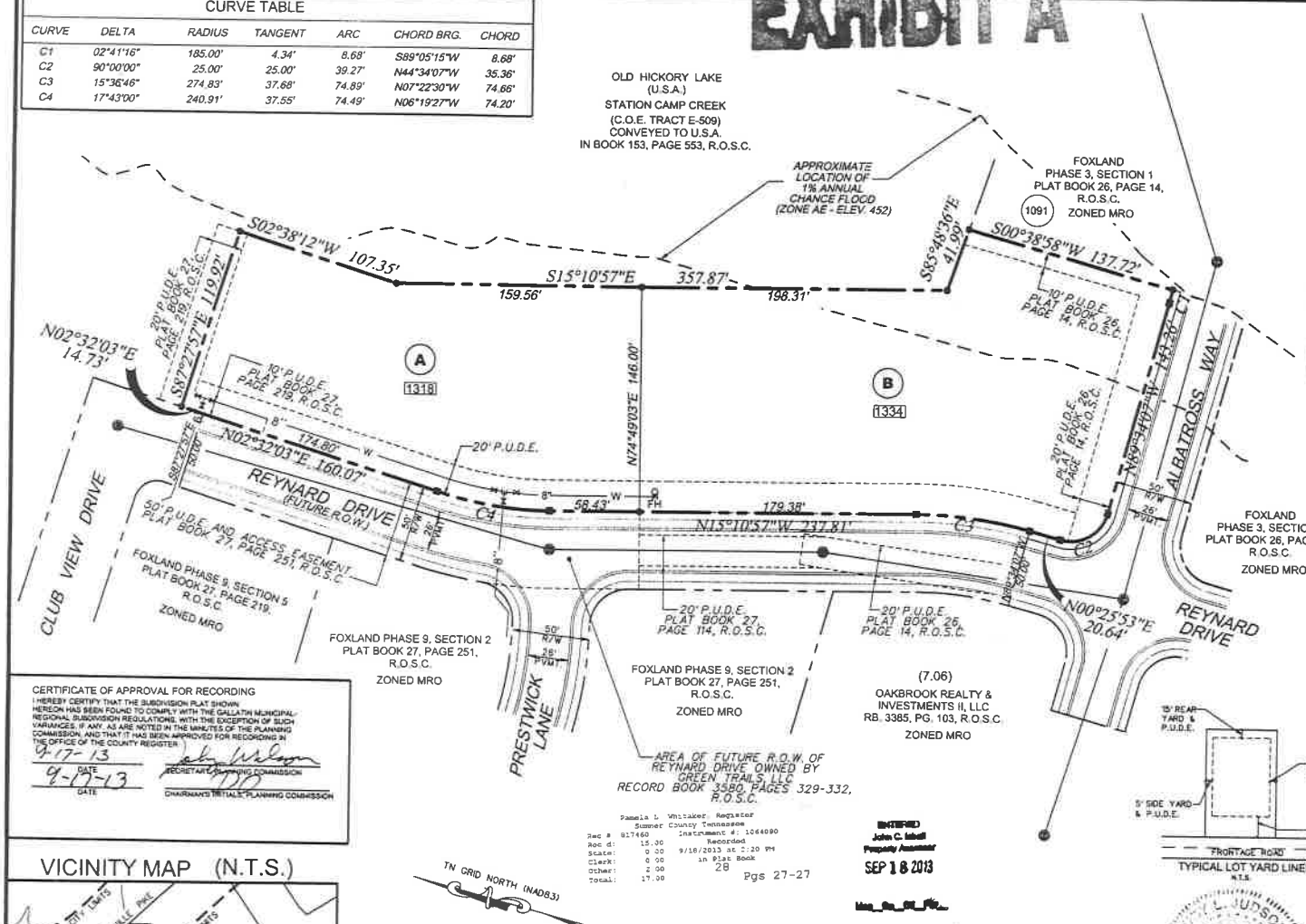

Reynard and Albatross Way, East of
Douglas Bend and South of Nashville Pike
Tax Map and Parcel 147B/D/028.00
Multiple Residential and Office (MRO)

PC0327-14

ATTACHMENT 5-1
PC 0327-14

EXHIBIT A

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | TANGENT | ARC | CHORD BRG. | CHORD |
| C1 | 02°41'16" | 185.00' | 4.34' | 8.68' | S89°05'15"W | 8.68' |
| C2 | 90°00'00" | 25.00' | 25.00' | 39.27' | N44°34'07"W | 35.36' |
| C3 | 15°36'46" | 274.83' | 37.68' | 74.89' | N07°22'30"W | 74.66' |
| C4 | 17°43'00" | 240.91' | 37.55' | 74.49' | N06°19'27"W | 74.20' |




## NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS FOR PROPERTY TRANSFER AND FUTURE RESUBDIVISION.

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 THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

3. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

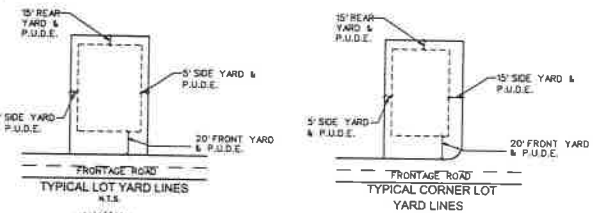
4. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE AE) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470185 PANELS NO. 0409 G AND 0407 G , REVISED APRIL 17, 2012. THE 100-YEAR FLOOD ELEVATION IS 452.0. LINE SHOWN IS APPROXIMATE LOCATION PER REFERENCED MAPS. ACTUAL LOCATION IS BASED ON GROUND ELEVATIONS. ALL HOUSES MUST BE BUILT A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION.

5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. 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, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATLY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

6. EXISTING PROPERTY USE IS VACANT. PROPOSED USE IS VACANT.

## LEGEND:

- Property ownership boundary
- Yard Line
- P.U.D.E.
- Lot line
- New monuments
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Proposed Sanitary Sewer — 8" SA
- Proposed Water Line — 8"W
- Lot number — 1006
- Property map parcel number — (7.06)
- Pertains to property map — 147
- Street Address — 1318




### CERTIFICATE OF APPROVAL FOR RECORDING

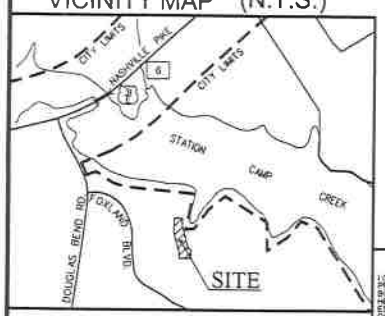
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE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

9-17-13 — DATE
9-17-13 — DATE
SECRETARY, PLANNING COMMISSION
CHAIRMAN'S INITIALS, PLANNING COMMISSION

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec # 817460 Instrument #: 1064090
Rec d: 15.00 Recorded
State: 0.00 9/18/2013 at 1:20 PM
Clerk: 0.00 in Plat Book
Other: 2.00 28
Total: 17.00 Pgs 27-27

ENTERED
John C. Isbell
Property Assessor
SEP 18 2013

VICINITY MAP (N.T.S.)




LOT A=37,730 SQ. FT. OR 0.87 ACRE +/-
LOT B=51,234 SQ. FT. OR 1.128 ACRES +/-
TOTAL AREA=88,964 SQ. FT. OR 2.04 ACRES +/-

# FOXLAND
## PHASE 9, SECTION 4, FINAL PLAT

FOURTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 147B, GROUP D
PARCEL 7.02
ALBATROSS WAY & REYNARD DR.
ZONED MRO

DATE: AUGUST 7, 2013 SHEET 1 OF 1

### OWNER

OAKBROOK REALTY & INVESTMENTS II, LLC
c/o ROYCE REALTY & MANAGEMENT CO.
1006 ROYCE BOULEVARD
OAKBROOK TERRACE, IL 60181

### 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 3385, PAGE 103, SUMNER COUNTY REGISTER'S OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

9/2/13 — DATE
OWNER - OAKBROOK REALTY & INVESTMENTS II, LLC
ROYCE REALTY & MANAGEMENT COMPANY
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

### CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FOXLAND PHASE 9, SECTION 4, 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.

9/6/13 — DATE
SUPERINTENDENT OF 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 FOXLAND PHASE 9, SECTION 4, 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.

9/6/13 — DATE
SUPERINTENDENT OF WHITE HOUSE UTILITY DISTRICT

### CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

09/17/13 — DATE
CITY ENGINEER

### CERTIFICATE OF STAFF CERTIFICATION

9/18/13 — DATE
CITY PLANNER
INTERIM ZONING ADMIN.

### 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.

DATE — REGISTERED LAND SURVEYOR NUMBER


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


PROJECT NO. 32003-26 | FILE: PH9_4_PLAT.DGN | DWG BY: RWF

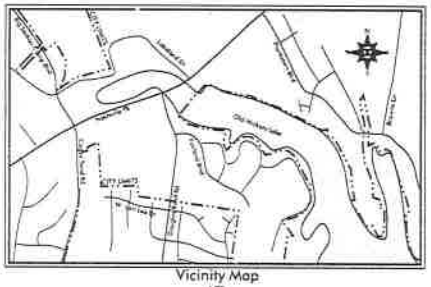
ATTACHMENT 5-2 PC 0327-14

EXHIBIT A

# A Final Plat
for
# Foxland, Phase 9
## Section 4-A

Being Portion of Parcel 7.02 on Tax Map 147 (Revised Lot A)
Gallatin, Sumner County, Tennessee

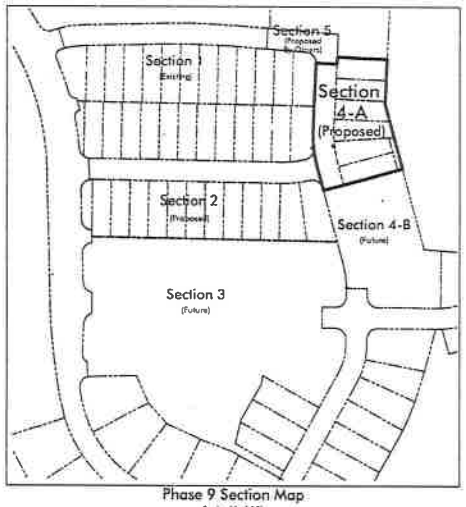
TOTAL AREA = 1.209 ACRES
= 52,682.224 S.F.



Vicinity Map
NTS

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE PROPERTY INTO 6 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 52,682.224 SQUARE FEET OR 1.209 ACRES OF LAND MORE OR LESS.
6. THE PROPERTY SHOWN HEREON IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165C0407G DATED APRIL 17, 2012. 100 YEAR ELEV. = 452.0
7. PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS.
8. BEARINGS SHOWN ON THE SURVEY ARE REGISTERED TO STATE PLANE COORDINATES. ZONE 4100, TN SPC NAD83
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: DWELLING: ATTACHED
13. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.
14. CONCRETE MONUMENTS TO BE ADDED AT ALL RIGHT OF WAY BOUNDARIES.
15. ALL FFEs TO BE 1' ABOVE 100-YR FLOOD ELEVATION.
16. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATAGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.




Phase 9 Section Map
Scale: 1"=100'

## Project Summary

### Site Data

Councilmanic District 8
Council Person Craig Hayes

Property Location/Address:
Located on the East Side of Foxland Blvd
Approx. 1200 lf from Douglas Bend Rd
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

Owner: Green Trails, LLC
Contact: Rick Duckbar
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: 300-8496

Developer: Green Trails, LLC
Contact: Kevin Estes
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: 300-8496

Engineer: Dale & Associates
Contact: Ernest Medlin
Address: 516 Heather Place
Nashville, TN 37204
Phone: 297-5166
Fax: 269-7905

### Site Information

Tax Map 147, Portion of Parcel 7.02

Zoning: MRO

Plats 9, Section 4-A Area = 1.21 Acres

Current Use: Vacant
Proposed Use: Attached Dwellings

Plat Preparation Date: July 23, 2013

Total Lots = 6 (3 Buildings)

Open Space Area = 0.02 Acres
ROW Area - 0.34 Acres
Lot Area - 0.85 Acres

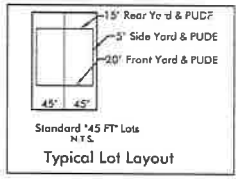
Minimum Front Yard: 20 Ft
Minimum Rear Yard: 15 Ft
Minimum Side Yard: 5 Ft (Detached Side Only)

Maximum Height: 3 Stories (35 Feet Building Height)

Site Benchmark
Bolt on Fire Hydrant Located on the North Side of Club View Drive. Approx. 230' East of Foxland Blvd. NAVD 88 Elevation = 489.88

Flood Note
A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Number 47165C0407G, 100 Yr Elev: 452.0 Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation.

ENTERED
John C. Isbell
Property Assessor
OCT 24 2013
Map Gp Cd Par




Standard "45 FT" Lots
N.T.S.
Typical Lot Layout

LOT TABLE

| NAME | SQUARE FEET | ACRES |
|---|---|---|
| 1081 | 6005.744 | 0.138 |
| 1082 | 6001.263 | 0.138 |
| 1083 | 6013.578 | 0.138 |
| 1084 | 6290.235 | 0.144 |
| 1085 | 6441.196 | 0.148 |
| 1086 | 6030.104 | 0.138 |
| Open Space | 946.917 | 0.022 |

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 819888 Instrument #: 1067589
Rec d: 30.00 Recorded
State: 0.00 10/24/2013 at 12:26 PM
Clerk: 0.00 in Plat Book
Other: 2.00 28
Total: 32.00 Pgs 52-53

### 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 10/23/13

### 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 4-A, 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 4-A as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicable to Foxland Phase 9, Section 4-A, 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 10-9-13
Rick Deckbar / Owner

Property Location/Address:
Located on the East Side of Foxland Blvd
Approx. 1200 lf from Douglas Bend Rd
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 3850, 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 10-9-13
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.

Date 10/2/13
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 9, Section 4-A 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 10/14/13
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 9, Section 4-A 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 10/14/13
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 10-24-13 — Secretary, Planning Commission
Date 10-23-13 — Chairman's Initials

Dale & Associates
Consulting Civil Engineers
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

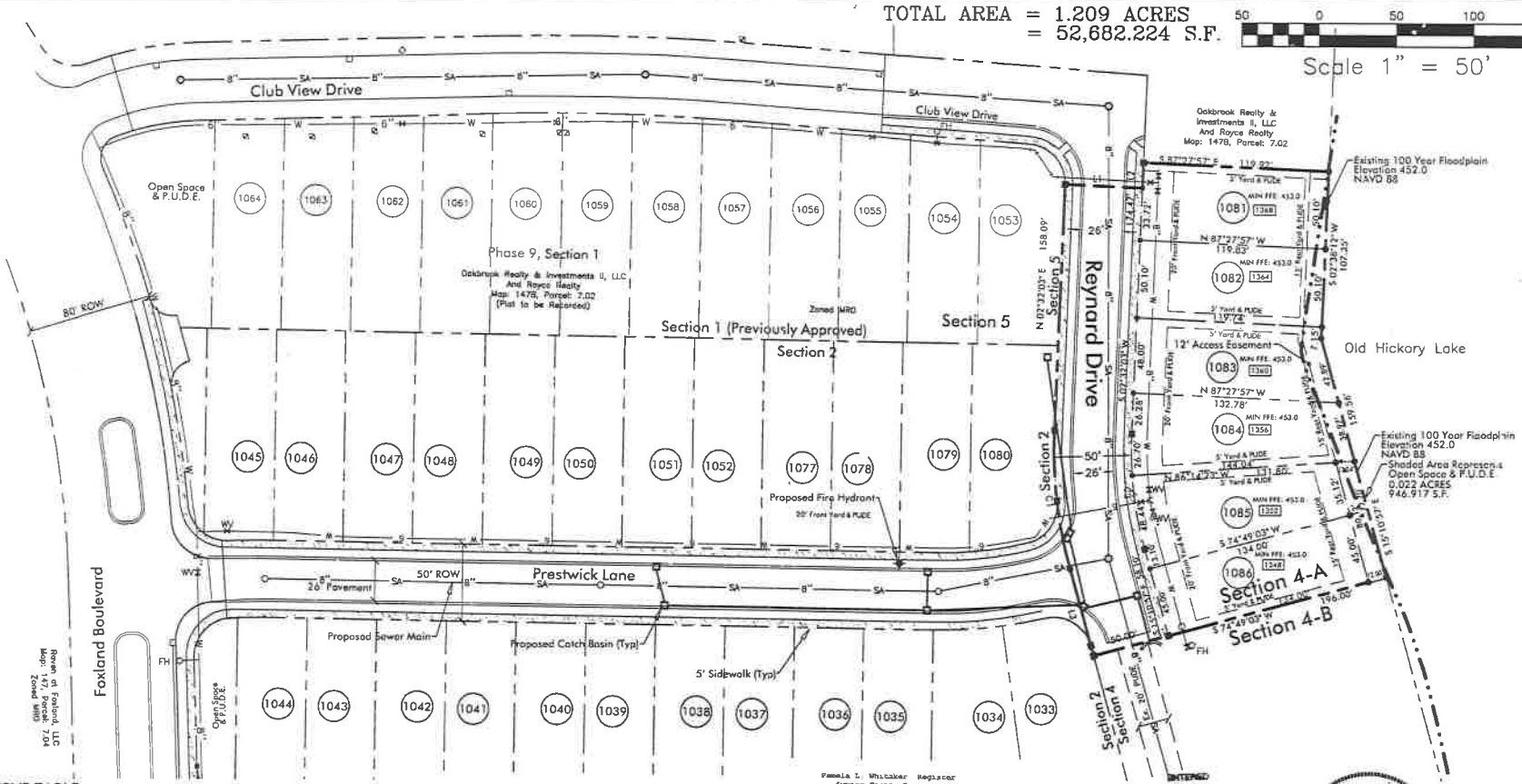
PROPERTY MAP NEXT NUMBER
1
1 of 2

ATTACHMENT 5-3 PC 0327-14

EXHIBIT A

TOTAL AREA = 1.209 ACRES
= 52,682.224 S.F.

Scale 1" = 50'




## CURVE TABLE

| NUMBER | DELTA | RADIUS | TANGENT | ARC | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|---|
| C1 | 17°44'01" | 293.00 | 45.71 | 90.69 | N 06°19'57" W | 90.33 |
| C2 | 17°43'01" | 243.00 | 37.87 | 75.14 | S 06°19'27" E | 74.84 |

## LINE TABLE

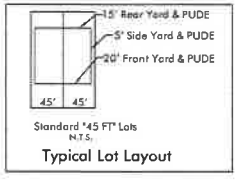
| NUMBER | DIRECTION | DISTANCE |
|---|---|---|
| L1 | S 87°27'57" E | 50.00' |
| L2 | N 02°32'03" E | 16.38' |
| L3 | N 15°10'57" W | 58.10' |

Pamela L. Whitaker Register
Sumner County Tennessee
Rec #: 019858 Instrument #: 1067589
Rec d: 30.00 Recorded
State: 0.00 10/24/2013 at 12:26 PM
Clerk: 0.00 in Plat Book
Other: 2.00 28
Total: 32.00 Pgs 52-53

ENTERED
John C. Isbell
Property Assessor
OCT 24 2013

Current Use: Vacant
Proposed Use: Attached Dwelling

- 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

## LOT TABLE

| NAME | SQUARE FEET | ACRES |
|---|---|---|
| 1081 | 6005.744 | 0.138 |
| 1082 | 6001.263 | 0.138 |
| 1083 | 6013.578 | 0.138 |
| 1084 | 6290.235 | 0.144 |
| 1085 | 6441.196 | 0.148 |
| 1086 | 6030.104 | 0.138 |
| Open Space | 946.917 | 0.022 |

FINAL PLAT
FOXLAND
PHASE 9 SECTION 4-A
4th COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE
DATE: OCTOBER 2, 2013
SCALE: 1" = 50'
JOB NO. 11105

### 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 10/23/13

### 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 4-A, 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 4-A as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicable to Foxland Phase 9, Section 4-A, dated December 2, 2011, and recorded with this plat. Said Article IV is hereby incorporated and made part of this plat.

Green Trails, LLC — Rick Deckbar — Date 10-9-13

Void, unless recorded by: _____

### 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 3850, 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 files as required by the Gallatin Municipal-Regional Subdivision Regulations.

Green Trails, LLC — Rick Deckbar — Date 10-9-13

### 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 10/2/13

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 9, Section 4-A 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

### CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Foxland Phase 9, Section 4-A 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 — 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.

10-22-13 — Date — Secretary, Planning Commission

11-23-13 — Date — Chairman's Initials

Dale & Associates
Consulting Civil Engineers
Land Planners & Surveyors
Landscape Architecture

2
1 of 2

ATTACHMENT 5-3

PC 0327-14

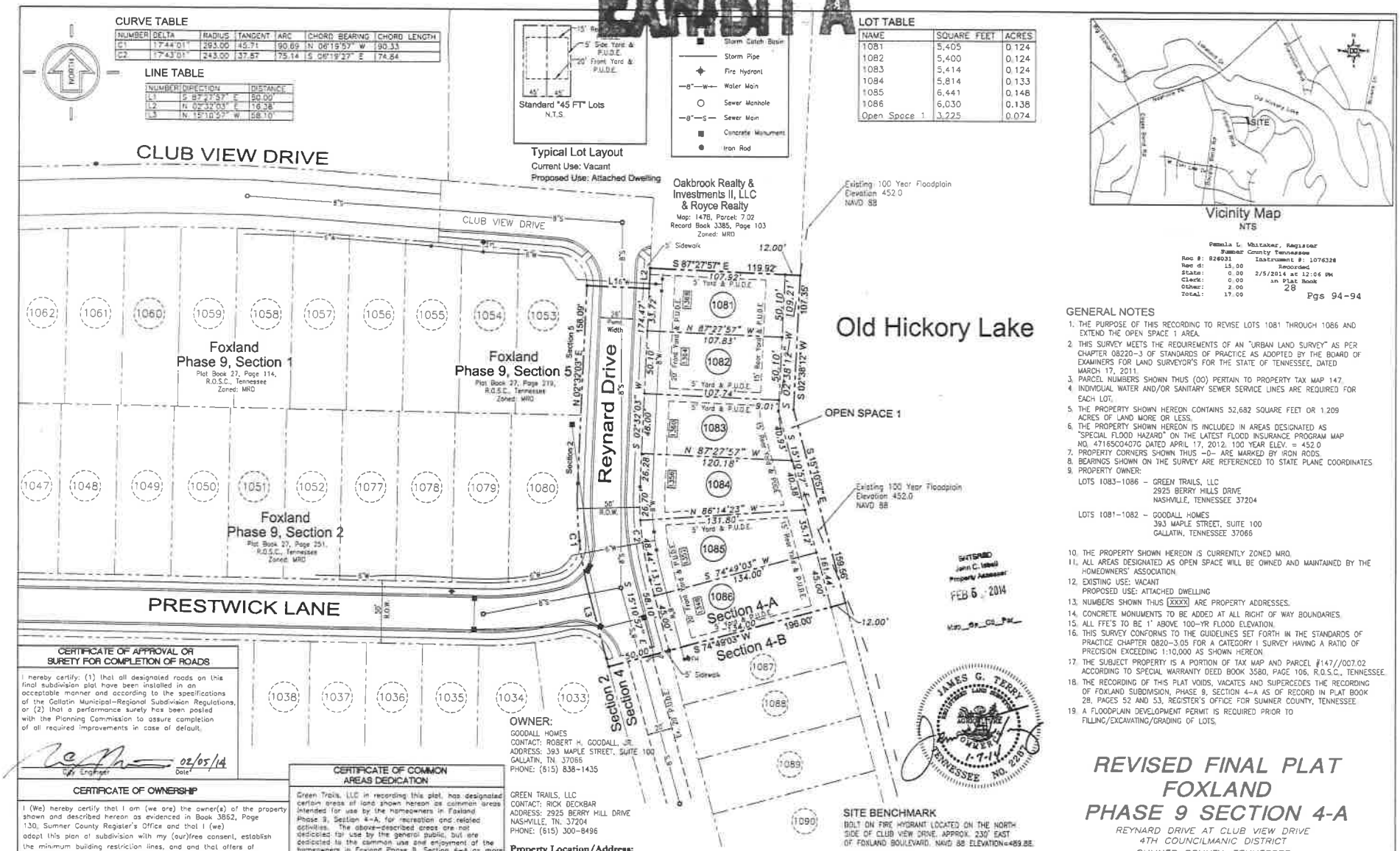
EXHIBIT A

## CURVE TABLE

| NUMBER | DELTA | RADIUS | TANGENT | ARC | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|---|
| C1 | 17°44'01" | 293.00 | 45.71 | 90.69 | N 06°19'57" W | 90.33 |
| C2 | 17°43'01" | 243.00 | 37.57 | 75.14 | S 06°19'27" E | 74.84 |

## LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|---|---|---|
| L1 | S 87°27'57" E | 50.00' |
| L2 | N 02°32'03" E | 16.38' |
| L3 | N 15°10'57" W | 58.10' |







Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 826031 Instrument #: 1076328
Rec d: 15.00 Recorded
State: 0.00 2/5/2014 at 12:06 PM
Clerk: 0.00 in Plat Book
Other: 2.00 28
Total: 17.00 Pgs 94-94

## GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING TO REVISE LOTS 1081 THROUGH 1086 AND EXTEND THE OPEN SPACE 1 AREA.
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 52,682 SQUARE FEET OR 1.209 ACRES OF LAND MORE OR LESS.
6. THE PROPERTY SHOWN HEREON IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165C0407G DATED APRIL 17, 2012. 100 YEAR ELEV. = 452.0
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:
   LOTS 1083-1086 - GREEN TRAILS, LLC
   2925 BERRY HILLS DRIVE
   NASHVILLE, TENNESSEE 37204
   LOTS 1081-1082 - GOODALL HOMES
   393 MAPLE STREET, SUITE 100
   GALLATIN, TENNESSEE 37066
10. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED MRD.
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. ALL FFE'S TO BE 1' ABOVE 100-YR FLOOD ELEVATION.
16. 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.
17. THE SUBJECT PROPERTY IS A PORTION OF TAX MAP AND PARCEL #147//007.02 ACCORDING TO SPECIAL WARRANTY DEED BOOK 3580, PAGE 106, R.O.S.C., TENNESSEE.
18. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF FOXLAND SUBDIVISION, PHASE 9, SECTION 4-A AS OF RECORD IN PLAT BOOK 28, PAGES 52 AND 53, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
19. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO FILLING/EXCAVATING/GRADING OF LOTS.

# REVISED FINAL PLAT FOXLAND PHASE 9 SECTION 4-A

REYNARD DRIVE AT CLUB VIEW DRIVE
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE

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

2 1-7-2014 REVISE PER STAFF COMMENTS
1 11-25-2013 REVISE PER STAFF COMMENTS

### 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 02/05/14

### 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 3852, Page 130, 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

Goodall Homes (Lot 1081 & 1082) Robert H. Goodall, Jr. — Date 1-9-2014

### 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 4-A, 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 4-A as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicable to Foxland Phase 9, Section 4-A, dated December 2, 2011, and recorded with this plat. Said Article IV is hereby incorporated and made part of this plat.

Green Trails, LLC Rick Deckbar — Date 1-7-2014

OWNER:
GOODALL HOMES
CONTACT: ROBERT H. GOODALL, JR.
ADDRESS: 393 MAPLE STREET, SUITE 100
GALLATIN, TN. 37066
PHONE: (615) 838-1435

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

**Property Location/Address:**
**Located on the East Side of Foxland Blvd**
**Approx. 1200 lf from Douglas Bend Rd**
**Address (GIS): 0 Douglas Bend Rd**
**Gallatin, TN 37066**

### SITE BENCHMARK

BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF CLUB VIEW DRIVE, APPROX. 230' EAST OF FOXLAND BOULEVARD. NAVD 88 ELEVATION=459.88.

### FLOOD NOTE

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE "AE" FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER 47165C0407G, 100 YR. ELEV.=452.0, DATED APRIL 17, 2012. ALL PAD ELEVATIONS SHALL BE FILLED, IF NECESSARY, AT LEAST 1 FOOT ABOVE THE BASE FLOOD ELEVATION.

**TOTAL AREA: 52,682 SQUARE FEET OR 1.209 ACRES**

### 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 files as required by the Gallatin Municipal-Regional Subdivision Regulations.

Green Trails, LLC (Lots 1083-1086) Rick Deckbar — Date 1/7/2014

### 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 1/7/2014
Registered Surveyor

### CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Revised Final Plat-Foxland Phase 9, Section 4-A 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 1/27/14 — 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 entitled Revised Final Plat-Foxland Phase 9, Section 4-A 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 1/27/14 — 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 2-4-14 — Secretary, Planning Commission
Date 2-4-14 — Chairman's Initials

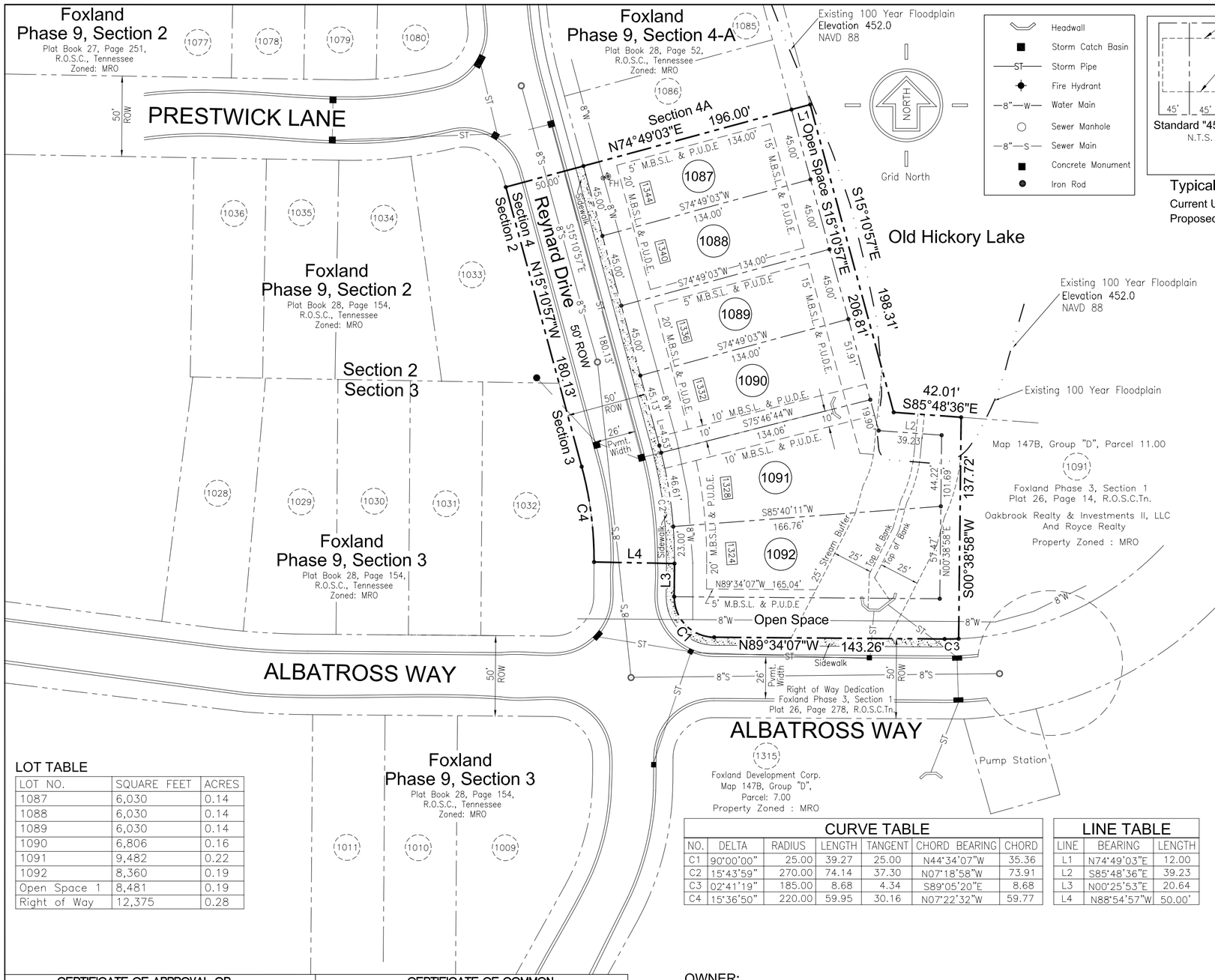
### RECORD

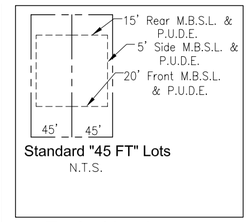
RECORDED _____, 2013
IN BOOK _____ PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES
198 JACKSONIAN DRIVE
HERMITAGE, TENNESSEE 37076
PHONE: (615) 883-2918

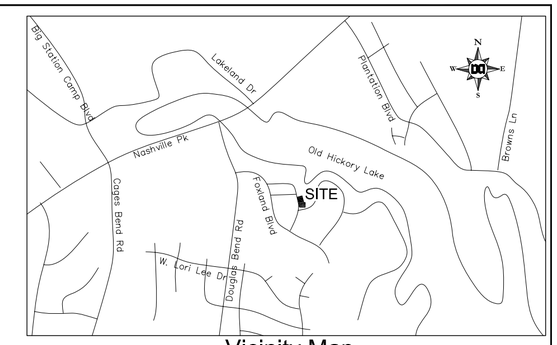
DATE: NOVEMBER 13, 2013
JOB NO. 2013-220
SHEET 1 OF 1

ATTACHMENT 5-4 PC 0327-14




Typical Lot Layout
Current Use: Vacant
Proposed Use: Attached Dwelling




Vicinity Map
NTS

## GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO CREATE SIX (6) LOTS, OPEN SPACE AREA, AND DEDICATION OF RIGHT-OF-WAY.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 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 PERTAIN TO PROPERTY TAX MAP 147B, GROUP "D".
4. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
5. THE PROPERTY SHOWN HEREON CONTAINS 63,594 SQUARE FEET OR 1.46 ACRES OF LAND MORE OR LESS.
6. THE PROPERTY SHOWN HEREON IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP NO. 47165C0407G DATED APRIL 17, 2012. 100 YEAR ELEV. = 452.0
7. PROPERTY CORNERS SHOWN THUS – ● – ARE MARKED BY IRON RODS.
8. BEARINGS SHOWN ON THE SURVEY ARE REFERENCED TO STATE PLANE COORDINATES.
9. PROPERTY OWNER:
   GREEN TRAILS, LLC
   CONTACT: RICK DECKBAR
   ADDRESS: 2925 BERRY HILL DRIVE
   NASHVILLE, TN. 37204
   PHONE: (615) 300-8496
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: ATTACHED DWELLING
13. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES.
14. CONCRETE MONUMENTS TO BE ADDED AT ALL RIGHT OF WAY BOUNDARIES.
15. ALL FFE'S TO BE 1' ABOVE 100-YR FLOOD ELEVATION.
16. 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.
17. THE SUBJECT PROPERTY IS SHOWN AS PARCEL 28.00 ON TAX MAP 147B, GROUP "D".
18. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF FOXLAND SUBDIVISION, PHASE 9, SECTION 4, LOT B AS OF RECORD IN PLAT BOOK 28, PAGE 27, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
19. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO FILLING/EXCAVATING/GRADING OF LOTS.
20. WATER AND SANITARY SEWER PROVIDED BY WHUD (WHITE HOUSE UTILITIY DISTRICT).

## LOT TABLE

| LOT NO. | SQUARE FEET | ACRES |
|---|---|---|
| 1087 | 6,030 | 0.14 |
| 1088 | 6,030 | 0.14 |
| 1089 | 6,030 | 0.14 |
| 1090 | 6,806 | 0.16 |
| 1091 | 9,482 | 0.22 |
| 1092 | 8,360 | 0.19 |
| Open Space 1 | 8,481 | 0.19 |
| Right of Way | 12,375 | 0.28 |

## CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
|---|---|---|---|---|---|---|
| C1 | 90°00'00" | 25.00 | 39.27 | 25.00 | N44°34'07"W | 35.36 |
| C2 | 15°43'59" | 270.00 | 74.14 | 37.30 | N07°18'58"W | 73.91 |
| C3 | 02°41'19" | 185.00 | 8.68 | 4.34 | S89°05'20"E | 8.68 |
| C4 | 15°36'50" | 220.00 | 59.95 | 30.16 | N07°22'32"W | 59.77 |

## LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | N74°49'03"E | 12.00 |
| L2 | S85°48'36"E | 39.23 |
| L3 | N00°25'53"E | 20.64 |
| L4 | N88°54'57"W | 50.00' |

### 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

### 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 4-B, 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 4-B as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicate to Foxland Phase 9, Section 4-B, 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
Rick Deckbar

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

**Property Location/Address:**
**Located on the East Side of Foxland Blvd**
**Approx. 1200 lf from Douglas Bend Rd**
**Address (GIS): 0 Douglas Bend Rd**
**Gallatin, TN 37066**

**TOTAL AREA: 63,594 SQUARE FEET OR 1.46 ACRES**

### SITE BENCHMARK

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

### FLOOD NOTE

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE "AE" FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER 47165C0407G, 100 YR. ELEV.=452.0, DATED APRIL 17, 2012. ALL PAD ELEVATIONS SHALL BE FILLED, IF NECESSARY, AT LEAST 1 FOOT ABOVE THE BASE FLOOD ELEVATION.

# *FINAL PLAT FOXLAND PHASE 9 SECTION 4-B*

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

0' 25' 50 100' 150'

***SCALE: 1"=50'***

1 8-15-2014 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 3850, 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 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
Rick Deckbar

### 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 shown have been or will be placed in accordance with the Specifications of the Regulations.

JAMES TERRY, LAND SURVEYOR, REG. NO. 2287, COMMERCE, TENNESSEE, 8-15-14

Date

### 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 4B 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  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 4-B 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  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  Secretary, Planning Commission

Date  Chairman's Initials

### RECORD

RECORDED _____, 2014
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE


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


**DATE: JULY 30, 2014**
**JOB NO. 2014-224**

ITEM 6

GMRPC Resolution No. 2014-70

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING TO GALLATIN CITY COUNCIL APPROVAL OF REZONING A 9.34 (+/-) ACRE PORTION OF A PARCEL (S.B.E.TAX MAP 111//PARCEL 001.00) FROM AGRICULTURAL-RESIDENTIAL (A) TO INDUSTRIAL RESTRICTIVE (IR) LOCATED ALONG THE EASTERN BOUNDARY OF GALLATIN INDUSTRIAL CENTER, PHASE 3. (PC0329-14)

WHEREAS, the applicant has submitted an application for rezoning consistent with Section 15.07.030 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, City of Gallatin, at its regular meeting on August 25, 2014; 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 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 § 13-7-202 and 13-7-203 and Section 15.07.030 of the City of Gallatin Zoning Ordinance:

1. The owner and applicant have submitted a completed application with required attachments to the City requesting the zoning change.

2. The proposed zoning amendment is in general conformance with the Gallatin on the Move 2020 General Development and Transportation Plan Update and the Intent and Purpose of the Zoning Ordinance of Gallatin, Tennessee as set forth in Article 1.00, Section 1.03 of said Ordinance.

3. The proposed zoning is consistent with the Airport Road Industrial Character Area assigned to the property, and that the public necessity, convenience, and the general welfare, require the adoption of the proposed amendment.

4. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

ITEM 6

5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.

6. The Gallatin Regional-Municipal Planning Commission held a public meeting and has reviewed and recommended to the City Council action on the proposed rezoning request.

7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval to City Council of Ordinance O14Ø8-47 (Attachment 6-2) rezoning a portion of Gallatin Industrial Center, Phase 3, comprising of 9.34 (+/-) acres, from Agricultural-Residential (A) to Industrial Residential (IR) as depicted in Attachment 6-3.

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: 08/25/2014

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

# ITEM 6
# PLANNING DEPARTMENT STAFF REPORT

**Rezoning for Portion of Gallatin Industrial Center, Phase 3 (PC0329-14) (Z-2014-26)**
**Located at 1398 and 1399 Gateway Drive**
**Date: August 20, 2014**

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**REQUEST:** OWNER AND APPLICANT REQUESTS REZONING FOR A PORTION OF THE GALLATIN INDUSTRIAL CENTER, PHASE 3, COMPRISING OF 9.34 (+-) ACRES, FROM AGRICULTURAL-RESIDENTIAL (A) TO INDUSTRIAL RESTRICTIVE (IR) LOCATED AT 1398 AND 1399 GATEWAY DRIVE.

| | |
|---|---|
| **OWNER:** | **GREGORY REAL ESTATE, LLC** |
| **APPLICANT:** | **CITY OF GALLATIN** |
| **STAFF RECOMMENDATION:** | **RECOMMEND APPROVAL TO CITY COUNCIL** |
| **STAFF CONTACT:** | **ROBERT J. KALISZ** |
| **PLANNING COMMISSION DATE:** | **AUGUST 25, 2014** |

---

## PROPERTY OVERVIEW:

**The owner and applicant is requesting to rezone portion of one (1) parcel comprising 9.34 (+/-) acres (Tax Map 111 and Parcel 001.00) from Agricultural-Residential (A) to Industrial Restrictive (IR) located along the eastern boundary of Gallatin Industrial Center, Phase 3. (Attachment 6-1)**

## CASE BACKGROUND:

### *Previous Approvals*

On July 17, 2007, the City Council passed 2nd reading Ordinance Number OØ7Ø6-42 annexing 177.71 (+/-) acres (Tax Map 111 and Parcel 001.00)

On July 17, 2007, the City Council passed 2nd reading Ordinance Number OØ7Ø6-43 amending the zoning of a 177.71 (+/-) acre parcel (Tax Map 111 and Parcel 001.00) from Sumner County RA Zoned District to City of Gallatin Agriculture-Residential Zoned District.

On January 27, 2014, the Planning Commission approved the final plat for the Gallatin Industrial Center, Phase 2 which included two (2) lots and the existing Gateway Drive right-of-way totaling 222.32 (+/-) acres (Plat Book 28, Page 131-132 R.O.S.C.). (This property is adjacent to the subject property.)

On June 23, 2014, the Planning Commission approved the final plat for the Gallatin Industrial Center, Phase 3, Resubdivision of Lot 2 of the Gallatin Industrial Center, Phase 2, which included the subject property, portion of Tax Map 111 and Parcel 001.00, and the proposed roadway extension which is currently owned by Gregory Real Estate, LLC. (Plat Book 28, Page 193-194 R.O.S.C.).

On July 28, 2014, the Planning Commission approved a resolution (GMRPC Resolution No. 2014-67) to amend the Gallatin on the Move 2020 - City of Gallatin General Development and Transportation Plan Updated 2008-2020 - Community Character Map by changing the land use designation on a portion of one (1) parcel (Tax Map 111 and Parcel 001.00), compromising of 9.34 (+/-) acres, from the Rural Character Area to the Airport Road Industrial Character Area, and amending the Major Thoroughfare Map Series to extend Gateway Drive.

**DISCUSSION:**

***Natural Features of the Site***
No portions of the property contain steep slopes of greater than 20 percent, which may prevent development. The properties now consist of relatively level to gently sloping lands previously used for agricultural purposes. It is currently planted with grass/hay.

***Floodplain and Floodway***
No portion of the property is located within a special flood hazard area according to the Flood Insurance Rate Map (Map Number 47165C0317G, Panel 317 of 477, dated April 17, 2012).

***Drainage and Retention***
The property is along a ridge of two (2) tributaries which flow into the Bledsoe Creek drainage basin and eventually to Old Hickory Lake. A portion of a small pond is included in the area subject to the rezoning amendment. The whole pond is included with Lot 6 of the approved plat.

***Adjacent development and zoning***
The property to the west is undeveloped, but platted as part of the Gallatin Industrial Park, Phase 3 and is designated as Airport Road Industrial Character Area and is zoned Industrial Restrictive (IR). The property to the north and east is designated as Rural Community Character Area. The property to the east is zoned Agriculture-Residential (A) and the property to the north is in the county and has a Sumner County zoning of R1A (General Residential) and is currently used for agricultural purposes. The properties to the south are designated as Suburban Neighborhood Emerging Character Area which is currently zoned City of Gallatin Residential 15 Planned Residential Development (R15-PRD) and Sumner County zoning of Medium Density Residential-Planned Unit Development (MDRPUD).

***Community Character Area and Zoning***
The property is located in the Airport Road Industrial Character Area and is zoned Industrial Restrictive (IR). The Airport Road Industrial Character Area is characterized by large lots with large-scale industrial and warehousing buildings set back on the lots. Building types range from large metal buildings with limited brick and stone facade treatments to two-story office buildings. Some examples of the primary land uses for this character area consists of light industry, warehouses, commercial, and sales which are applicable uses in the Industrial Restrictive (IR) zoned district.

EXHIBIT A

***Public Infrastructure***
The City of Gallatin obtained a Tennessee Department of Transportation (TDOT) grant (State Industrial Access) for the extension of Gateway Drive to the existing terminus, which was completed in 2013. A similar grant may be requested for the extension of Gateway Drive. The water and sewer service is currently being extended along Gateway Drive to serve the properties located in the Gallatin Industrial Center, Phase 3. The water and sewer service for the extension of Gateway Drive will be provided in the future as development dictates.

***Existing Access/ Roadway Extension***
Public access to the property is available only from Gateway Drive. Gateway Drive was recently extended and terminates in a cul-de-sac west of the subject property. The extension of Gateway Drive in the platted right-of-way will provide access to the property including to all portions of the platted lots fronting the roadway extension. The approximately 1066 feet eastwardly extension of Gateway Drive will include a collector roadway within an 80 foot wide right-of-way from end of the current cul de sac. The further extension of this roadway is anticipated with future amendments to the plan.

***Traffic Generation***
The proposed rezoning amendment would have a negligible effect on trip generation to and from the industrial park. While up to 9 acres of additional industrial land could be developed as a result of the amendment, knowing the specific use/user of the property and anticipated layout to the development, most of the property will not be used for trip generation activity. Therefore, no additional trip generation is expected as a result of the amendment.

**FINDINGS:**

1. The owner and applicant have submitted a completed application with required attachments to the City requesting the zoning change.

2. The proposed zoning amendment is in general conformance with the Gallatin on the Move 2020 General Development and Transportation Plan Update and the Intent and Purpose of the Zoning Ordinance of Gallatin, Tennessee as set forth in Article 1.00, Section 1.03 of said Ordinance.

3. The proposed zoning is consistent with the Airport Road Industrial Character Area assigned to the property, and that the public necessity, convenience, and the general welfare, require the adoption of the proposed amendment.

4. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public



EXHIBIT A

notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.

6. The Gallatin Regional-Municipal Planning Commission held a public meeting and has reviewed and recommended to the City Council action on the proposed rezoning request.

7. The proposed rezoning will be compatible with surrounding area and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

**RECOMMENDATION:**
Staff recommends that the Planning Commission approve Resolution 2014-70 and recommend approval to City Council of the rezoning for portion of Gallatin Industrial Center, Phase 3, comprising of 9.34 (+/-) acres, from Agricultural-Residential (A) to Industrial Residential (IR).

**Attachment 6-1 Location Map**
**Attachment 6-2 City Council Ordinance No. O14Ø8-47**
**Attachment 6-3 Rezoning Exhibit**



EXHIBIT A

# Gallatin Industrial Center, Phase 3 Rezoning

## LOCATION MAP

Eastern Boundary of Gallatin Industrial Center, Phase 3
Portion of Tax Map 111 and Parcel 1.00
Rezone Agricultural (A) to Industrial Restrictive (IR)

ATTACHMENT 6-1 PC 0329-14

ORDINANCE NO. O14Ø8-47

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING A 9.34 (+/-) ACRE PORTION OF A PARCEL (S.B.E. TAX MAP #111//PARCEL 001.00), LOCATED AT THE EAST END OF GATEWAY DRIVE FROM AGRICULTURAL-RESIDENTIAL (A) ZONING DISTRICT TO THE INDUSTRIAL RESTRICTIVE (IR) ZONING DISTRICT; AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval in GMRPC Resolution No. 2014-70 ; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission and hereby approves changing the zoning from the Agricultural-Residential (A) District to the Industrial Restrictive (IR) District on the property described in Exhibit A, Exhibit B, and Exhibit C; and
2. Based upon the recommendation of approval by the Gallatin Municipal-Regional Planning Commission and after public notice and public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, that Industrial Restrictive (IR) District zoning is herby established for the property described in Exhibit A, Exhibit B, and Exhibit C; and
3. The Gallatin City Council hereby approves, authorizes and directs the revision of the City's Official Zoning Atlas in accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, and shall, upon the effective date of this ordinance, amend the Atlas to reflect the established zoning for the property; and
4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict; and
5. 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.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

ATTACHMENT 6-2

PC 0329-14

PASSED FIRST READING:

PASSED SECOND READING:

_____
MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCCAULEY
CITY ATTORNEY

ATTACHMENT 6-2

PC 0329-14

# EXHIBIT A

Gateway Drive cul de sac east of the Gregory West Line, Gallatin Industrial Park, Phase 3
Legal Description

BEING located in the 2nd Civil District of Sumner County, Tennessee, being located north of State Route 25 (Hartsville Pike) and being a portion of the Gregory Real Estate, LLC Property as recorded in Record Book 3371, Page 518, in the Register's Office of Sumner County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 1" iron pin monument at the base of an existing rock wall, said monument also being the northeasterly corner common to the City of Gallatin Property as recorded in Record Book 2962, Page 808, in the Register's Office of Sumner County, Tennessee and southerly corner common to the Gregory Real Estate, LLC Property as recorded in Record Book 1811, Page 783, in the Register's Office of Sumner County, Tennessee

Thence continuing along with the easterly line of the City of Gallatin Property and continuing along with the westerly line of the Gregory Real Estate, LLC Property S 07°07'14" W a distance of 1381.72' to a new iron pin monument, said monument being the TRUE POINT OF BEGINNING;

Thence with a dedicated right-of-way across the Gregory Real Estate, LLC Property the following five calls: S 82°33'41" E a distance of 72.46' to a new iron pin monument;

Thence with a curve turning to the left with an arc length of 42.70', with a radius of 50.00', with a chord bearing of N 72°58'19" E, with a chord length of 41.42', to a new iron pin monument;

Thence with a reverse curve turning to the right with an arc length of 421.92', with a radius of 87.00', with a chord bearing of S 07°26'19" W, with a chord length of 114.31', to a new iron pin monument;

Thence with a reverse curve turning to the left with an arc length of 42.70', with a radius of 50.00', with a chord bearing of N 58°05'41" W, with a chord length of 41.42', to a new iron pin monument;

Thence N 82°33'41" W a distance of 72.02' to a new iron pin monument, said monument being a point in the easterly property line of the City of Gallatin Property;

Thence continuing along with easterly line of the City of Gallatin Property N 07°07'14" E a distance of 80.00' to a new iron pin monument, which is the point of beginning, having an area of 31,294 square feet, 0.72 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 6, 2014.

ATTACHMENT 6-2

PC 0329-14

EXHIBIT B

Gallatin Industrial Park Phase 3 far easterly portion of Lot 6
Legal Description

BEING located in the 2nd Civil District of Sumner County, Tennessee, being located north of State Route 25 (Hartsville Pike) and being a portion of the Gregory Real Estate, LLC Property as recorded in Record Book 3371, Page 518, in the Register's Office of Sumner County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 1" iron pin monument at the base of an existing rock wall, said monument also being the northeasterly corner common to the City of Gallatin Property as recorded in Record Book 2962, Page 808, in the Register's Office of Sumner County, Tennessee and southerly corner common to the Gregory Real Estate, LLC Property as recorded in Record Book 1811, Page 783, in the Register's Office of Sumner County, Tennessee

Thence continuing along with the easterly line of the City of Gallatin Property and continuing along with the westerly line of the Gregory Real Estate, LLC Property S 07°07'14" W a distance of 2075.78' to a new iron pin monument, said monument being the TRUE POINT OF BEGINNING;

Thence with a severance line across the Gregory Real Estate, LLC Property the following three calls: S 14°06'46" E a distance of 173.89' to a new iron pin monument;

Thence S 09°05'58" W a distance of 154.40' to a new iron pin monument;

Thence S 31°53'02" W a distance of 137.62' to a new iron pin monument, said monument being a point in the easterly property line of the City of Gallatin Property;

Thence continuing along with easterly line of the City of Gallatin Property, N 07°07'14" E a distance of 441.36' to a new iron pin monument, which is the point of beginning, having an area of 18,012 square feet, 0.41 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 6, 2014.

ATTACHMENT 6-2

PC0329-14

# EXHIBIT C

Gregory Land for easterly portion of Lot 4, Gallatin Industrial Park, Phase 3
Legal Description

BEING located in the 2nd Civil District of Sumner County, Tennessee, being located north of State Route 25 (Hartsville Pike) and being a portion of the Gregory Real Estate, LLC Property as recorded in Record Book 3371, Page 518, in the Register's Office of Sumner County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 1" iron pin monument at the base of an existing rock wall, said monument also being the northeasterly corner common to the City of Gallatin Property as recorded in Record Book 2962, Page 808, in the Register's Office of Sumner County, Tennessee and southerly corner common to the Gregory Real Estate, LLC Property as recorded in Record Book 1811, Page 783, in the Register's Office of Sumner County, Tennessee

Thence leaving said City of Gallatin Property and continuing along with the southerly line of the Gregory Real Estate, LLC Property S 82°33'41" E a distance of 262.53' to a new iron pin monument;

Thence with a new severance line across the Gregory Real Estate, LLC Property the following four calls: S 07°07'14" W a distance of 1420.76' to a new iron pin monument;

Thence with a curve turning to the left with an arc length of 210.00', with a radius of 87.00', with a chord bearing of N 62°20'46" W, with a chord length of 162.60', to a new iron pin monument;

Thence with a reverse curve turning to the right with an arc length of 42.70', with a radius of 50.00', with a chord bearing of S 72°58'19" W, with a chord length of 41.42', to a new iron pin monument;

Thence N 82°33'41" W a distance of 72.46' to a new iron pin monument, said monument being a point in the easterly property line of the City of Gallatin Property;

Thence continuing along with easterly line of the City of Gallatin Property N 07°07'14" E a distance of 1381.72' to an existing 1" iron pin monument, which is the point of beginning having an area of 357,592 square feet, 8.21 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 6, 2014.

ATTACHMENT 6-2

PC0329-14

ATTACHMENT 6-3

GRAPHIC SCALE
0' 250' 500' 750'
SCALE 1" = 250'

LEGEND
FOUND PIN OR PIPE (FP)
SET IRON PIN (PS)
FOUND MONUMENT (MON)
SET MONUMENT (MON)
PROPERTY LINE
YARD LINE
EASEMENT LINE
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
LIGHT POLE
POWER POLE
GUY WIRE
[100] STREET ADDRESS

TAX MAP 105 (95.00) GLENN TENPENNY BOOK 514, PAGE 28 R.O.S.C., TN ZONED R1A
TAX MAP 105 (95.01) JACKIE HARDIN BOOK 337, PAGE 242 R.O.S.C., TN ZONED R1A
TAX MAP 105 (95.02) EDWIN FRANKLIN BOOK 2793, PAGE 805 R.O.S.C., TN ZONED R1A
TAX MAP 105 (47.01) GLENDA GODWIN BOOK 3140, PAGE 330 R.O.S.C., TN ZONED R1A
TAX MAP 105 (47.00) GREGORY REAL ESTATE, LLC BOOK 1811, PAGE 783 R.O.S.C., TN ZONED R1A
TAX MAP 105 (48.00) GREGORY REAL ESTATE, LLC BOOK 1811, PAGE 783 R.O.S.C., TN ZONED R1A
TAX MAP 105 (46.00) CHOICE INVESTMENT, LLC BOOK 3036, PAGE 75 R.O.S.C., TN ZONED PRP
TAX MAP 112 (111.00) JAMES HOLDER BOOK 3025, PAGE 300 R.O.S.C., TN ZONED IR
TAX MAP 112 (106.00) P.K. USA, INC. BOOK 1750, PAGE 145 R.O.S.C., TN ZONED IR
TAX MAP 112 (110.00) CITY OF GALLATIN BOOK 231, PAGE 451 R.O.S.C., TN ZONED IR
TAX MAP 112 (109.00) CHRIS AND LISA HOGAN BOOK 2470, PAGE 852 R.O.S.C., TN ZONED IR
TAX MAP 112 (108.01) CITY OF GALLATIN BOOK 231, PAGE 451 R.O.S.C., TN ZONED IR
TAX MAP 112 (16.03) BLUE STRIPE HOLDINGS BOOK 3588, PAGE 343 R.O.S.C., TN ZONED IR
TAX MAP 112 (16.14) CITY OF GALLATIN BOOK 3170, PAGE 229 R.O.S.C., TN ZONED IR
TAX MAP 112 (13.02) BONNIE MODELLO BOOK 3527, PAGE 568 R.O.S.C., TN ZONED PUD
TAX MAP 111 (1.00) GREGORY REAL ESTATE, LLC BOOK 1811, PAGE 783 R.O.S.C., TN ZONED A

TENPENNY ESTATES PLAT BOOK 13, PAGE 103
LOT 1 FINAL PLAT OF GREGORY REAL ESTATE LLC PLAT BOOK 23, PAGE 134
FINAL PLAT GALLATIN INDUSTRIAL CENTER PLAT BOOK 23, PAGE 102
FINAL PLAT GALLATIN INDUSTRIAL CENTER PLAT BOOK 23, PAGE 103
FINAL PLAT GALLATIN INDUSTRIAL CENTER PLAT BOOK 23, PAGE 103
GALLATIN INDUSTRIAL CENTER PHASE 2 PLAT BOOK 28, PAGE 131

S 85°41'02" E 1284.93'
S 85°43'58" E 734.65'
S 81°40'31" E 474.01'
N 09°00'59" E 729.14'
S 81°55'20" E 624.25'
N 07°08'35" E 1465.78'
555.35'
80.00'
S 61°11'23" E 828.38'
758.26'
S 71°44'04" E 590.67'
N 11°04'55" E 966.61'
S 43°02'13" W 737.04'
N 83°12'57" W 1003.69'
N 82°54'13" W 1380.09'
N 82°52'46" W 693.58'
N 07°07'14" E 668.00'
S 07°07'14" W 1420.76'
614.06'
S 07°07'14" W 1381.22'
N 07°07'14" E 80.00'

PROPOSED ROADWAY
80' RIGHT-OF-WAY ~ UNIMPROVED
GATEWAY DRIVE
80' RIGHT-OF-WAY ~ 30' PAVEMENT PLAT BOOK 28, PAGE 131
GATEWAY DRIVE
80' RIGHT-OF-WAY TO BE DEDICATED ~ UNIMPROVED

25' STREAM BUFFER FROM TOP OF BANK (TYP.)
20' SANITARY SEWER EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
POND
4,350,827 SQ. FT. 99.88 ACRES [1399]
20' DRAINAGE EASEMENT AND 40' PUBLIC UTILITY AND ACCESS EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
20' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
PROPERTY LINE TO BE REMOVED BY THE RECORDING OF THIS PLAT
OUTLET
12" WATER MAIN
20' P.U.D.E. AND SEWER ESMT
20' P.U.D.E.
157,491 SQ. FT. 3.62 ACRES [1389]
491,283 SQ. FT. 11.28 ACRES [1385]
3,323,524 SQ. FT. 76.30 ACRES [1398]
435,586 SQ. FT. 10.00 ACRES [1424]
487,580 SQ. FT. 11.19 ACRES [1381]
20' SANITARY SEWER EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
40' PUBLIC UTILITY AND ACCESS EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
20' X 50' DRAINAGE EASEMENT
25' STREAM BUFFER FROM TOP OF BANK (TYP.)
8" FORCE MAIN
30' SANITARY SEWER EASEMENT
10" SANITARY SEWER
BOX CULVERT
20' X 50' DRAINAGE EASEMENT
8" SANITARY SEWER
30' SANITARY SEWER EASEMENT
40' PUBLIC UTILITY AND ACCESS EASEMENT
50' X 60' LIFT STATION EASEMENT
30' P.U.D.E.
8" FORCE MAIN
12" WATER MAIN
ZONED R-15
SUNNYMEADE SECTION 6 PLAT BOOK 10, PAGE 271
SUNNYMEADE SECTION 7 PLAT BOOK 10, PAGE 266

EXHIBIT C
357,592 SQ. FT. 8.21 ACRES ZONED A
EXHIBIT A
31,294 SQ. FT. 0.72 ACRES ZONED A
EXHIBIT B
18,012 SQ. FT. 0.41 ACRES ZONED A

OWNERS / DEVELOPERS
CITY OF GALLATIN
132 WEST MAIN STREET
GALLATIN, TENNESSEE 37066
(615) 451-5940

RECEIVED
AUG 04 2014
GALLATIN PLANNING & ZONING

REZONING EXHIBIT.
INFORMATIONAL PURPOSES ONLY
CREATED BY GALLATIN PLANNING STAFF.
AUGUST 4, 2014

ITEM 6

# GALLATIN INDUSTRIAL CENTER PHASE 3

A RESUBDIVISION OF LOT 2 GALLATIN INDUSTRIAL CENTER PHASE 2 AND SUBDIVISION OF A PORTION OF TAX MAP 111, PARCEL 1.00
GATEWAY DRIVE, 2ND CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
DATE OF SURVEY: MARCH 15, 2014
DATE OF DRAWING: JULY 28, 2014
SHEET 1 OF 2

BLUE RIDGE SURVEYING, INC
148 WEST MAIN STREET, P.O. BOX 8071 GALLATIN, TENNESSEE 37066
OFFICE (615) 451-6793 CELL (615) 826-4449
BLUERIDGESURVEYING@YAHOO.COM

BRIAN M. BRIESCHEIDER REGISTERED LAND SURVEYOR TENNESSEE NO. 2401
7/28/14

PC 0329-14

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 80°55'04" E | 190.18' |
| L2 | S 81°41'16" E | 78.97' |
| L3 | S 82°33'41" E | 262.53' |
| L4 | N 82°33'41" W | 72.02' |
| L5 | S 73°52'00" E | 109.51' |
| L6 | N 83°19'46" W | 96.80' |
| L7 | N 82°14'25" W | 41.24' |
| L8 | N 47°34'59" W | 50.56' |
| L9 | N 78°08'36" W | 411.17' |
| L10 | N 11°04'55" E | 57.02' |
| L11 | S 82°33'41" E | 359.33' |
| L12 | N 73°52'00" W | 371.83' |
| L13 | N 73°52'00" W | 414.10' |
| L14 | N 43°29'30" W | 183.87' |
| L15 | N 82°51'25" W | 382.60' |
| L16 | S 82°51'25" E | 382.60' |
| L17 | S 43°29'30" E | 183.87' |
| L18 | S 18°16'34" W | 237.71' |
| L19 | S 18°16'34" W | 483.91' |
| L20 | N 18°16'34" E | 721.62' |
| L21 | S 73°52'00" E | 414.10' |
| L22 | N 73°52'00" W | 252.24' |
| L23 | N 82°33'41" W | 287.31' |
| L24 | S 14°06'46" E | 173.69' |
| L25 | S 09°05'58" W | 154.40' |
| L26 | S 31°53'02" W | 137.62' |
| L27 | S 07°07'14" W | 259.09' |

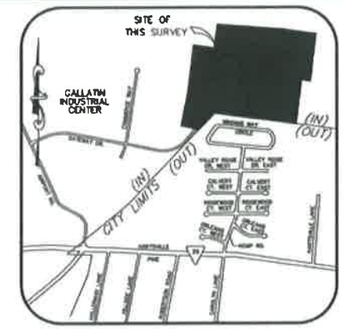
## CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 980.00' | 145.68' | 145.54' | N 78°12'50" W | 8°41'41" | 72.98' |
| C2 | 87.00' | 169.40' | 143.88' | N 67°01'10" W | 111°33'41" | 127.92' |
| C3 | 50.00' | 42.70' | 41.42' | S 81°39'59" W | 48°56'01" | 22.75' |
| C4 | 1240.00' | 1202.04' | 1155.52' | S 78°21'45" W | 55°32'30" | 652.97' |
| C5 | 52.00' | 77.98' | 70.87' | N 86°27'00" W | 85°55'00" | 48.42' |
| C6 | 540.00' | 371.01' | 363.75' | N 63°10'28" W | 39°21'55" | 193.16' |
| C7 | 480.00' | 316.04' | 309.86' | S 63°10'28" E | 39°21'55" | 164.55' |
| C8 | 52.00' | 77.98' | 70.87' | S 00°32'00" E | 85°55'00" | 48.42' |
| C9 | 1240.00' | 101.43' | 101.41' | S 40°04'53" W | 4°41'13" | 50.75' |
| C10 | 1240.00' | 421.20' | 419.17' | S 28°00'25" W | 19°27'43" | 212.65' |
| C11 | 1540.00' | 434.99' | 433.54' | S 26°22'05" W | 16°11'01" | 218.95' |
| C12 | 1820.00' | 450.16' | 448.73' | N 26°14'13" E | 15°55'18" | 226.55' |
| C13 | 1160.00' | 1778.74' | 1609.53' | N 82°12'17" E | 87°51'26" | 1117.41' |
| C14 | 50.00' | 42.70' | 41.42' | S 49°24'00" E | 48°56'00" | 22.75' |
| C15 | 87.00' | 252.52' | 172.76' | N 71°54'50" E | 166°18'20" | 724.53' |
| C16 | 1040.00' | 157.82' | 157.67' | S 76°12'50" E | 8°41'41" | 79.06' |
| C17 | 50.00' | 42.70' | 41.42' | N 72°58'19" E | 48°56'01" | 22.75' |
| C18 | 87.00' | 210.00' | 162.60' | S 62°20'47" E | 138°17'50" | 228.41' |
| C19 | 87.00' | 211.93' | 163.28' | S 76°35'14" W | 139°34'11" | 236.27' |
| C20 | 50.00' | 42.70' | 41.42' | N 56°05'41" W | 48°56'01" | 22.75' |
| C21 | 1240.00' | 176.74' | 176.59' | N 46°30'30" E | 8°10'00" | 88.52' |

SURVEYOR'S NOTES:

1. The purpose of this plat is to create six (6) lots and dedication of unimproved right of way.
2. The recording of this plat voids, vacates, supersedes the recording of Lot 2 of Gallatin Industrial Center, Phase 2, in Plat Book 28, Page 131 as recorded in the Register's Office of Sumner County, Tennessee.
3. The total area shown hereon is 208.23± Acres or 8,983,289± Square feet.
4. The property currently identified as Parcels 12.00, 12.01, 12.02, 12.03, on Tax Map No. 112 and a portion of Parcel 1.00 on Tax Map 111.
5. Deed reference: Record Book 2962, Page 808, Record Book 3043, Page 249 , Record Book 3058, Page 422 and Record Book ____, Page ____, as recorded in the Register's Office of Sumner County, Tennessee.
6. Bearings based on: Tennessee State Plane ( NAD 83)
7. By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0317G and 47165C0319G effective date of April 17, 2012. Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.
8. All construction and use of the proposed facility to meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02

   Current Zoning is "IR" Industrial Restrictive
9. Existing and Proposed use is vacant
10. This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was by random traverse with subsequent side shots with a Topcon 8205A Robotic Total Station having an error of closure for the unadjusted traverse exceeding 1:10,000, and/or by GPS with a Topcon Hiper Lite + Dual Frequency RTK base and rover with an relative positional accuracy +-0.05'+100 PPM.
    This survey is classified as a
    ☒ Urban and Subdivision ( Category I)
    ☐ Suburban and Subdivision ( Category II)
    ☐ All Other Land Surveys ( Category III)
11. Streams, wet weather conveyance and wetlands shown taken from hydrologic determination by Tennessee Department of Environment and Conservation provided on 7-17, 2013.
12. Lots 2 through 7 will be governed by the applicable Gallatin Industrial Center, Phase 2 Restrictive Covenants as recorded in Record Book 3912, Page 565
13. A 20' temporary construction easement exists along all right-of-ways.




VICINITY MAP
(N.T.S.)

LEGEND

| | |
|---|---|
| ○ FOUND PIN OR PIPE F(P) | ● SANITARY SEWER MANHOLE |
| ● SET RON PIN P(N) | WATER VALVE |
| □ FOUND MONUMENT MON(F) | FIRE HYDRANT |
| ■ SET MONUMENT MON(N) | LIGHT POLE |
| PROPERTY LINE | POWER POLE |
| YARD LINE | GUY WIRE |
| EASEMENT LINE | [XXX] STREET ADDRESS |

**REZONING EXHIBIT.**
**INFORMATIONAL PURPOSES ONLY**
**CREATED BY GALLATIN PLANNING STAFF.**
**AUGUST 4, 2014**

ATTACHMENT 6-3

ITEM 6

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 2962, PAGE 808, RECORD BOOK 3043, PAGE 249, RECORD BOOK 3058, PAGE 422 AND RECORD BOOK ____, PAGE ____ SUMNER COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

DATE _____ CITY OF GALLATIN _____

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE _____ CITY ENGINEER _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SUBDIVISION OF LOT 2 GALLATIN INDUSTRIAL CENTER PHASE 2 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE _____ SUPERINTENDENT OF PUBLIC UTILITIES _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SUBDIVISION OF LOT 2 GALLATIN INDUSTRIAL CENTER PHASE 2 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE _____ SUPERINTENDENT OF PUBLIC UTILITIES _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ SECRETARY OF PLANNING COMMISSION _____

DATE _____ CHAIRMAN'S INITIALS _____

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.

DATE _____ REGISTERED LAND SURVEYOR _____

BRIAN M. REIFSCHNEIDER
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2407

SURVEYED BY:

BLUE RIDGE SURVEYING, INC.
1140 WEST MAIN STREET, P.O. BOX 5071 GALLATIN, TENNESSEE 37066
OFFICE (615) 451-6759 CELL (615) 416-4449
BLUERIDGESURVEYING@YAHOO.COM

OWNERS / DEVELOPERS
CITY OF GALLATIN
132 WEST MAIN STREET
GALLATIN, TENNESSEE 37066
(615) 451-5940

# RESUBDIVISION OF LOT 2 GALLATIN INDUSTRIAL CENTER PHASE 2

GATEWAY DRIVE, 2ND CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE

DATE OF SURVEY: MARCH 15, 2014
DATE OF DRAWING: JUNE 12, 2014

SHEET 2 OF 2

PC 0329-14

ITEM 7

GMRPC Resolution No. 2014-73

**A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR CONSTRUCTION OF A 160,000 SQUARE FOOT MANUFACTURING AND WAREHOUSING FACIITY ON PROPERTY CONTAINING 108.09 (+/-) ACRES LOCATED AT 1399 GATEWAY DRIVE (PC0326-14)**

**WHEREAS,** THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, BRPH Architects, Engineers, Constructors, at its regular meeting on August 25, 2014; 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 the evidence and testimony presented during the meeting.

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-7-201(a), 13-4-310, and G.Z.O., § 15.03.020:

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

2. The proposed Site Plan is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District. Final Site Plan approval is contingent upon City Council's approval of rezoning Ordinance No. O1408-47.

3. Once completed, the proposed 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), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Architectural Requirements (G.Z.O., Section 13.08), Landscaping Requirements (Section 13.05), 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), and the Flood Prevention and Protection Regulations (G.Z.O., Section 10.03).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission approves Resolution 2014-72, Site Plan for Beretta USA on Lot 4, Gallatin Industrial Center, Phase 3, consisting of a 55 sheet plan, prepared by BRPH Architects, Engineers, Constructors of Melbourne, Florida, and Pattillo Construction Corporation, of

Stone Mountain, Georgia, with Project No. C07005.000 dated August 13, 2014, and the photometric plan consisting of one (1) sheet (Sheet E-121) with Project No. C07005.001/E-121 dated August 13, 2014, and separate architectural elevations consisting of two (2) sheets prepared by BRPH Architects, Engineers, Constructors of Melbourne, Florida, and Pattillo Construction Corporation, of Stone Mountain, Georgia, with the following conditions:

1. Final Site Plan approval is subject to City Council's approval of rezoning Ordinance No. O1408-47 for the eastern 8.21 (+/-) acres of the project site.
2. The Planning Commission shall determine whether the proposed alternative architectural elevations meet the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance and, if so, grant approval with the condition that the parapet wall be extended along the rear façade of the building in order to completely screen roof top mechanical equipment in accordance with G.Z.O. Section 13.08.010.F, *Screening.* The Planning Department shall inspect the exterior building façade materials prior to the installation of the exterior building façade materials.
3. Update Site Plan to show alternative location for the future greenway extension on property consistent with the recent *2020 Plan* amendment.
4. Add additional property owner's name and address to Site Data Table on Sheet C-121(Tax Map and Parcel #111//001.00) and add the Agriculture-Residential (A) zone district to Site Data Table on Sheet C-121(Tax Map and Parcel #111//001.00).
5. Submit a full landscaping and bufferyard plan, including details of the Type 50 Bufferyard and opaque barrier, and all required parking lot plantings. Update Site Plan to show the location of the Type 50 Bufferyard along the eastern and northern property lines. If trees are to be preserved on site and counted toward the landscaping requirements, submit a detailed tree survey for all existing mature trees measuring at least 4.5 inches caliper and larger per G.Z.O. Section13.04.100.A.
6. Submit updated photometric plan that meets G.Z.O., Section 13.02.080, *Performance Standards Regulating Glare and Electromagnetic Interference.* Submit details of the proposed light poles (including shoe box design fixtures) and provided details of the proposed wall mounted accent lighting fixtures for the building.
7. Submit details of all proposed permanent signs to the Planning Department for review and approval in accordance with G.Z.O. Section 13.07.065. F, *Master Signage Plan.* Sign permits shall be obtained prior to the installation of any signage on site.
8. A site surety, in an amount to be determined by the applicant and approved by the Planning Department, shall be submitted to the Planning Department prior to issuance of a building permit.
9. Address all outstanding Engineering Division project review comments as shown on Attachment 7-10 to the satisfaction of the City Engineer.
10. Provide additional drainage easements as necessary to the stormwater management area including outfall areas.
11. Submit final detailed water and sanitary sewer plans and specifications to the Industrial Pre-Treatment Department for review and approval.

12. 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.

**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: 8/25/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

# ITEM 7
# PLANNING DEPARTMENT STAFF REPORT
## Site Plan for Beretta USA (PC0326-14) (SP-2014-21)
## 1399 Gateway Drive
## Date: August 25, 2014

**REQUEST: THE OWNERS AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR BERETTA USA TO CONSTRUCT A 160,000 SQUARE FOOT MANUFACTURING AND WAREHOUSING FACILITY ON PROPERTY CONTAINING 108.09 (+/-) ACRES LOCATED AT 1399 GATEWAY DRIVE.**

| | |
|---|---|
| **OWNERS:** | **CITY OF GALLATIN & GREGORY REAL ESTATE, LLC** |
| **APPLICANT:** | **BRPH ARCHITECTS, ENGINEERS, CONSTRUCTORS** |
| **STAFF RECOMMENDATION:** | **APPROVAL OF GMRPC RESOLUTION NO. 2014-73 WITH CONDITIONS** |
| **STAFF CONTACT:** | **KATHERINE SCHOCH, AICP** |
| **PC MEETING DATE:** | **AUGUST 25, 2014** |

**PROPERTY OVERVIEW:**

**The owners and applicant are requesting approval of a Site Plan for Beretta USA to construct a 160,000 square foot manufacturing and warehousing facility on property containing 108.09 (+/-) acres located at 1399 Gateway Drive (Attachment 7-1 and Attachment 7-3).**

**This property is located on Lot 4 as shown on the Gallatin Industrial Center, Phase 3, Final Plat (PB 28; PG 193-194 R.O.S.C.) (PC0298-14) (Attachment 7-4). The subject property is currently split-zoned Industrial Restrictive (IR) and Agriculture-Residential (A). Property zoned IR [99.88 (+/-) acres] is owned by the City of Gallatin and the portion of the project site zoned A [8.21 (+/-) acres] is owned by Gregory Real Estates, LLC. The proposed business is classified as Intermediate Manufacturing, which is a permitted use in the IR zoning district. Since this use is not permitted in the A zone district, the current property owner is requesting approval to rezone 8.21 (+/-) acres of the eastern most portion of the project site from A to IR. The rezoning request for this property was considered as Item 6 on the agenda. Final Site Plan approval is subject to City Council's approval of rezoning Ordinance #O1408-47 (Attachment 7-5). Second Reading of Ordinance No. O1408-47 is scheduled for Tuesday, October 7, 2014. Adoption of the rezoning ordinance is a condition of Site Plan approval.**

**According to the Beretta website, the company manufactures firearms used worldwide for a variety of civilian, law enforcement, and military purposes. Beretta is the oldest active firearms manufacturer in the world. Due to the size and scope of the overall project, construction of the facility will be divided into separate phases; however, the entire property will be mass graded at this time. The first phase of the project will contain 147,500 square feet of manufacturing**

**and warehouse space, indoor firing range, and a 12,500 square foot office at the front of the building adjacent to Gateway Drive. Construction of Phase 1 of the project will commence this September and is expected to be completed by July, 2015. According to the applicant, future phases of construction will contain approximately 450,000 additional square feet of manufacturing and warehouse space, additional parking areas, truck docks, and an outdoor firing range proposed at the back of the property. Areas for expansion and future construction have been labeled on the Site Plan, but construction phase lines were not shown since they are unknown at this time. Future expansion areas will require Site Plan approval.**

**The proposed architectural elevations for the first 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 a combination of pre-cast concrete tilt-up walls with wood, stone, and glass details. The architectural elevations provided do not contain the required 70 percent brick or stone on each building façade (Attachment 7-3). The owners 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 of the Gallatin Zoning Ordinance, and if so, grant approval. The proposed architecture was presented to the Planning Commission at the August 11, 2014 Work Session. The Planning Commission did not indicate any issues with the alternative architectural elevations as presented.**

**If the Planning Commission approves the alternative architectural elevations, Staff recommends that a condition be added that the parapet wall be extended along the rear façade of the building in order to completely screen all roof top mechanical equipment in accordance with G.Z.O. Section 13.08.010.F, *Screening.***

**Staff recommends approval of the Site Plan with the conditions listed on pages 9 and 10 of the Staff Report.**

## CASE BACKGROUND:

***Property History and Previous Approvals***

***Tax Map and Parcel #111//011.00 (Gregory Real Estate, LLC)***

On July 17, 2007, the City Council passed on Second Reading Ordinance No. OØ7Ø6-42 annexing 177.71 (+/-) acres, which included the 8.21 (+/-) acres of the subject property. At that meeting, the City Council also passed on Second Reading Ordinance No. OØ7Ø6-43 amending the zoning of the same 177.71 (+/-) acre parcel from Sumner County R1A Zoned District to City of Gallatin Agriculture-Residential (A) Zoned District.

On January 27, 2014, the Planning Commission approved the Final Plat for the Gallatin Industrial Center, Phase 2, which included two (2) lots and the existing Gateway Drive right-of-way totaling 222.32 (+/-) acres (PB 28, PG 131-132 R.O.S.C.). This property is adjacent to property currently being rezoned and includes the majority of the Beretta project site.

On June 23, 2014, the Planning Commission approved the Final Plat for the Gallatin Industrial Center, Phase 3, Resubdivision of Lot 2 of the Gallatin Industrial Center, Phase 2, which included a portion of Tax Map #111//001.00 [easterly 8.21 (+/-) acres of the Beretta project site] and the proposed roadway extension which is currently owned by Gregory Real Estate, LLC (PB 28, PG 193-194 R.O.S.C.).

Most recently on July 28, 2014, the Planning Commission approved GMRPC Resolution No. 2014-67 to amend the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020* Community Character Area Map changing the land use designation on a portion of Tax Map #111//001.00, compromising of 9.34 (+/-) acres, from the Rural Character Area to the Airport Road Industrial Character Area, and amending the Major Thoroughfare Map to extend Gateway Drive.

***Tax Map and Parcels #112//012.00, 012.01, & 012.03 (City of Gallatin)***
At the January 23, 1989 meeting, Planning Commission recommended approval of Ordinance No. O89-513 to rezone the Bradley Industrial Center property from Agriculture (A) to Industrial Restrictive (IR) and Ordinance O89-523 for a Plan of Service and Annexation of 107.01 (+/-) acres to the Gallatin City Council (PC Files #3-101-88 and #6-100-88 respectively). Both ordinances were adopted at the March 21, 1989 City Council meeting.

The City of Gallatin purchased the Bradley Industrial Park property, containing 244.36 (+/-) acres including Tax Map and Parcel #112//012.00, in 1991. Ordinance No. 091-725 was adopted at the October 1, 1991 City Council meeting.

At the March 22, 2010 meeting, Planning Commission approved GMRPC Resolution No. 2010-02 to amend the *Gallatin on the Move 2020 General Development and Transportation Plan*, Chapter 4, Multi-modal Transportation Plan, to add the extension of Gateway Drive into the new phase of the industrial park as a Proposed Roadway Project and Major Thoroughfare Plan extension (PC File #7-1-10). The amendment was added to the *2020 Plan* and listed in Chapter 4, Amendments, as project #44, Extension of Gateway Drive.

**DISCUSSION:**
***Gallatin on the Move 2020 General Development and Transportation Plan***
When the *Gallatin on the Move 2020 General Development and Transportation Plan* was first approved by the Planning Commission in 2009, the easterly portion of the subject property was designated a Rural Community Character Area. Since then the future land use of the property was changed by the Planning Commission with a revision to the *2020 Plan* at the July 28, 2014 meeting from Rural Community to Airport Road Industrial Special Area to match the land use designations of the surrounding property to the west (PC0305-14). Please refer to the updated Community Character Area Map included as Attachment 7-6. The Airport Road Industrial Special Area provides for diverse industrial uses while protecting air and water quality (Attachment 7-8). The Airport Road Industrial Special Area is characterized by large lots with large-scale industrial and warehousing buildings set back on the lots. Building types range from large metal buildings with limited brick and stone façade treatments to two (2) story office buildings. According to the *2020 Plan*, future development in this Special Area should prevent adverse impacts to natural resources and surrounding population. The proposed Beretta manufacturing and warehousing facility is the type of use envisioned for this property as the extension of the City's industrial park.

According to the *2020 Plan Proposed Bike/Pedestrian Projects Map*, a future branch greenway is shown to extend along the abandoned railroad right-of-way; however, there are no immediate plans for the City to extend the greenway at this time (Attachment 7-7). Since the abandoned railroad right-of-way is shown through a portion of Lot 4, an alternative location for the greenway extension should be shown on the Site Plan and should be consistent with the recent *2020 Plan* amendment.

***Surrounding Zoning***
The project site is surrounded by IR zoned property to the south and west. Sumner County property zoned R1A adjoins the subject property to the north (Tenpenny Estates Subdivision) and undeveloped Agriculture-Residential (A) zoned property adjoins the project site to the east. The R1A (low density residential district) zoning for Sumner County is comparable to the City's Residential-40, low residential zone district (R40). Many of the businesses in Phase 1 of the Gallatin Industrial Center also contain manufacturing, transport, and warehousing activities similar to those proposed by Beretta USA.

***Natural Features***
This property is currently vacant and does not contain steep slopes or other unusual topographical features that would prevent or impede development. No portion of this property is located within a special flood hazard area according to the Flood Insurance Rate Map Number 47165C0317G, dated April 17, 2012; zone X (Attachment 7-1; Sheet C-101). A small intermittent stream is located on the northwest side of this property and the applicant has shown the 25-foot stream buffer from the top of bank as required by the Tennessee Department of Environment and Conservation (TDEC) (Attachment 7-1; Sheet C-101). The Final Plat also shows a small pond in the middle of Lot 4. The pond will be removed to accommodate construction of a large parking lot behind the building (Attachment 7-1; Sheet C-101 and Sheet C-121).

***Public Infrastructure***
The City of Gallatin obtained a State Industrial Access (SIA) Grant from the Tennessee Department of Transportation (TDOT) for the extension of Gateway Drive to the existing terminus, which was completed in 2013. According to the City's Economic Development Agency Director, a similar grant may be requested in the future for the extension of Gateway Drive. The water and sewer service is currently being extended along Gateway Drive to serve the properties located in the Gallatin Industrial Center, Phase 3. The future construction phases of the Beretta project include the extension of Gateway Drive. The water and sewer service for the extension of Gateway Drive will be provided in the future as development dictates.

***Architectural Elevations***
The proposed architecture for the 160,000 square foot facility shows a combination of pre-cast concrete tilt-up walls with wood, stone, and glass details along the front and eastern side façades. The 12,500 square foot office will be located towards the front of the lot and will be slightly offset from the remaining portion of the building. The front façade of the main office actually faces east with the side facing south towards Gateway Drive.

The office area will serve as the main entrance to the building and will be identified by a red wood and glass entry canopy over the front doors (Attachment 7-2). Large glass windows are shown to the east of the main entrance doors with exposed wood beams to be painted red. To the west of the main entrance doors, smaller glass windows are proposed with red aluminum canopies to match the red wood beams.

The manufacturing and warehousing areas of the building will be attached and located toward the center of the lot at a proposed height of 50 feet. The architectural elevations call for the use of architectural pre-cast concrete tilt-up walls with reveal and deep reveal patterns on all sides of the building. These walls shall be painted and appear to be light brown or beige in color. Drystack stone veneer, in complementing colors, is shown along the bottom two-thirds portion of both the front

façade (east) and southern side façade of the building along Gateway Drive. A sample color and material board will be presented at the Planning Commission meeting for review and approval.

A standing seam metal roof, with a slight pitch (1/4-inch per foot front to back) in the center to allow for drainage, is show for the facility with parapet walls to screen the roof top mechanical equipment. The parapet on the rear façade of the building shall be extended to completely screen all roof top mechanical equipment in compliance with G.Z.O., Section 13. 08.010.F, *Screening*. The parapet wall shall also be extended since the northern façade of the building will face an existing residential subdivision.

The northern façade and rear of the building will feature the pre-cast concrete tilt-up walls with reveal and deep reveal patterns and seven (7) roll-up dock doors and will serve as the shipping and receiving area. Similarly, the western façade features the pre-cast concrete tilt-up walls with reveal and deep reveal patterns. According to the applicant, there are no plans for any exterior storage on site at this time; however, there will be a small accessory storage building at the rear of the main building in the truck dock area.

It is important to note that many of the existing buildings in the Gallatin Industrial Park, Phase 1 have used similar construction materials, including metal panels, standing seam metal roofs, pre-cast stone veneer, glass, and E.I.F.S. In addition, many of the existing buildings also feature a similar color scheme. Staff researched the approval of some of the existing buildings and many of the Site Plans were approved by Planning Commission with alternative architectural plans.

The percentages of each building material for each façade have been provided by the architect on Sheets 1 and 2 of the architectural elevations (Attachment 7-2). The front façade features the most masonry and calls for seven (7) percent stone veneer, 78 percent pre-cast concrete tilt-up walls, and 15 percent glass. The southern elevation, facing Gateway Drive, features four (4) percent stone veneer, 89 percent pre-cast concrete tilt-up walls, and seven (7) percent glass. The other two (2) sides of the building feature 100 percent pre-cast concrete tilt-up walls.

Since the proposed architectural elevations do not meet the 70 percent masonry requirement for the IR zone district, the owners and applicant are requesting approval of the alternative architectural plan per Section 13.08.010.D of the Gallatin Zoning Ordinance. The Planning Commission shall make a decision on whether the proposed plans meet the Gallatin Zoning Ordinance's requirements of an alternative architectural plan and, if so, grant approval. If the Planning Commission approves the alternative architectural elevations, Staff recommends that a condition be added that the parapet wall be extended along the rear façade of the building in order to completely screen roof top mechanical equipment in accordance with G.Z.O. Section 13.08.010.F, *Screening.*

The Planning Department shall inspect the exterior building façade materials prior to the installation of the exterior building façade materials.

Please note that restrictive covenants for the Gallatin Industrial Center, Phase 2 were prepared this year and recorded in RB 3912, PG 566-575 R.O.S.C (Attachment 7-9). These restrictions address such items as building design, exterior storage, and landscaping maintenance. According to the City's Economic Development Agency, these same regulations shall apply to property located in Phase 3. The applicant shall design and construct the project to meet these restrictive covenants.

***Access and Parking***
Public access to the property is only available from Gateway Drive (Attachment 7-1; Sheet C-121). Gateway Drive was recently extended and terminates in a cul-de-sac west of the subject property. The further extension of this roadway is anticipated as development continues in the City's industrial center. The future construction phases of the Beretta project include the extension of Gateway Drive and a second access point further east will be provided with an extended cul-de-sac.

The entrance driveway leads first to the front parking area east of the main office and will include 45 visitor parking spaces. The driveway extends behind the main office to a second parking area behind the building for employee parking with 245 spaces. An area has also been designed to accommodate truck parking and loading behind the building. This area will be paved with heavy duty concrete.

Parking requirements are based on the use of the property. The manufacturing use requires one (1) space per 5,000 square feet and the office use requires one (1) space per 300 square feet. Based on these ratios, a total of 72 parking spaces, including three (3) handicapped accessible spaces, are required. The Site Plan far exceeds the requirements and shows a total of 290 parking spaces, including eight (8) handicapped accessible parking spaces, four (4) of which will be located directly in front of the main entrance to the building.

***Dumpster Enclosures***
A dumpster will be used on site and will be located at the eastern side of the truck dock area behind the building (Attachment 7-1; Sheet C-125). Concrete block will be used to screen the dumpster and satisfies the screening requirement per Section 14-14, *Nonresidential Establishment Containers, Storage, and Requirements* of the Gallatin Municipal Code (Attachment 7-1; Sheet 510).

***Photometric Plan***
A photometric plan has been submitted for this project that shows light levels around the proposed building and in the parking areas. The applicant shall submit an updated photometric plan that meets the Gallatin Zoning Ordinance's requirements for maximum height of light fixtures and light levels along the property boundaries according to G.Z.O., Section 13.02.080, *Performance Standards Regulating Glare and Electromagnetic Interference.* The applicant shall also submit details of the proposed light poles (including shoe box design fixtures) and provide details of the proposed wall mounted accent lighting fixtures for the building.

***Bufferyards and Landscaping***
No bufferyards are required where the subject property lies adjacent to other IR zoned properties. A Type 50 Bufferyard, including an opaque barrier, is required along the northern property line (adjacent to Sumner County R1A zoned property) and along the eastern property line (adjacent to A zoned property). The applicant shall submit a full landscaping and bufferyard plan, including details of the Type 50 Bufferyard and opaque barrier, and all required parking lot plantings. The Site Plan shall be updated to show the location of the Type 50 Bufferyard along the eastern and northern property lines. A future firing range and regraded slopes will be located within a portion of the Type 50 Bufferyard along the rear of the property; however, no structures are permitted within required bufferyards. A minimum 15-foot area at the northeastern corner of the firing range could be left undisturbed.

Many mature trees exist on the southern, northern, and western sides of the property. If trees are to be preserved on site and counted toward the landscaping requirements, the applicant shall submit a

detailed tree survey for all existing mature trees measuring at least 4.5 inches caliper and larger per G.Z.O. Section 13.04.100.A.

***Security Fence***
According to the applicant, Federal mandates require Beretta to completely enclose the facility for security purposes. The applicant has submitted details of the proposed six (6) foot, (2) inch tall, black metal picket fence to be located at the front of the property. The remaining perimeter of the site will be enclosed by a seven (7) foot tall black vinyl coated chain link and fabric fence, with galvanized barbed wire along the top (Attachment 7-1; Sheet C-510). According to G.Z.O. Section 12.01.010, *Fences, Walls, and Hedges,* fences and walls in commercial and industrial districts shall not exceed a height of six (6) feet in a required front yard and ten (10) feet in a required side or rear yard. Staff is comfortable with the proposed height of the metal picket fence since the bottom two (2) inches will most likely be filled in with dirt therefore meeting the maximum height requirement.

***Stormwater and Detentioning***
A new stormwater management area, with two (2) outfall areas, will be constructed on the north central portion of the property, behind the main building (Attachment 7-1; Sheet C-148). Details of the drainage structures have also been provided as part of the Site Plan. The site will be substantially regarded to include cut and fills. Stormwater will be collected from the Phase 1 site and treated in the pond at the northwest side of the building. Discharge will be to the north along an intermittent stream and at the two (2) other locations along the northern property boundary (Attachment 7-1; Sheets C-142 and Sheet C-148). The southwest portion of the site will drain to an existing inlet in Gateway Drive (Attachment 7-1; Sheet C-149).

A 20-foot Public Utility and Drainage Easement (P.U.D.E.) is shown along the front of this property adjacent to Gateway Drive. The applicant shall provide additional drainage easements as necessary to the stormwater management area including the outfall areas. A second drainage pond is shown at the northeastern corner of the site and will be installed as part of the future project expansion.

Drainage calculations have been submitted to the Engineering Division for review. The Engineering Division provided review comments on the drainage calculations and those comments have been added as conditions of approval (Attachment 7-10).

***Minimum Building Setback Line***
In addition to the 55-foot Minimum Building Setback Line (M.B.S.L.) along the front of the lot, the IR zone district requires a 75-foot Minimum Building Setback Line (M.B.S.L.) adjacent to residentially zoned properties. This specific setback is required along the northern and eastern property lines and has been shown on the Site Plan. The proposed facility meets the additional setback requirement of G.Z.O. Section 09.02.050.B, *Provisions Applying Along District Boundaries.*

***Signs***
Sheet 2 of the architectural elevations shows a wall-mounted sign on the façade of the building facing Gateway Drive; however, no details or dimensions were provided. The applicant shall submit details of all proposed permanent signs, including all freestanding and wall-mounted signs, to the Planning Department for review and approval in accordance with G.Z.O. Section 13.07.065. F, *Master Signage Plan.* Sign permits shall be obtained prior to the installation of any signage on site.

***Site Surety Required***
The applicant shall submit a site surety calculation based on the spreadsheet provided by the Planning Department. A site surety, in the form of cash, certified check, or an automatically renewing Irrevocable Letter of Credit, shall be submitted to cover site improvements such as, but not limited to, paving, concrete, drainage infrastructure, and landscaping. The site surety shall be submitted to the Planning Department prior to the issuance of a building permit in accordance with G.Z.O. Section. 15.03.080, *Surety Required.*

## OTHER DEPARTMENTAL COMMENTS:

**Engineering Division**
The applicant addressed the majority of the Engineering Division's initial review comments. Following the latest review of the resubmitted Site Plan, the Engineering Division asked the applicant to make specific revisions to the Site Plan, drainage calculations, grading plan, and the erosion prevention and sediment control plan. Those review comments have been included with this staff report as Attachment 7-10. The applicant shall address all outstanding Engineering Division project review comments to the satisfaction of the City Engineer.

**Police Department**
The Police Department indicated that they had reviewed the Site Plan, but provided no other review comments.

**Department of Public Utilities**
The Department of Public Utilities noted that no utilities were shown on the initial Site Plan. The applicant revised the Site Plan to show all utility lines and Public Utility and Drainage Easements (P.U.D.E.) on site (Attachment 7-1; Sheets C-151 – Sheet C-171).

**Industrial Pre-treatment Department**
The Industrial Pre-treatment Department stated that the proposed facility shall comply will all applicable cross-connection control and sewer use regulations. In addition, the applicant shall submit final detailed water and sanitary sewer plans and specifications to the Industrial Pre-treatment Department for review and approval. The applicant acknowledged these requirements in the response letter submitted to the Planning Department.

**Fire Department**
The Fire Department noted that vehicle access for firefighting shall be provided to all construction sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided either by temporary or permanent roads, capable of supporting vehicle load under all weather conditions. The applicant acknowledged these requirements in the response letter submitted to the Planning Department.

**Sumner County E-911**
The Sumner County E-911 did not review the Site Plan; however, that department did assign the address for Lot 4 as 1399 Gateway Drive during review of the Final Plat. The applicant has shown the proposed address accordingly.

**Building (Codes) Department**
The Building (Codes) Department provided no review comments on the Site Plan.

**Department of Electricity**
The Department of Electricity indicated that they were "O.K." with the project and did not provide any other review comments.

**Department of Public Works**
The Department of Public Works provided no comments on the Site Plan.

Departmental comments not addressed by the resubmittal have been added as conditions of approval.

***Findings:***

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

2. The proposed Site Plan is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District. Final Site Plan approval is contingent upon City Council's approval of rezoning Ordinance No. O1408-47.

3. Once completed, the proposed 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), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Architectural Requirements (G.Z.O., Section 13.08), Landscaping Requirements (Section 13.05), 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), and the Flood Prevention and Protection Regulations (G.Z.O., Section 10.03).

**RECOMMENDATION:**
Staff recommends that the Planning Commission approve Resolution 2014-72, Site Plan for Beretta USA on Lot 4, Gallatin Industrial Center, Phase 3, consisting of a 55 sheet plan, prepared by BRPH Architects, Engineers, Constructors of Melbourne, Florida, and Pattillo Construction Corporation, of Stone Mountain, Georgia, with Project No. C07005.000 dated August 13, 2014, and the photometric plan consisting of one (1) sheet (Sheet E-121) with Project No. C07005.001/E-121, dated August 13, 2014, and separate architectural elevations consisting of two (2) sheets prepared by BRPH Architects, Engineers, Constructors of Melbourne, Florida, and Pattillo Construction Corporation, of Stone Mountain, Georgia, with the following conditions:

1. Final Site Plan approval is subject to City Council's approval of rezoning Ordinance No. O1408-47 for the eastern 8.21 (+/-) acres of the project site.
2. The Planning Commission shall determine whether the proposed alternative architectural elevations meet the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance and, if so, grant approval with the condition that the parapet wall be extended along the rear façade of the building in order to completely screen roof top mechanical equipment in accordance with G.Z.O. Section 13.08.010.F, *Screening.* The Planning Department shall inspect the exterior building façade materials prior to the installation of the exterior building façade materials.

3. Update Site Plan to show alternative location for the future greenway extension on property consistent with the recent *2020 Plan* amendment.
4. Add additional property owner's name and address to Site Data Table on Sheet C-121(Tax Map and Parcel #111//001.00) and add the Agriculture-Residential (A) zone district to Site Data Table on Sheet C-121(Tax Map and Parcel #111//001.00).
5. Submit a full landscaping and bufferyard plan, including details of the Type 50 Bufferyard and opaque barrier, and all required parking lot plantings. Update Site Plan to show the location of the Type 50 Bufferyard along the eastern and northern property lines. If trees are to be preserved on site and counted toward the landscaping requirements, submit a detailed tree survey for all existing mature trees measuring at least 4.5 inches caliper and larger per G.Z.O. Section13.04.100.A.
6. Submit updated photometric plan that meets G.Z.O., Section 13.02.080, *Performance Standards Regulating Glare and Electromagnetic Interference.* Submit details of the proposed light poles (including shoe box design fixtures) and provided details of the proposed wall mounted accent lighting fixtures for the building.
7. Submit details of all proposed permanent signs to the Planning Department for review and approval in accordance with G.Z.O. Section 13.07.065. F, *Master Signage Plan.* Sign permits shall be obtained prior to the installation of any signage on site.
8. A site surety, in an amount to be determined by the applicant and approved by the Planning Department, shall be submitted to the Planning Department prior to issuance of a building permit.
9. Address all outstanding Engineering Division project review comments as shown on Attachment 7-10 to the satisfaction of the City Engineer.
10. Provide additional drainage easements as necessary to the stormwater management area including outfall areas.
11. Submit final detailed water and sanitary sewer plans and specifications to the Industrial Pre-Treatment Department for review and approval.
12. 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.

**ATTACHMENTS**

| | | |
|---|---|---|
| Attachment | 7-1 | Beretta USA Site Plan |
| Attachment | 7-2 | Color Architectural Elevations |
| Attachment | 7-3 | Location Map |
| Attachment | 7-4 | Gallatin Industrial Center, Phase 3 Final Plat |
| Attachment | 7-5 | Pending Rezoning Ordinance No. O1408-47 |
| Attachment | 7-6 | *2020 Plan* Community Character Area Updated Map |
| Attachment | 7-7 | *2020 Plan* Proposed Bike/Pedestrian Projects Map |
| Attachment | 7-8 | *2020 Plan* Special Area Character Category; pages 3-54 & 3-55 |
| Attachment | 7-9 | Gallatin Industrial Center, Ph. 2 Restrictive Covenants |
| Attachment | 7-10 | Engineering Division Project Review Comments |

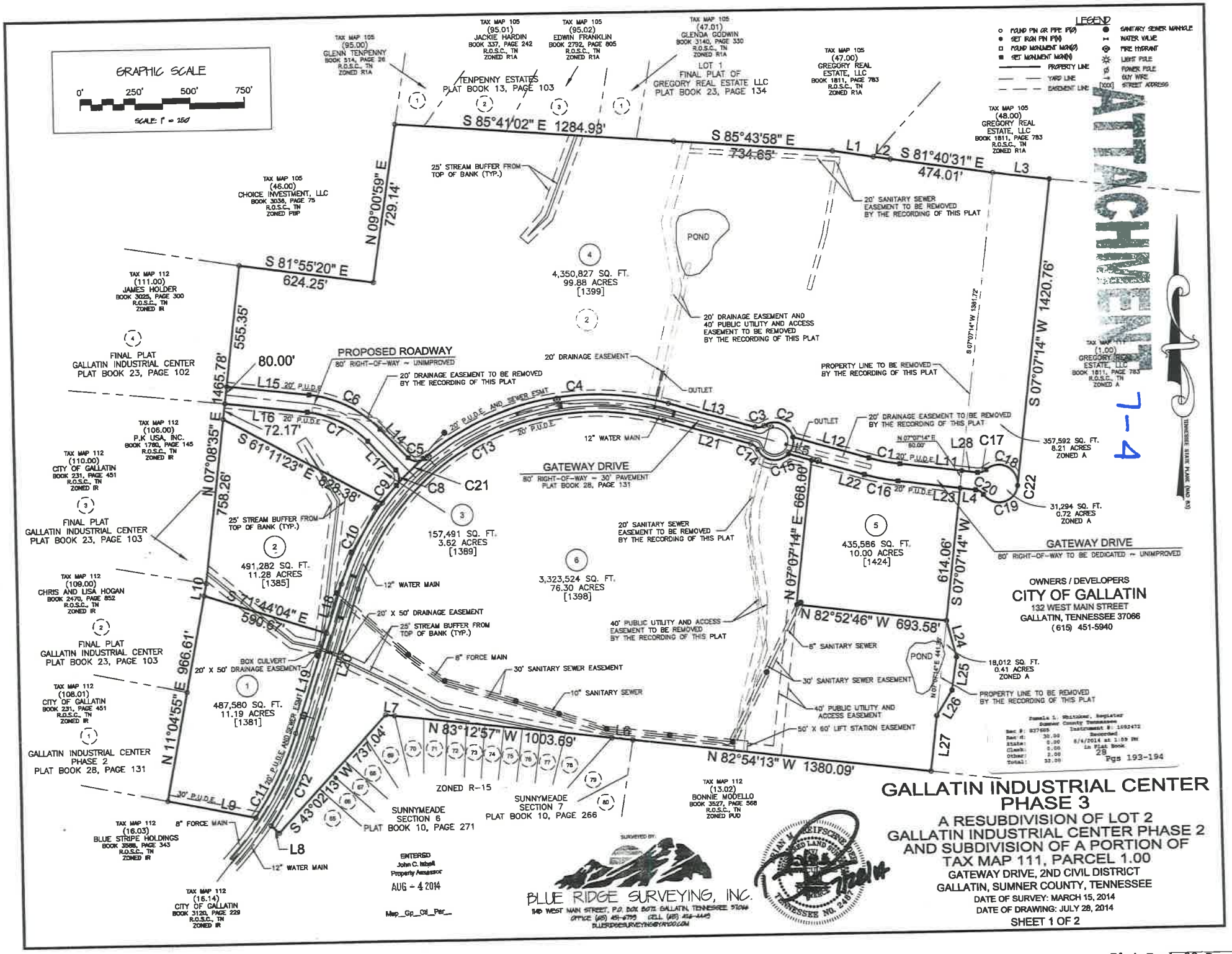
ATTACHMENT 7-3

# BERETTA, USA SITE PLAN

## LOCATION MAP

TAX MAP #111//PART OF PARCEL 001.00 (ZONED A) AND TAX MAP 112//012.00, 012.01, & 012.03 (ZONED IR)

PC0326-14


GRAPHIC SCALE
0' 250' 500' 750'
SCALE: 1" = 250'
LEGEND
FOUND PIN OR PIPE F(P)
SET IRON PIN P(N)
FOUND MONUMENT MON(F)
SET MONUMENT MON(N)
PROPERTY LINE
YARD LINE
EASEMENT LINE
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
LIGHT POLE
POWER POLE
GUY WIRE
[XXX] STREET ADDRESS
TAX MAP 105 (95.00) GLENN TENPENNY BOOK 314, PAGE 26 R.O.S.C., TN ZONED R1A
TAX MAP 105 (95.01) JACKIE HARDIN BOOK 337, PAGE 242 R.O.S.C., TN ZONED R1A
TAX MAP 105 (95.02) EDWIN FRANKLIN BOOK 2792, PAGE 805 R.O.S.C., TN ZONED R1A
TAX MAP 105 (47.01) GLENDA GODWIN BOOK 3140, PAGE 330 R.O.S.C., TN ZONED R1A
TAX MAP 105 (47.00) GREGORY REAL ESTATE, LLC BOOK 1811, PAGE 783 R.O.S.C., TN ZONED R1A
TAX MAP 105 (48.00) GREGORY REAL ESTATE, LLC BOOK 1811, PAGE 783 R.O.S.C., TN ZONED R1A
TAX MAP 105 (46.00) CHOICE INVESTMENT, LLC BOOK 3038, PAGE 75 R.O.S.C., TN ZONED PBP
TENPENNY ESTATES PLAT BOOK 13, PAGE 103
LOT 1 FINAL PLAT OF GREGORY REAL ESTATE LLC PLAT BOOK 23, PAGE 134
S 85°41'02" E 1284.93'
S 85°43'58" E 734.65'
S 81°40'31" E 474.01'
N 09°00'59" E 729.14'
S 81°55'20" E 624.25'
25' STREAM BUFFER FROM TOP OF BANK (TYP.)
20' SANITARY SEWER EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
POND
4,350,827 SQ. FT. 99.88 ACRES [1399]
20' DRAINAGE EASEMENT AND 40' PUBLIC UTILITY AND ACCESS EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
S 07°07'14" W 1381.72'
S 07°07'14" W 1420.76'
TAX MAP 112 (111.00) JAMES HOLDER BOOK 3025, PAGE 300 R.O.S.C., TN ZONED IR
FINAL PLAT GALLATIN INDUSTRIAL CENTER PLAT BOOK 23, PAGE 102
PROPOSED ROADWAY
80' RIGHT-OF-WAY ~ UNIMPROVED
20' DRAINAGE EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
20' DRAINAGE EASEMENT
OUTLET
PROPERTY LINE TO BE REMOVED BY THE RECORDING OF THIS PLAT
TAX MAP 111 (1.00) GREGORY REAL ESTATE, LLC BOOK 1811, PAGE 783 R.O.S.C., TN ZONED A
80.00'
555.35'
1465.78'
L15 20' P.U.D.E.
C6
L16 20' P.U.D.E.
72.17'
C7
L14
C5
L17
C4
L13
C3
C2
L12
C1 20' P.U.D.E.
L11
L28
C17
C18
20' P.U.D.E. AND SEWER ESMT.
C13
20' P.U.D.E.
12" WATER MAIN
L21
C14
C15
L22
C16 20' P.U.D.E.
L23
L4
C20
C19
C22
357,592 SQ. FT. 8.21 ACRES ZONED A
31,294 SQ. FT. 0.72 ACRES ZONED A
TAX MAP 112 (106.00) P.K USA, INC. BOOK 1780, PAGE 145 R.O.S.C., TN ZONED IR
TAX MAP 112 (110.00) CITY OF GALLATIN BOOK 231, PAGE 451 R.O.S.C., TN ZONED IR
N 07°08'35" E 758.26'
S 61°11'23" E 828.38'
C9
C8
C21
GATEWAY DRIVE
80' RIGHT-OF-WAY ~ 30' PAVEMENT PLAT BOOK 28, PAGE 131
157,491 SQ. FT. 3.62 ACRES [1389]
20' SANITARY SEWER EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
N 07°07'14" E 668.00'
435,586 SQ. FT. 10.00 ACRES [1424]
GATEWAY DRIVE
80' RIGHT-OF-WAY TO BE DEDICATED ~ UNIMPROVED
FINAL PLAT GALLATIN INDUSTRIAL CENTER PLAT BOOK 23, PAGE 103
25' STREAM BUFFER FROM TOP OF BANK (TYP.)
491,282 SQ. FT. 11.28 ACRES [1385]
C10
3,323,524 SQ. FT. 76.30 ACRES [1398]
OWNERS / DEVELOPERS
CITY OF GALLATIN
132 WEST MAIN STREET
GALLATIN, TENNESSEE 37066
(615) 451-5940
TAX MAP 112 (109.00) CHRIS AND LISA HOGAN BOOK 2470, PAGE 852 R.O.S.C., TN ZONED IR
L10
S 71°44'04" E 590.67'
L18
12" WATER MAIN
20' X 50' DRAINAGE EASEMENT
25' STREAM BUFFER FROM TOP OF BANK (TYP.)
40' PUBLIC UTILITY AND ACCESS EASEMENT TO BE REMOVED BY THE RECORDING OF THIS PLAT
N 82°52'46" W 693.58'
8" SANITARY SEWER
614.06'
S 07°07'14" W
L24
18,012 SQ. FT. 0.41 ACRES ZONED A
FINAL PLAT GALLATIN INDUSTRIAL CENTER PLAT BOOK 23, PAGE 103
N 11°04'55" E 966.61'
BOX CULVERT
20' X 50' DRAINAGE EASEMENT
8" FORCE MAIN
30' SANITARY SEWER EASEMENT
10" SANITARY SEWER
30' SANITARY SEWER EASEMENT
40' PUBLIC UTILITY AND ACCESS EASEMENT
50' X 60' LIFT STATION EASEMENT
PROPERTY LINE TO BE REMOVED BY THE RECORDING OF THIS PLAT
L25
L26
L27
TAX MAP 112 (108.01) CITY OF GALLATIN BOOK 231, PAGE 451 R.O.S.C., TN ZONED IR
487,580 SQ. FT. 11.19 ACRES [1381]
L19
20' P.U.D.E. AND SEWER ESMT.
L7
N 83°12'57" W 1003.69'
L6
N 82°54'13" W 1380.09'
S 43°02'13" W 737.04'
ZONED R-15
SUNNYMEADE SECTION 6 PLAT BOOK 10, PAGE 271
SUNNYMEADE SECTION 7 PLAT BOOK 10, PAGE 266
TAX MAP 112 (13.02) BONNIE MODELLO BOOK 3527, PAGE 568 R.O.S.C., TN ZONED PUD
GALLATIN INDUSTRIAL CENTER PHASE 2 PLAT BOOK 28, PAGE 131
30' P.U.D.E.
L9
C11
C12
TAX MAP 112 (16.03) BLUE STRIPE HOLDINGS BOOK 3588, PAGE 343 R.O.S.C., TN ZONED IR
8" FORCE MAIN
L8
12" WATER MAIN
TAX MAP 112 (16.14) CITY OF GALLATIN BOOK 3120, PAGE 229 R.O.S.C., TN ZONED IR
ENTERED
John C. Isbell
Property Assessor
AUG - 4 2014
Map__Gp__Cl__Par__
SURVEYED BY:
BLUE RIDGE SURVEYING, INC.
140 WEST MAIN STREET, P.O. BOX 807, GALLATIN, TENNESSEE 37066
OFFICE (615) 451-8795 CELL (615) 456-4445
BLUERIDGESURVEYING@YAHOO.COM
TENNESSEE NO. 2487
Pamela L. Whitmore, Register
Sumner County Tennessee
Instrument #: 1092472
Recorded
6/4/2014 at 1:59 PM
in Plat Book 28
Pgs 193-194
GALLATIN INDUSTRIAL CENTER PHASE 3
A RESUBDIVISION OF LOT 2 GALLATIN INDUSTRIAL CENTER PHASE 2 AND SUBDIVISION OF A PORTION OF TAX MAP 111, PARCEL 1.00
GATEWAY DRIVE, 2ND CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
DATE OF SURVEY: MARCH 15, 2014
DATE OF DRAWING: JULY 28, 2014
SHEET 1 OF 2
ATTACHMENT
1-4

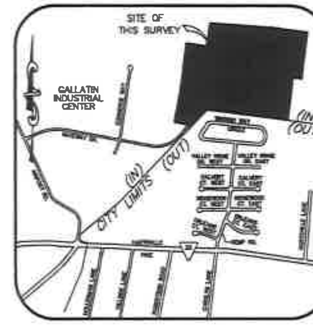
| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 80°55'04" E | 190.18' |
| L2 | S 81°41'16" E | 78.97' |
| L3 | S 82°33'41" E | 262.53' |
| L4 | N 82°33'41" W | 72.02' |
| L5 | S 73°52'00" E | 109.51' |
| L6 | N 83°19'46" W | 96.60' |
| L7 | N 82°14'25" W | 41.24' |
| L8 | N 47°34'50" W | 50.56' |
| L9 | N 76°08'36" W | 411.17' |
| L10 | N 11°04'55" E | 57.02' |
| L11 | N 82°33'41" W | 286.86' |
| L12 | N 73°52'00" W | 361.76' |
| L13 | N 73°52'00" W | 414.10' |
| L14 | N 43°29'30" W | 183.87' |
| L15 | N 82°51'25" W | 382.60' |
| L16 | S 82°51'25" E | 382.60' |
| L17 | S 43°29'30" E | 183.87' |
| L18 | S 18°16'34" W | 237.71' |
| L19 | S 18°16'34" W | 483.91' |
| L20 | N 18°16'34" E | 721.62' |
| L21 | S 73°52'00" E | 414.10' |
| L22 | N 73°52'00" W | 252.24' |
| L23 | N 82°33'41" W | 287.31' |
| L24 | S 14°06'46" E | 173.89' |
| L25 | S 09°05'58" W | 154.40' |
| L26 | S 31°53'02" W | 137.62' |
| L27 | S 07°07'14" W | 259.09' |
| L28 | N 82°33'41" W | 72.46' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
| C1 | 960.00' | 145.68' | 145.54' | N 78°12'50" W | 8°41'41" | 72.98' |
| C2 | 87.00' | 169.40' | 143.88' | N 67°01'10" W | 111°33'41" | 127.92' |
| C3 | 50.00' | 42.70' | 41.42' | S 81°39'59" W | 48°56'01" | 22.75' |
| C4 | 1240.00' | 1202.04' | 1155.52' | S 78°21'45" W | 55°32'30" | 652.97' |
| C5 | 52.00' | 77.98' | 70.87' | N 86°27'00" W | 85°55'00" | 48.42' |
| C6 | 540.00' | 371.01' | 363.75' | N 63°10'28" W | 39°21'55" | 193.16' |
| C7 | 460.00' | 316.04' | 309.86' | S 63°10'28" E | 39°21'55" | 164.55' |
| C8 | 52.00' | 77.98' | 70.87' | S 00°32'00" E | 85°55'00" | 48.42' |
| C9 | 1240.00' | 103.40' | 103.37' | S 40°02'10" W | 4°46'39" | 51.73' |
| C10 | 1240.00' | 419.23' | 417.24' | S 27°57'42" W | 19°22'18" | 211.64' |
| C11 | 1540.00' | 434.99' | 433.54' | S 26°22'05" W | 16°11'01" | 218.95' |
| C12 | 1620.00' | 450.18' | 448.73' | N 26°14'13" E | 15°55'18" | 226.55' |
| C13 | 1160.00' | 1778.74' | 1609.53' | N 62°12'17" E | 87°51'26" | 1117.41' |
| C14 | 50.00' | 42.70' | 41.42' | S 49°24'00" E | 48°56'00" | 22.75' |
| C15 | 87.00' | 252.52' | 172.76' | N 71°54'50" E | 166°18'20" | 724.53' |
| C16 | 1040.00' | 157.82' | 157.67' | S 78°12'50" E | 8°41'41" | 79.06' |
| C17 | 50.00' | 42.70' | 41.42' | N 72°58'19" E | 48°56'01" | 22.75' |
| C18 | 87.00' | 210.00' | 162.60' | S 62°20'47" E | 138°17'50" | 228.41' |
| C19 | 87.00' | 211.93' | 163.28' | S 76°35'14" W | 139°34'11" | 236.27' |
| C20 | 50.00' | 42.70' | 41.42' | N 58°05'41" W | 48°56'01" | 22.75' |
| C21 | 1240.00' | 176.74' | 176.59' | N 46°30'30" E | 8°10'00" | 88.52' |
| C22 | 87.00' | 421.92' | 114.31' | S 07°26'19" W | 277°52'02" | 75.81' |

SURVEYOR'S NOTES:

1. The purpose of this plat is to create six (6) lots and dedication of unimproved right of way.
2. The recording of this plat voids, vacates, supersedes the recording of Lot 2 of Gallatin Industrial Center, Phase 2, in Plat Book 28, Page 131 as recorded in the Register's Office of Sumner County, Tennessee.
3. The total area shown hereon is 206.23± Acres or 8,983,268± Square feet.
4. This property currently identified as Parcels 12.00, 12.01, 12.02, 12.03, on Tax Map No. 112 and a portion of Parcel 1.00 on Tax Map 111, and a portion of Parcel 106.01 on Tax Map 112.
5. Deed reference: Record Book 1611, Page 783, Record Book 2962, Page 802, Record Book 2962, Page 808, Record Book 3043, Page 249, Record Book 3058, Page 422, Record Book 3958, Page 399, Record Book____, Page____, and Record Book____, Page____, as recorded in the Register's Office of Sumner County, Tennessee.
6. Bearings based on: Tennessee State Plane (NAD 83).
7. By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0317G and 47165C0319G effective date of April 17, 2012. Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.
8. All construction and use of the proposed facility to meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02

   Current Zoning is "IR" Industrial Restrictive except as otherwise noted. A portion of the property is currently zoned "A" Agricultural.
9. Existing use is vacant. Proposed use is industrial.
10. This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was by random traverse with subsequent side shots with a Topcon 8205A Robotic Total Station having an error of closure for the unadjusted traverse exceeding 1:10,000, and/or by GPS with a Topcon Hiper Lite + Dual Frequency RTK base and rover with an relative positional accuracy +/-0.05'+100 PPM.
    This survey is classified as a:
    ☒ Urban and Subdivision (Category I)
    ☐ Suburban and Subdivision (Category II)
    ☐ All Other Land Surveys (Category III)
11. Streams, wet weather conveyance and wetlands shown taken from hydrologic determination by Tennessee Department of Environment and Conservation provided on 7-17, 2013.
12. Lots 1 through 6 will be governed by the applicable Gallatin Industrial Center, Phase 2 Restrictive Covenants as recorded in Record Book 3912, Page 586.
13. A 20' temporary construction easement exists along all right-of-ways, except for the southeasterly side of the Gateway Drive cul-de-sac.
14. CSX Railroad right-of-way as shown on Plat Book 28, Page 131 was abandoned as per Record Book 3043, Page 249 and Docket No. AB-2 (Sub-No 22F)




VICINITY MAP
(N.T.S.)

LEGEND

| | | | |
|---|---|---|---|
| ○ | FOUND PIN OR PIPE IP(O) | ● | SANITARY SEWER MANHOLE |
| ● | SET IRON PIN IP(N) | ⋈ | WATER VALVE |
| □ | FOUND MONUMENT MON(O) | ⊗ | FIRE HYDRANT |
| ■ | SET MONUMENT MON(N) | ☼ | LIGHT POLE |
| ——— | PROPERTY LINE | ⌀ | POWER POLE |
| — — | YARD LINE | → | GUY WIRE |
| — — — | EASEMENT LINE | [XXX] | STREET ADDRESS |

ATTACHMENT 7-4

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 2962, PAGE 808, RECORD BOOK 3043, PAGE 249, RECORD BOOK 3058, PAGE 422 RECORD BOOK 1611, PAGE 783 RECORD BOOK 3958, PAGE 399, RECORD BOOK ___ PAGE ___ AND RECORD BOOK ___ PAGE ___ SUMNER COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

8/4/14 DATE — CITY OF GALLATIN
8-1-14 DATE — GREGORY REAL ESTATE LLC
8-1-14 DATE — AMERICAN COLLOIDS, INC. V.P.

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.

07/31/14 DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED GALLATIN INDUSTRIAL CENTER PHASE 3, A RESUBDIVISION OF LOT 2 GALLATIN INDUSTRIAL CENTER PHASE 2 AND SUBDIVISION OF A PORTION OF TAX MAP 111, PARCEL 1.00 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.

7-31-2014 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 GALLATIN INDUSTRIAL CENTER PHASE 3, A RESUBDIVISION OF LOT 2 GALLATIN INDUSTRIAL CENTER PHASE 2 AND SUBDIVISION OF A PORTION OF TAX MAP 111, PARCEL 1.00 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.

7-31-2014 DATE — SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

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

8-1-14 DATE — SECRETARY OF PLANNING COMMISSION
8-1-14 DATE — DP CHAIRMAN'S INITIALS

ENTERED
John C. Isbell
Property Assessor
AUG - 4 2014

Map__Gp__Ctl__Par__

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.

7/30/14 DATE — REGISTERED LAND SURVEYOR

SURVEYED BY:

BLUE RIDGE SURVEYING, INC.
140 WEST MAIN STREET, P.O. BOX 8072 GALLATIN, TENNESSEE 37066
OFFICE (615) 451-6799 CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM

OWNERS / DEVELOPERS
CITY OF GALLATIN
132 WEST MAIN STREET
GALLATIN, TENNESSEE 37066
(615) 451-5940

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 837605 Instrument #: 1082472
Rec'd: 30.00 Recorded
State: 0.00 8/4/2014 at 1:59 PM
Clerk: 0.00 in Plat Book
Other: 2.00 28
Total: 32.00 Pgs 193-194

# GALLATIN INDUSTRIAL CENTER PHASE 3

## A RESUBDIVISION OF LOT 2 GALLATIN INDUSTRIAL CENTER PHASE 2 AND SUBDIVISION OF A PORTION OF TAX MAP 111, PARCEL 1.00

GATEWAY DRIVE, 2ND CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
DATE OF SURVEY: MARCH 15, 2014
DATE OF DRAWING: JULY 28, 2014
SHEET 2 OF 2

ATTACHMENT 7-5

ORDINANCE NO. O14Ø8-47

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING A 9.34 (+/-) ACRE PORTION OF A PARCEL (S.B.E. TAX MAP #111//PARCEL 001.00), LOCATED AT THE EAST END OF GATEWAY DRIVE FROM AGRICULTURAL-RESIDENTIAL (A) ZONING DISTRICT TO THE INDUSTRIAL RESTRICTIVE (IR) ZONING DISTRICT; AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval in GMRPC Resolution No. 2014-70 ; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission and hereby approves changing the zoning from the Agricultural-Residential (A) District to the Industrial Restrictive (IR) District on the property described in Exhibit A, Exhibit B, and Exhibit C; and
2. Based upon the recommendation of approval by the Gallatin Municipal-Regional Planning Commission and after public notice and public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, that Industrial Restrictive (IR) District zoning is herby established for the property described in Exhibit A, Exhibit B, and Exhibit C; and
3. The Gallatin City Council hereby approves, authorizes and directs the revision of the City's Official Zoning Atlas in accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, and shall, upon the effective date of this ordinance, amend the Atlas to reflect the established zoning for the property; and
4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict; and
5. 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.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

ATTACHMENT 7-5

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

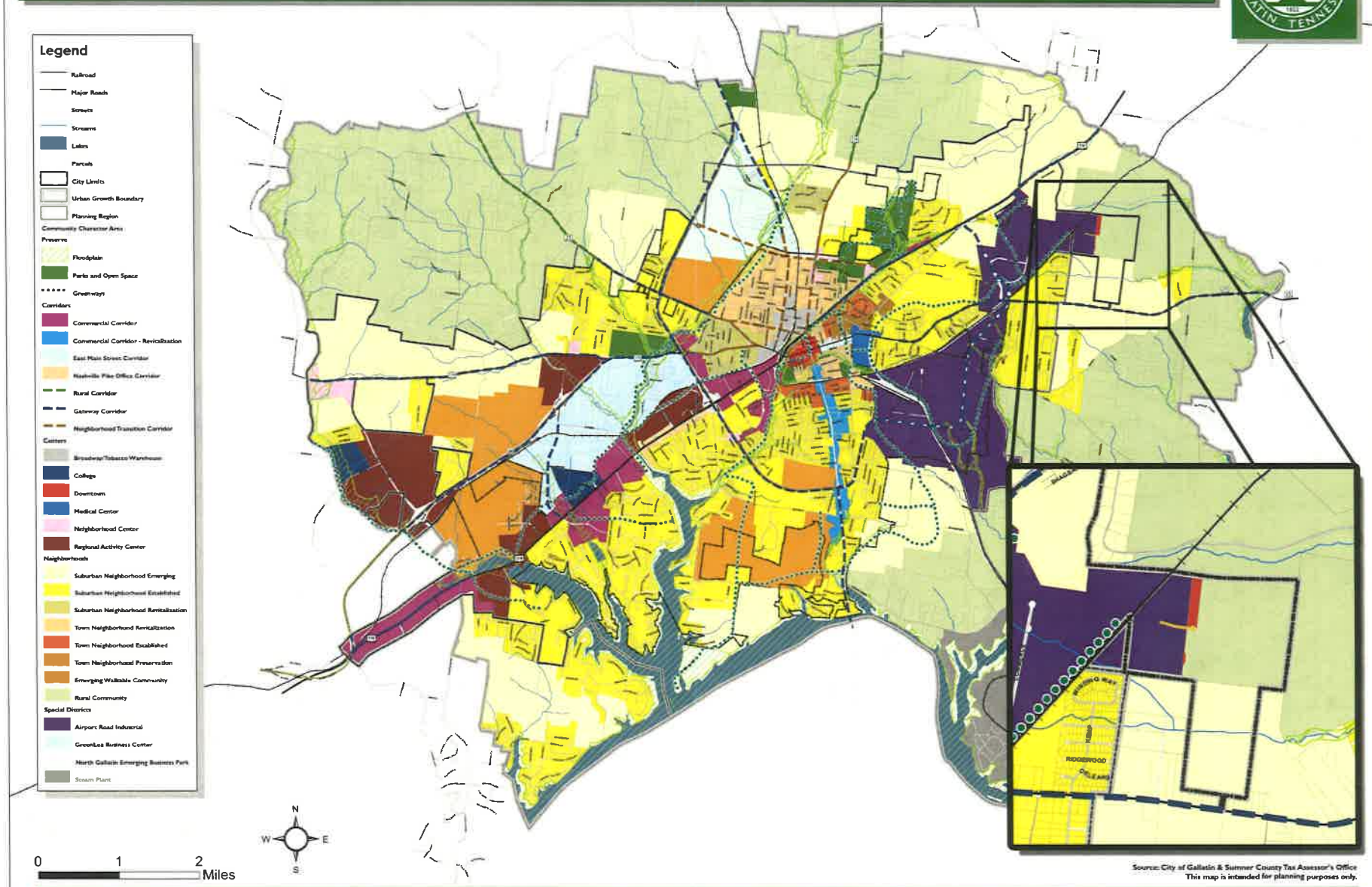
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCCAULEY
CITY ATTORNEY

PC0305-14

# Exhibit 3.1: Community Character Map




Source: City of Gallatin & Sumner County Tax Assessor's Office
This map is intended for planning purposes only.

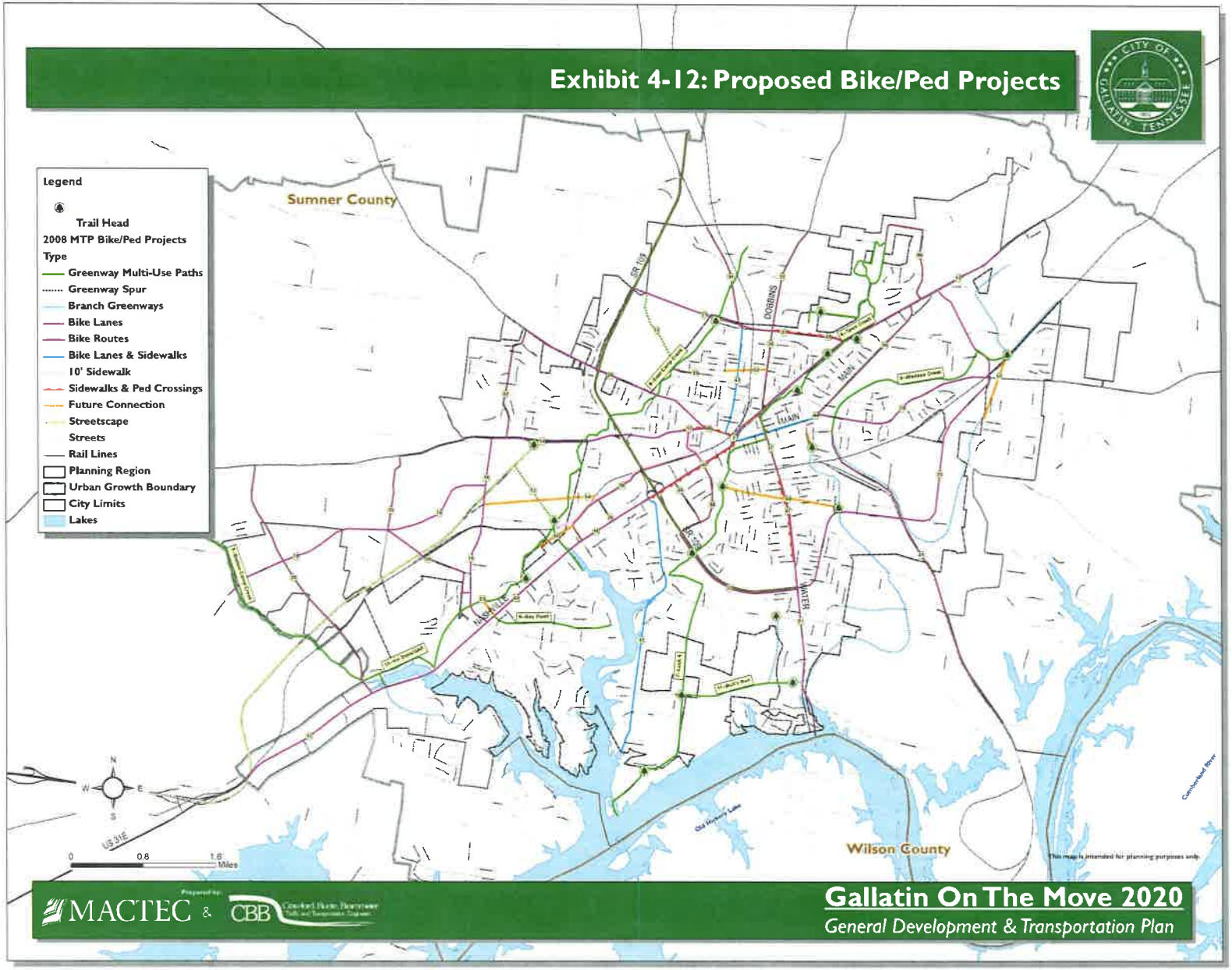
Prepared by:
MACTEC

**Gallatin On The Move 2020**
*General Development & Transportation Plan*

ATTACHMENT 9-L

ATTACHMENT 7-7

# Exhibit 4-12: Proposed Bike/Ped Projects




MACTEC & CBB

**Gallatin On The Move 2020**

*General Development & Transportation Plan*

# SPECIAL AREA CHARACTER CATEGORY

A district or area that presently does not fit or is not envisioned fitting into the other categories presented. The area may, for instance, have singular characteristics not likely to be replicated elsewhere within the community

- Steam Plant
- Airport Road Industrial
- GreenLea Business Center
- North Gallatin Emerging Business Park

*Gallatin Industrial Park*

## STEAM PLANT

### General Description of Existing Development Patterns

The Gallatin Steam Plant is operated by the Tennessee Valley Authority (TVA), and produces electricity for approximately 300,000 homes in its service area. The plant has been in operation since 1959. It is located south of the City limits on the north bank of the Cumberland River. Land north of the plant is largely undeveloped, though there is some residential development nearby that is generally located overlooking Old Hickory Lake.

### Location

Areas within this character area include the following:

- South of the city limits along the banks the Cumberland River

### Intent

- Prevent adverse impacts to natural resources and surrounding population
- Provide adequate landscaping buffers
- Accommodate needed operational levels for the plant

### Development Strategies

- Depict clear boundaries and transitions between the edge of the area and adjacent areas, to prevent visual and physical encroachment

### Implementation Measures

- Coordinate with TVA, if necessary

**STEAM PLANT**

**Anticipated level of change:**

- Low

**Transportation**

- High level of service
- Roads characterized by curb, gutter with wide-sidewalks and pedestrian orientation

**Infrastructure**

- N/A

**Greenspace**

- Adjacent Preserve areas

**Primary Land Uses**

- Transportation/Communication/Utilities

**Appropriate Intensity**

- Not applicable

**Applicable Zoning Districts**

*Existing Zoning Districts*

- IR and IG

*Proposed Zoning Districts*

- No proposed new districts

## AIRPORT ROAD INDUSTRIAL

### General Description of Existing Development Patterns

The Airport Road Industrial special area is characterized by large lots with large-scale industrial and warehousing buildings deeply set back on the lot and surrounded by surface parking lots. Building types range from large metal buildings with limited brick and stone façade treatments to two-story office buildings with residential character. Landscaping is required by the Zoning Ordinance.

The area includes employment uses, but has few other commercial and services uses to serve workers and patrons of these businesses. Airport Road Industrial also includes the Sumner County Regional Airport.

The land here is used in low and high intensity manufacturing, wholesale trade, distribution, assembly, processing. These uses may in some cases generate nuisance characteristics. As a result, residential uses are not appropriate in this character area, but should be located in adjacent and nearby areas in order to provide housing near employment centers.

### Location

Areas within this character area include the following:

- Developed and developing portions of Airport Road from north of Coles Ferry Road to US-31E/East Broadway, including the Gallatin Industrial Park and surrounding area

### Intent

- Provide diverse industry

### Development Strategies

The development pattern should seek to:

- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers and limit visibility of industrial operations/parking from the public right of way
- Preserve existing residential areas on the fringe of the character area, but discourage expansion of residential uses in the character area

### Implementation Measures

☞ *Adopt updated requirements for PBP Zoning District*

### AIRPORT ROAD INDUSTRIAL

**Anticipated level of change:**

- Medium

**Transportation**

- High level of service
- Medium level of connectivity
- Properties accessed by public roads, railroad
- Regular-shaped, long blocks
- Roads characterized by curb, gutter

**Infrastructure**

- Public water and sewer available
- Civic spaces such as greenways, parks, common areas

**Greenspace**

- Adjacent Preserve areas
- Neighborhood and pocket parks

**Primary Land Uses**

- Light Industry
- Business Parks
- Warehouses
- Commercial
- Transportation/Communication/Utilities
- Commercial/Office/Retail
- Public/Institutional

**Appropriate Intensity**

- 0.5 FAR

**Applicable Zoning Districts**

*Existing Zoning Districts*

- IR, PBP, IG

*Proposed Zoning Districts*

- PBP (proposed updates)

ATTACHMENT 7-9

# RESTRICTIVE COVENANTS

## GALLATIN INDUSTRIAL CENTER, PHASE II

## GALLATIN, TENNESSEE

The City of Gallatin, Tennessee, a Tennessee municipal corporation, acting by and through its City Council, being duly vested with authority to acquire, own, develop and sell real estate for industrial or commercial purposes, does hereby adopt the following as covenants, conditions and restrictions to be applicable to, binding upon and to be a covenant to run with the land and be binding upon all successors in interest to any of the lots, lands, tenements and hereditaments of the real property of the City of Gallatin, Tennessee to which these covenants, conditions and restrictions are made applicable.

## I. DEFINITIONS

**A. THE CITY:** The City shall be the City of Gallatin, Tennessee or its successors or assigns.

**B. GALLATIN INDUSTRIAL CENTER, PHASE II:** Gallatin Industrial Center, Phase II being that two hundred ten (plus or minus) acre tract, conveyed to the City by multiple instruments recorded in Record Book 2962, Page 802, Record Book 2962, Page 808, Record Book 3043, Page 249, Record Book 3058, Page 422, & Record Book 3120, Page 229 of the Register's Office of Sumner County, Tennessee.

**C. OWNERS:** Owners shall be purchasers of land in the Gallatin Industrial Center, Phase II hereafter, their successors, assigns and transferees.

## II. PURPOSE

It is the intent and purpose of these covenants and restrictions to insure proper use and appropriate development and improvement of each building site in the Gallatin Industrial Center, Phase II; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to guard against the erection of structures built of improper or unsuitable materials; to encourage the erection of attractive improvements on each site; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement of the Gallatin Industrial Center, Phase II.

## III. PERMITTED LAND USES

**A.** Subject to applicable zoning restrictions, and to specific prohibited uses as set forth in Section IV below, uses which are approved for the Gallatin Industrial Center, Phase II include:

ATTACHMENT 7-9

1. Any "hazardous waste" as defined by Resource Conservation and Recovery Act of 1976, as amended from time to time, and rules or regulations promulgated thereunder.
2. Any "hazardous substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended from time to time, and rules and regulations promulgated thereunder, but excluding oil, petroleum products and their by-products.
3. Any substance which is regulated by any federal, state or local governmental authority or that is the subject of any law, rule or regulation.

## V. PLANS AND SPECIFICATIONS

**A.** No building, fence, wall sign advertising device, roadway, loading facility, outside storage facility, parking area, site grading, planting, landscaping, facility for industrial waste or sewage disposal, nor any other improvement shall be commenced, erected or constructed, nor shall any addition thereto or change or alteration therein be made (except to the interior of a building), nor shall any change in the use of any premises be made, until the plans and specifications therefor, showing the nature, kind, shape, height, materials, color scheme, lighting and location on the lot of the proposed improvements, grading, landscaping or alterations and the proposed use or change in the use of the premises, shall have been submitted to and approved in writing by the City and a copy of such plans and specifications as finally approved lodged permanently with the City which approval shall not be unreasonably withheld. Written approval by the City, its successors or assigns, for a particular use shall be conclusive evidence of compliance with this or any other portion of these covenants.

**B.** Construction and alteration of improvements in the Gallatin Industrial Center, Phase II shall be in accordance with the requirements of all applicable Building, Zoning and other Codes and Regulations of the City.

## VI. SUBDIVISION AND RESALE RIGHTS

The property within the Gallatin Industrial Center, Phase II cannot be subdivided and sold by a subsequent grantee without the written consent of the City, which shall not be unreasonably withheld.

## RECAPTURE

**A.** If after twelve (12) months have expired from the sooner of:

1. the date of the execution and delivery of any deed by the City to any site in the Gallatin Industrial Center, Phase II or the date that possession of such site is granted to a user; and
2. the owner or use of such site has not, in good faith, begun construction of a building thereon as approved by the City, then the City has the option and privilege of either:

ATTACHMENT 7-9

## IX. ENFORCEABILITY

If any person, firm, corporation or other entity owning or holding any interest in any lot, land or part of the subdivisions to which these restrictive covenants apply shall violate any of the covenants or restrictions set forth herein, then in order to redress such violations, the City shall have the following powers and authority, all of which shall be cumulative and not exclusive:

1. To file and maintain in the name of the City of Gallatin an action at law for the recovery of damages from the person or persons violating these covenants, and including in such recovery all costs and expense incurred in such action, including reasonable attorney fees.

2. An action at equity against any owner solo violates these covenants and restrictions. For this purpose, each owner of any lot, land or portion of the subdivisions to which these restrictive covenants and conditions apply does hereby acknowledge and agree that a remedy at law may be inadequate to secure redress and remedy arising from violation of these covenants, and does further acknowledge and agree that damages may be inadequate to properly compensate the City of Gallatin for damage arising from violation of these covenants and restrictions. Each such owner of any lot, land or portion of the subdivisions does therefore acknowledge and agree that a court of competent jurisdiction shall have full authority to enter mandatory or prohibitory injunctions, preliminary or permanent, and restraining orders in accord with and pursuant to this provision.

## X. INVALIDATION

**A.** The failure to enforce any provision of these covenants and conditions in a particular situation shall not be deemed a waiver or abandonment of such provision as it may apply in any other situation or to the same or a similar situation at any other location in the Gallatin Industrial Center, Phase II or of any other provision of these covenants and conditions.

**B.** Invalidation by court adjudication of any covenant or covenant(s) or the failure to enforce any provision of these covenants and conditions, shall not affect the validity of any other provision, nor be deemed a waiver of the right to enforce same, and all other provisions thereof shall remain in full force and effect.

## XI. CONSTRUCTION NOTICE AND ACCEPTANCE

Every person who now or hereafter owns or acquires any right, title, or interest in or to any portion of said property is and shall be conclusively deemed to have consented and agreed to every covenant and condition contained herein, whether or not any reference to this declaration is contained in the instrument by which such person acquired an interest in said property.

ATTACHMENT 7-9

safety on runway approaches and take-offs. These surfaces are shown on the Approach and Clear Zoned Plan of the Moore-Murrell Field Airport Master Plan.

8. No building shall exceed a maximum lot coverage of 50%.

## C. PARKING AND ACCESS

1. All driveways and parking areas shall be constructed asphalt or concrete and shall include adequate drainage facilities to dispose of all surface water.

2. Parking area shall be located a minimum of fifteen (15) feet from any other boundary line of the site.

3. Parking may be permitted in front of the building, provided that such parking does not exceed forty percent (40%) of the property in front of the building.

4. The minimum paved parking area shall be one (1) parking space for each two (2) employees normally employed on the largest working shift or one (1) parking space shall be provided for each 1,500 square feet of gross floor area, whichever is greater. A "parking space" shall be one hundred eighty (180) square feet set aside for the parking of the car; driveways and other spaces for the movement of cars shall not be included in computing the one hundred eighty (180) square feet minimum required parking space hereunder. Handicap parking requirement shall be in accordance with the North Carolina Handicap Code and the Americans with Disabilities Act.

5. All parking areas used at night shall be lighted to provide reasonable safety.

6. No parking shall be permitted on any street or road, either public or private or at any place other than the paved parking spaces provided in accordance with the foregoing, and each owner shall be responsible for compliance by its employees and visitors.

7. Off-street parking areas shall be used for the parking of passenger vehicles or commercial and other vehicles incident to the business conducted on the property. No commercial repair work shall be conducted on such parking areas.

## D. LOADING AND UNLOADING

No loading docks shall be permitted on the front of any building in the Gallatin Industrial Center, Phase II. Provisions for handling all freight, either by railroad or truck, must be on those sides of any building which do not face a frontage street. One (1) loading berth shall be required for each 20,000 square feet of gross floor area up to and including 100,000 square feet. Each additional 50,000 square feet or fraction of one half or more thereof shall require one additional berth.

ATTACHMENT 7-9

6. One (1) construction sign denoting the architects, engineers, contractor, and other related subjects, shall be permitted upon the commencement of construction. Said sign shall conform to applicable zoning ordinances and regulations.

## H. REFUSE

1. Waste must be disposed of in a manner approved by the City.

2. The occupant's premises shall not be used or maintained as a dumping ground for rubbish or junk. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

3. All outdoor refuse collection areas shall be in compliance with paragraph E.2. of these protective covenants.

4. Disposal of rubbish, junk, trash or garbage by open burning is specifically prohibited.

5. Nothing herein contained shall prohibit on-site storage of waste (other than by open burning) if conducted in accordance with applicable Federal, State and local laws or regulations.

## I. MAINTENANCE

The owner of any tract in the Gallatin Industrial Center, Phase II shall at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances and regulations pertaining to health and safety. Each lot owner shall provide for the removal of trash and rubbish from his premises.

## J. UTILITIES

1. All "on site" electrical lines and telephone lines shall be placed underground in accordance with the requirements of the respective utilities.

2. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

3. The City reserves the right to construct utility lines overhead, and utility lines, pipes and conduits underground through an area of not more than twenty (20) feet in width adjacent to the boundary line of property, and the property owner agrees to execute any and all instruments necessary and reasonable with the future development of the park, including the granting of easements of not more than twenty (20) feet in width along such boundary line for future railroad tracks and sidings, gas, water, sewage, telephone, entrance and access roads, and electrical lines; provided that, the exercise of such rights shall not unreasonably interfere with the property owner's use and enjoyment of the property and shall be exercised in a manner most consistent with such use and enjoyment and without cost, expense or liability to the property owner except as otherwise agreed.

ATTACHMENT 7-9

CORPORATE ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, JOANN GRAVES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Mayor of the City of Gallatin, Tennessee and is authorized by the aforesaid to execute this instrument on its behalf.

Witness my hand, at office, this _____ day of August, 2013.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, CONNIE KITTRELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the City Recorder for the City of Gallatin, Tennessee and is authorized by the aforesaid to execute this instrument on its behalf.

Witness my hand, at office, this _____ day of August, 2013.

_____
NOTARY PUBLIC

My Commission Expires: _____

CITY OF GALLATIN

JO ANN GRAVES, MAYOR
JOANN.GRAVES@GALLATIN-TN.GOV

ENGINEERING DIVISION

NICK TUTTLE, P.E., CITY ENGINEER
NICK.TUTTLE@GALLATIN-TN.GOV

August 22, 2014

ATTACHMENT 7-10

**Beretta, USA (PC0326-14)**
Project Review Comments:

SITE PLAN COMMENTS:

1. Provide copy of signed/recorded stormwater inspection and maintenance agreement for stormwater treatment facility.
2. Provide copy of TDEC Notice of Coverage.
3. Site Plan shall be stamped by a Tennessee Professional Engineer.
4. Sheet C-003: Add to Erosion, Sediment, and Pollution Control notes: Contractor shall obtain land disturbance permit prior to grading.
5. Sheet C-101: Add general note: Upon discovery of sinkhole, appropriate injection well permit shall be obtained from TDEC prior to further grading in area.
6. Sheet C-124: Remove proposed fence a minimum of 20-feet off of right-of-way to allow for future road construction.
7. Grading and Drainage Plans: Show outlet protection at all outfalls. Utilize Tennessee Erosion and Sediment Control Handbook for outlet protection detail and sizing.
8. Sheet C-144: Grading for proposed roadway entrance will create ponding area. Confirm this is the intent or provide outlet.
9. Sheet C-148: Show and label stream buffer. No grading shall occur in stream buffer.
10. Sheet C-148: Correct 579 contour around pond.
11. Sheet C-148: Provide detail for overflow weir.
12. Sheet C-151: Provide further detail for pond outlet structure (elevations, orifice size, etc.)

EPSC PLAN COMMENTS:

1. Maximum allowed disturbed area at one time is 50 acres per TDEC CGP. Clearly outline phasing of disturbance and grading of the different portions of the site.
2. What is purpose of silt fence shown along top of slop in various areas?
3. Sheet C-181: At minimum, show existing contours.
4. Sediment basin(s) will be required and shall be installed prior to disturbance of other areas of the site. Provide details of the basins and dewatering structures.
5. Indicate soil storage areas. Incorporate all requirements from TDEC in the SWPPP into the EPSC plans.

DRAINAGE CALCULATION COMMENTS:

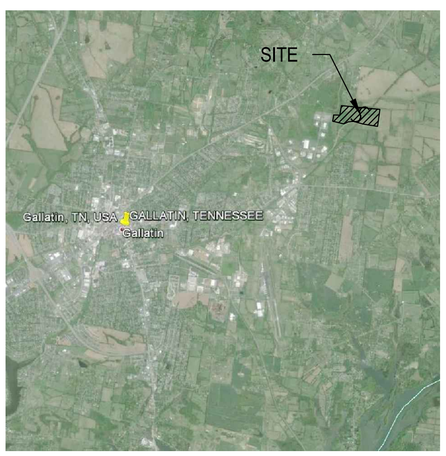
1. The proposed drainage design has three (3) outlet points from the site that will be affected, all along the northern boundary. Calculations shall address all three (3) outfalls separately.
2. Offsite drainage coming from the culvert under gateway drive currently is routed through an existing pond. Proposed development shows this pond to be removed. Pre-development calculations shall take into account the detentioning the existing pond currently provides.

3. Offsite drainage is being shown to be routed to a different outfall point along the northern boundary. Pre/post calculations shall reflect this for the different outfalls.
4. Pre-development CN for the pervious areas appears high. The existing condition should be considered as a meadow (no grazing) which corresponds to a CN of 58 for soil group B.
5. It appears there should be three (3) drainage areas within the post-development drainage areas 1 and 2. Label the outfalls on these three areas. Drainage calculations shall provide the pre and post development flows at these three outfall points along with any other outfall points that may be affected by the proposed development.
6. Update post-development CN's based on drainage calculation comment #4.
7. Provide diagram showing the routing used for the post development time of concentration calculations and updated calculations. TC times appear high. Rarely is a TC value for the post development condition larger than the pre-development condition.
8. Provide hydrographs for the pre-development conditions and post development conditions (routed through the pond where applicable) for the 3 northern outfalls.
9. Utilize the Tennessee Erosion and Sediment Control handbook for sediment pond sizing. Provide calculations for the sizing of the sediment pond including drainage area worksheets. Maximum allowable drainage area to sediment pond is 50 acres. Because there are three (3) outfall that the disturbed areas will be draining to, it is likely three (3) separate sediment basins will be required.
10. Drainage calculations shall be stamped by a Tennessee Professional Engineer.

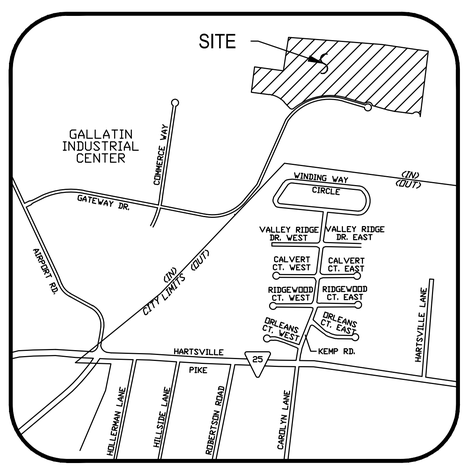
ATTACHMENT
7-10

# NEW FACILITY AT GALLATIN INDUSTRIAL PARK
## GALLATIN, TENNESSEE
## BERETTA, USA

BERETTA




VICINITY MAP NTS




LOCATION MAP NTS

## CIVIL DRAWING INDEX

| DRAWING NUMBER | REV | DRAWING TITLE |
|---|---|---|
| C-001 | -- | COVER SHEET |
| C-002 | -- | LEGENDS ABBREVIATIONS AND NOTES |
| C-101 | -- | OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN |
| C-121 | -- | OVERALL SITE PLAN |
| C-122 | -- | SITE PLAN |
| C-123 | -- | SITE PLAN |
| C-124 | -- | SITE PLAN |
| C-125 | -- | SITE PLAN |
| C-126 | -- | SITE PLAN |
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| C-135 | -- | SITE PLAN |
| C-136 | -- | SITE PLAN |
| C-141 | -- | OVERALL GRADING AND DRAINAGE PLAN |
| C-142 | -- | GRADING AND DRAINAGE PLAN |
| C-143 | -- | GRADING AND DRAINAGE PLAN |
| C-144 | -- | GRADING AND DRAINAGE PLAN |
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| C-151 | -- | GRADING AND DRAINAGE PLAN |
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| C-154 | -- | GRADING AND DRAINAGE PLAN |
| C-155 | -- | GRADING AND DRAINAGE PLAN |
| C-156 | -- | GRADING AND DRAINAGE PLAN |

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| C-175 | -- | UTILITY PLAN |
| C-176 | -- | UTILITY PLAN |
| C-181 | -- | OVERALL EROSION CONTROL PLAN |
| C-182 | -- | EROSION CONTROL PLAN |
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DRAWING INDEX

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ISSUE

REVISION △

BERETTA

PATTILLO Construction Corporation

NEW FACILITY AT GALLATIN INDUSTRIAL PARK
GALLATIN, TENNESSEE
BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. XXXXX
STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-001.DWG

DATE
07 - 25 - 2014

TITLE
**COVER SHEET**

DRAWING NO.
**C-001**

## ABBREVIATIONS

NOTE: ALL ABBREVIATIONS SHOWN MAY NOT APPEAR IN THE DRAWINGS

| | |
|---|---|
| @ | AT |
| A/C | AIR CONDITION |
| A/E | ARCHITECTURAL/ENGINEERING |
| AASHTO | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS |
| AC | ACRE |
| ADA | AMERICANS WITH DISABILITIES ACT |
| ADD | ADDENDUM |
| ADJ | ADJACENT |
| AL, ALUM | ALUMINUM |
| ALT | ALTERNATE |
| APPROX | APPROXIMATELY |
| ARCH | ARCHITECTURAL |
| ASPH CONC | ASPHALTIC CONCRETE |
| ASSY | ASSEMBLY |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS |
| AVE | AVENUE |
| AVG | AVERAGE |
| | |
| BIT | BITUMINOUS |
| BL | BASE LINE |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLS | BELOW LAND SURFACE |
| BLVD | BOULEVARD |
| BM | BENCH MARK |
| BO | BLOW OFF |
| BOT | BOTTOM |
| BRG | BEARING |
| | |
| CAP | CORRIGATED ALUMINUM PIPE |
| CB | CATCH BASIN |
| CBS | CONCRETE BLOCK AND STUCCO |
| CFM | CUBIC FEET PER MINUTE |
| CFS | CUBIC FEET PER SECOND |
| CHD | CHORD |
| CJ | CONTRACTION JOINT |
| CL | CENTERLINE |
| CLF | CHAIN LINK FENCE |
| CMP | CORRIGATED METAL PIPE |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEANOUT, CHANGE ORDER |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| COORD | COORDINATE |
| CRV | CURVE |
| CSJ | CONSTRUCTION JOINT |
| CU FT | CUBIC FEET |
| CU IN | CUBIC INCH |
| CV | CHECK VALVE |
| CY | CUBIC YARD |
| | |
| DBL | DOUBLE |
| DEPT | DEPARTMENT |
| DET | DETAIL |
| DIA | DIAMETER |
| DIAG | DIAGONAL |
| DIM | DIMENSION |
| DIP | DUCTILE IRON PIPE |
| DIV | DIVISION |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| | |
| E | EAST |
| EA | EACH |
| EJ | EXPANSION JOINT |
| ELEC | ELECTRIC |
| ELEV | ELEVATION |
| ENGR | ENGINEER |
| ENT | ENTRANCE |
| EQUIP | EQUIPMENT |
| ERCP | ELLIPTICAL REINFORCED CONCRETE PIPE |
| EXIST | EXISTING |
| | |

| | |
|---|---|
| FDN | FOUNDATION |
| TDEC | TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION |
| FF | FINISH FLOOR |
| FHA | FIRE HYDRANT ASSEMBLY |
| FL | FLOW LINE |
| FLR | FLOOR |
| FLxFL | FLANGED JOINT BY FLANGED JOINT |
| FLxPE | FLANGED JOINT BY PLAIN END |
| FM | FORCE MAIN |
| FOC | FACE OF CURB |
| FPS | FEET PER SECOND |
| FT | FEET |
| FTG | FOOTING |
| FUT | FUTURE |
| | |
| GALV | GALVANIZED |
| GEN | GENERAL |
| GND | GROUND |
| GPD | GALLONS PER DAY |
| GPM | GALLONS PER MINUTE |
| GPS | GLOBAL POSITIONING SYSTEM |
| GRD | GRADE |
| GSP | GALVANIZED STEEL PIPE |
| GUT | GUTTER |
| GV | GATE VALVE |
| | |
| HB | HOSE BIB |
| HC | HANDICAP |
| HD | HEAD |
| HDR | HEADER |
| HORIZ | HORIZONTAL |
| HP | HORSEPOWER |
| HWY | HIGHWAY |
| HZ | HERTZ |
| | |
| ID | INSIDE DIAMETER |
| IN | INCH |
| INFO | INFORMATION |
| INV | INVERT |
| | |
| JB | JUNCTION BOX |
| JT | JOINT |
| | |
| L | LENGTH |
| LAT | LATITUDE |
| LBR | LIMEROCK BEARING RATIO |
| LBS | POUNDS |
| LF | LINEAR FEET |
| LONG | LONGITUDE |
| | |
| MAINT | MAINTENANCE |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MEG | MATCH EXISTING GRADE |
| MES | MITERED END SECTION |
| MFR | MANUFACTURER |
| MH | MANHOLE |
| MHWL | MEAN HIGH WATER LEVEL |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MJxMJ | MECHANICAL JOINT BY MECHANICAL JOINT |
| MJxPE | MECHANICAL JOINT BY PLAIN END |
| MLWL | MEAN LOW WATER LEVEL |
| MUTCD | MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES |
| | |
| N | NORTH |
| N/A | NOT APPLICABLE |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NPDES | NATIONAL PULLUTANT DISCHARGE ELIMINATION SYSTEM |
| NTS | NOT TO SCALE |
| NWL | NORMAL WATER LEVEL |
| | |
| | |

| | |
|---|---|
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OH | OVERHEAD |
| OPNG | OPENING |
| ORIG | ORIGINAL |
| | |
| P | POWER |
| PC | POINT OF CURVATURE |
| PERF | PERFORATED |
| PERP | PERPENDICULAR |
| PExPE | PLAIN END BY PLAIN END |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PNT | POINT |
| PP | POWER POLE |
| PRC | POINT OF REVERSE CURVE |
| PS | PARKING SPACE |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PT | POINT OF TANGENCY |
| PVC | POLYVINYL CHLORIDE PIPE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVMT | PAVEMENT |
| | |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RD | ROAD |
| RED | REDUCER |
| REF | REFERENCE |
| REINF | REINFORCED |
| REQ'D | REQUIRED |
| REV | REVISED, REVISION |
| ROW | RIGHT OF WAY |
| RPM | REVOLUTIONS PER MINUTE |
| RT | RIGHT |
| | |
| S | SOUTH |
| SAN | SANITARY |
| SCHED | SCHEDULE |
| SD | STORM DRAIN |
| SECT | SECTION |
| SF | SQUARE FEET |
| SH | SHEET |
| SIM | SIMILAR |
| SLP | SLOPE |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SQ IN | SQUARE INCH |
| SS | SANITART SEWER |
| ST | STREET |
| STA | STATION |
| STD | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| SURF | SURFACE |
| SYM | SYMBOL |
| SYS | SYSTEM |
| | |
| TAN | TANGENT |
| TB | TEST BORING, TOP OF BANK |
| TC | TOP OF CURB |
| TDOT | TENNESSEE DEPARTMENT OF TRANSPORTATION |
| TEL | TELEPHONE |
| TEMP | TEMPORARY |
| THK | THICK |
| THRU | THROUGH |
| TOB | TOP OF BANK |
| TS | TOP OF SIDEWALK |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UGE | UNDERGROUND ELECTRICAL |
| UTIL | UTILITY |
| | |
| W | WATER, WEST |
| W/ | WITH |
| W/O | WITHOUT |
| WM | WATER METER |
| WWF | WELDED WIRE FABRIC |

## SURVEYOR PROVIDED INFORMATION

### 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
- POWER POLE
- GUY WIRE
- BENCHMARK
- DECIDUOUS TREE
- CONIFEROUS TREE
- FLOWERING TREE
- SHRUB / BUSH
- TELEPHONE MANHOLE
- PHONE PEDESTAL
- GAS METER
- GAS VALVE
- STORM SEWER MANHOLE
- CATCH BASIN OR CURB INLET
- SANITARY SEWER MANHOLE
- FENCE
- GUARDRAIL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POST INDICATOR VALVE
- MONITORING WELL
- TP GEOTECHNICAL TEST PIT

### UTILITY OWNERS

WATER AND SEWER
GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
(615) 451-5922

GAS
GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
(615) 451-5922

CABLE
COMCAST
840 SOUTH WESTLAND AVENUE
GALLATIN, TN 37066
(615) 244-5900

ELECTRIC
GALLATIN DEPARTMENT OF ELECTRICITY
135 JONES STREET
GALLATIN, TN 37066
(615) 452-5152

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1-615-366-1987
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IT'S THE LAW

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NASHVILLE, TN 37203
(615) 344-5288

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ISSUE

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BERETTA
PATTILLO Construction Corporation

NEW FACILITY AT GALLATIN INDUSTRIAL PARK
GALLATIN, TENNESSEE
BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO. /CAD CODE
C07005.000/C-001.DWG

DATE
07 - 25 - 2014

TITLE
**LEGENDS ABBREVIATIONS AND NOTES**

DRAWING NO.
**C-002**

SOURCE OF VERTICAL DATUM

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 3/15/14.

TBM
P.K. NAIL SET IN THE CENTER OF THE ASPHALT CUL-DE-SAC OF GATEWAY DRIVE.
ELEVATION 596.11 (NAVD 88)

# OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

1"=100'

## LEGAL DESCRIPTION

BEING located in the 2nd Civil District of Sumner County, Tennessee, being located north of State Route 25 (Hartsville Pike) and being a portion of Lot 2 of Gallatin Industrial Center, Phase 2 Final Plat as recorded in Plat Book 28, Page 131, in the Register's Office of Sumner County, Tennessee and being the City of Gallatin Property as recorded in Record Book 3043, Page 249, Record Book 3058, Page 422, Record Book 2962, Page 808, in the Register's Office of Sumner County, Tennessee and being a portion of the Gregory Real Estate, LLC Property as recorded in Record Book 1811, Page 783, in the Register's Office of Sumner County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the northerly right-of-way of Beretta Way, said monument also being an easterly corner common to Lot 4 Final Plat of Gallatin Industrial Center as recorded in Plat Book 23, Page 102, in the Register's Office of Sumner County, Tennessee;

Thence leaving said northerly right-of-way of Beretta Way and continuing along with the easterly line of Lot 4 Final Plat of Gallatin Industrial Center, N 07°08'35" E a distance of 555.35' to an existing iron pin monument, said monument being a corner common to the Choice Investments, LLC Property, as recorded in Record Book 3036, Page 75, in the Register's Office of Sumner County, Tennessee;

Thence leaving said Lot 4 Final Plat of Gallatin Industrial Center and continuing along with the southerly lines of the Choice Investments, LLC Property the following two calls: S 81°55'20" E a distance of 624.25' to an existing iron pin monument;

Thence N 09°00'59" E a distance of 729.14' to an existing iron pin monument, said monument being a corner common to Lot 1 of Tenpenny Estates as recorded in Plat Book 13, Page 103, in the Register's Office of Sumner County, Tennessee;

Thence leaving said Choice Investments, LLC Property and continuing along with the southerly lines of Lots 1, 2, 3 of Tenpenny Estates and Lot 1 of Final Plat of Gregory Real Estate LLC as recorded in Plat Book 23, Page 134, in the Register's Office of Sumner County, Tennessee, S 85°41'02" E a distance of 1284.93' to an existing iron pin monument, said monument being a corner in the southerly line of the of the Gregory Real Estate, LLC Property as recorded in Record Book 1811, Page 783, in the Register's Office of Sumner County, Tennessee;

Thence continuing along with the southerly lines of the Gregory Real Estate, LLC Property the following six calls: S 85°43'58" E a distance of 734.65' to an existing iron pin monument;

Thence S 80°55'04" E a distance of 190.18' to an existing iron pin monument;
Thence S 81°41'16" E a distance of 78.97' to an existing iron pin monument;
Thence S 81°40'31" E a distance of 474.01' to an existing iron pin monument;
Thence S 82°33'41" E a distance of 262.53' to a new iron pin monument;

Thence S 07°07'14" W a distance of 1420.76' to a new iron pin monument, said monument being a point in the northerly right-of-way of Gateway Drive the northerly the following ten calls: with a curve turning to the left with an arc length of 210.00', with a radius of 87.00', with a chord bearing of N 62°20'47" W, with a chord length of 162.60', to a new concrete monument;

Description continued
Thence with a reverse curve turning to the right with an arc length of 42.70', with a radius of 50.00', with a chord bearing of S 72°58'19" W, with a chord length of 41.42', to a new concrete monument;
Thence N 82°33'41" W a distance of 359.33' to a new concrete monument;
Thence with a curve turning to the right with an arc length of 145.68', with a radius of 960.00', with a chord bearing of N 78°12'50" W, with a chord length of 145.54', to a new concrete monument;
Thence N 73°52'00" W a distance of 361.76' to a new concrete monument;
Thence with a curve turning to the left with an arc length of 169.40', with a radius of 87.00', with a chord bearing of N 67°01'10" W, with a chord length of 143.88', to a new concrete monument;
Thence with a reverse curve turning to the right with an arc length of 42.70', with a radius of 50.00', with a chord bearing of S 81°39'59" W, with a chord length of 41.42', to an existing concrete monument;
Thence N 73°52'00" W a distance of 414.10' to an existing concrete monument;
Thence with a curve turning to the left with an arc length of 1202.04', with a radius of 1240.00', with a chord bearing of S 78°21'45" W, with a chord length of 1155.52', to a new concrete monument;
Thence with a reverse curve turning to the right with an arc length of 77.98', with a radius of 52.00', with a chord bearing of N 86°27'00" W, with a chord length of 70.87', to a new concrete monument, said monument being a point in the northerly right-of-way of Beretta Way;

Thence leaving said northerly right-of-way of Gateway Drive and continuing along with the northerly right-of-way of Beretta Way the following three calls: N 43°29'30" W a distance of 183.87' to a new concrete monument;

Thence with a curve turning to the left with an arc length of 371.01', with a radius of 540.00', with a chord bearing of N 63°10'28" W, with a chord length of 363.75', to a new concrete monument;
Thence N 82°51'25" W a distance of 382.60' to a new concrete monument, which is the point of beginning, having an area of 4,350,849 square feet, 99.88 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated July 8, 2014.

### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 80°55'04" E | 190.18' |
| L2 | S 81°41'16" E | 78.97' |
| L3 | S 82°33'41" E | 262.53' |
| L4 | N 43°29'30" W | 183.87' |

### CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 87.00' | 210.00' | 162.60' | N 62°20'47" W | 138°17'50" | 228.41' |
| C2 | 50.00' | 42.70' | 41.42' | S 72°58'19" W | 48°56'01" | 22.75' |
| C3 | 960.00' | 145.68' | 145.54' | N 78°12'50" W | 8°41'41" | 72.98' |
| C4 | 87.00' | 169.40' | 143.88' | N 67°01'10" W | 111°33'41" | 127.92' |
| C5 | 50.00' | 42.70' | 41.42' | S 81°39'59" W | 48°56'01" | 22.75' |
| C6 | 1240.00' | 1202.04' | 1155.52' | S 78°21'45" W | 55°32'30" | 652.97' |
| C7 | 52.00' | 77.98' | 70.87' | N 86°27'00" W | 85°55'00" | 48.42' |
| C8 | 540.00' | 371.01' | 363.75' | N 63°10'28" W | 39°21'55" | 193.16' |

SURVEYOR'S NOTES:

1. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence.
Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, facilities, wells wetlands, sinkholes, unmarked grave sites, or debris that may affect the use or development of this tract.

3. This drawing was prepared in accordance with my field survey notes. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in each and every detail.

4. The property shown hereon is located within the City of Gallatin, City limits and Sumner County, Tennessee. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, landscaping, radiation, illumination, setback provisions, etc., are subject to the Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.

Current Zoning is "IR" Industrial Restrictive District
Front Setback - 20'
Side Setback - 15'
Rear Setback - 20'

5. The total area of the parcel as shown hereon is 99.88± Acres or 4,350,827± Square feet.

6. This property currently identified as Parcels 12.00, 12.01, and 12.03 on Tax Map No. 112. and Parcel 1.00 on Tax Map 111.
For designation shown thus (XXX) indicates Parcel Numbers for said map.

7. Deed reference: Record Book 2962, Page 808, Record Book 3043, Page 249, and Record Book 3058, Page 422, as recorded in the Register's Office, Sumner County, Tennessee.

8. Plat reference: Plat Book 28, Page 131, as recorded in the Register's Office, Sumner County, Tennessee.

9. Bearings based on: Tennessee State Plane(NAD 83).

10. By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0317G effective date of April 17, 2012.
Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.

11. This survey was prepared from current deeds of record without the benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current , full, or accurate search may reveal. No investigation or independent search for easements, encumbrances, restrictive covenants, or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

12. The Surveyor's liability for this document shall be limited to the party shown in the title of the survey, and does not extend to any unnamed person or entities without an expressed re-certification.

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 and 3. Aerial Photography.
Contour intervals are one(1) foot, and the source of vertical datum is as listed hereon.

14. All new corner monuments are a 5/8" x 18" iron pins with plastic cap stamped "REIFSCHNEIDER TN 2487 KY 3721". All new corner monuments in rock, concrete or paved areas are a 1" brass disk stamped "TN 2487 KY 3721" unless otherwise noted.

15. Streams, wet weather conveyance and wetlands shown taken from hydrologic determination by Tennessee Department of Environment and Conservation provided on 7-17, 2013.

16. Lot 5 is subject to the Restrictive Covenants as recorded in Record Book 3912, Page 566, as recorded in the Register's Office, Sumner County, Tennessee.

17. CSX Railroad right-of-way as shown on Plat Book 28, Page 131 was abandoned as per Record Book 3043, Page 249 and Docket No. AB-2 (Sub-No 22F).

SURVEYED BY:
BLUE RIDGE SURVEYING, INC.
340 WEST MAIN STREET, P.O. BOX 8671 GALLATIN, TENNESSEE 37066
OFFICE (615) 451-8793 CELL (615) 418-4449
BLUERIDGESURVEYING@YAHOO.COM

0 50' 100' 200' 300'
SCALE: 1" = 100'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
2. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.

## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.
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ISSUE

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BERETTA
PATTILLO Construction Corporation

NEW FACILITY AT GALLATIN INDUSTRIAL PARK
GALLATIN, TENNESSEE
BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-101.DWG

DATE
07 - 25 - 2014

TITLE
**OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN**

DRAWING NO.
**C-101**

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
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## NOTES:

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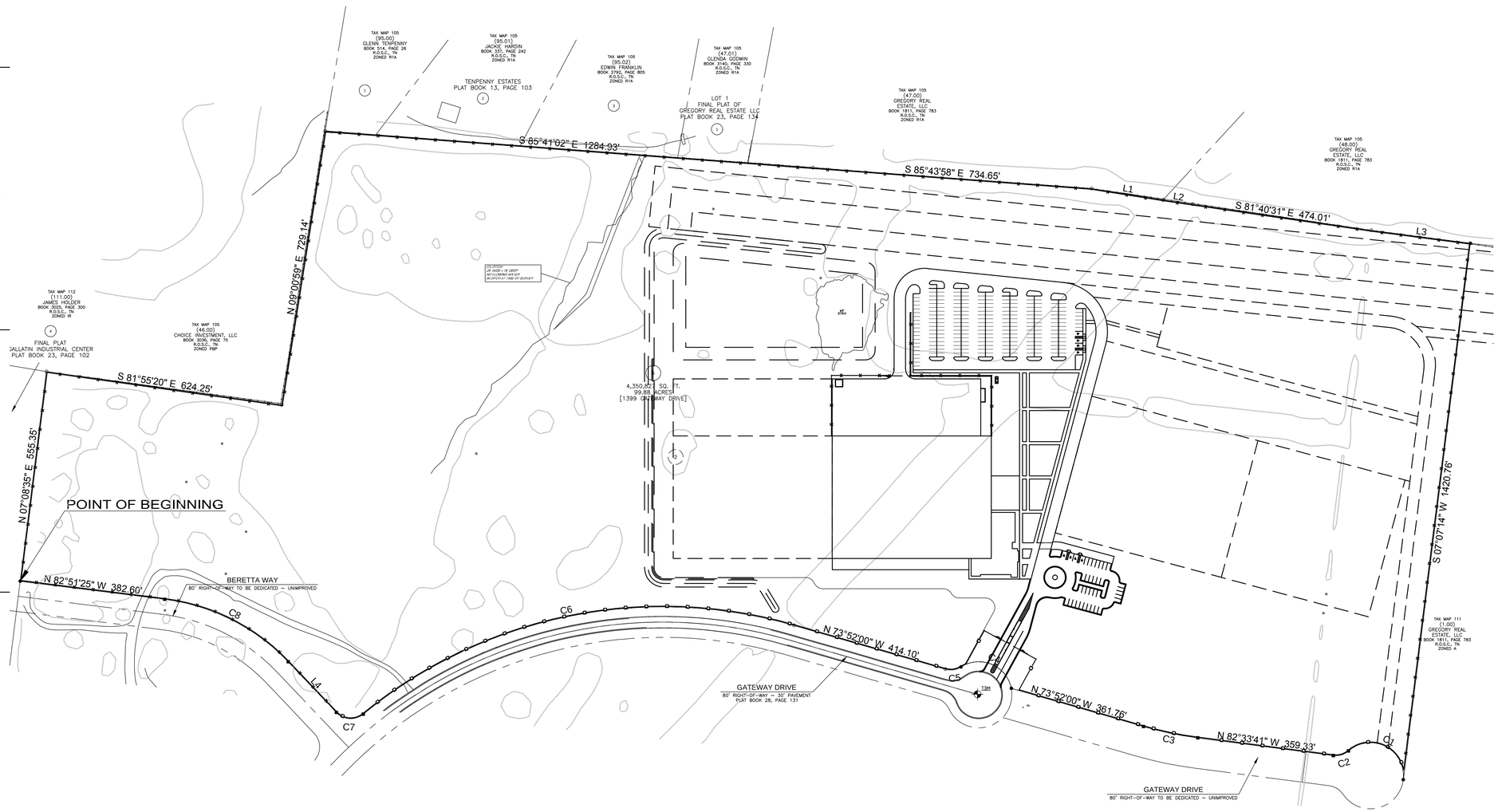
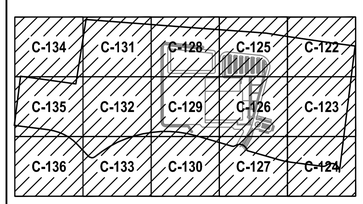



## OVERALL SITE PLAN

1"=150'




## KEY MAP

0 75' 150' 300' 450'

SCALE: 1" = 150'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GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK REGISTERED ENGINEER AGRICULTURE COMMERCE NO. XXXXX STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-121-SITE.DWG

DATE
07 - 25 - 2014

TITLE
**OVERALL SITE PLAN**

DRAWING NO.
**C-121**

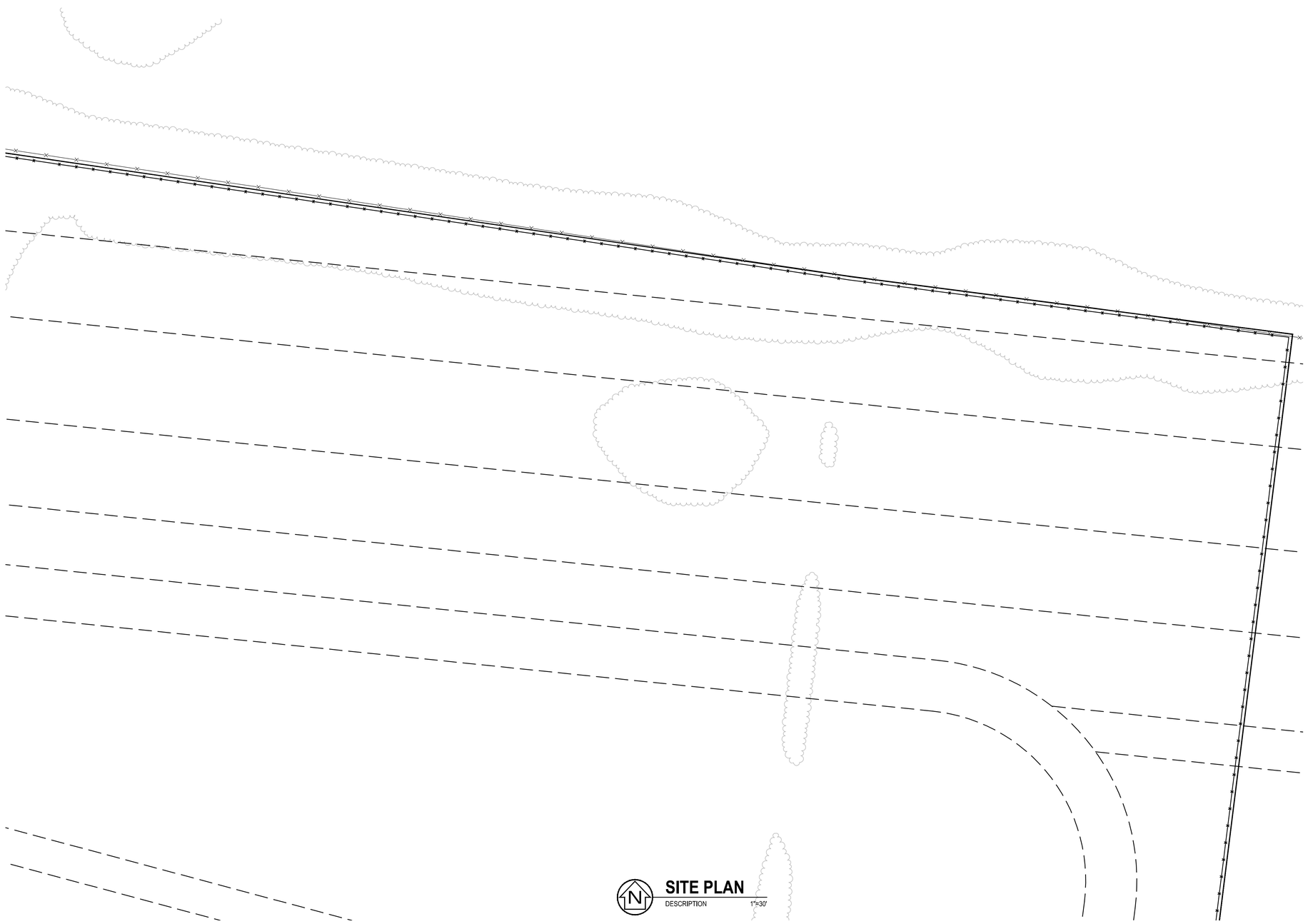
E

D

C

B

A



## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
2. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.

## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

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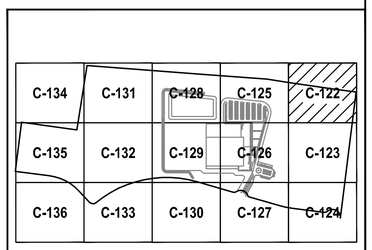


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-121-SITE.DWG

DATE
07 - 25 - 2014

TITLE
**SITE PLAN**

DRAWING NO.
**C-122**

1 2 3 4 5 6

## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

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## NOTES:

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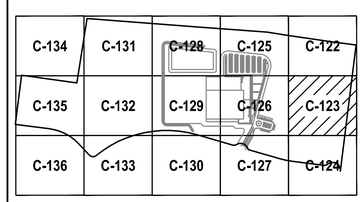
STATE OF TENNESSEE




## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TN PE XXXXX

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YORIO

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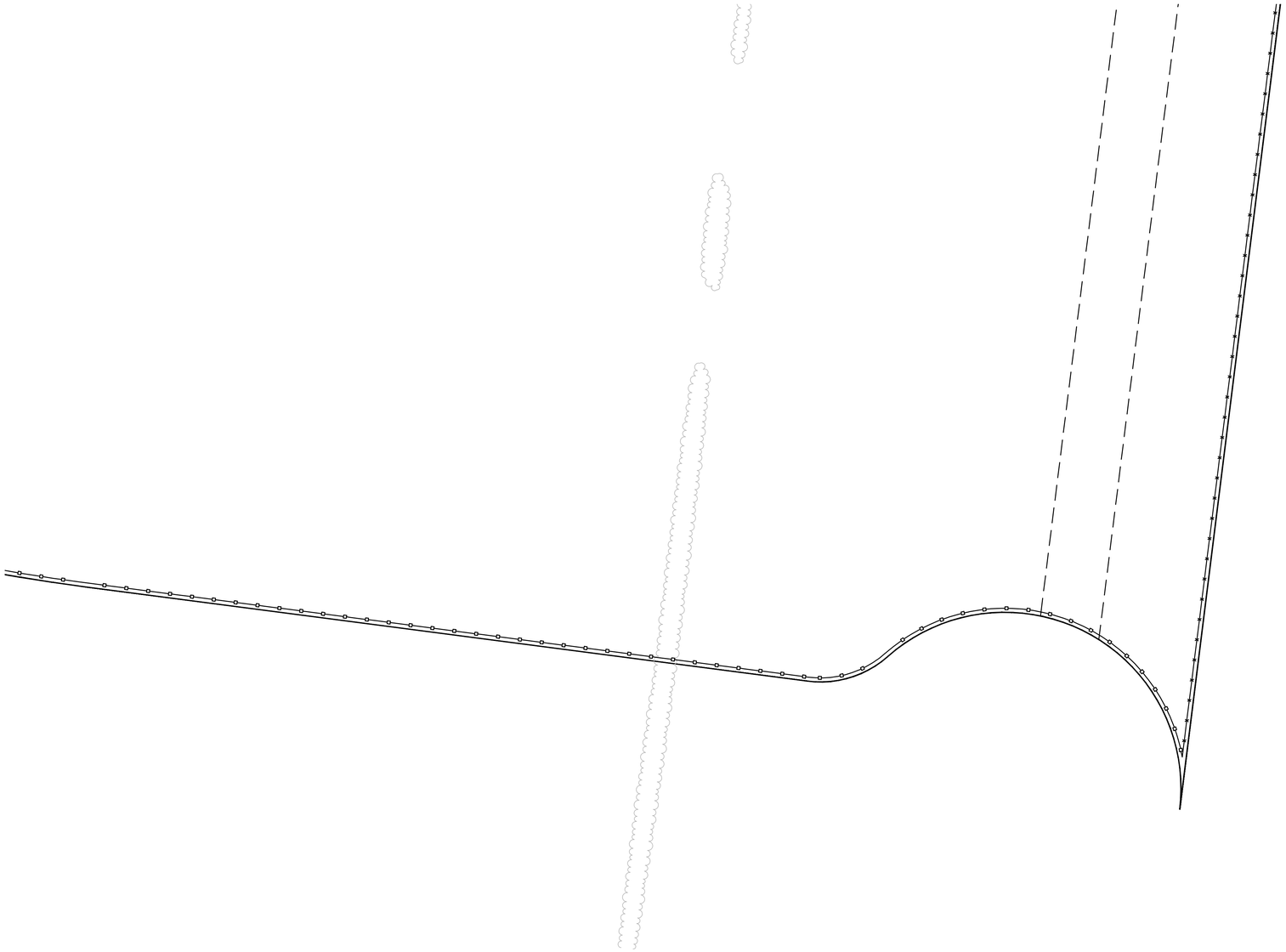
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-121-SITE.DWG

DATE
07 - 25 - 2014

TITLE
**SITE PLAN**

DRAWING NO.
**C-123**



## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

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## NOTES:

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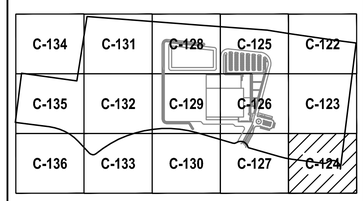


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'


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YORIO

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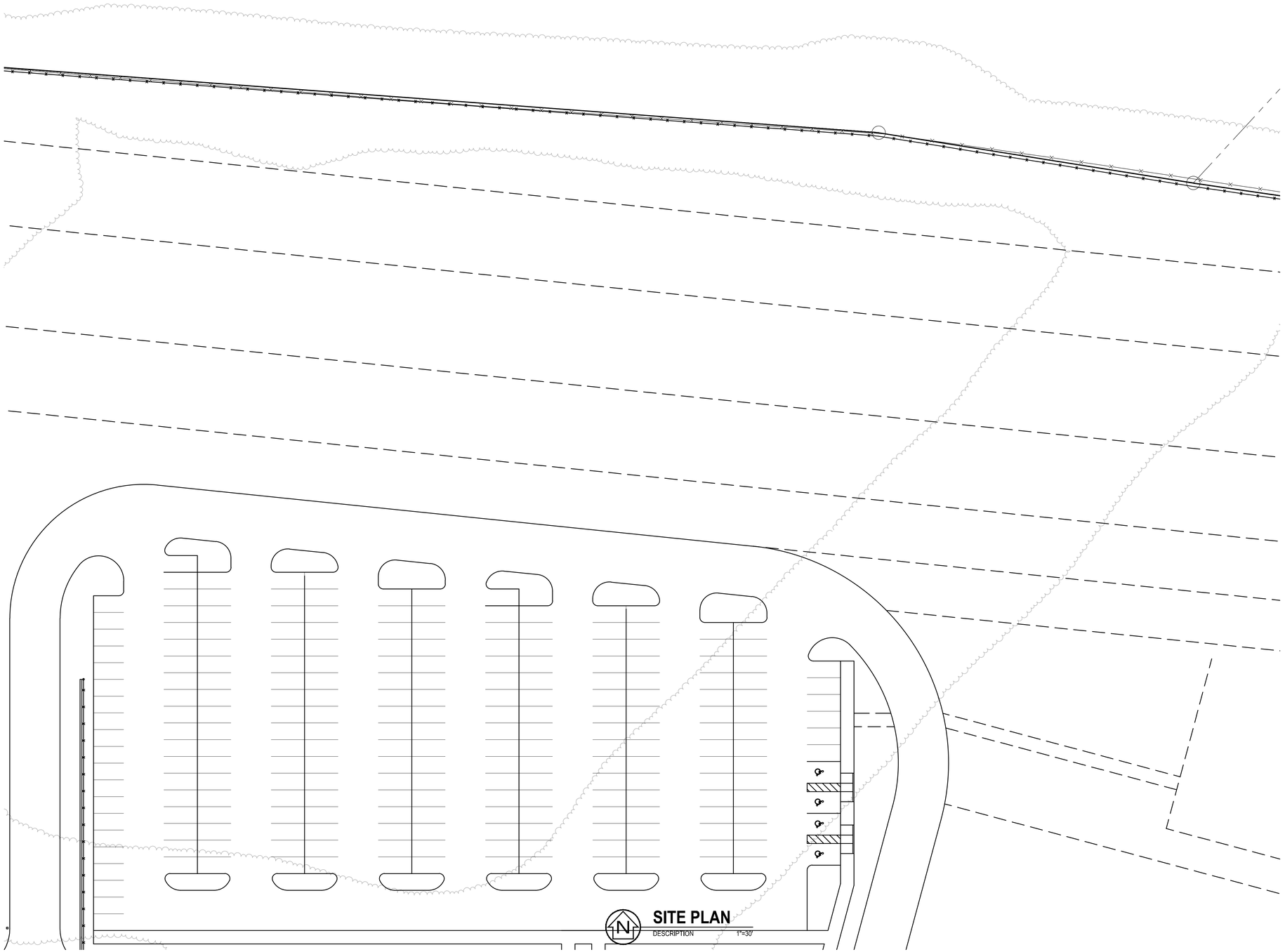
DATE
07 - 25 - 2014

TITLE
**SITE PLAN**

DRAWING NO.
**C-124**

ZONED RTA



## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

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## NOTES:

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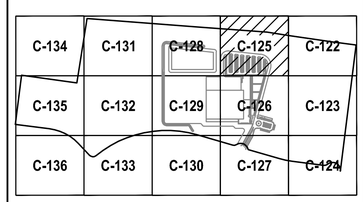


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'


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MICHAEL C. SPURLOCK REGISTERED ENGINEER DEPT OF AGRICULTURE COMMERCE No. XXXXX STATE OF TENNESSEE

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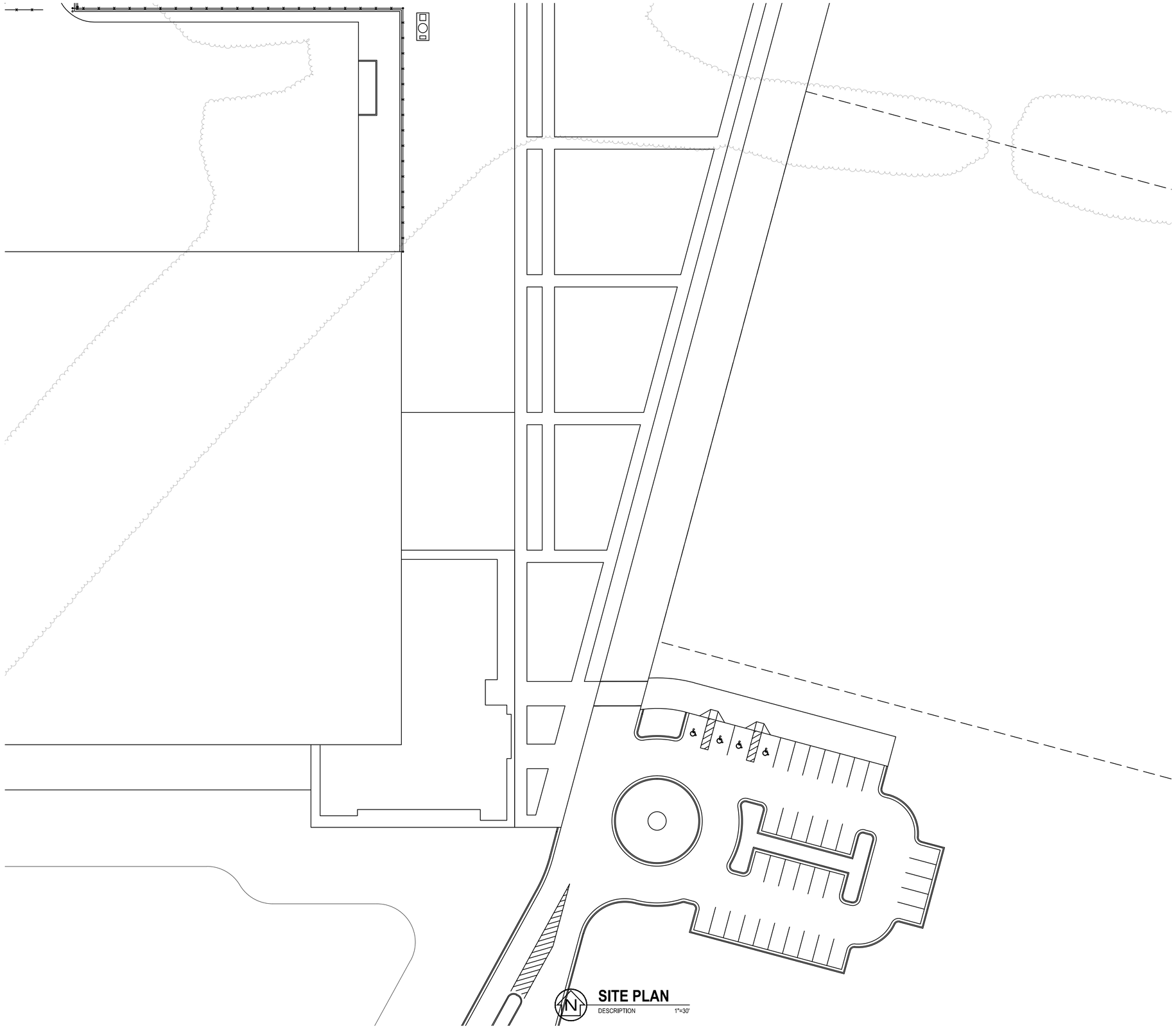
PROJECT NO./CAD CODE
C07005.000/C-121-SITE.DWG

DATE
07 - 25 - 2014

TITLE
**SITE PLAN**

DRAWING NO.
**C-125**



## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
2. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.

## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.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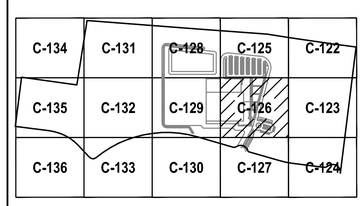


KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

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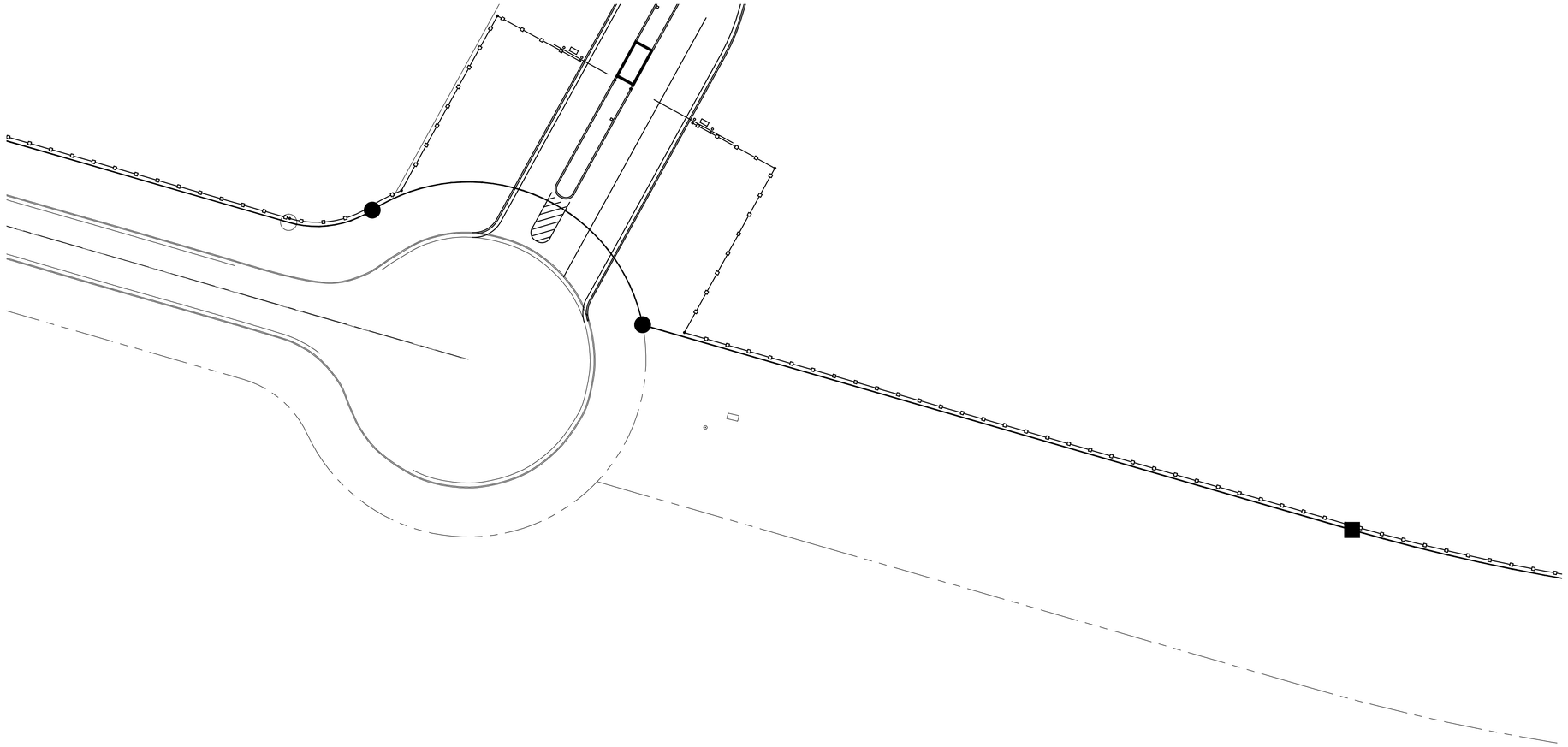
PROJECT NO./CAD CODE
C07005.000/C-121-SITE.DWG

DATE
07 - 25 - 2014

TITLE
**SITE PLAN**

DRAWING NO.
**C-126**



## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
2. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.

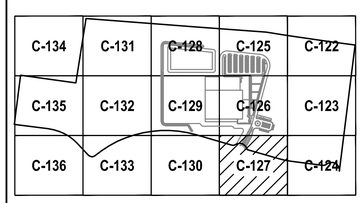
## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

## SITE PLAN

DESCRIPTION 1"=30'




## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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BERETTA

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# NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. XXXXX
STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

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YORIO

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YORIO

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SPURLOCK

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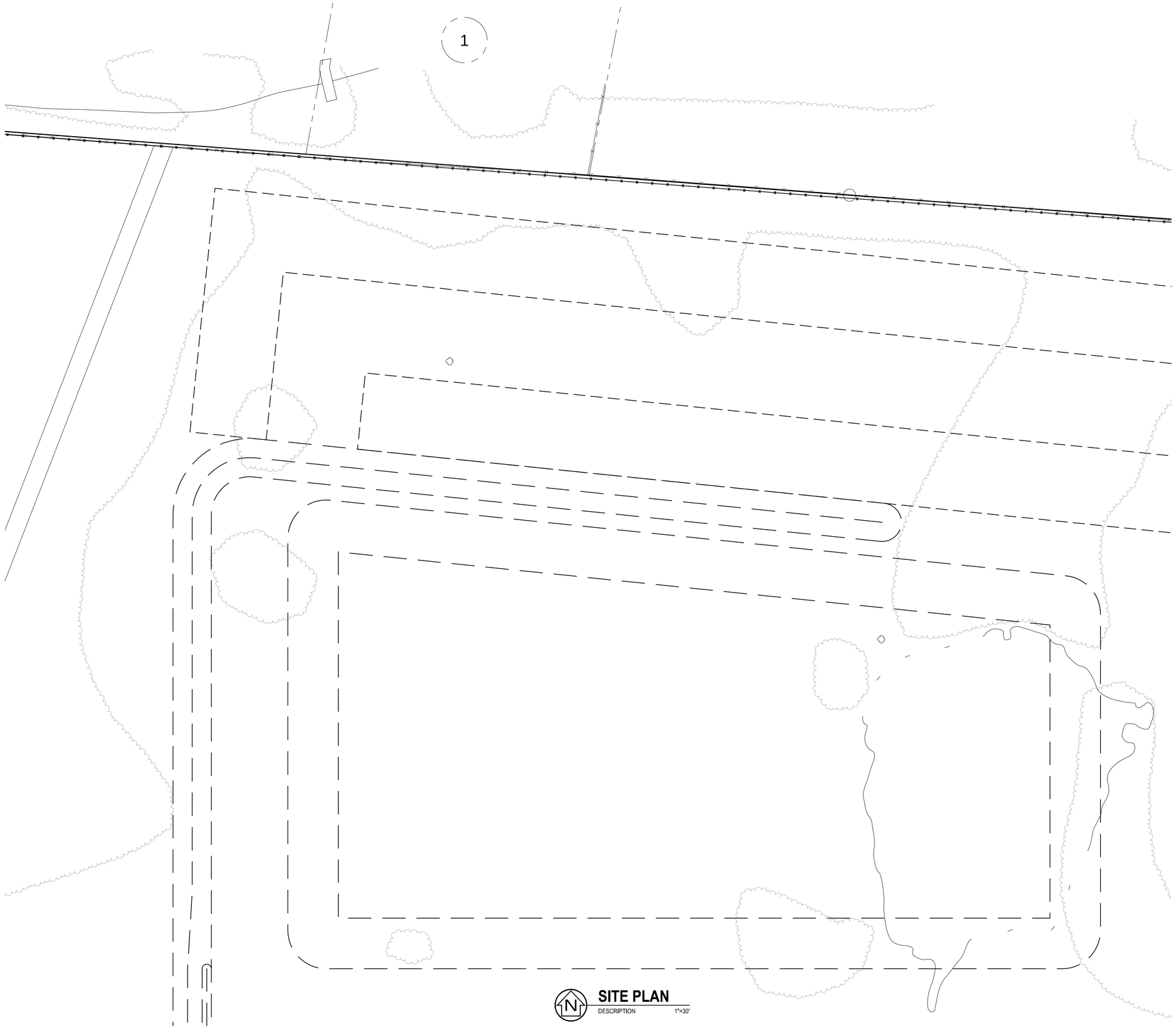
DATE
07 - 25 - 2014

TITLE
**SITE PLAN**

DRAWING NO.
**C-127**




## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
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## NOTES:

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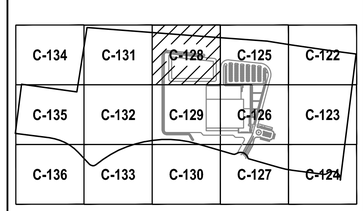
AGRICULTURE
COMMERCE
NO. XXXXX
STATE OF TENNESSEE




## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

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DATE
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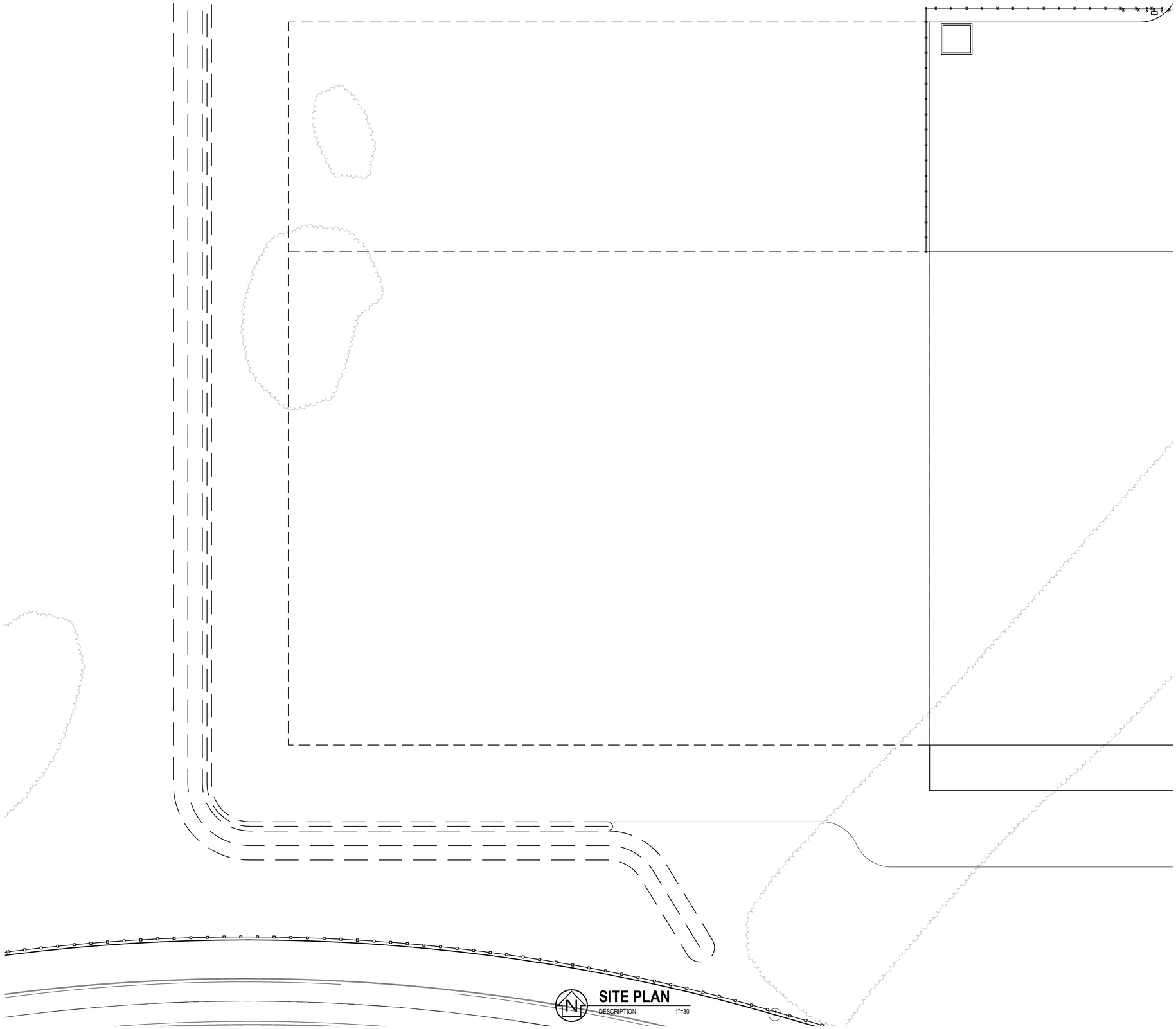
TITLE
**SITE PLAN**

DRAWING NO.
**C-128**



SITE PLAN
DESCRIPTION 1"=30'

## GENERAL NOTES:

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## NOTES:

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| | | | | |
|---|---|---|---|---|
| C-134 | C-131 | C-128 | C-125 | C-122 |
| C-135 | C-132 | C-129 | C-126 | C-123 |
| C-136 | C-133 | C-130 | C-127 | C-124 |

KEY MAP

0 15' 30' 60' 90'
SCALE: 1" = 30'

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

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DRAWN BY
YORIO

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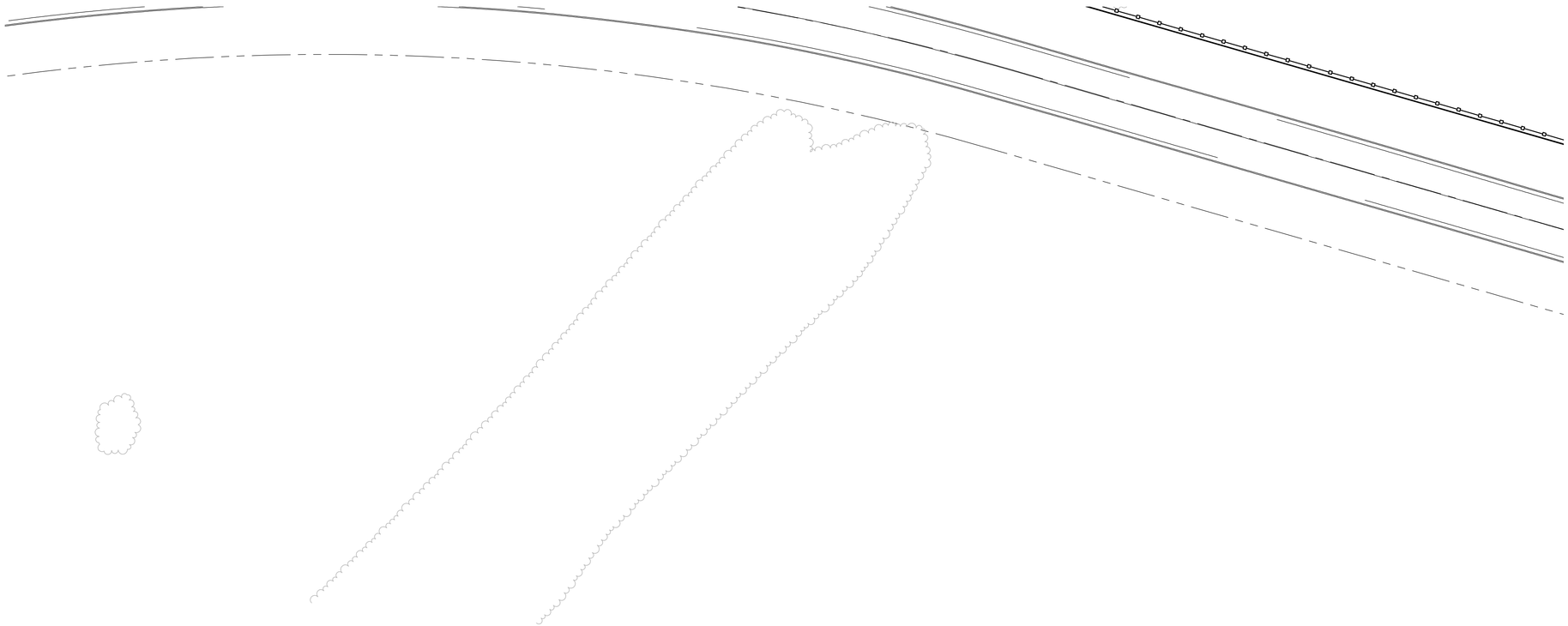
DATE
07 - 25 - 2014

TITLE
SITE PLAN

DRAWING NO.
C-129



## GENERAL NOTES:

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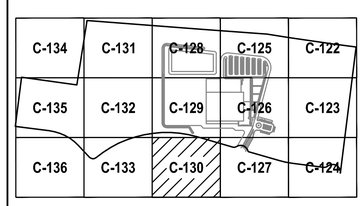
## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

**SITE PLAN**

DESCRIPTION 1"=30'




**KEY MAP**

0 15' 30' 60' 90'

SCALE: 1" = 30'

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MICHAEL C. SPURLOCK
TN PE XXXXX

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YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
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DATE
07 - 25 - 2014

TITLE
**SITE PLAN**

DRAWING NO.
**C-130**

## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
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|---|---|---|---|---|
| C-134 | C-131 | C-128 | C-125 | C-122 |
| C-135 | C-132 | C-129 | C-126 | C-123 |
| C-136 | C-133 | C-130 | C-127 | C-124 |

## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TITLE
**SITE PLAN**

DRAWING NO.
**C-131**

## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

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| C-135 | C-132 | C-129 | C-126 | C-123 |
| C-136 | C-133 | C-130 | C-127 | C-124 |

## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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DATE
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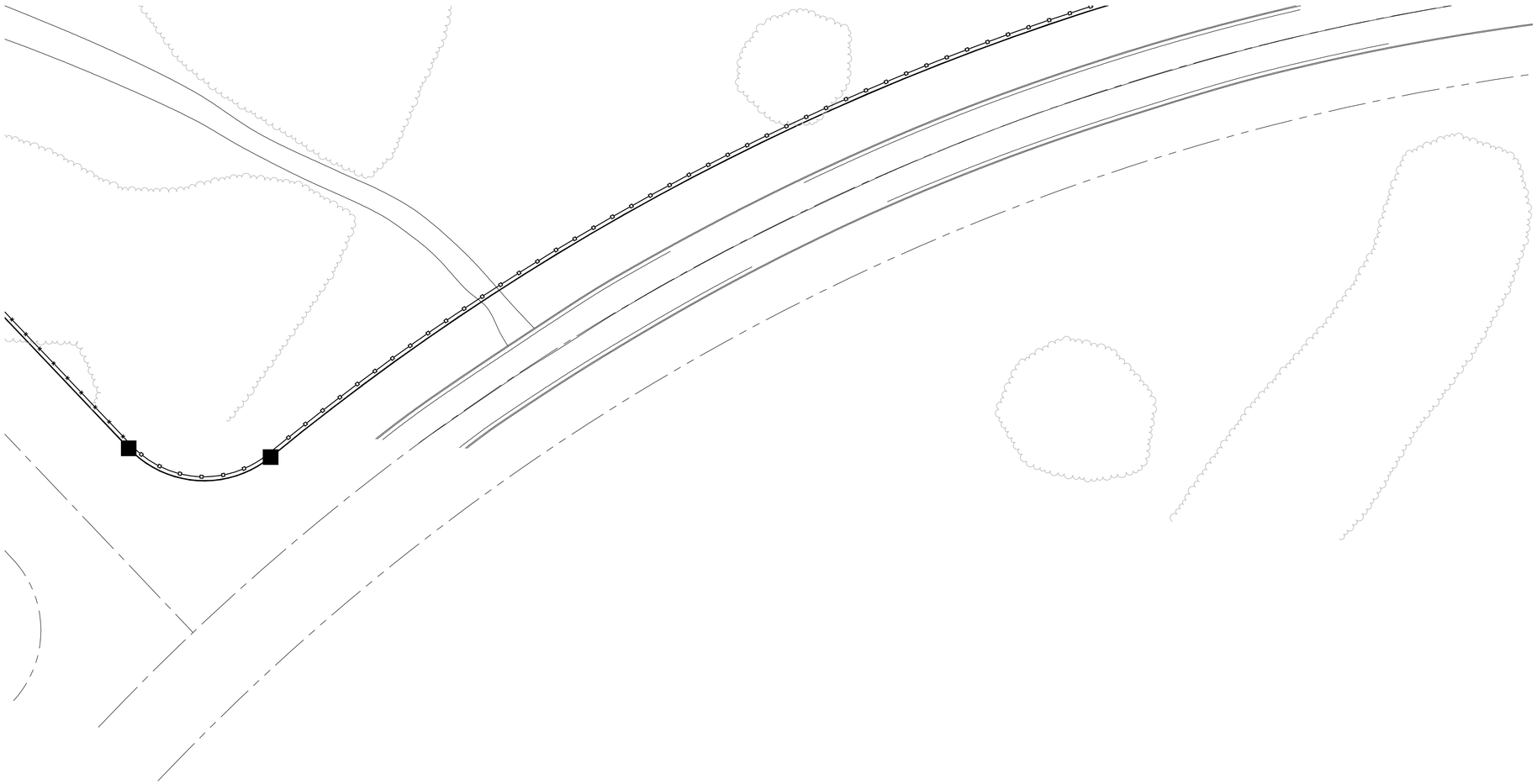
TITLE
**SITE PLAN**

DRAWING NO.
**C-132**



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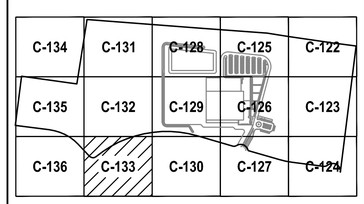


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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DATE
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TITLE
**SITE PLAN**

DRAWING NO.
**C-133**

## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
2. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.

## NOTES:

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**SITE PLAN**

DESCRIPTION 1"=30'


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|---|---|---|---|---|
| C-134 | C-131 | C-128 | C-125 | C-122 |
| C-135 | C-132 | C-129 | C-126 | C-123 |
| C-136 | C-133 | C-130 | C-127 | C-124 |

**KEY MAP**

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TN PE XXXXX

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DATE
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TITLE
**SITE PLAN**

DRAWING NO.
**C-134**

## SITE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
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## NOTES:

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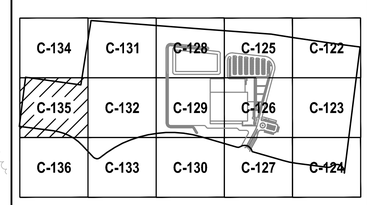


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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DATE
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TITLE
**SITE PLAN**

DRAWING NO.
**C-135**

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
2. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.

## NOTES:

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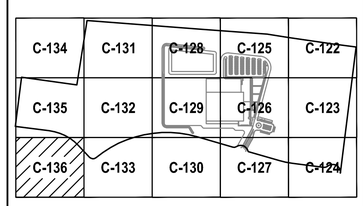
X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

**SITE PLAN**

DESCRIPTION 1"=30'




**KEY MAP**

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TN PE XXXXX

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DATE
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TITLE
**SITE PLAN**

DRAWING NO.
**C-136**

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
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## NOTES:

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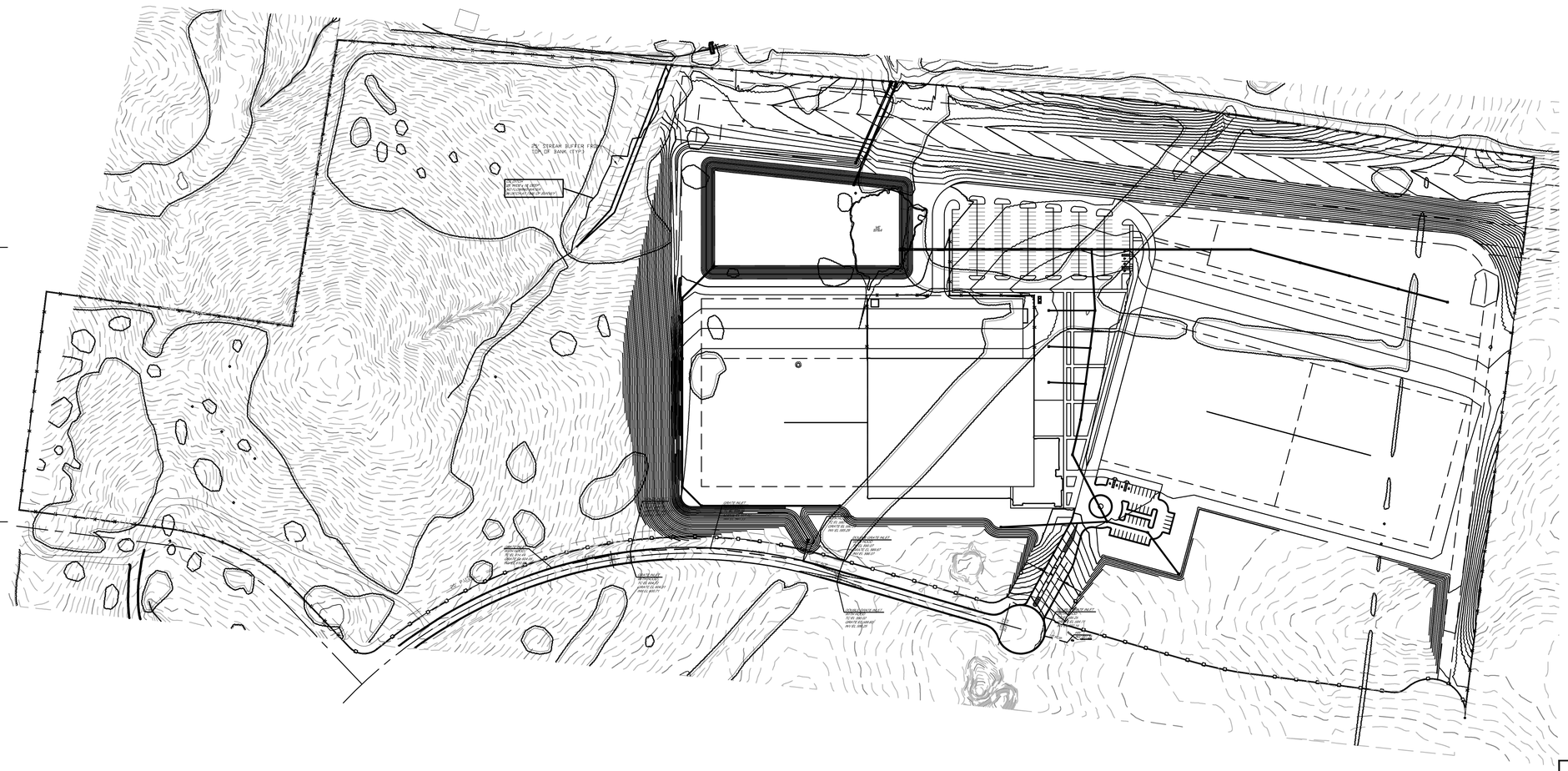
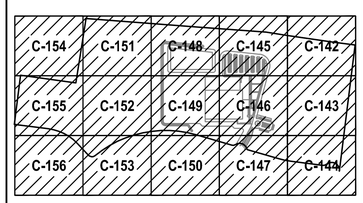



## OVERALL GRADING AND DRAINAGE PLAN

1"=150'




## KEY MAP

0 75' 150' 300' 450'

SCALE: 1" = 150'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COMMERCE
NO. XXXXX
STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

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YORIO

CHECKED BY
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PROJECT NO. / CAD CODE
C07005.000/C-141-GRADING AND DRAINAGE.DWG

DATE
07 - 25 - 2014

TITLE
**OVERALL GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-141**

## GENERAL NOTES:

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## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

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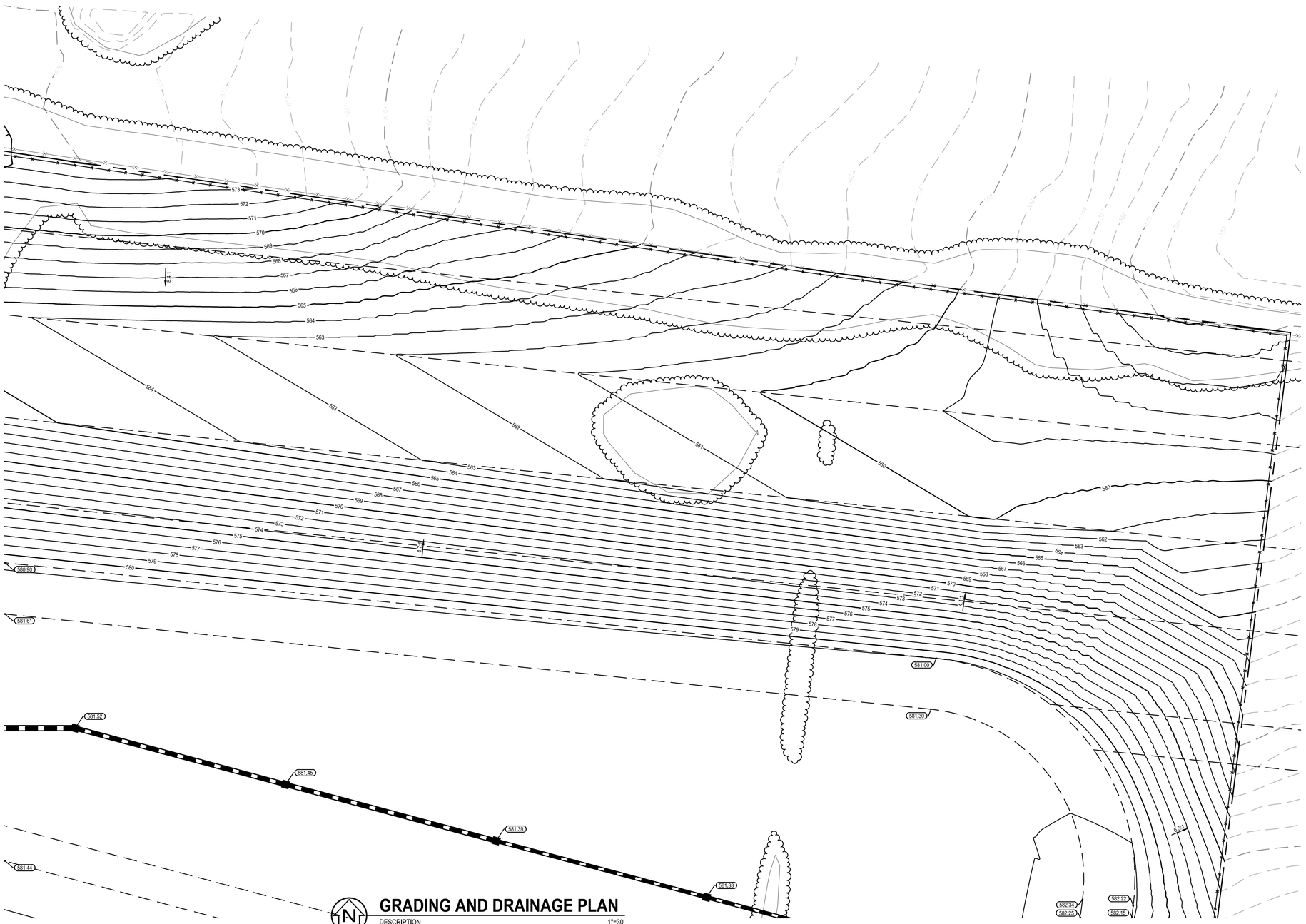


## GRADING AND DRAINAGE PLAN

DESCRIPTION 1"=30'


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|---|---|---|---|---|
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| C-155 | C-152 | C-149 | C-146 | C-143 |
| C-156 | C-153 | C-150 | C-147 | C-144 |

## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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DATE
07 - 25 - 2014

TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-142**

## GRADING AND DRAINAGE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
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## NOTES:

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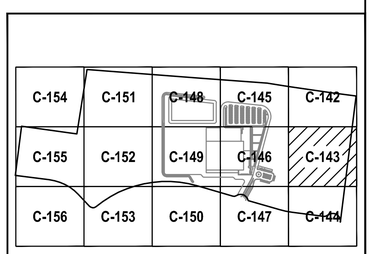


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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# NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. XXXXX
STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

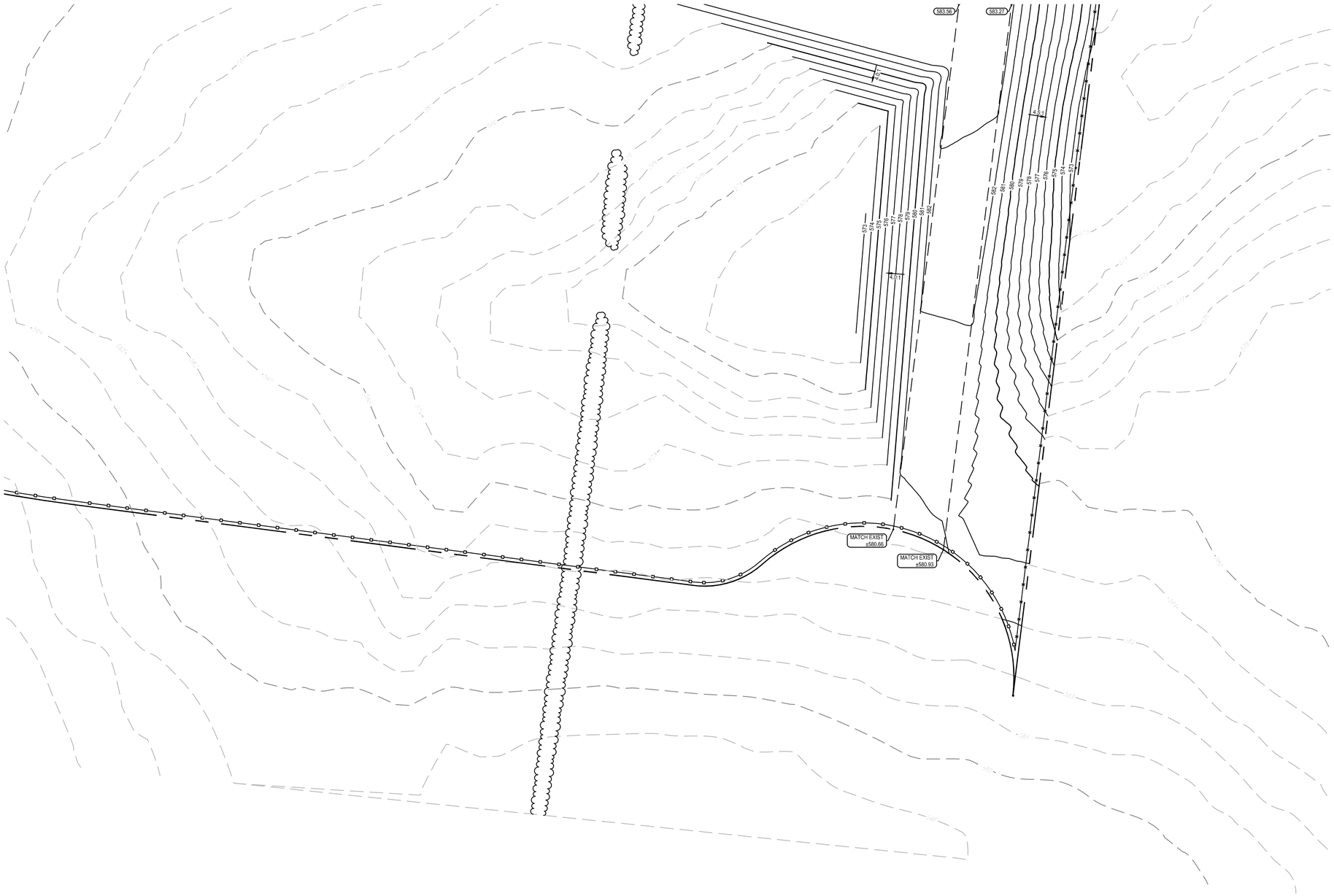
CHECKED BY
SPURLOCK

PROJECT NO. /CAD CODE
C07005.000/C-141-GRADING AND DRAINAGE.DWG

DATE
07 - 25 - 2014

TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-143**

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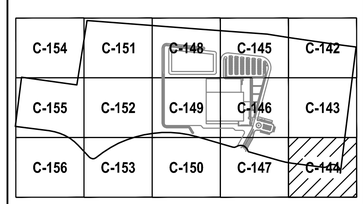


## KEY MAP

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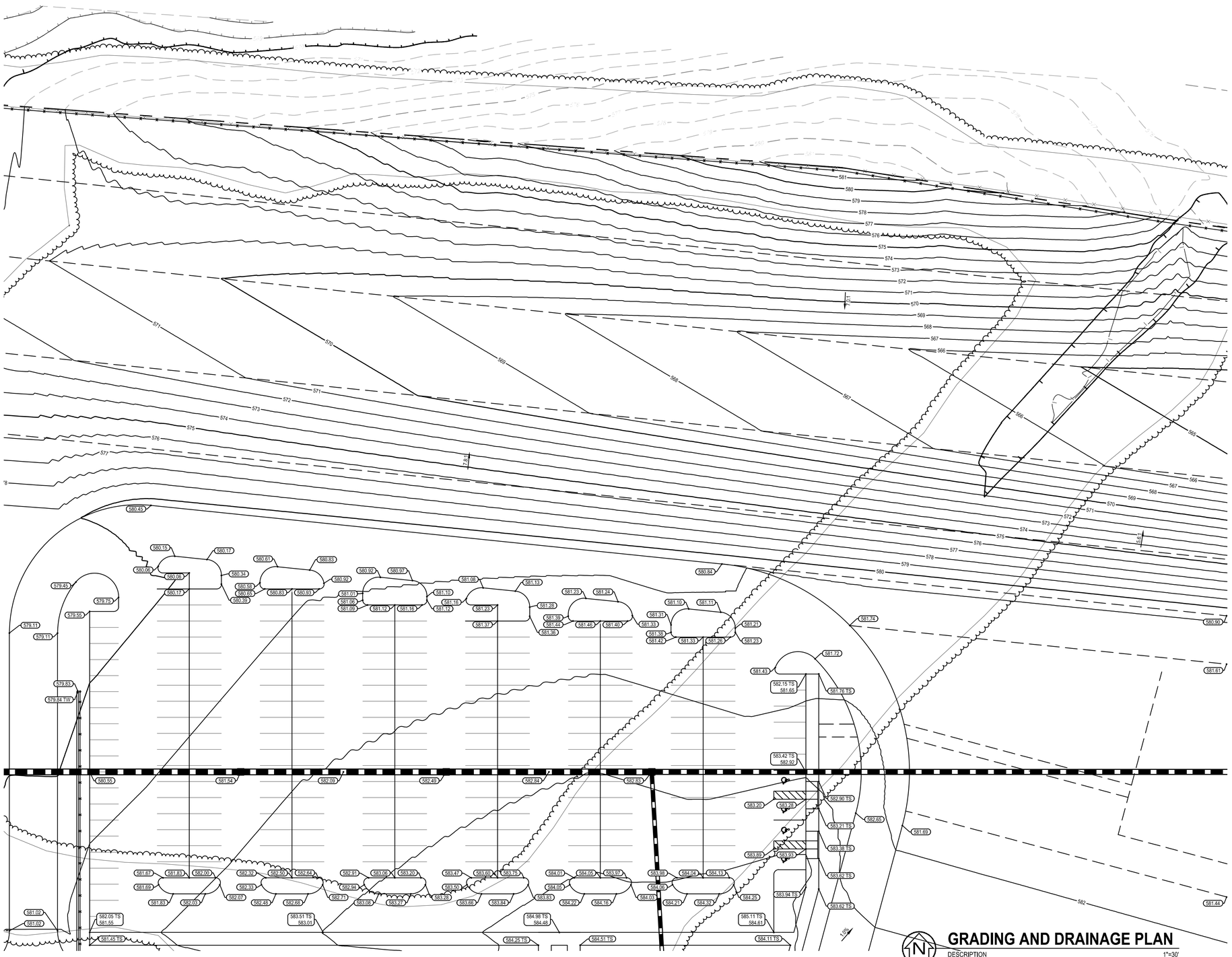
DATE
07 - 25 - 2014

TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-144**



## GRADING AND DRAINAGE PLAN

DESCRIPTION 1"=30'

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|---|---|---|---|---|
| C-154 | C-151 | C-148 | C-145 | C-142 |
| C-155 | C-152 | C-149 | C-146 | C-143 |
| C-156 | C-153 | C-150 | C-147 | C-144 |

KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TN PE XXXXX

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YORIO

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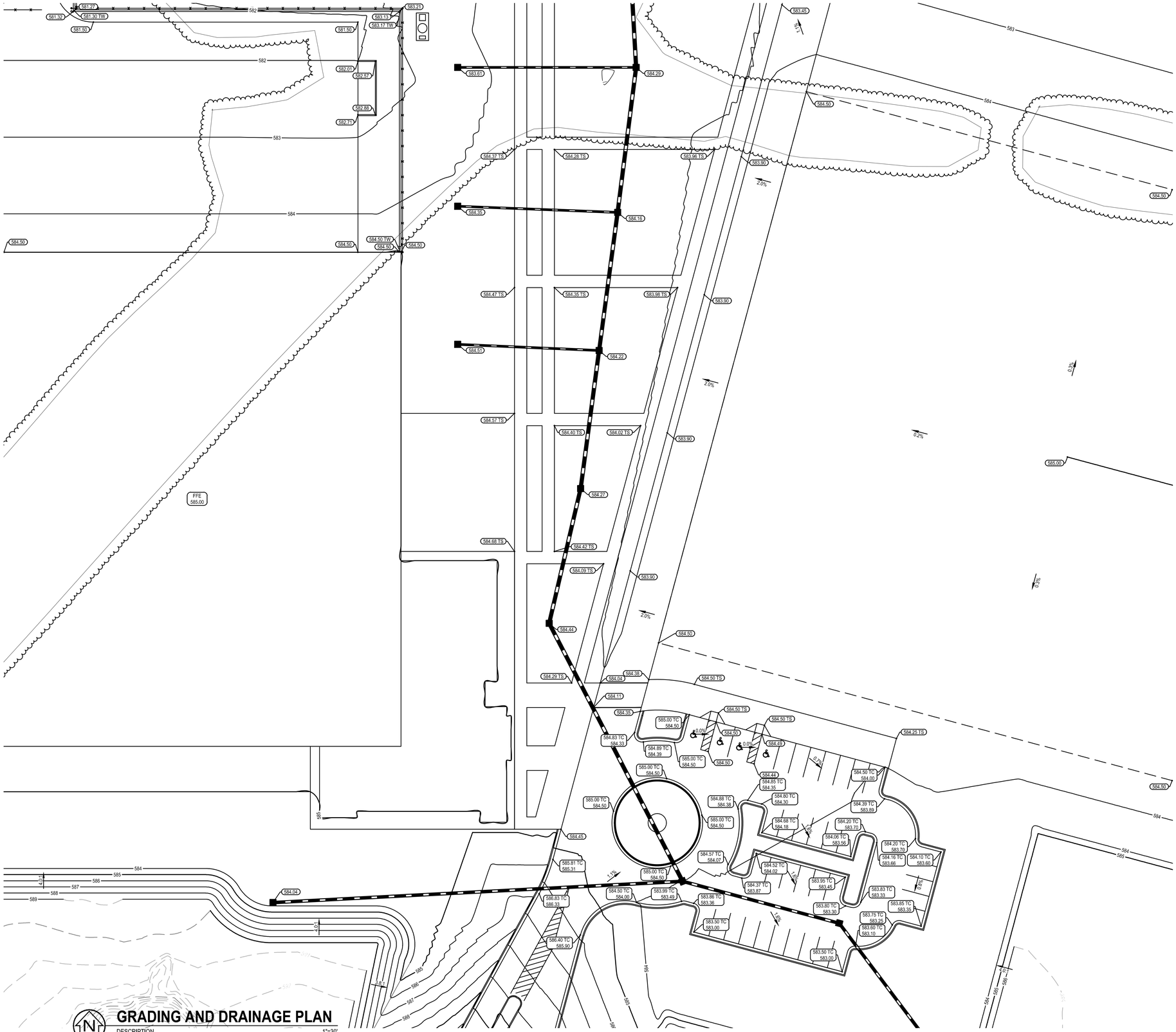
TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-145**

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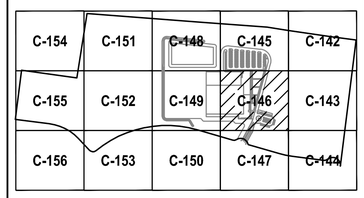


**KEY MAP**

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SCALE: 1" = 30'

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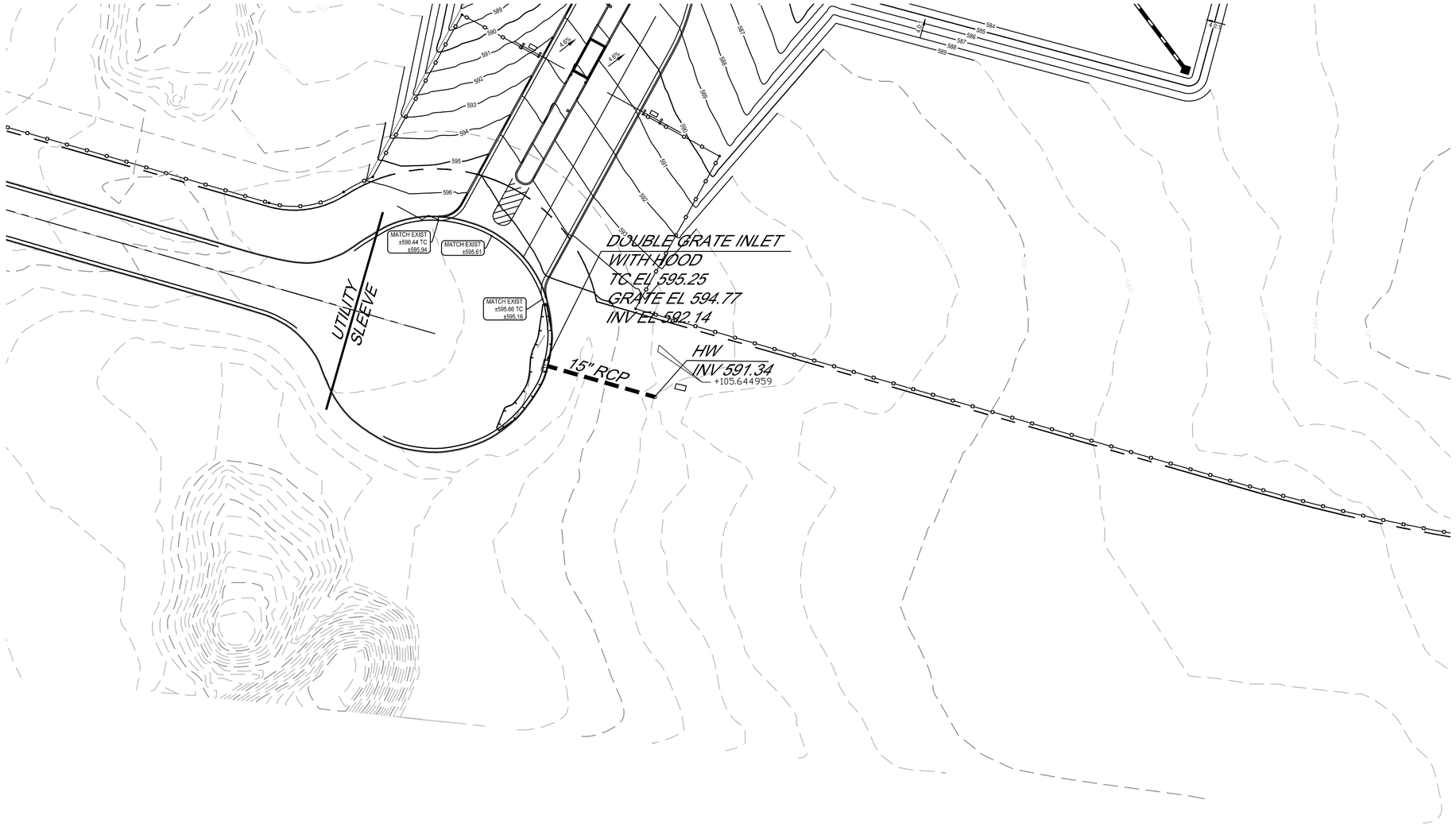
TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-146**

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## GRADING AND DRAINAGE PLAN

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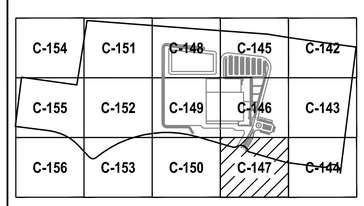


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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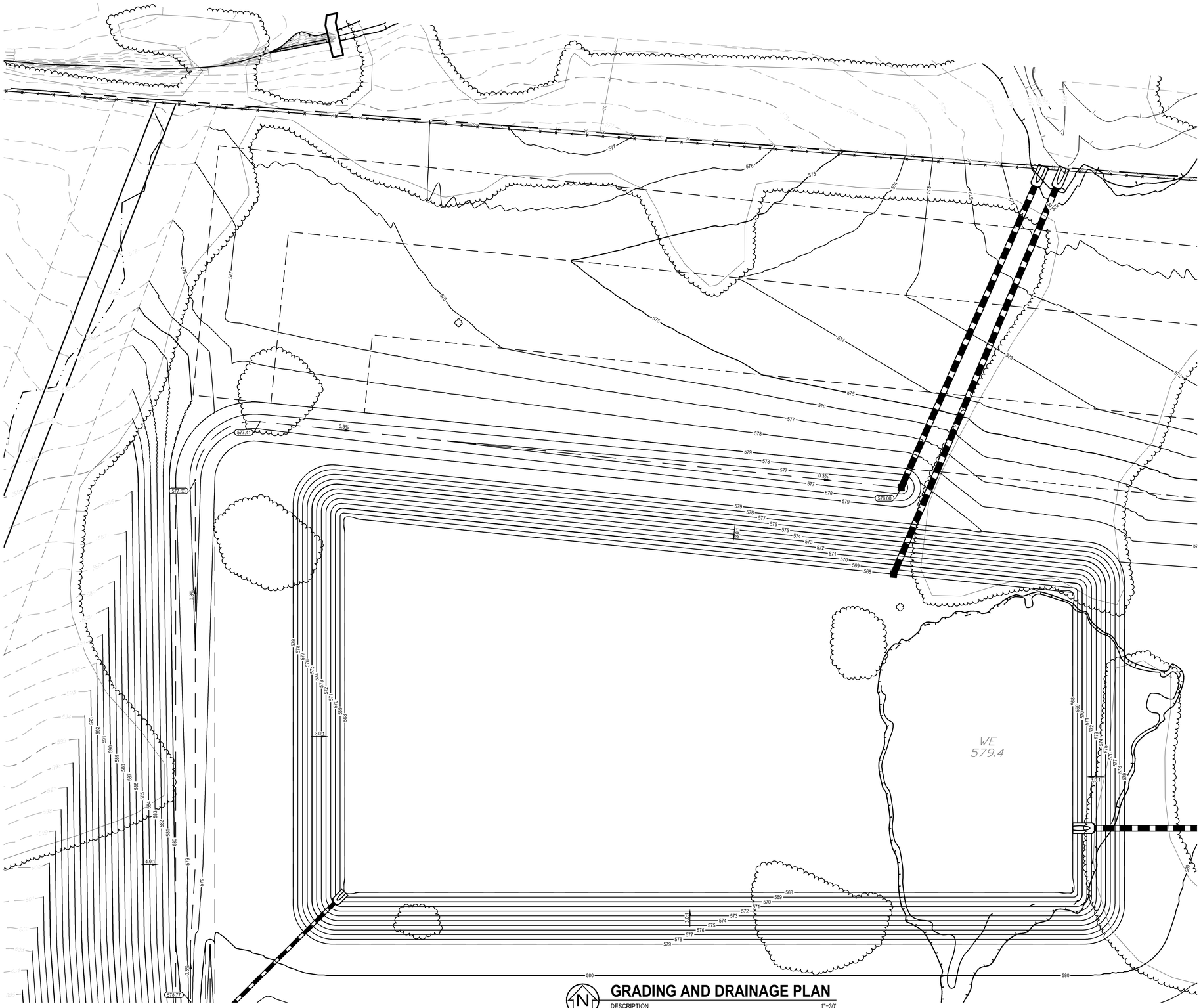
TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-147**




## GRADING AND DRAINAGE PLAN

DESCRIPTION 1"=30'

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| C-154 | C-151 | C-148 | C-145 | C-142 |
| C-155 | C-152 | C-149 | C-146 | C-143 |
| C-156 | C-153 | C-150 | C-147 | C-144 |

KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TN PE XXXXX

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DRAWN BY
YORIO

CHECKED BY
SPURLOCK

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DATE
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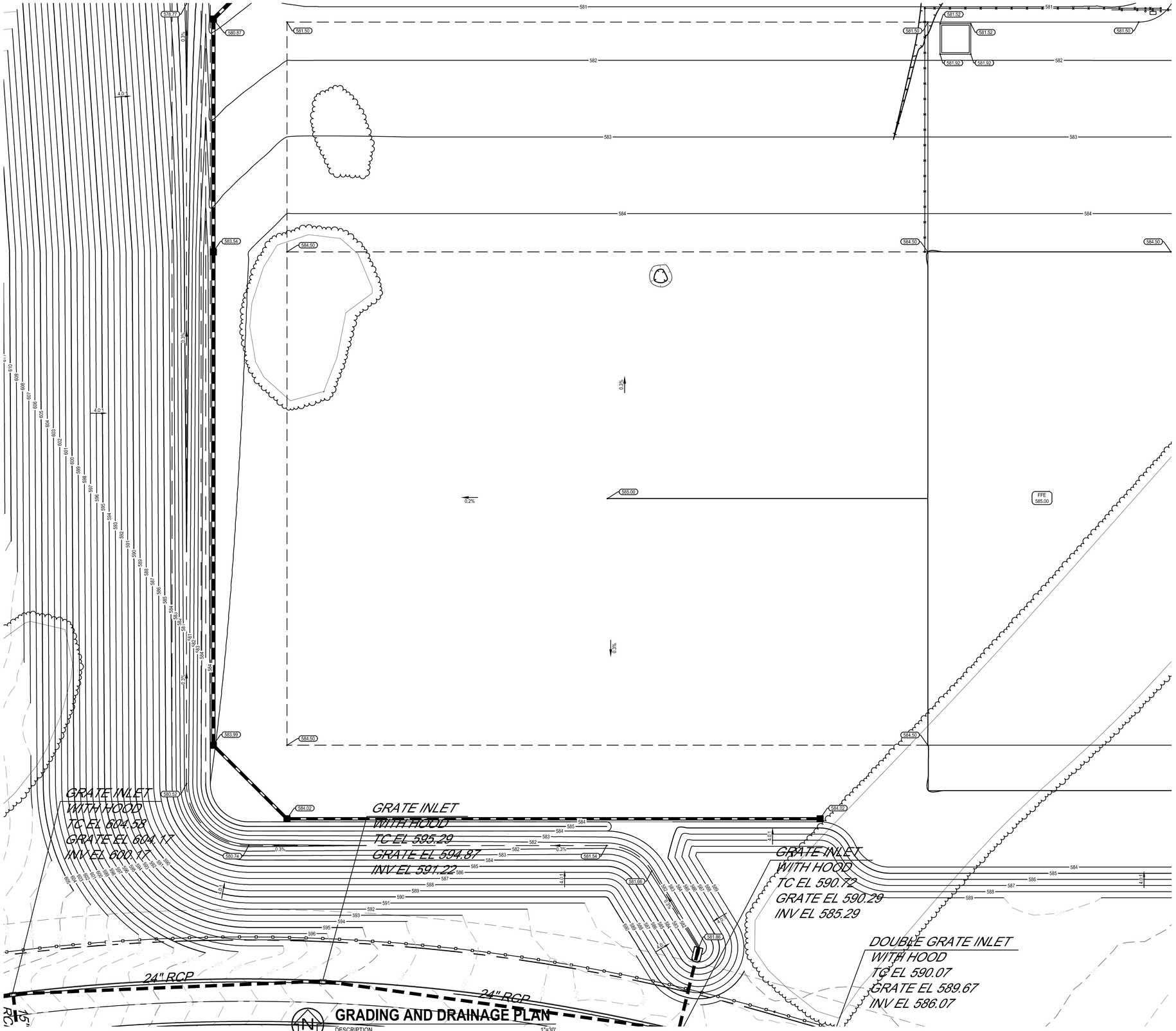
TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-148**

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## NOTES:

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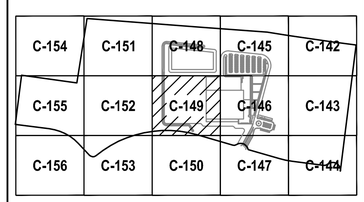


## KEY MAP

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TN PE XXXXX

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DRAWN BY
YORIO

CHECKED BY
SPURLOCK

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TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-149**

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## GRADING AND DRAINAGE PLAN

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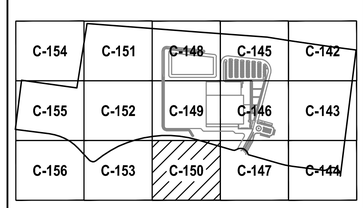


## KEY MAP

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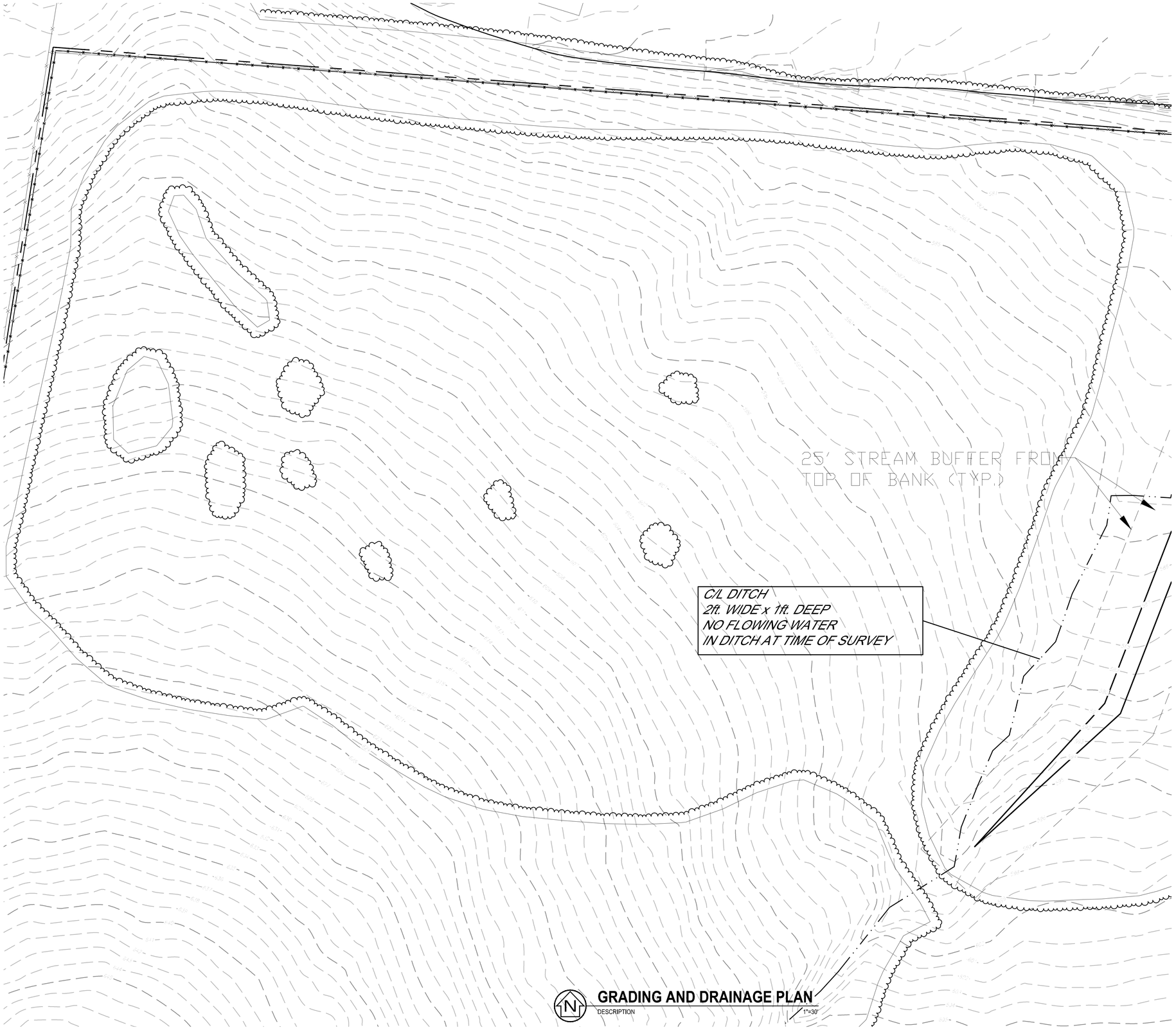
TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-150**

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|---|---|---|---|---|
| C-154 | C-151 | C-148 | C-145 | C-142 |
| C-155 | C-152 | C-149 | C-146 | C-143 |
| C-156 | C-153 | C-150 | C-147 | C-144 |

**KEY MAP**

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TN PE XXXXX

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DRAWN BY
YORIO

CHECKED BY
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DATE
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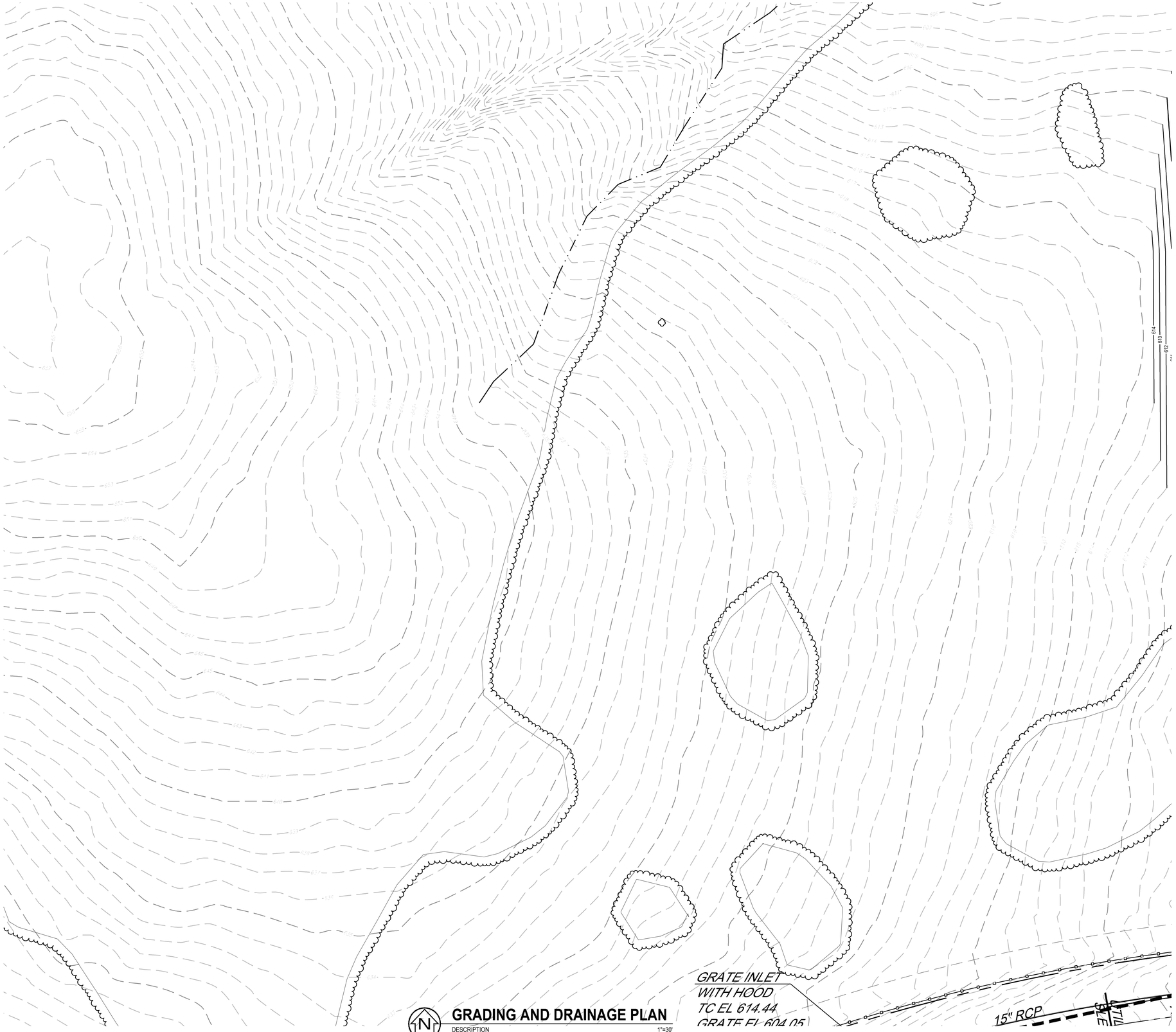
TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-151**




## GRADING AND DRAINAGE PLAN

DESCRIPTION 1"=30'

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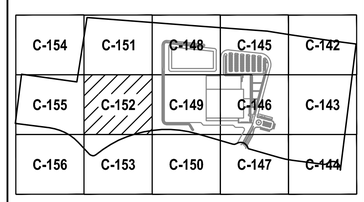


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No. XXXXX
STATE OF TENNESSEE

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TN PE XXXXX

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YORIO

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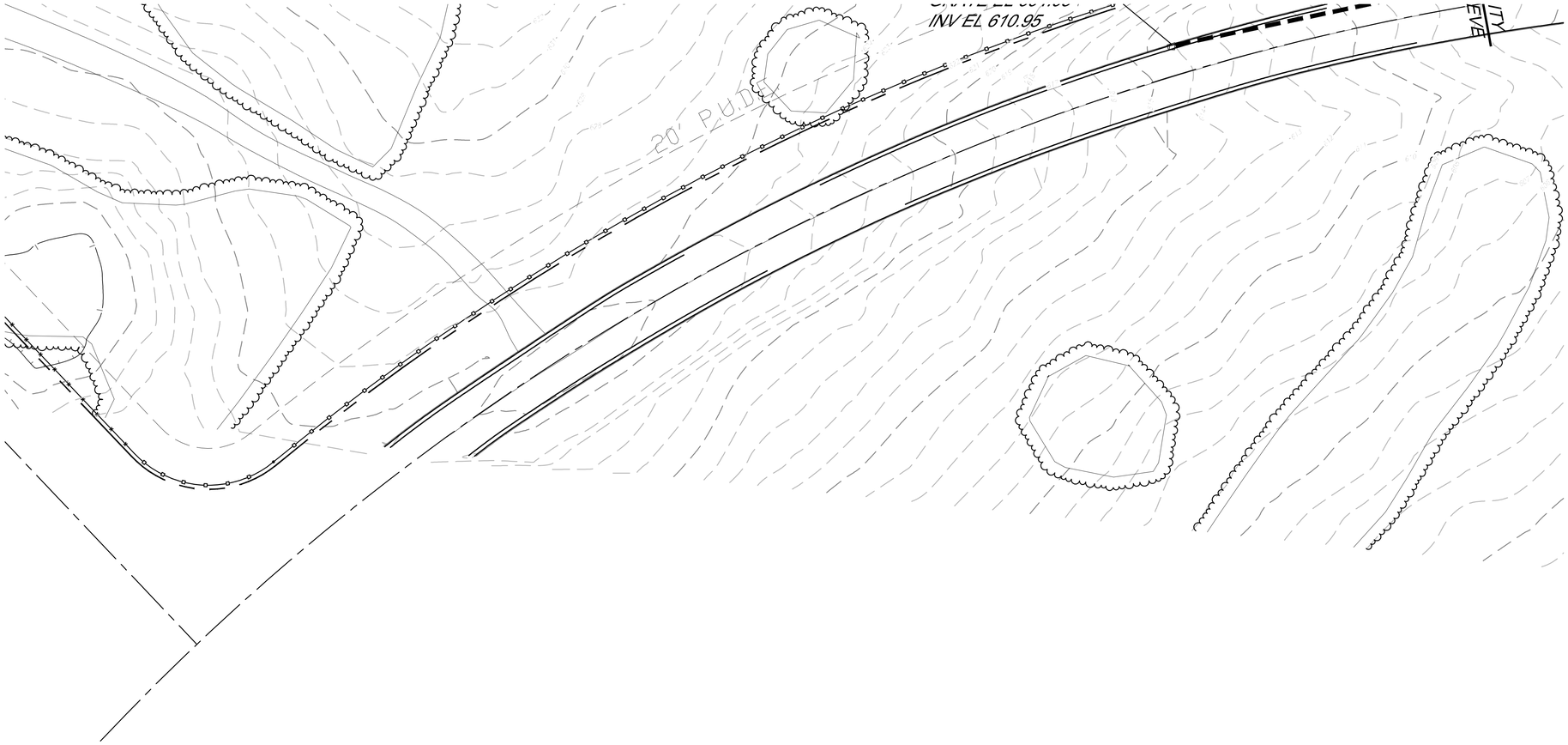
TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-152**

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## GRADING AND DRAINAGE PLAN

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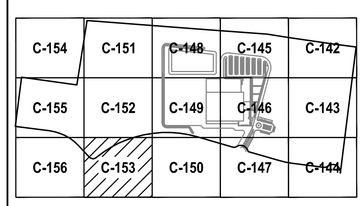


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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YORIO

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DATE
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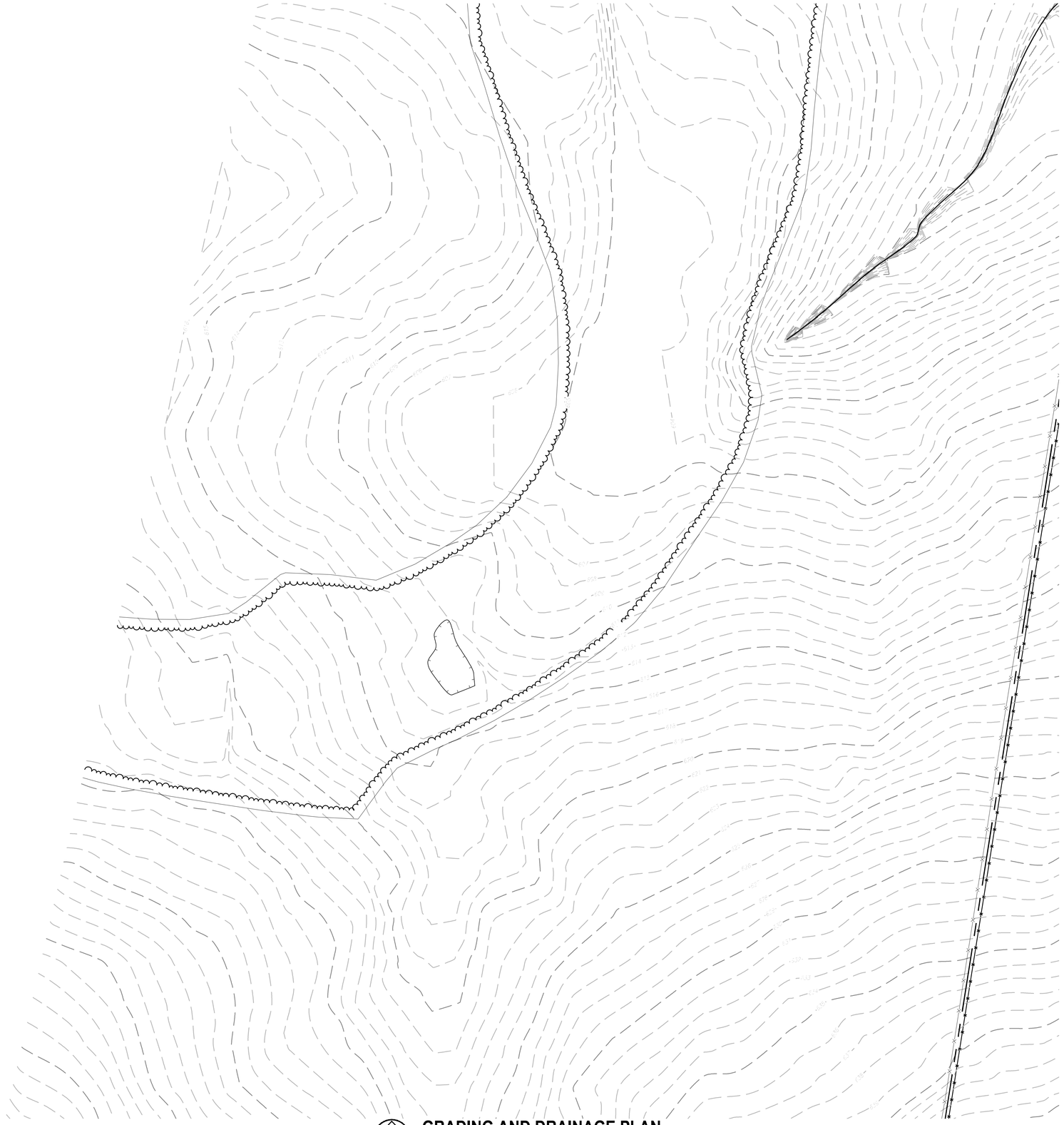
TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-153**



## GRADING AND DRAINAGE PLAN

DESCRIPTION 1"=30'

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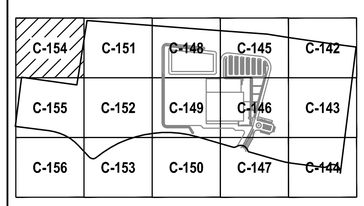


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BERETTA

PATTILLO Construction Corporation

# NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. XXXXX
STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-141-GRADING AND DRAINAGE.DWG

DATE
07 - 25 - 2014

TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-154**

## GRADING AND DRAINAGE PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

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| | | | | |
|---|---|---|---|---|
| C-154 | C-151 | C-148 | C-145 | C-142 |
| C-155 | C-152 | C-149 | C-146 | C-143 |
| C-156 | C-153 | C-150 | C-147 | C-144 |

## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-155**

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## GRADING AND DRAINAGE PLAN

DESCRIPTION 1"=30'


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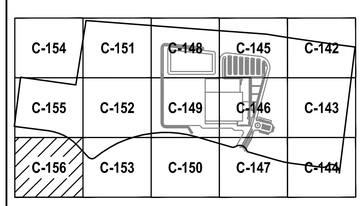


## KEY MAP

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SCALE: 1" = 30'

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DATE
07 - 25 - 2014

TITLE
**GRADING AND DRAINAGE PLAN**

DRAWING NO.
**C-156**

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D

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1 2 3 4 5 6

**DRAINAGE STRUCTURE TABLE**

| STRUCTURE ID | RIM / FLOW ELEVATION | STRUCTURE INVERTS | LOCATION | COMMENTS |
|---|---|---|---|---|
| STRC-1 | RIM = 584.19 | S INV. = 581.86, 24" RCP (EXIST) | N. : 756252.5193<br>E. : 1854550.0002 | 24" MES |
| STRC-2 | RIM = 590.72 | N INV. = 582.29, 24" RCP (EXIST) | N. : 756199.3505<br>E. : 1854537.1139 | NULL STRUCTURE |
| STRC-3 | RIM = 578.50 | NE INV. = 568.33, 36" RCP | N. : 757142.8515<br>E. : 1854664.6961 | STORM STRUCTURE |
| STRC-4 | RIM = 570.77 | SW INV. = 567.35, 36" RCP | N. : 757402.2075<br>E. : 1854773.7125 | 36" MES |
| STRC-5 | RIM = 576.00 | NE INV. = 568.36, 36" RCP | N. : 757198.1449<br>E. : 1854669.5498 | STORM STRUCTURE |
| STRC-6 | RIM = 570.99 | SW INV. = 567.57, 36" RCP | N. : 757403.2626<br>E. : 1854760.5181 | 36" MES |
| STRC-7 | RIM = 581.53 | W INV. = 572.89, 18" RCP | N. : 756848.1101<br>E. : 1856156.5956 | STORM STRUCTURE |
| STRC-8 | RIM = 581.33 | E INV. = 572.44, 18" RCP<br>W INV. = 572.44, 18" RCP | N. : 756881.2389<br>E. : 1856032.9571 | STORM STRUCTURE |
| STRC-9 | RIM = 581.39 | E INV. = 571.99, 18" RCP<br>W INV. = 571.99, 24" RCP | N. : 756914.3678<br>E. : 1855909.3186 | STORM STRUCTURE |
| STRC-10 | RIM = 581.45 | E INV. = 571.54, 24" RCP<br>W INV. = 571.54, 24" RCP | N. : 756947.4966<br>E. : 1855785.6801 | STORM STRUCTURE |
| STRC-11 | RIM = 581.52 | E INV. = 571.09, 24" RCP<br>W INV. = 571.09, 30" RCP | N. : 756980.6254<br>E. : 1855662.0416 | STORM STRUCTURE |
| STRC-12 | RIM = 582.83 | E INV. = 569.69, 30" RCP<br>S INV. = 569.69, 24" HDPE<br>W INV. = 569.69, 36" RCP | N. : 756980.6254<br>E. : 1855262.0416 | STORM STRUCTURE |
| STRC-13 | RIM = 582.49 | E INV. = 569.24, 36" RCP<br>W INV. = 569.24, 36" RCP | N. : 756980.6254<br>E. : 1855134.0416 | STORM STRUCTURE |
| STRC-14 | RIM = 581.54 | E INV. = 568.79, 36" RCP<br>W INV. = 568.79, 36" RCP | N. : 756980.6254<br>E. : 1855006.0416 | STORM STRUCTURE |
| STRC-15 | RIM = 571.42 | E INV. = 568.00, 36" RCP | N. : 756980.6254<br>E. : 1854779.0416 | 36" MES |
| STRC-18 | RIM = 584.44 | SE INV. = 572.69, 24" HDPE<br>N INV. = 572.69, 24" HDPE | N. : 756464.7713<br>E. : 1855214.0671 | STORM STRUCTURE |
| STRC-19 | RIM = 584.27 | S INV. = 571.79, 24" HDPE<br>N INV. = 571.79, 24" HDPE | N. : 756552.6254<br>E. : 1855234.5498 | STORM STRUCTURE |
| STRC-20 | RIM = 584.22 | S INV. = 570.88, 24" HDPE<br>W INV. = 570.88, 12" HDPE<br>N INV. = 570.88, 24" HDPE | N. : 756642.6254<br>E. : 1855246.6075 | STORM STRUCTURE |
| STRC-21 | RIM = 584.16 | S INV. = 570.56, 24" HDPE<br>W INV. = 570.56, 12" HDPE<br>N INV. = 570.56, 24" HDPE | N. : 756732.6254<br>E. : 1855258.6653 | STORM STRUCTURE |
| STRC-22 | RIM = 584.29 | S INV. = 570.23, 24" HDPE<br>W INV. = 570.23, 12" HDPE<br>N INV. = 570.23, 24" HDPE | N. : 756827.1254<br>E. : 1855270.7230 | STORM STRUCTURE |

**DRAINAGE STRUCTURE TABLE**

| STRUCTURE ID | RIM / FLOW ELEVATION | STRUCTURE INVERTS | LOCATION | COMMENTS |
|---|---|---|---|---|
| STRC-23 | RIM = 584.51 | E INV. = 571.80, 12" HDPE | N. : 756646.6254<br>E. : 1855154.4711 | STORM STRUCTURE |
| STRC-24 | RIM = 584.35 | E INV. = 571.60, 12" HDPE | N. : 756736.6254<br>E. : 1855154.4711 | STORM STRUCTURE |
| STRC-25 | RIM = 583.61 | E INV. = 571.39, 12" HDPE | N. : 756827.1254<br>E. : 1855154.4711 | STORM STRUCTURE |
| STRC-26 | RIM = 583.20 | SE INV. = 575.64, 18" HDPE<br>W INV. = 575.64, 18" HDPE | N. : 756269.2902<br>E. : 1855403.0866 | STORM STRUCTURE |
| STRC-27 | RIM = 583.98 | E INV. = 574.58, 18" HDPE<br>W INV. = 574.58, 18" HDPE<br>NW INV. = 574.58, 24" HDPE | N. : 756296.6450<br>E. : 1855300.9968 | STORM STRUCTURE |
| STRC-28 | RIM = 583.50 | NW INV. = 576.93, 18" HDPE | N. : 756165.7326<br>E. : 1855480.6529 | STORM STRUCTURE |
| STRC-29 | RIM = 584.04 | E INV. = 577.25, 18" HDPE | N. : 756282.7922<br>E. : 1855034.0959 | STORM STRUCTURE |
| STRC-30 | RIM = 584.02 | W INV. = 571.52, 18" HDPE | N. : 756336.5629<br>E. : 1854629.1570 | STORM STRUCTURE |
| STRC-31 | RIM = 584.02 | E INV. = 570.30, 18" HDPE<br>NW INV. = 570.30, 18" HDPE | N. : 756336.5629<br>E. : 1854281.3669 | STORM STRUCTURE |
| STRC-32 | RIM = 583.99 | SE INV. = 570.06, 18" HDPE<br>N INV. = 570.06, 24" HDPE | N. : 756384.5629<br>E. : 1854233.3669 | STORM STRUCTURE |
| STRC-33 | RIM = 583.54 | S INV. = 568.93, 24" HDPE<br>N INV. = 568.93, 24" HDPE | N. : 756706.6254<br>E. : 1854233.3669 | STORM STRUCTURE |
| STRC-34 | RIM = 580.87 | S INV. = 568.40, 24" HDPE<br>NE INV. = 568.40, 24" HDPE | N. : 756858.6254<br>E. : 1854233.3669 | STORM STRUCTURE |
| STRC-35 | RIM = 570.16 | SW INV. = 568.00, 24" HDPE | N. : 756939.6254<br>E. : 1854314.3669 | 24" MES |

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BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
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No. XXXXX
STATE OF TENNESSEE

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TN PE XXXXX

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DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-141-GRADING AND DRAINAGE.DWG

DATE
07 - 25 - 2014

TITLE
**DRAINAGE STRUCTURES TABLE**

DRAWING NO.
**C-157**

## GENERAL NOTES:

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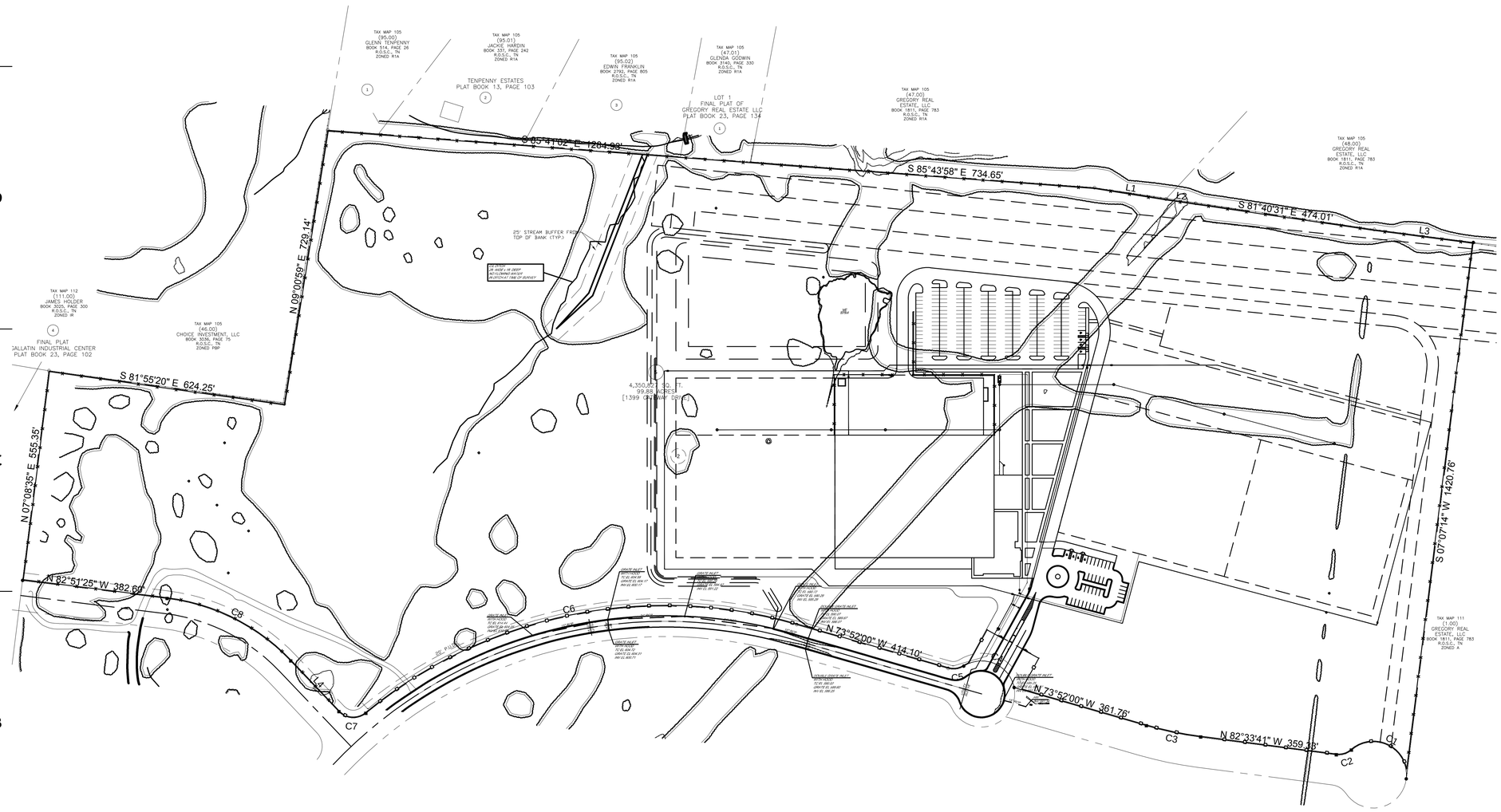
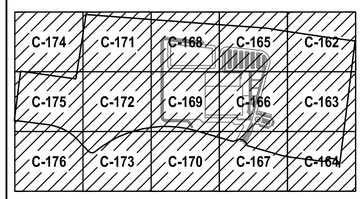



## OVERALL UTILITY PLAN

1"=150'




## KEY MAP

0 75' 150' 300' 450'

SCALE: 1" = 150'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BERETTA, USA

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MICHAEL C. SPURLOCK
TN PE XXXXX

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YORIO

CHECKED BY
SPURLOCK

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C07005.000/C-161-UTILITIES.DWG

DATE
07 - 25 - 2014

TITLE
**OVERALL UTILITY PLAN**

DRAWING NO.
**C-161**

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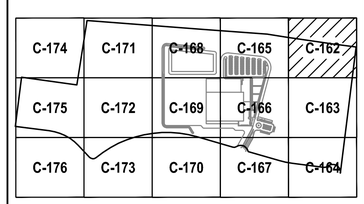


## KEY MAP

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SCALE: 1" = 30'

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DATE
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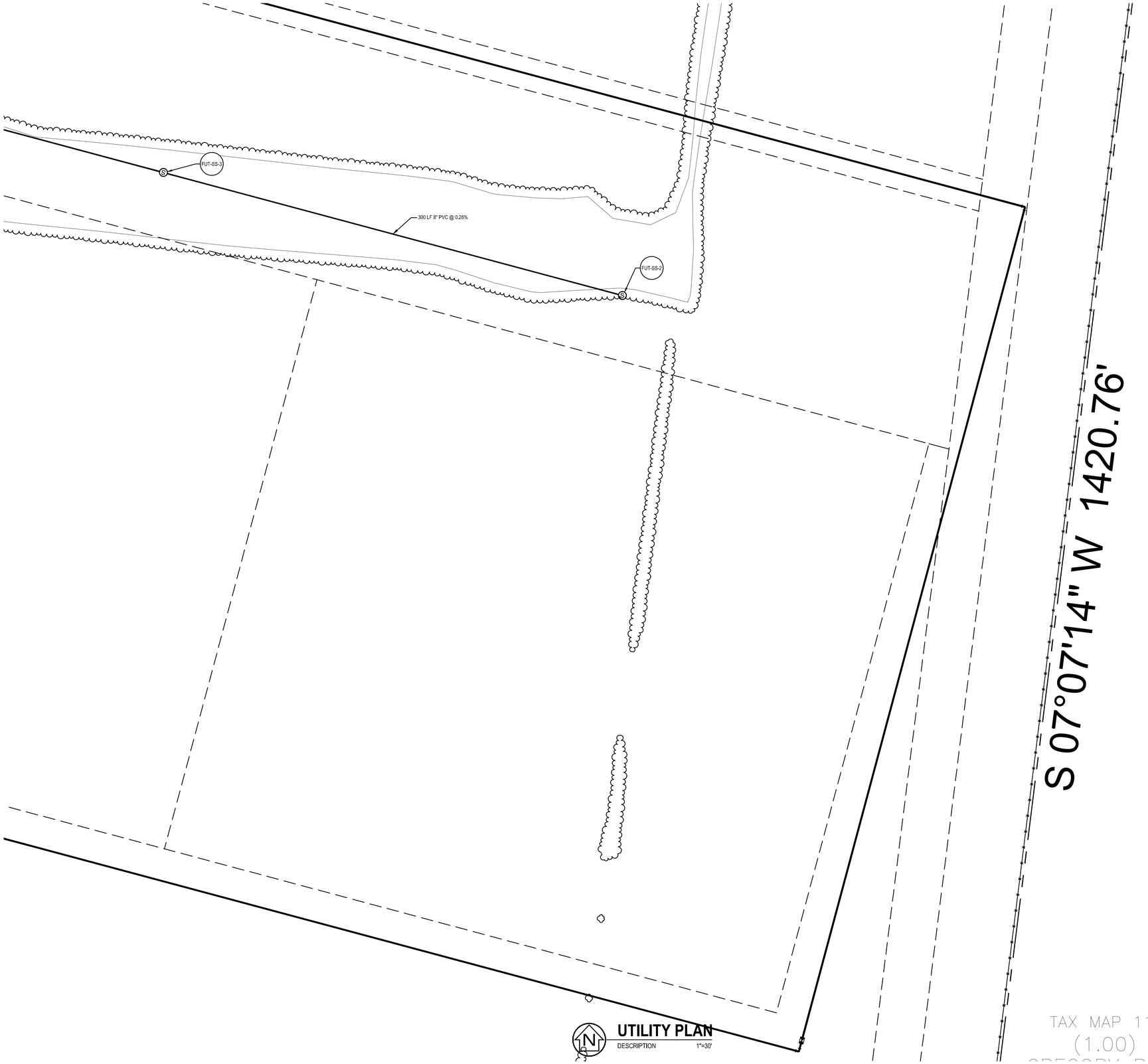
TITLE
**UTILITY PLAN**

DRAWING NO.
**C-162**




UTILITY PLAN
DESCRIPTION 1"=30'

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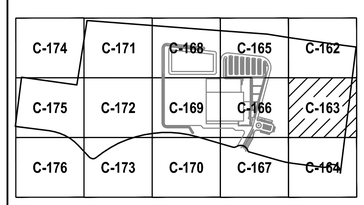


KEY MAP

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SCALE: 1" = 30'

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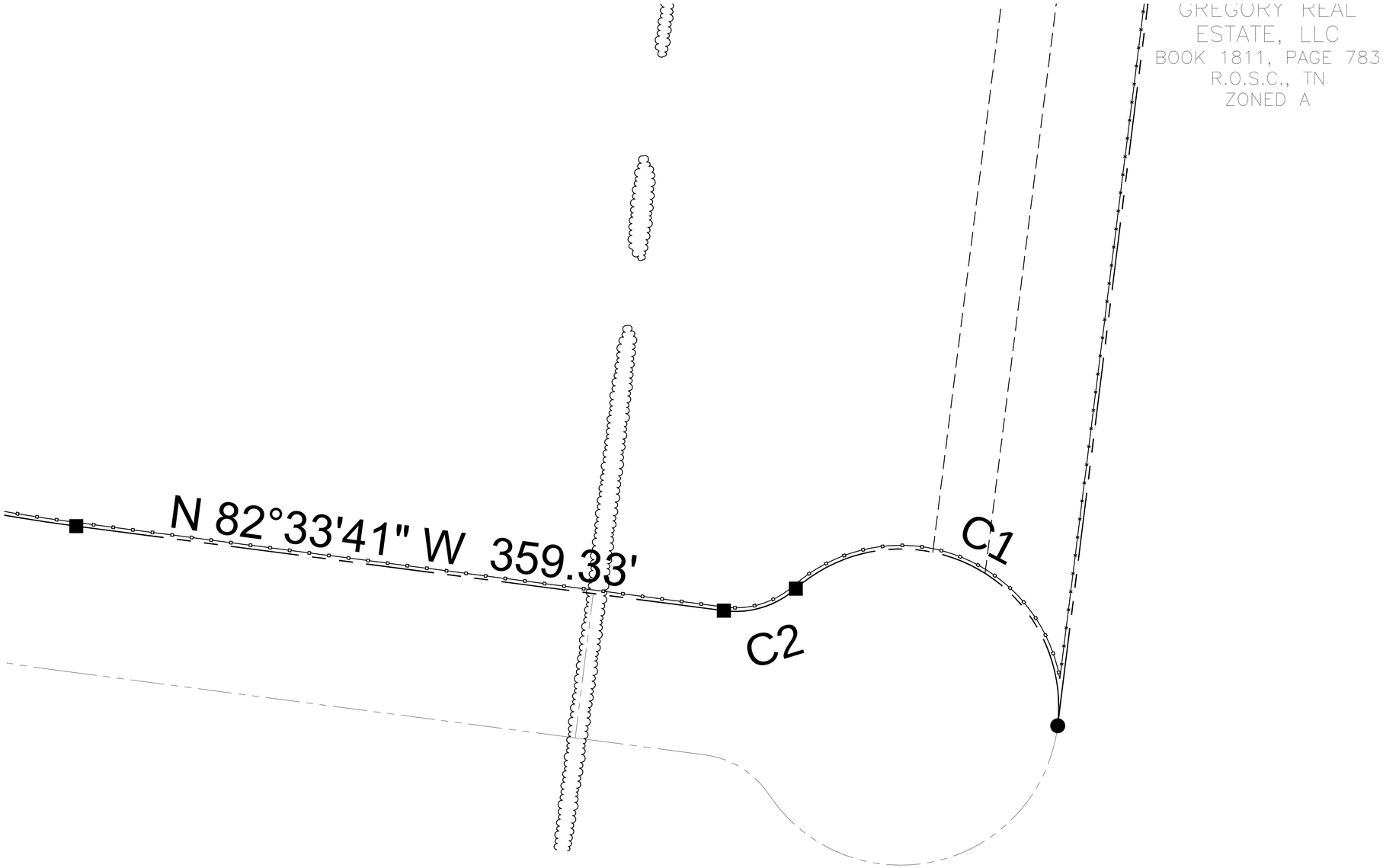
TITLE
**UTILITY PLAN**

DRAWING NO.
**C-163**

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## UTILITY PLAN

DESCRIPTION 1"=30'

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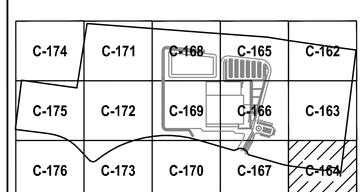


**KEY MAP**

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TITLE
**UTILITY PLAN**

DRAWING NO.
**C-164**

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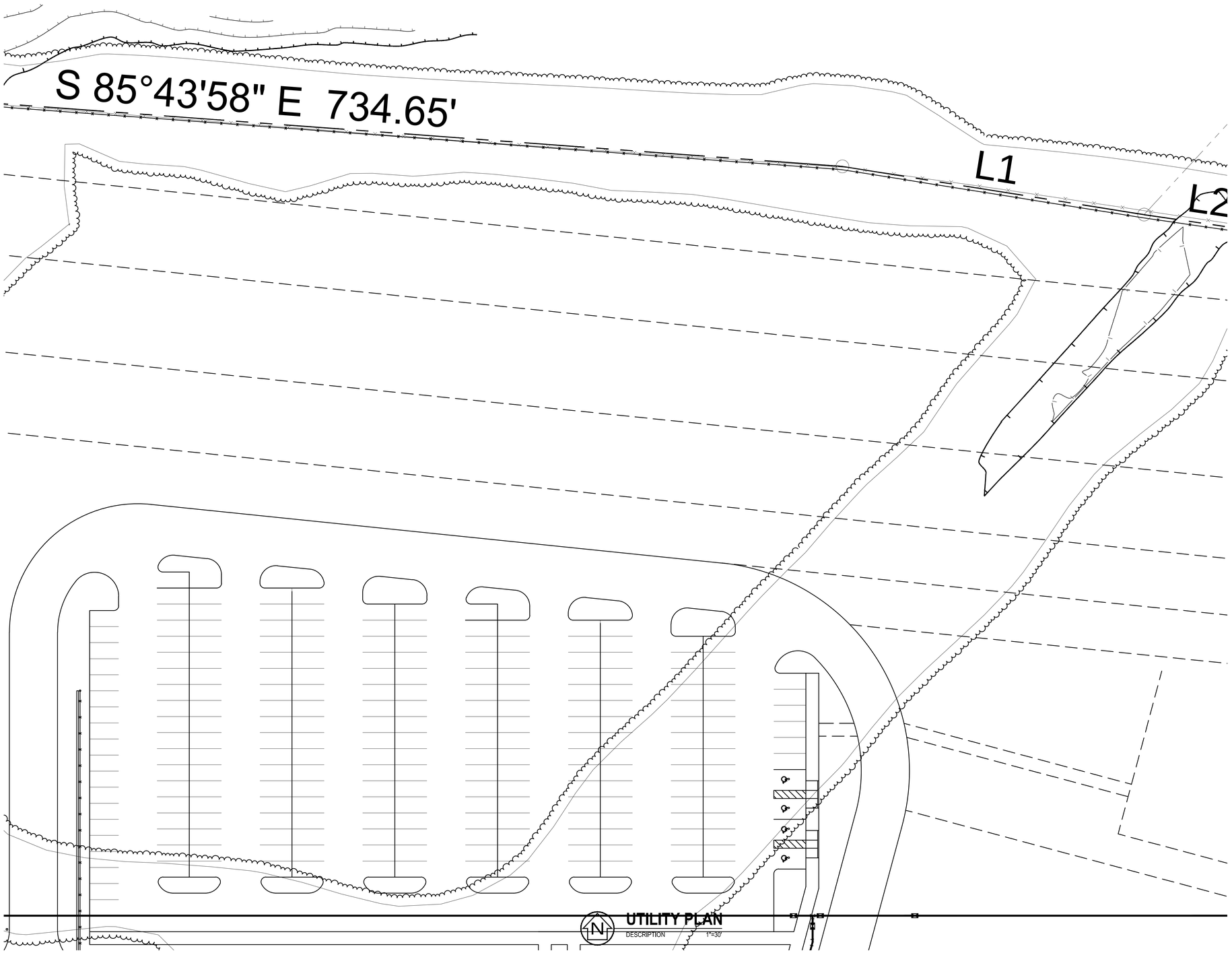


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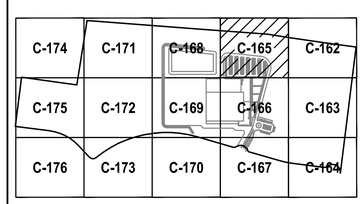


## KEY MAP

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SCALE: 1" = 30'

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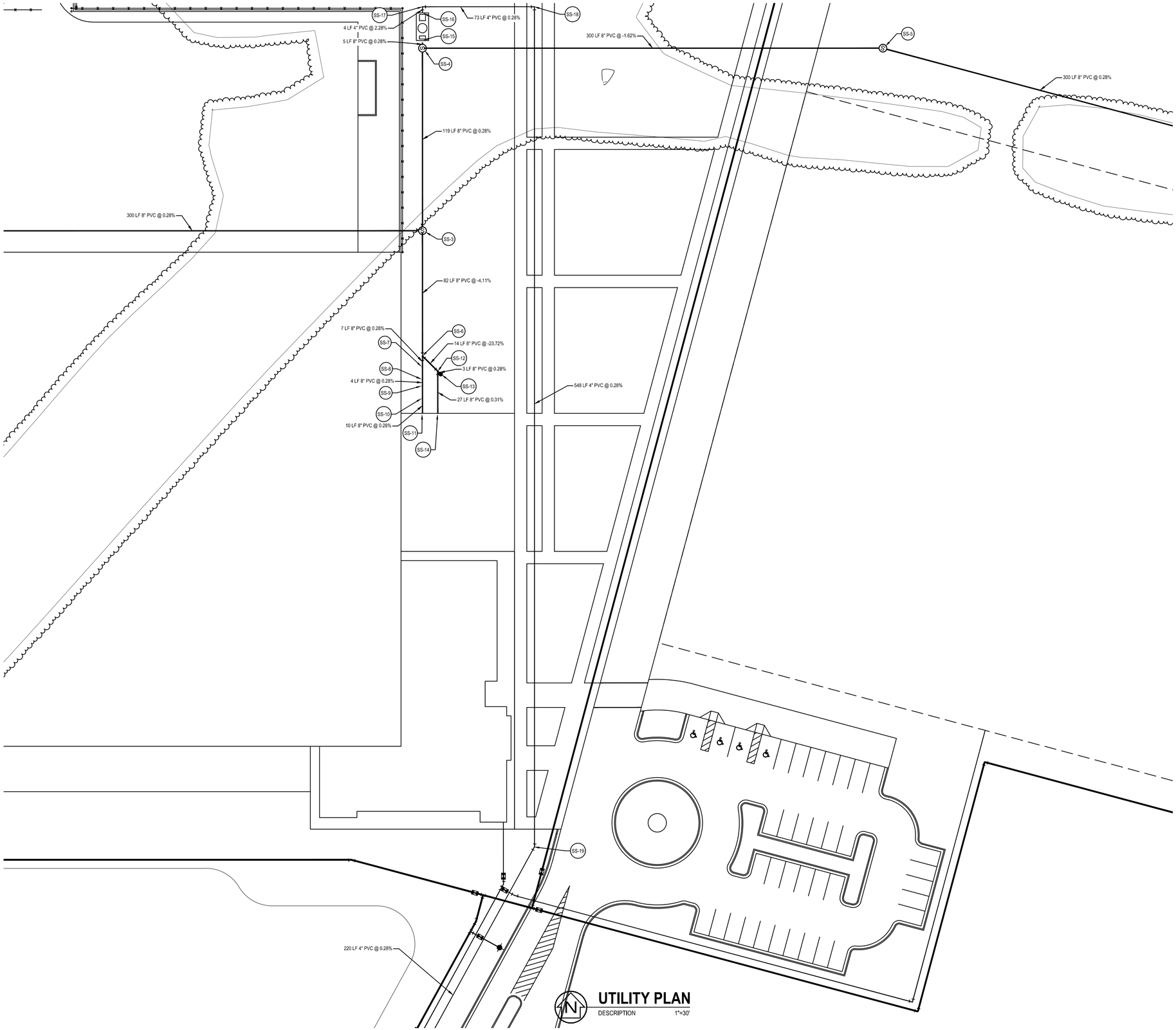
DATE
07 - 25 - 2014

TITLE
**UTILITY PLAN**

DRAWING NO.
**C-165**




## UTILITY PLAN

DESCRIPTION 1"=30'

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|---|---|---|---|---|
| C-174 | C-171 | C-168 | C-165 | C-162 |
| C-175 | C-172 | C-169 | C-166 | C-163 |
| C-176 | C-173 | C-170 | C-167 | C-164 |

KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

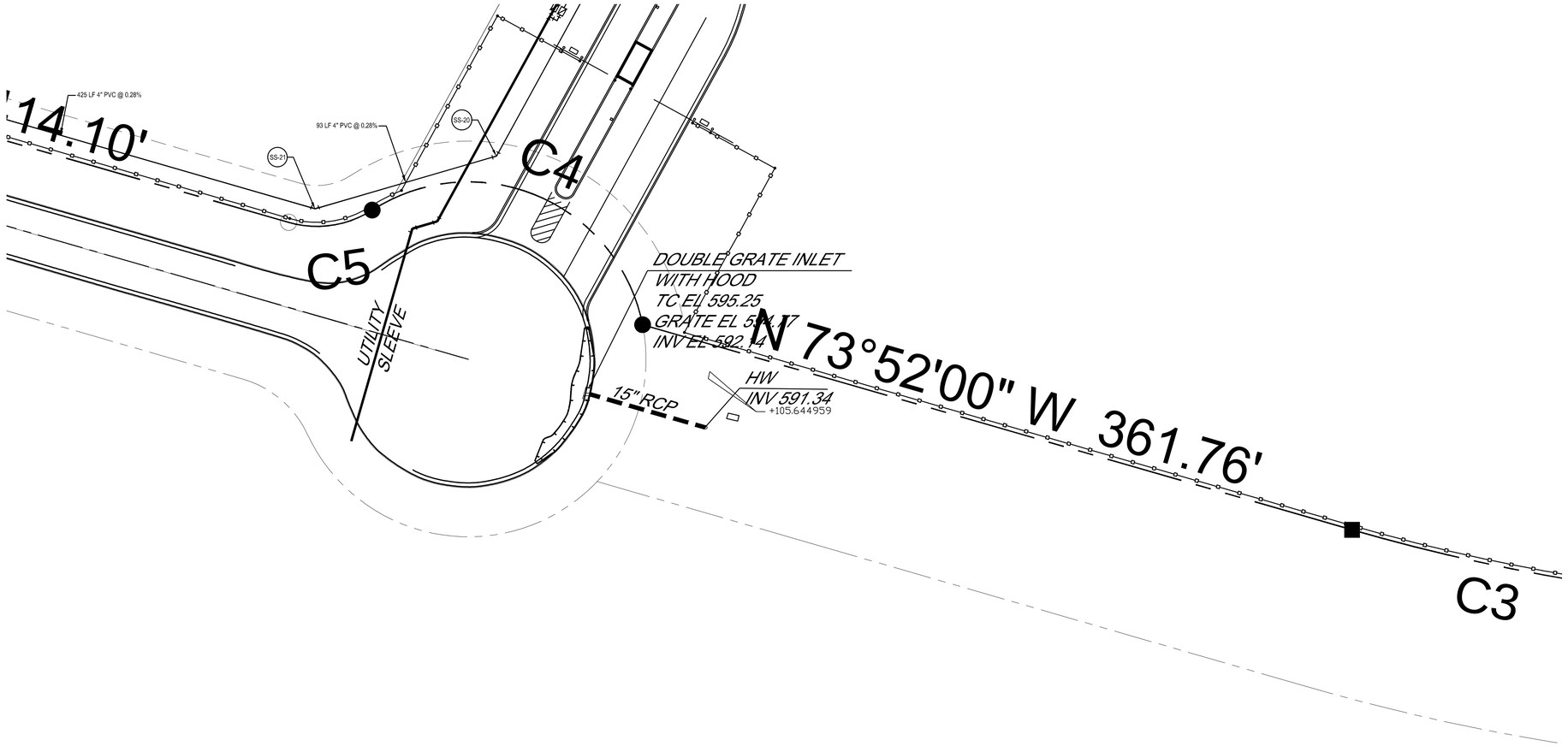
CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-161-UTILITIES.DWG

DATE
07 - 25 - 2014

TITLE
UTILITY PLAN

DRAWING NO.
C-166

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## UTILITY PLAN

DESCRIPTION 1"=30'


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MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
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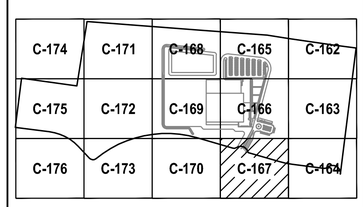
STATE OF TENNESSEE




## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
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DRAWN BY
YORIO

CHECKED BY
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PROJECT NO. / CAD CODE
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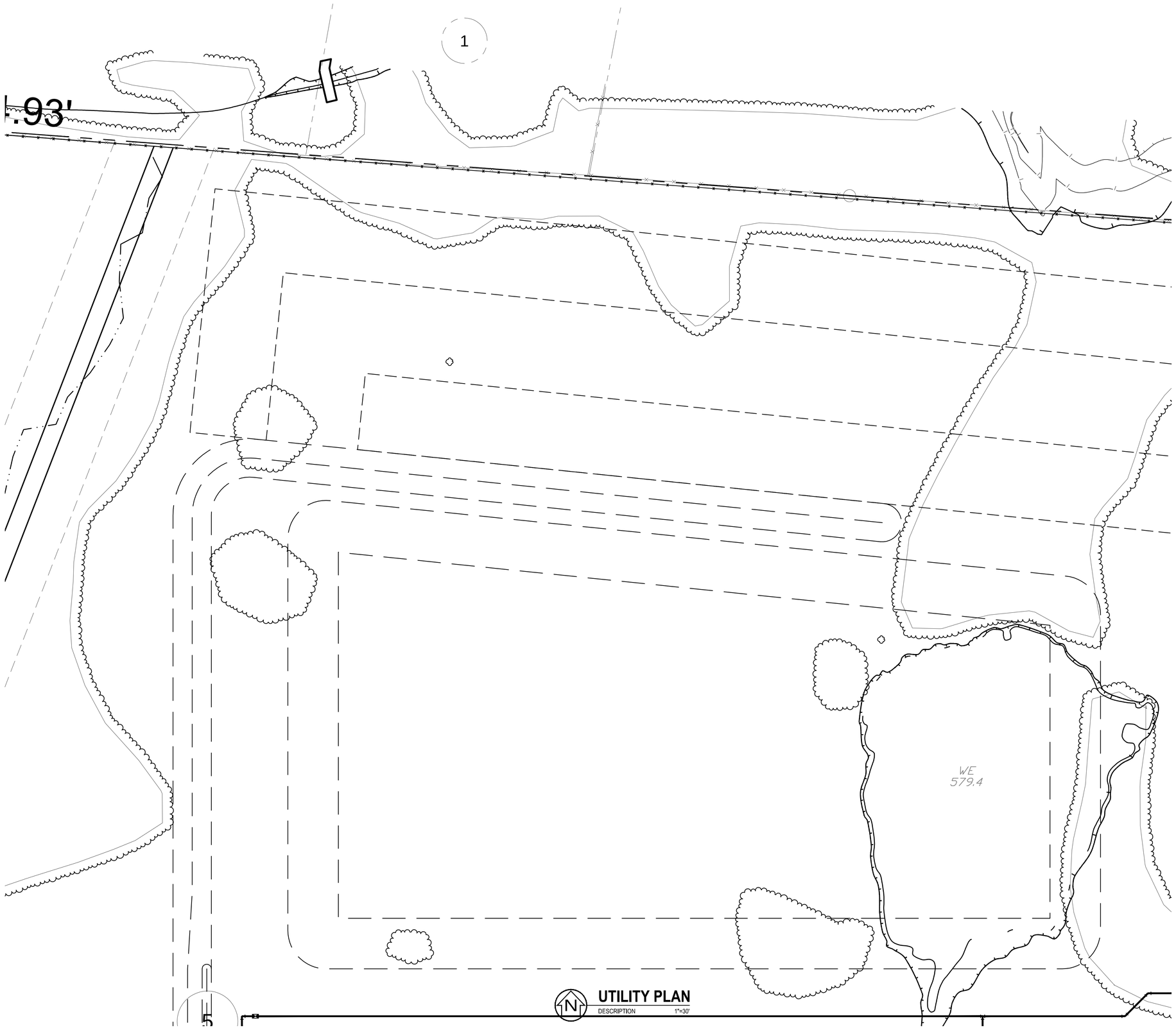
DATE
07 - 25 - 2014

TITLE
**UTILITY PLAN**

DRAWING NO.
**C-167**




## UTILITY PLAN

DESCRIPTION 1"=30'

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|---|---|---|---|---|
| C-174 | C-171 | C-168 | C-165 | C-162 |
| C-175 | C-172 | C-169 | C-166 | C-163 |
| C-176 | C-173 | C-170 | C-167 | C-164 |

## KEY MAP

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SCALE: 1" = 30'

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TN PE XXXXX

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DRAWN BY
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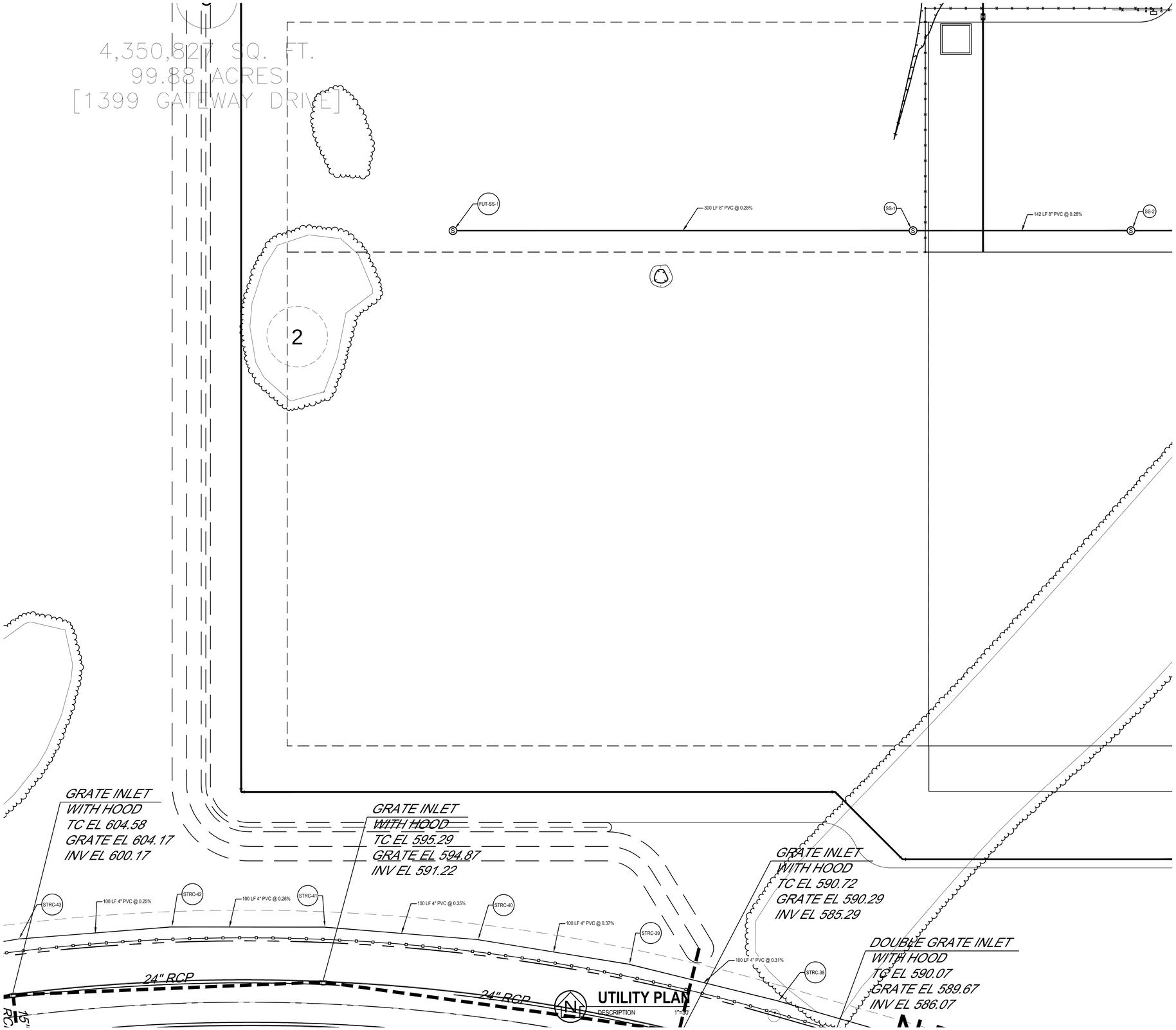
DATE
07 - 25 - 2014

TITLE
**UTILITY PLAN**

DRAWING NO.
**C-168**

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| | | | | |
|---|---|---|---|---|
| C-174 | C-171 | C-168 | C-165 | C-162 |
| C-175 | C-172 | C-169 | C-166 | C-163 |
| C-176 | C-173 | C-170 | C-167 | C-164 |

KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TN PE XXXXX

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DATE
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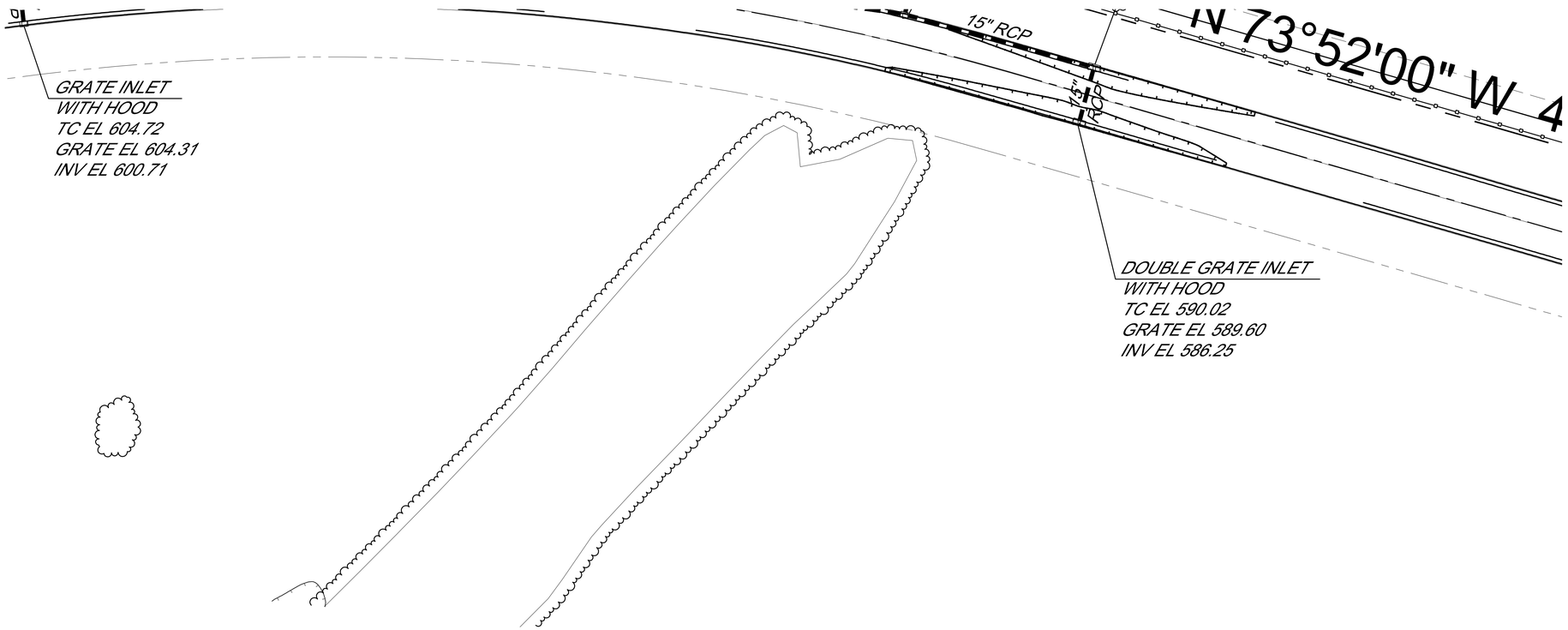
TITLE
UTILITY PLAN

DRAWING NO.
C-169

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DESCRIPTION 1"=30'

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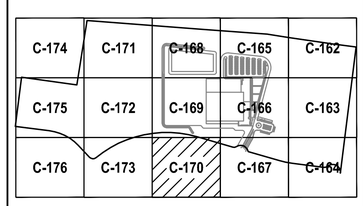


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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YORIO

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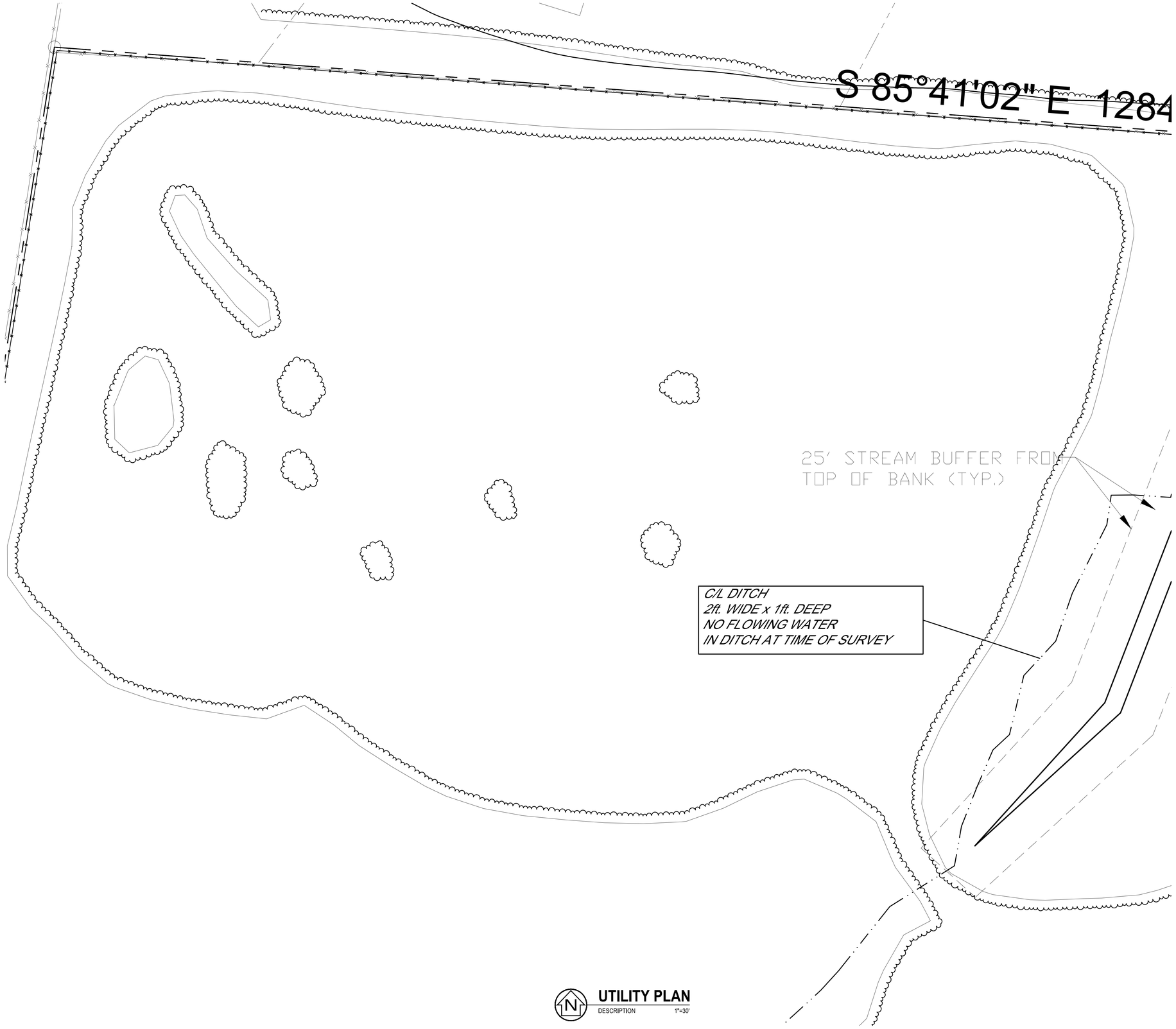
DATE
07 - 25 - 2014

TITLE
**UTILITY PLAN**

DRAWING NO.
**C-170**

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## UTILITY PLAN

DESCRIPTION 1"=30'

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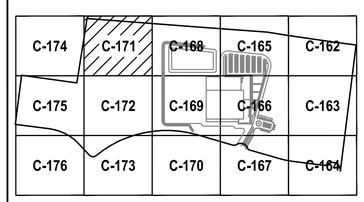
DATE
07 - 25 - 2014

TITLE
UTILITY PLAN




KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

DRAWING NO.
C-171

## UTILITY PLAN

DESCRIPTION 1"=30'

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| | | | | |
|---|---|---|---|---|
| C-174 | C-171 | C-168 | C-165 | C-162 |
| C-175 | C-172 | C-169 | C-166 | C-163 |
| C-176 | C-173 | C-170 | C-167 | C-164 |

## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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MICHAEL C. SPURLOCK
TN PE XXXXX

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YORIO

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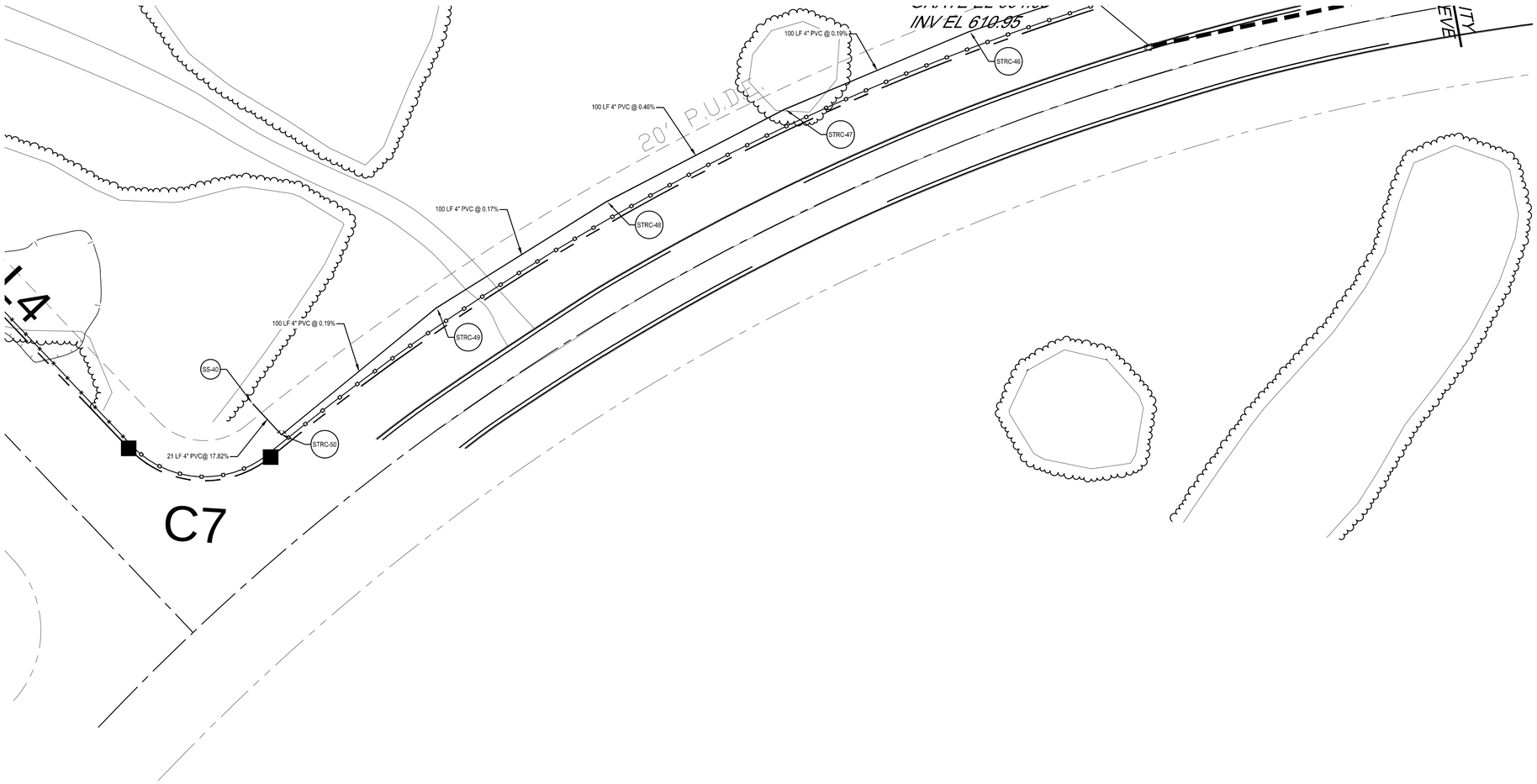
DATE
07 - 25 - 2014

TITLE
**UTILITY PLAN**

DRAWING NO.
**C-172**

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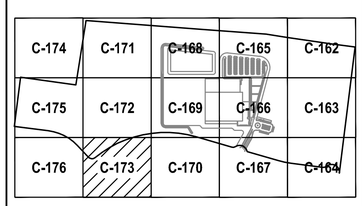


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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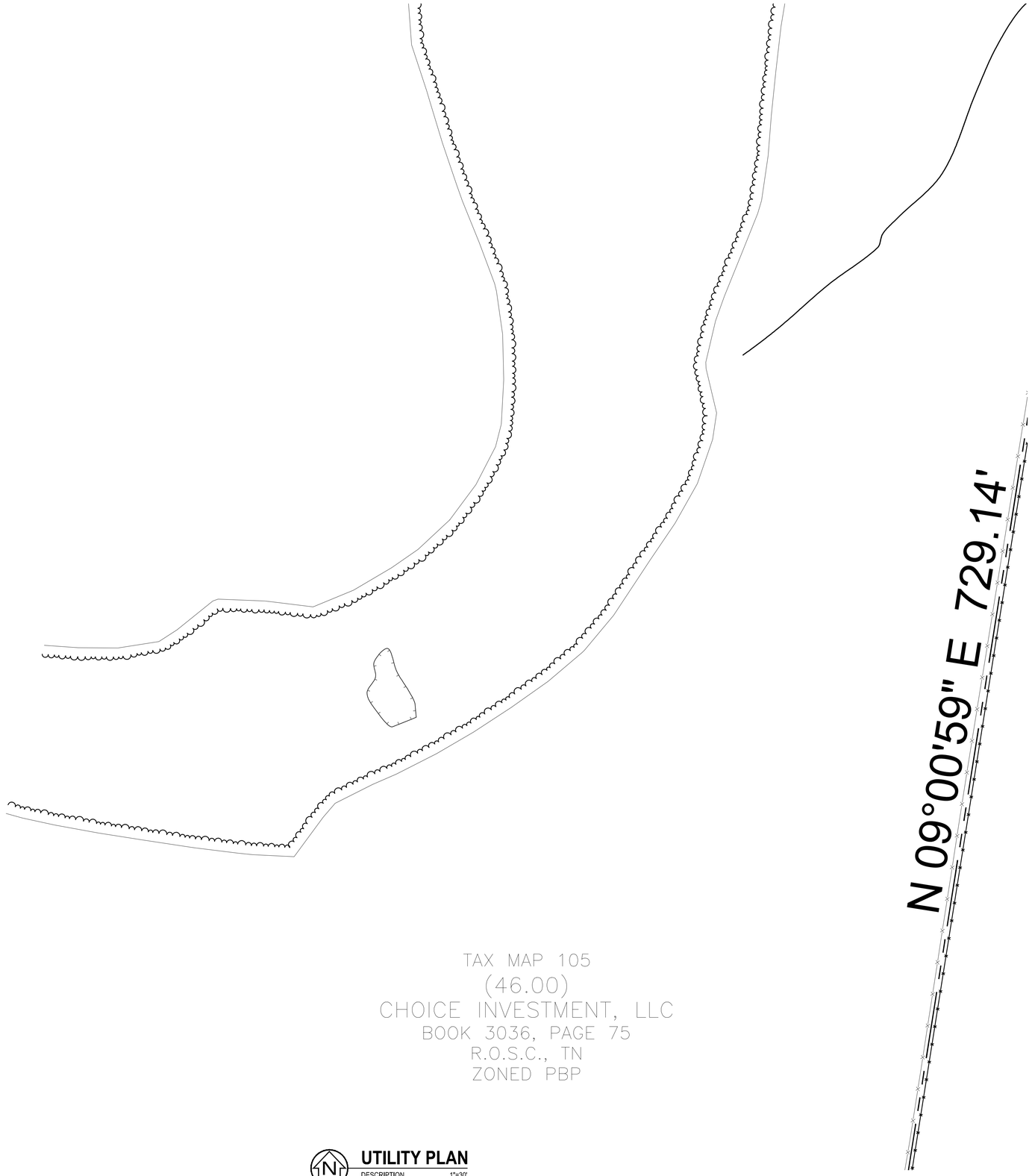
DATE
07 - 25 - 2014

TITLE
**UTILITY PLAN**

DRAWING NO.
**C-173**

## UTILITY PLAN

DESCRIPTION 1"=30'




**UTILITY PLAN**
DESCRIPTION 1"=30'

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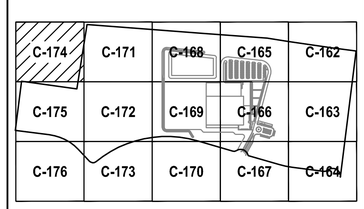


**KEY MAP**

0 15' 30' 60' 90'
SCALE: 1" = 30'

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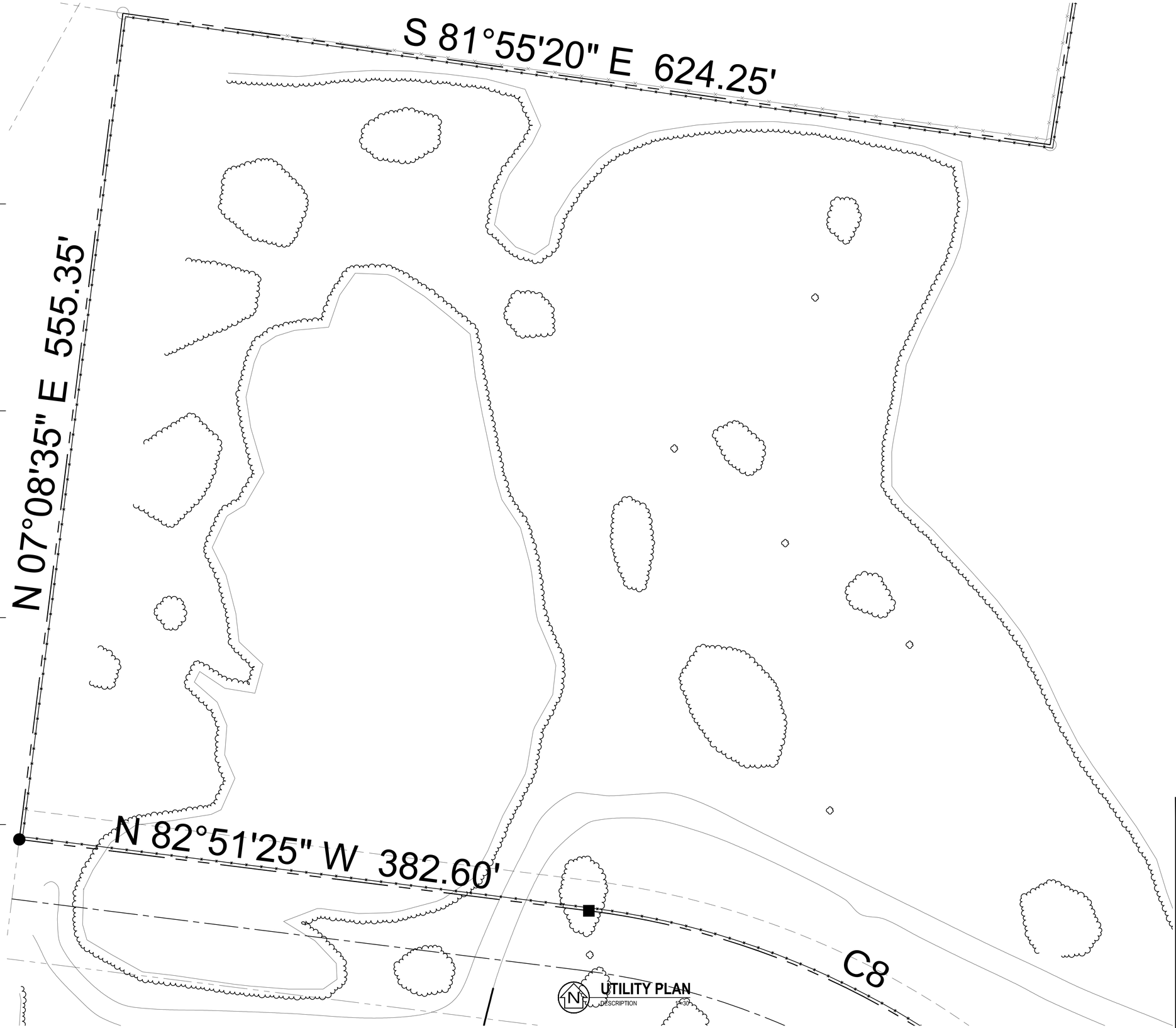
TITLE
**UTILITY PLAN**

DRAWING NO.
**C-174**

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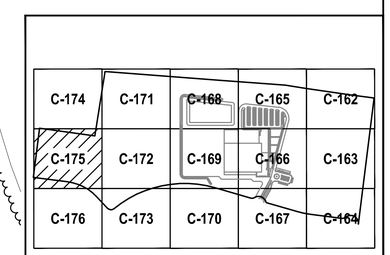


**KEY MAP**

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TITLE
**UTILITY PLAN**

DRAWING NO.
**C-175**

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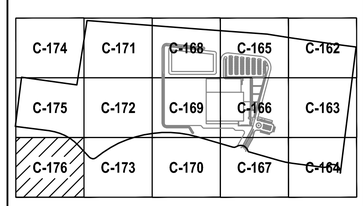
**UTILITY PLAN**
DESCRIPTION 1"=30'




**KEY MAP**

0 15' 30' 60' 90'
SCALE: 1" = 30'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TN PE XXXXX

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YORIO

DRAWN BY
YORIO

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DATE
07 - 25 - 2014

TITLE
**UTILITY PLAN**

DRAWING NO.
**C-176**

## GENERAL NOTES:

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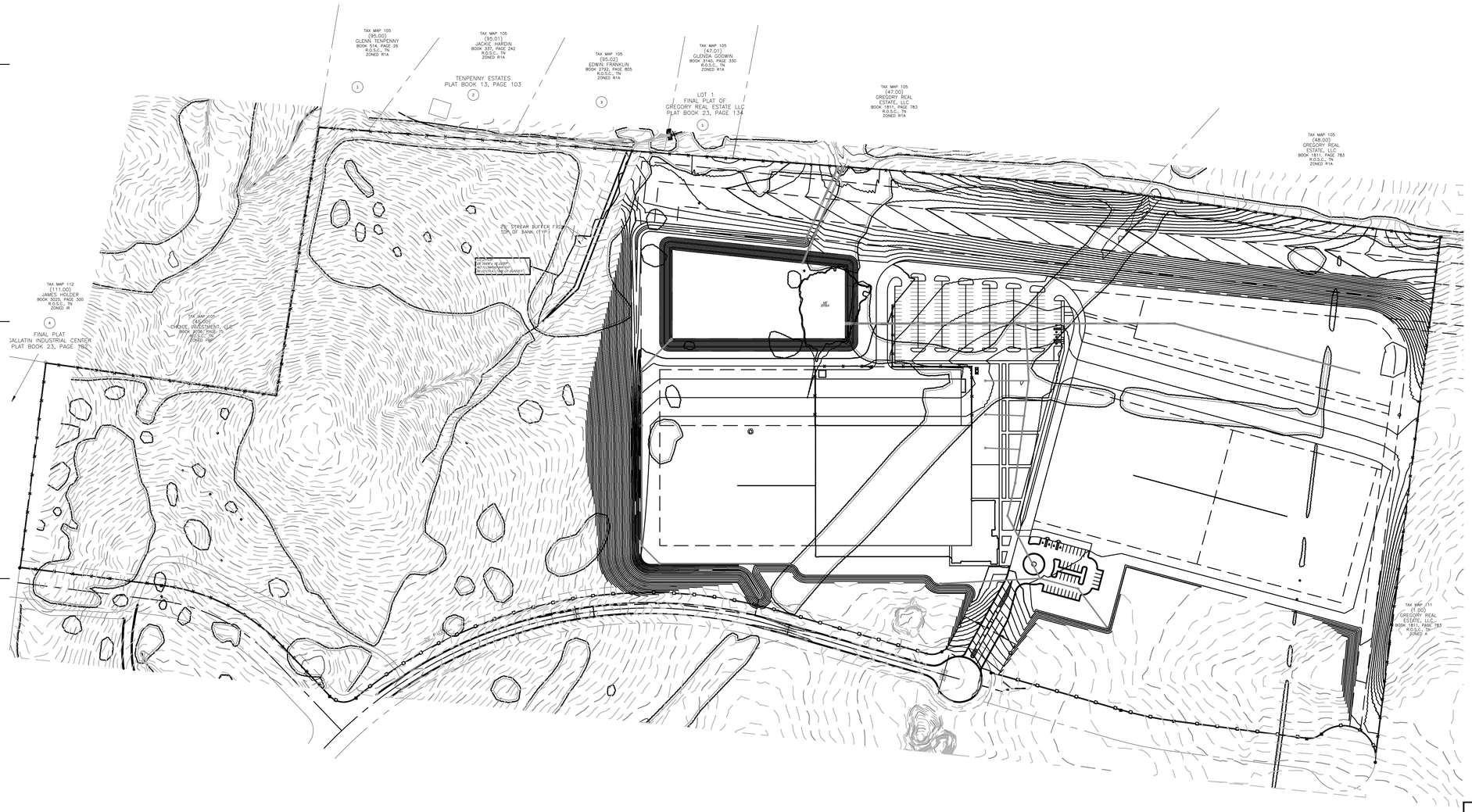
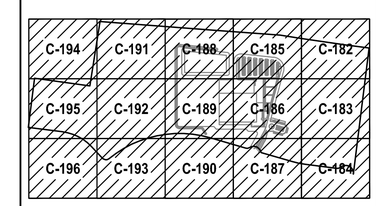



## OVERALL EROSION CONTROL PLAN

1"=150'




## KEY MAP

0 75' 150' 300' 450'

SCALE: 1" = 150'

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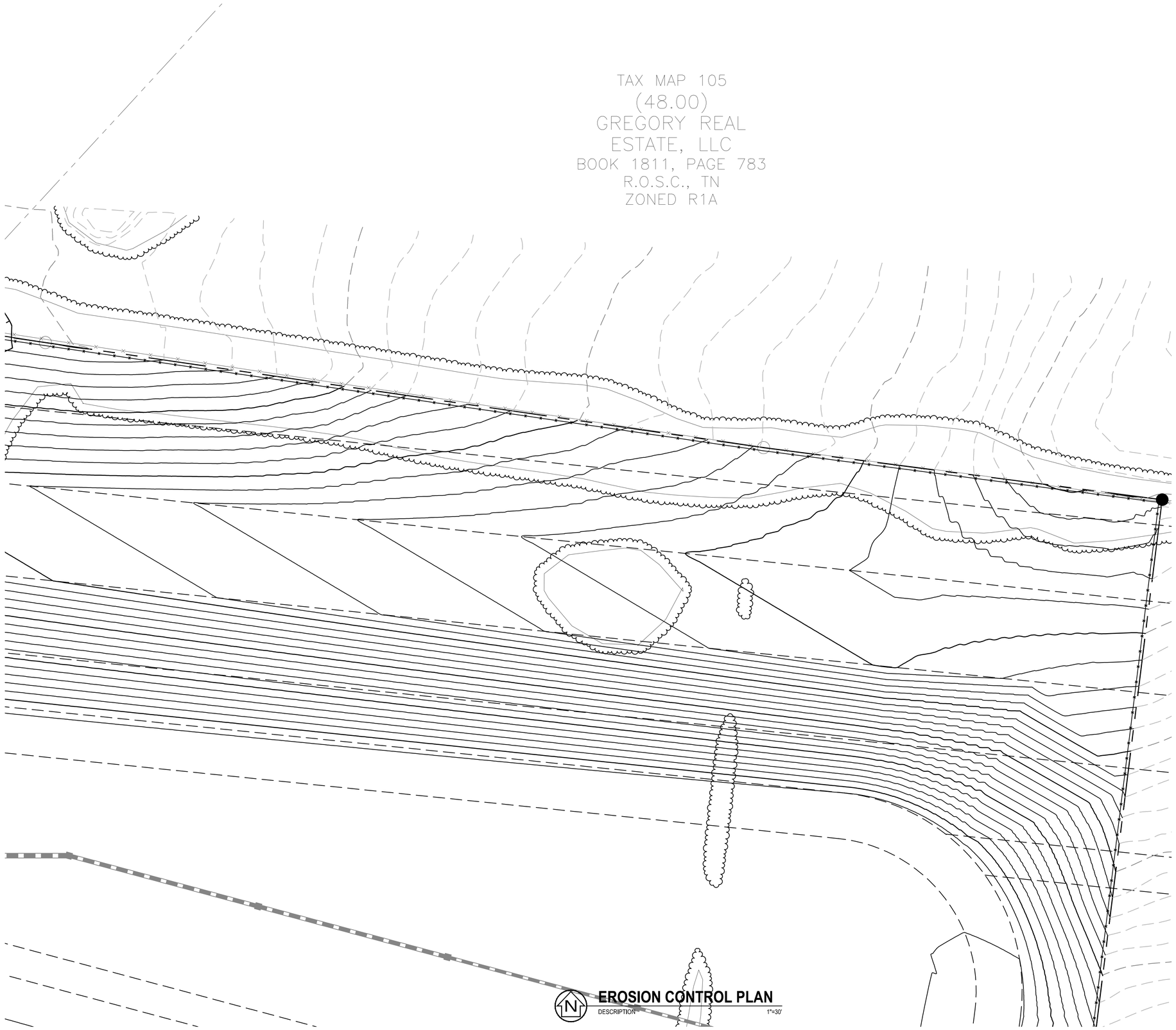
DATE
07 - 25 - 2014

TITLE
**OVERALL EROSION CONTROL PLAN**

DRAWING NO.
**C-181**

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BERETTA

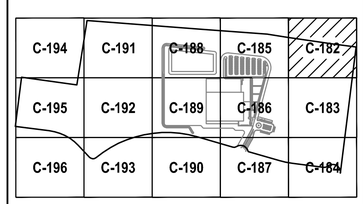
PATTILLO Construction Corporation

# NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. XXXXX
STATE OF TENNESSEE




## KEY MAP

0 15' 30' 60' 90'
SCALE: 1" = 30'

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-181-EROSION AND CONTROL.DWG

DATE
07 - 25 - 2014

TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-182**

## EROSION CONTROL PLAN

DESCRIPTION

1"=30'

## GENERAL NOTES:

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## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

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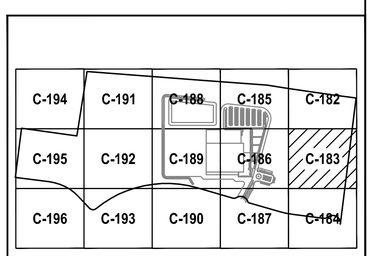


## KEY MAP

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SCALE: 1" = 30'

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NO. XXXXX
STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

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DRAWN BY
YORIO

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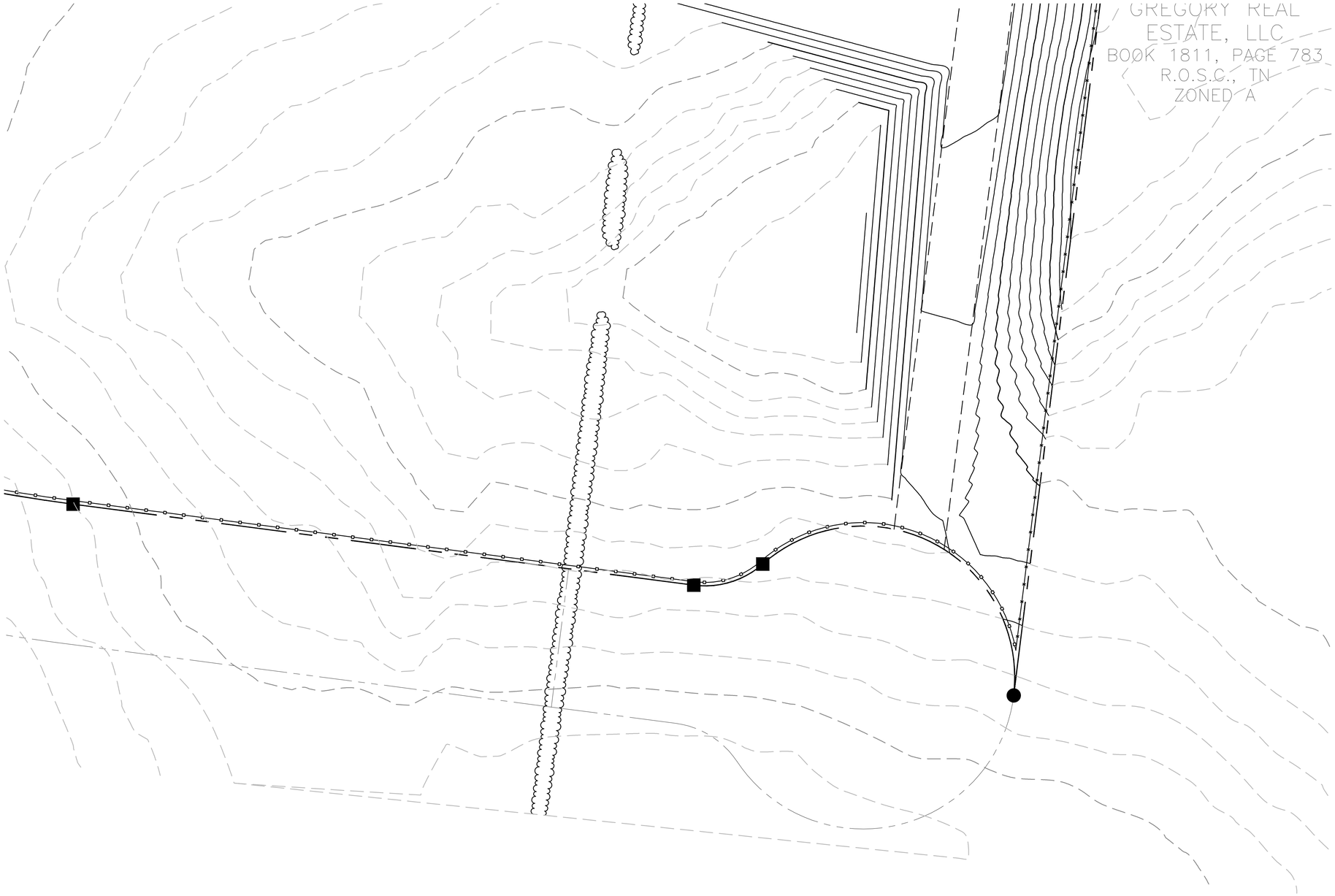
PROJECT NO./CAD CODE
C07005.000/C-181-EROSION AND CONTROL.DWG

DATE
07 - 25 - 2014

TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-183**




## GENERAL NOTES:

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## NOTES:

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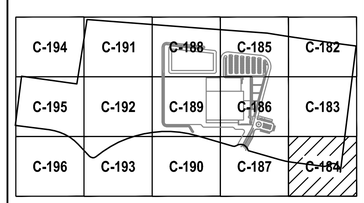
X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

## EROSION CONTROL PLAN

DESCRIPTION 1"=30'




## KEY MAP

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SCALE: 1" = 30'

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TN PE XXXXX

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YORIO

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PROJECT NO./CAD CODE
C07005.000/C-181-EROSION AND CONTROL.DWG

DATE
07 - 25 - 2014

TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-184**

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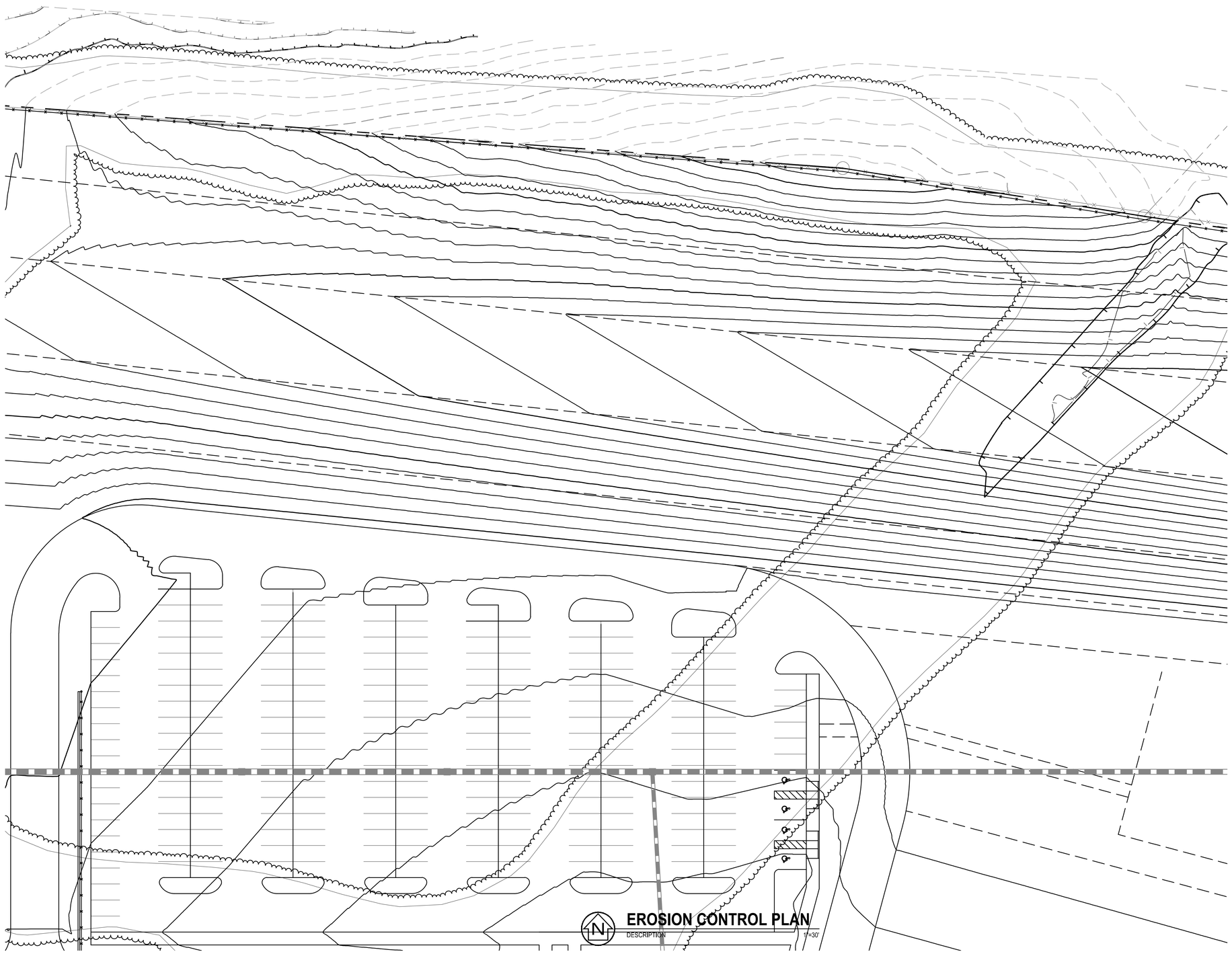

## EROSION CONTROL PLAN

DESCRIPTION

1"=30'

## GENERAL NOTES:

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| | | | | |
|---|---|---|---|---|
| C-194 | C-191 | C-188 | C-185 | C-182 |
| C-195 | C-192 | C-189 | C-186 | C-183 |
| C-196 | C-193 | C-190 | C-187 | C-184 |

## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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TN PE XXXXX

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YORIO

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TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-185**

## EROSION CONTROL PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

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## NOTES:

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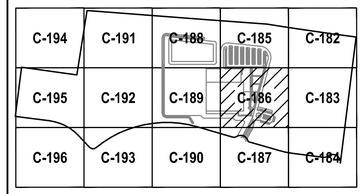


## KEY MAP

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SCALE: 1" = 30'

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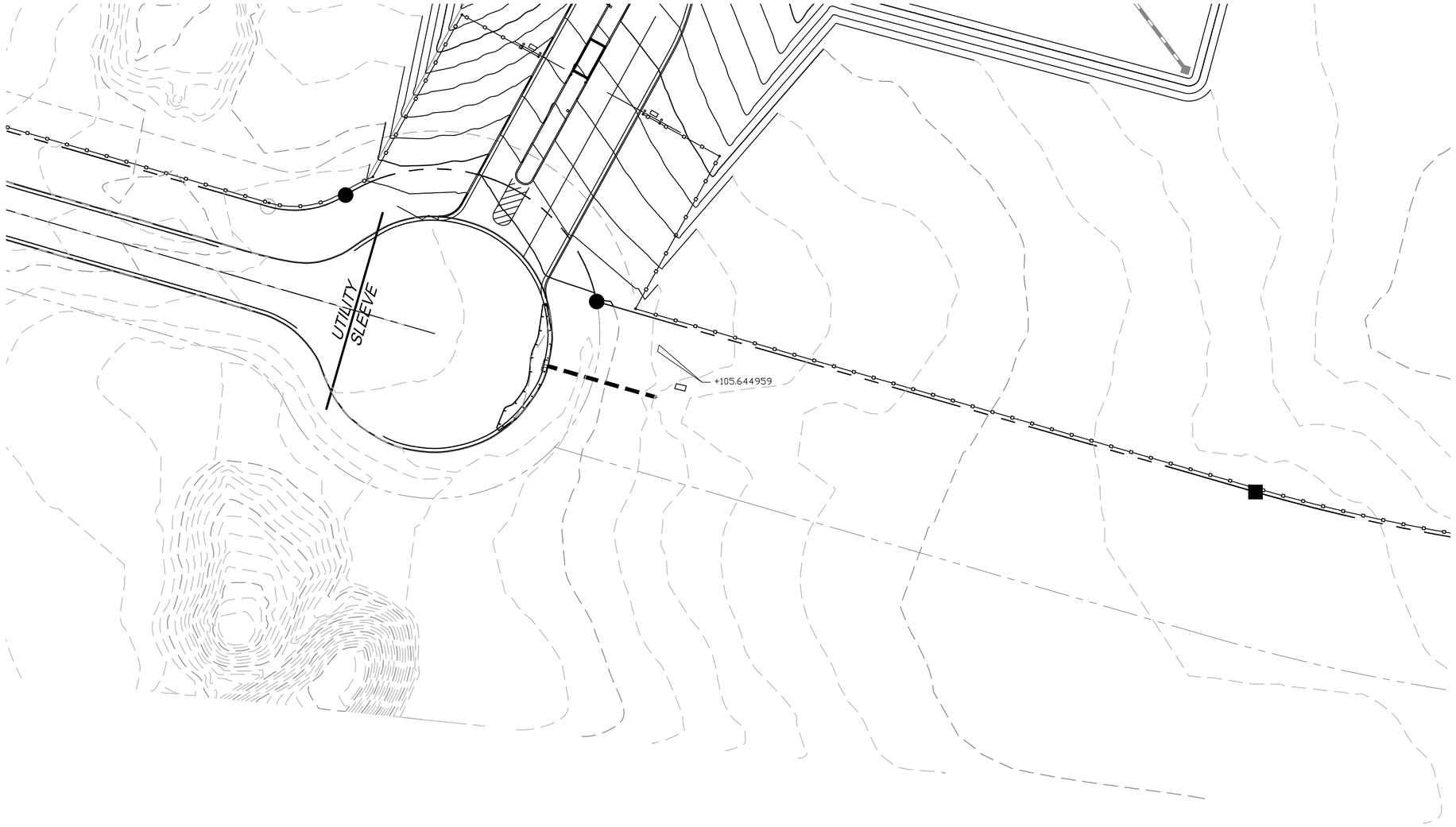
TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-186**




## GENERAL NOTES:

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## EROSION CONTROL PLAN

DESCRIPTION 1"=30'

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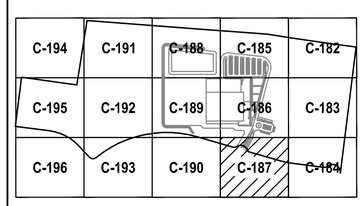


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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DATE
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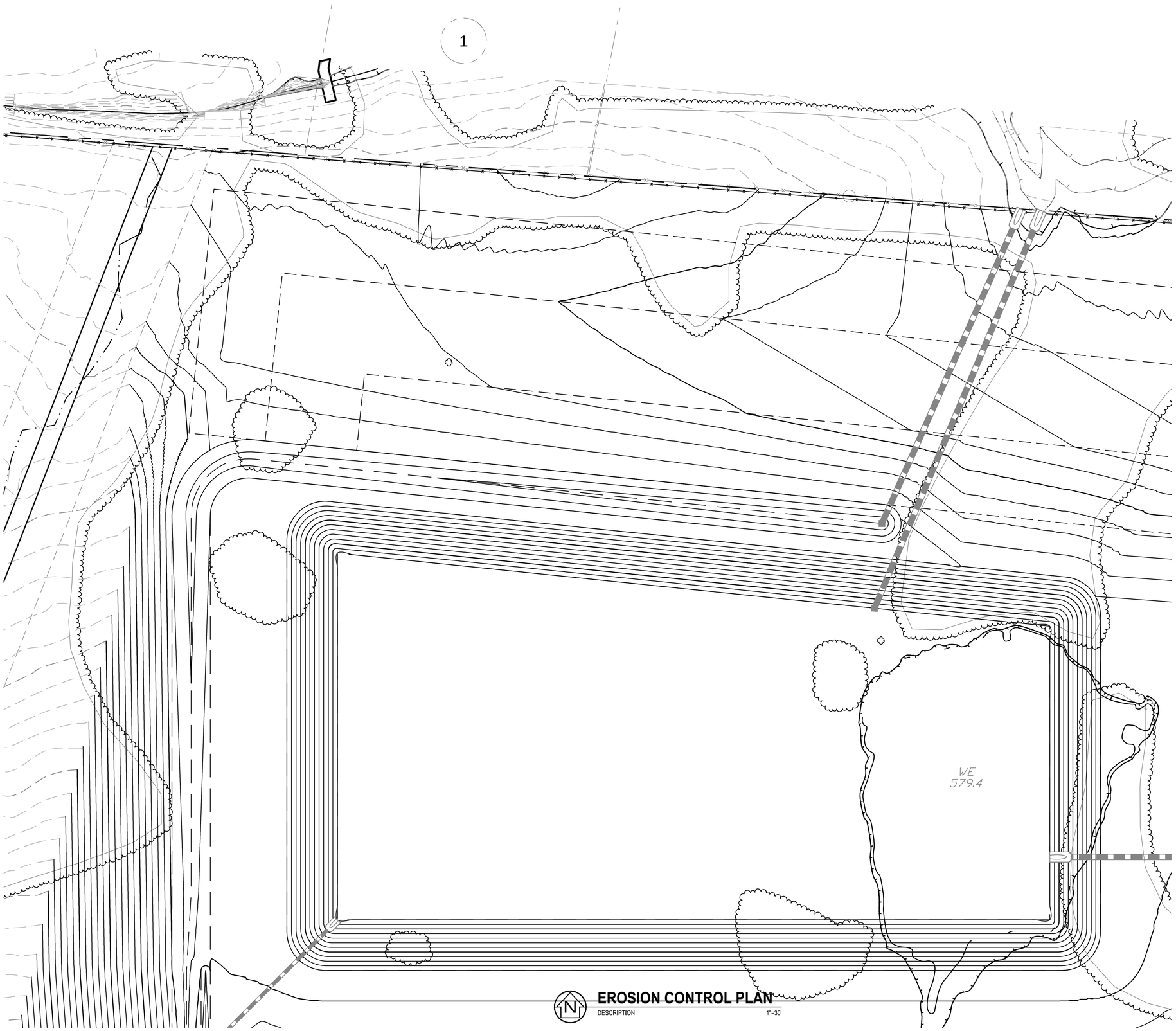
TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-187**




## EROSION CONTROL PLAN

DESCRIPTION

1"=30'

## GENERAL NOTES:

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## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

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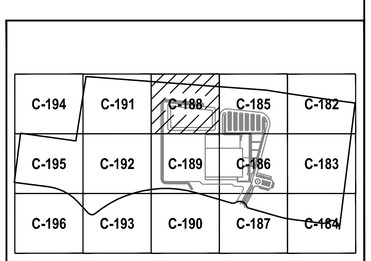


## KEY MAP

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SCALE: 1" = 30'

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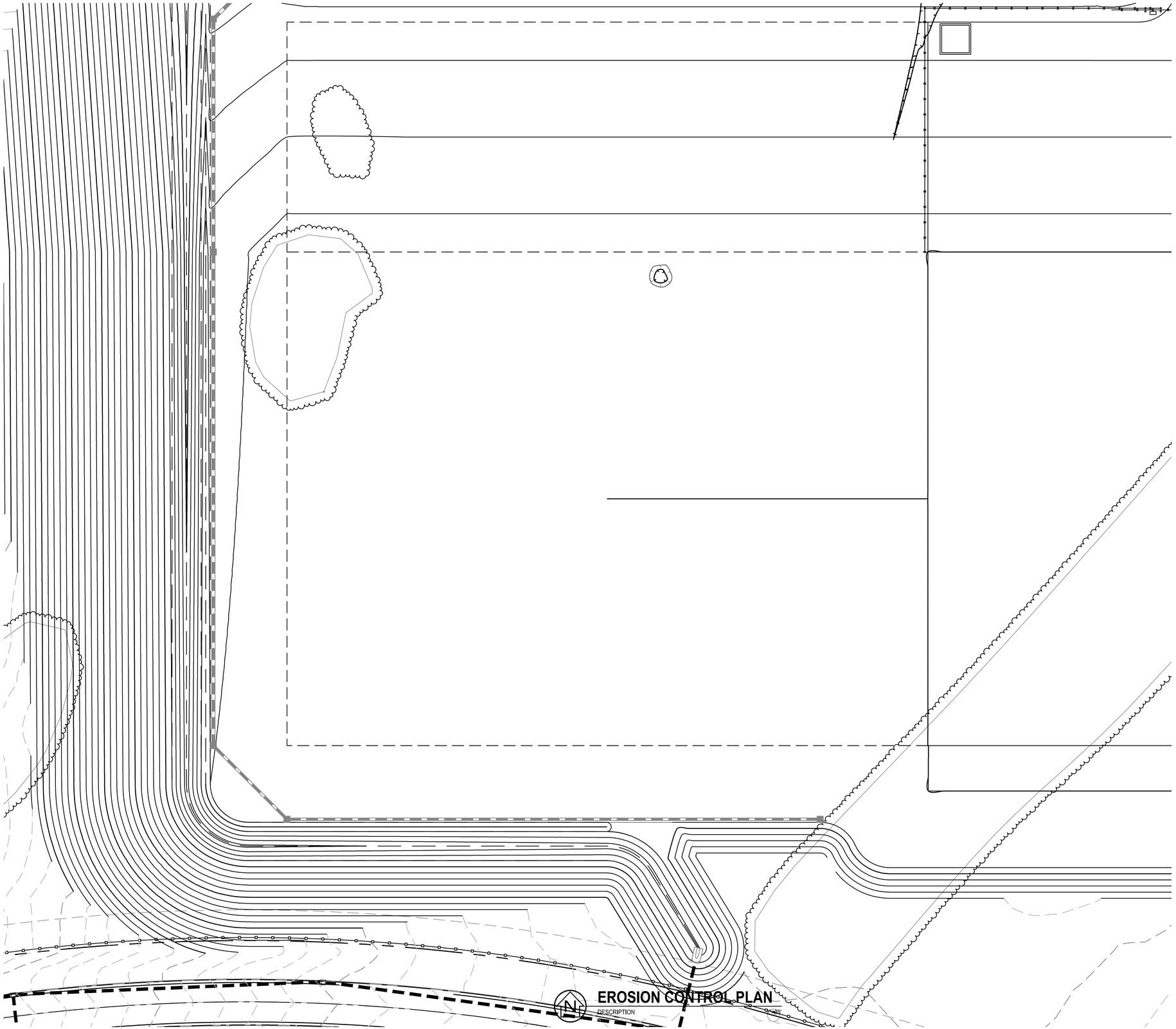
TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-188**




## GENERAL NOTES:

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## NOTES:

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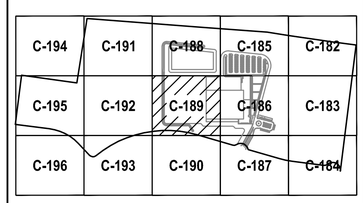


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TN PE XXXXX

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YORIO

CHECKED BY
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DATE
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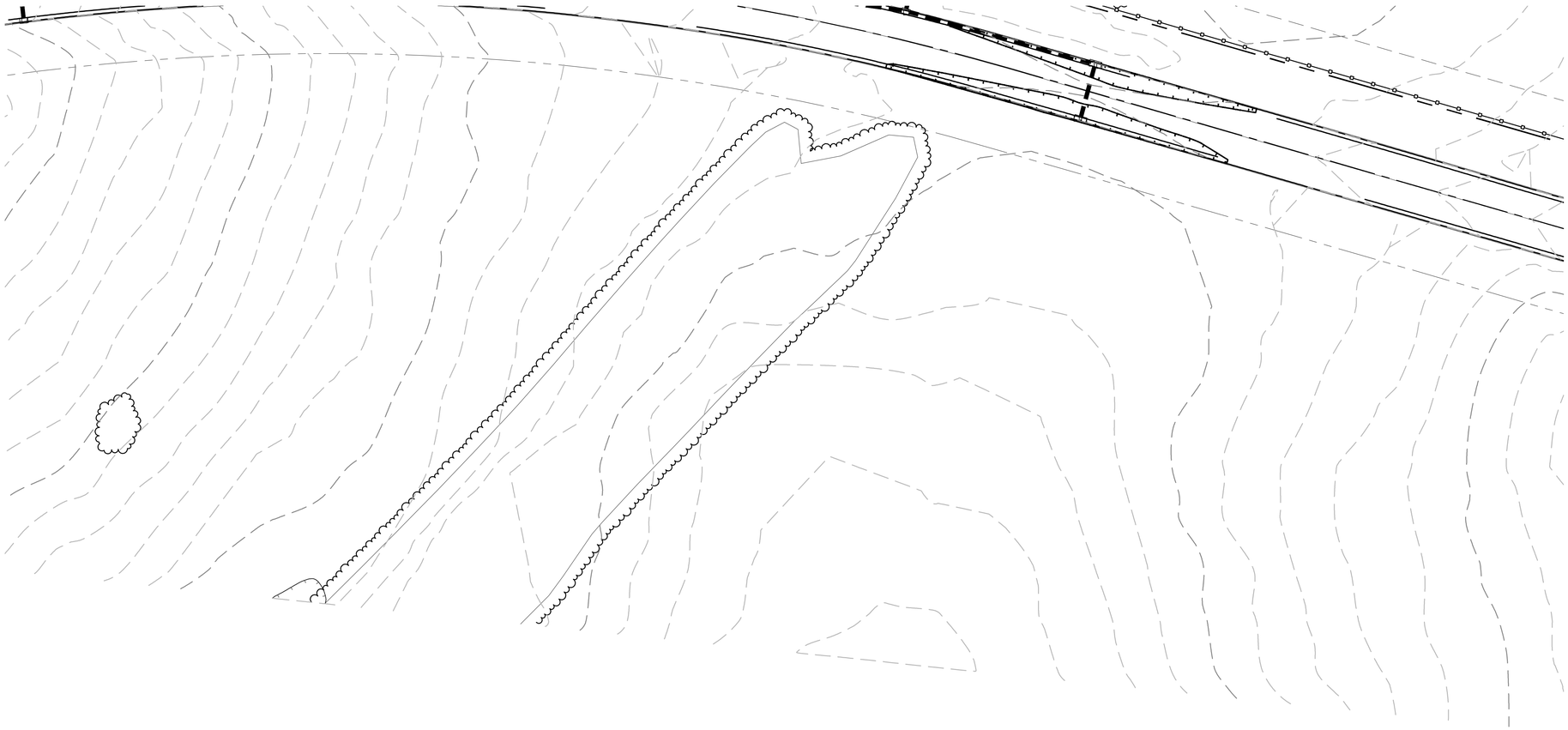
TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-189**



## GENERAL NOTES:

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2. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.

## NOTES:

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## EROSION CONTROL PLAN

DESCRIPTION 1"=30'


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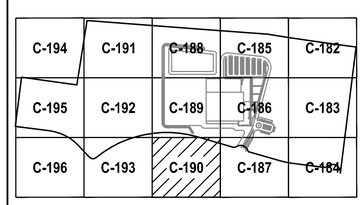


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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DATE
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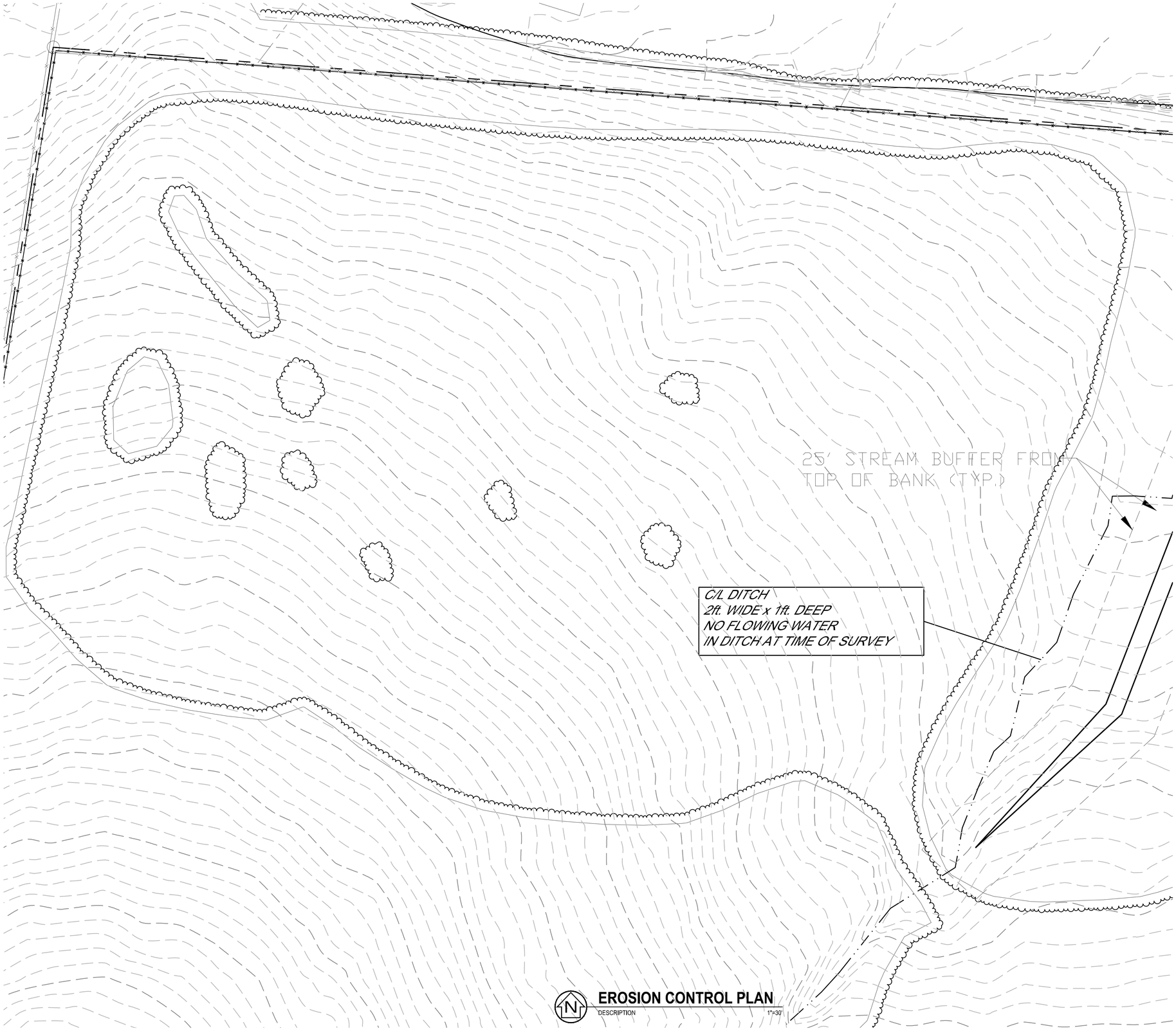
TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-190**




## EROSION CONTROL PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

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## NOTES:

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07 - 25 - 2014

TITLE
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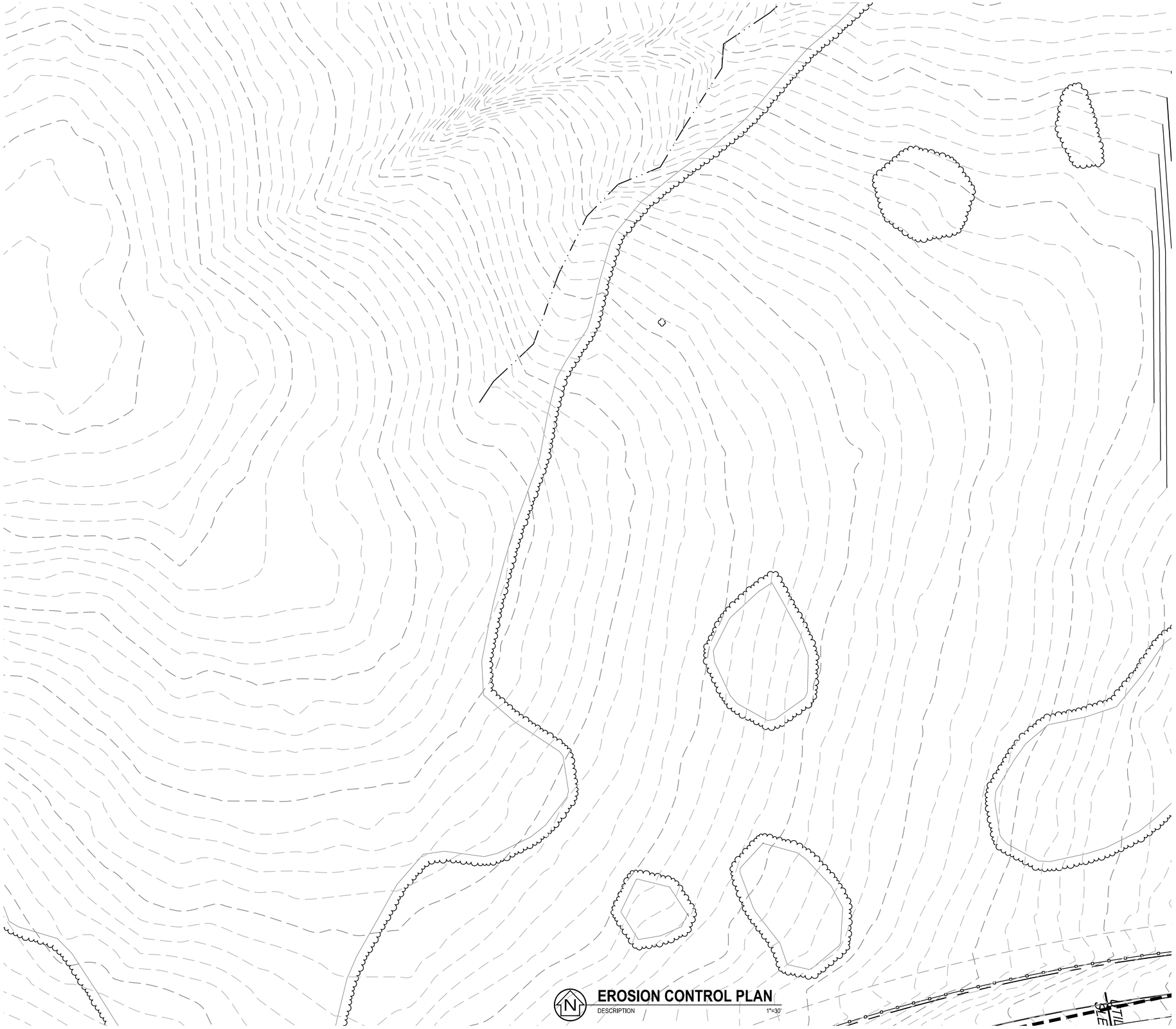
|---|---|---|---|---|
| C-194 | C-191 | C-188 | C-185 | C-182 |
| C-195 | C-192 | C-189 | C-186 | C-183 |
| C-196 | C-193 | C-190 | C-187 | C-184 |

**KEY MAP**

0 15' 30' 60' 90'
SCALE: 1" = 30'

DRAWING NO.
**C-191**



## EROSION CONTROL PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

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## NOTES:

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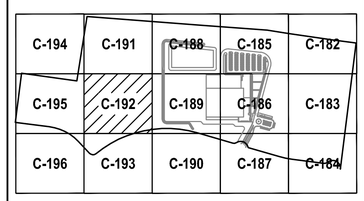


## KEY MAP

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SCALE: 1" = 30'


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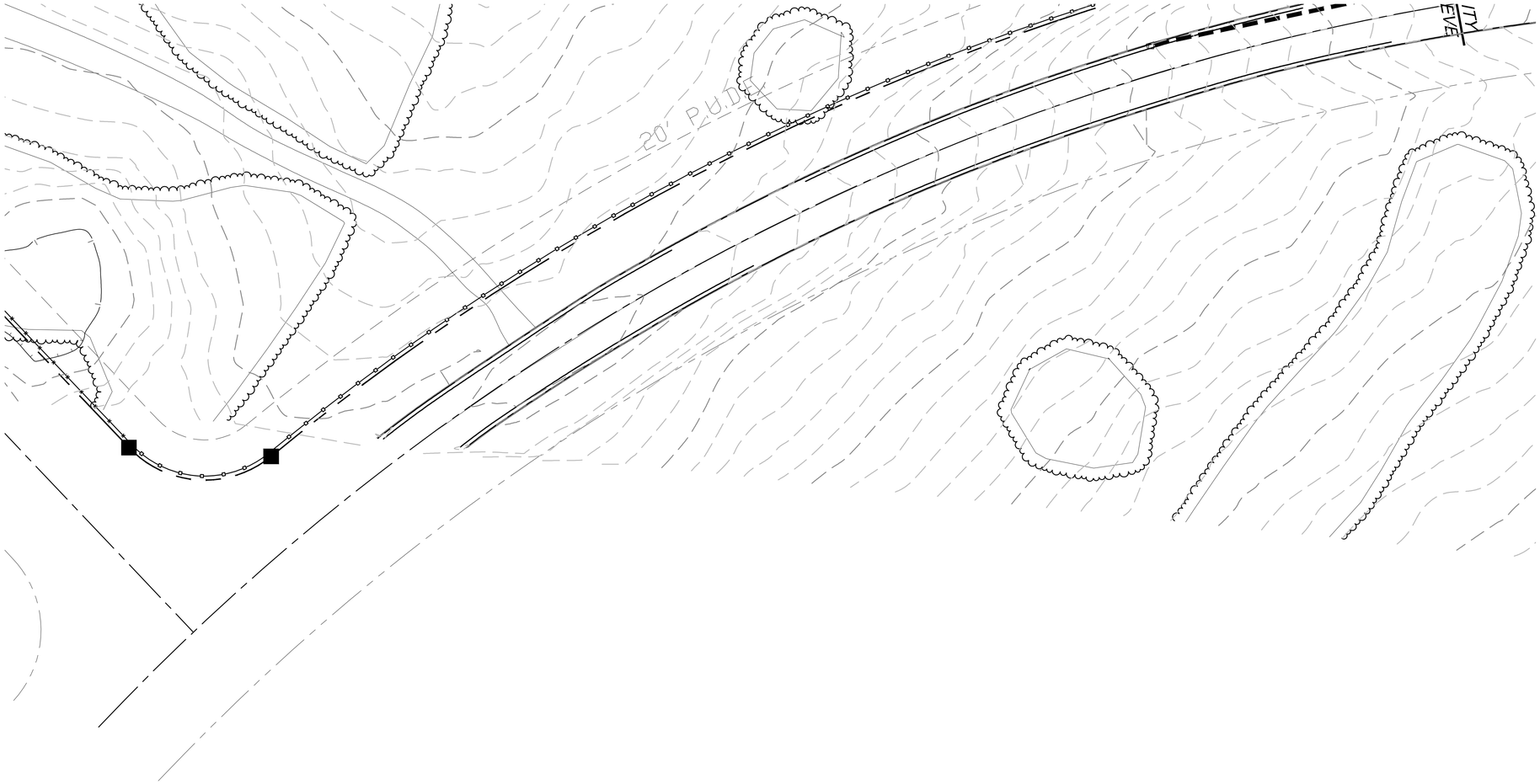
TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-192**

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## EROSION CONTROL PLAN

DESCRIPTION 1"=30'

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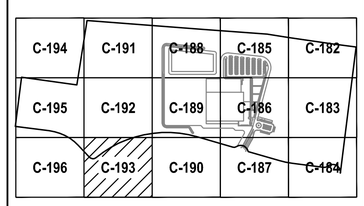


## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

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07 - 25 - 2014

TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-193**

## EROSION CONTROL PLAN

DESCRIPTION 1"=30'

## GENERAL NOTES:

1. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.
2. GENERAL NOTES SPECIFIC TO THIS SERIES GO HERE.

## NOTES:

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

X-X KEYNOTES FOR SITE SPECIFIC ITEMS GO HERE.

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BERETTA

PATTILLO Construction Corporation

# NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. XXXXX
STATE OF TENNESSEE

| | | | | |
|---|---|---|---|---|
| C-194 | C-191 | C-188 | C-185 | C-182 |
| C-195 | C-192 | C-189 | C-186 | C-183 |
| C-196 | C-193 | C-190 | C-187 | C-184 |

## KEY MAP

0 15' 30' 60' 90'

SCALE: 1" = 30'

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-181-EROSION AND CONTROL.DWG

DATE
07 - 25 - 2014

TITLE
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DRAWING NO.
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**C-195**

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## NOTES:

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DESCRIPTION 1"=30'


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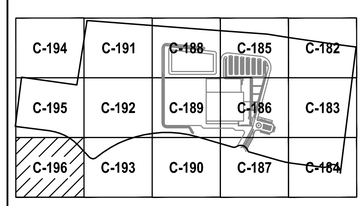


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DATE
07 - 25 - 2014

TITLE
**EROSION CONTROL PLAN**

DRAWING NO.
**C-196**

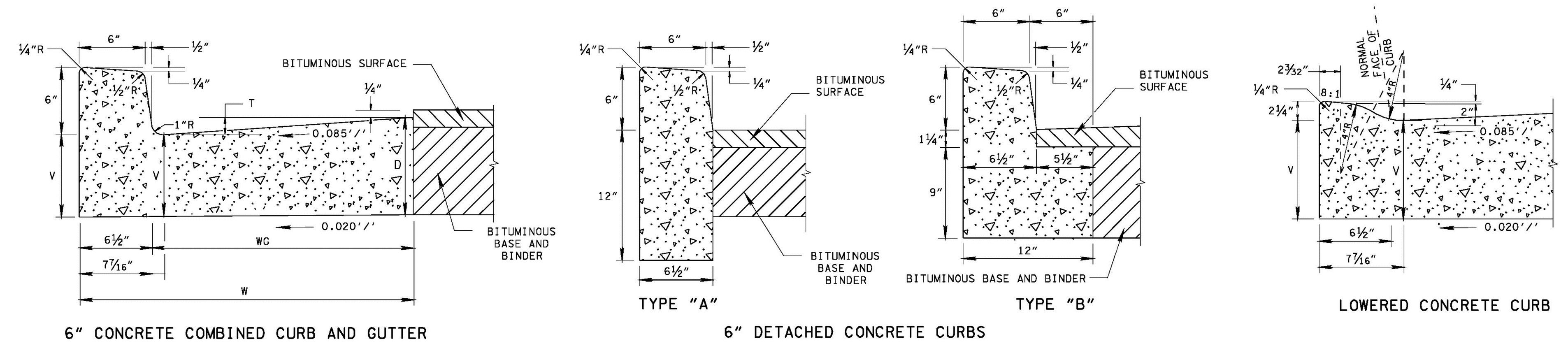
E

D

C

B

A




REV. 11-1-69: REDREW SHEET.
REV. 7-1-72: CHANGED DEPARTMENT NAME.
REV. 11-10-72: CHANGED NOTE REGARDING JOINTS IN CURBS AND GUTTERS.
REV. 1-1-76: CHANGED DRAWING NO. FROM P-C-15(68) TO RP-C-15.
REV. 7-17-81: CHANGED ITEM NUMBER TO AGREE WITH NEW SPECIFICATION BOOK.
REV. 10-26-91: DREW NEW SHEET INCLUDING INFORMATION PREVIOUSLY ON DRAWING NO. RP-C-15 REGARDING SIX-INCH NONMOUNTABLE DETACHED CONCRETE CURBS AND SIX-INCH MOUNTABLE CONCRETE COMBINED CURB AND GUTTER.
REV. 10-26-93: CHANGED BOTTOM SLOPE OF 6" COMBINED CURB AND GUTTER FROM 0.085'/' TO 0.020'/'. UNDER QUANTITIES FOR COMBINED CURB AND GUTTER BLOCK CHANGED ALL QUANTITIES. CHANGED SIZE AND SPACING OF EXPANSION JOINT. ADDED GENERAL NOTE FOR CONTRACTION JOINT.
REV. 10-26-97: CORRECTED LABELING OF PAVEMENT ON DETAILS.
REV. 2-28-02: CHANGED SHEET NAME. CHANGED REFERENCE TO CURB FROM NONMOUNTABLE TO VERTICAL.
REV. 7-29-03: CORRECTED DRAWING NUMBER.

**6" CONCRETE COMBINED CURB AND GUTTER TABLE**

| TYPE | TOTAL WIDTH (W) IN INCHES | WIDTH OF GUTTER (WG) IN INCHES | VERTICAL DROP (T) IN INCHES | VERTICAL DEPTH (D) OF GUTTER | VERTICAL DEPTH (V) OF GUTTER AT FLOW LINE |
|---|---|---|---|---|---|
| 6-30 | 30 | 23½ | 2 | AS NOTED ON TYPICAL X-SECTIONS | D - 1.53" |
| 6-36 | 36 | 29½ | 2½ | | D - 1.91" |
| 6-42 | 42 | 35½ | 3 | | D - 2.29" |

VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

**QUANTITIES FOR DETACHED CURB**

| HEIGHT OF CURB | CUBIC YARD PER LINEAR FOOT TYPE "A" | CUBIC YARD PER LINEAR FOOT TYPE "B" |
|---|---|---|
| LOWERED CURB | 0.02534 | 0.03281 |
| 6" | 0.02950 | 0.03973 |

**LOWERED CONCRETE CURB NOTES**

(L1) TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
(L2) FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.
(L3) TO BE USED FOR PROPOSED RAMP OPENINGS.

**QUANTITIES FOR COMBINED CURB AND GUTTER**

| HEIGHT OF CURB | DEPTH (D) OF GUTTER IN INCHES | TOTAL WIDTH (W) IN INCHES | CUBIC YARDS PER LINEAR FOOT | DEPTH (D) OF GUTTER IN INCHES | TOTAL WIDTH (W) IN INCHES | CUBIC YARDS PER LINEAR FOOT | DEPTH (D) OF GUTTER IN INCHES | TOTAL WIDTH (W) IN INCHES | CUBIC YARDS PER LINEAR FOOT | DEPTH (D) OF GUTTER IN INCHES | TOTAL WIDTH (W) IN INCHES | CUBIC YARDS PER LINEAR FOOT | DEPTH (D) OF GUTTER IN INCHES | TOTAL WIDTH (W) IN INCHES | CUBIC YARDS PER LINEAR FOOT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOWERED CURB | 8 | 30 | 0.05711 | 9 | 30 | 0.06483 | 10 | 30 | 0.07254 | 11 | 30 | 0.08026 | 12 | 30 | 0.08799 |
| | 8 | 36 | 0.07085 | 9 | 36 | 0.08011 | 10 | 36 | 0.08934 | 11 | 36 | 0.09860 | 12 | 36 | 0.10786 |
| | 8 | 42 | | 9 | 42 | 0.09631 | 10 | 42 | 0.10711 | 11 | 42 | 0.11791 | 12 | 42 | 0.12872 |
| 6" | 8 | 30 | 0.06409 | 9 | 30 | 0.07181 | 10 | 30 | 0.07953 | 11 | 30 | 0.08724 | 12 | 30 | 0.09496 |
| | 8 | 36 | 0.07780 | 9 | 36 | 0.08706 | 10 | 36 | 0.09632 | 11 | 36 | 0.10558 | 12 | 36 | 0.11484 |
| | 8 | 42 | | 9 | 42 | 0.10329 | 10 | 42 | 0.11409 | 11 | 42 | 0.12489 | 12 | 42 | 0.13570 |

**GENERAL NOTES**

(A) FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
(B) THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.
(C) CONCRETE EXPANSION JOINT MATERIAL IS TO BE ¾" PREMOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
(D) EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
(1) AT TANGENT POINTS OF CIRCULAR CURBS
(2) BETWEEN CURBS AND ABUTTING RIGID OBJECTS
(3) AT OTHER PLACES WHERE STRESSES MAY DEVELOP
(4) SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE
(5) MAXIMUM SPACING IS TO BE 100 FEET
(E) CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
(F) EDGES OF JOINTS SHALL BE FINISHED ON ONE-QUARTER INCH RADII.
(G) ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.
(H) THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.
(I) PAYMENT WILL BE AS FOLLOWS:
ITEM NO. 702-01 CONCRETE CURB PER CUBIC YARD
ITEM NO. 702-02 CONCRETE GUTTER PER CUBIC YARD
ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER PER CUBIC YARD

**LEGEND**

D- VERTICAL DEPTH OF GUTTER
T- VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
W- TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG- WIDTH OF GUTTER

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

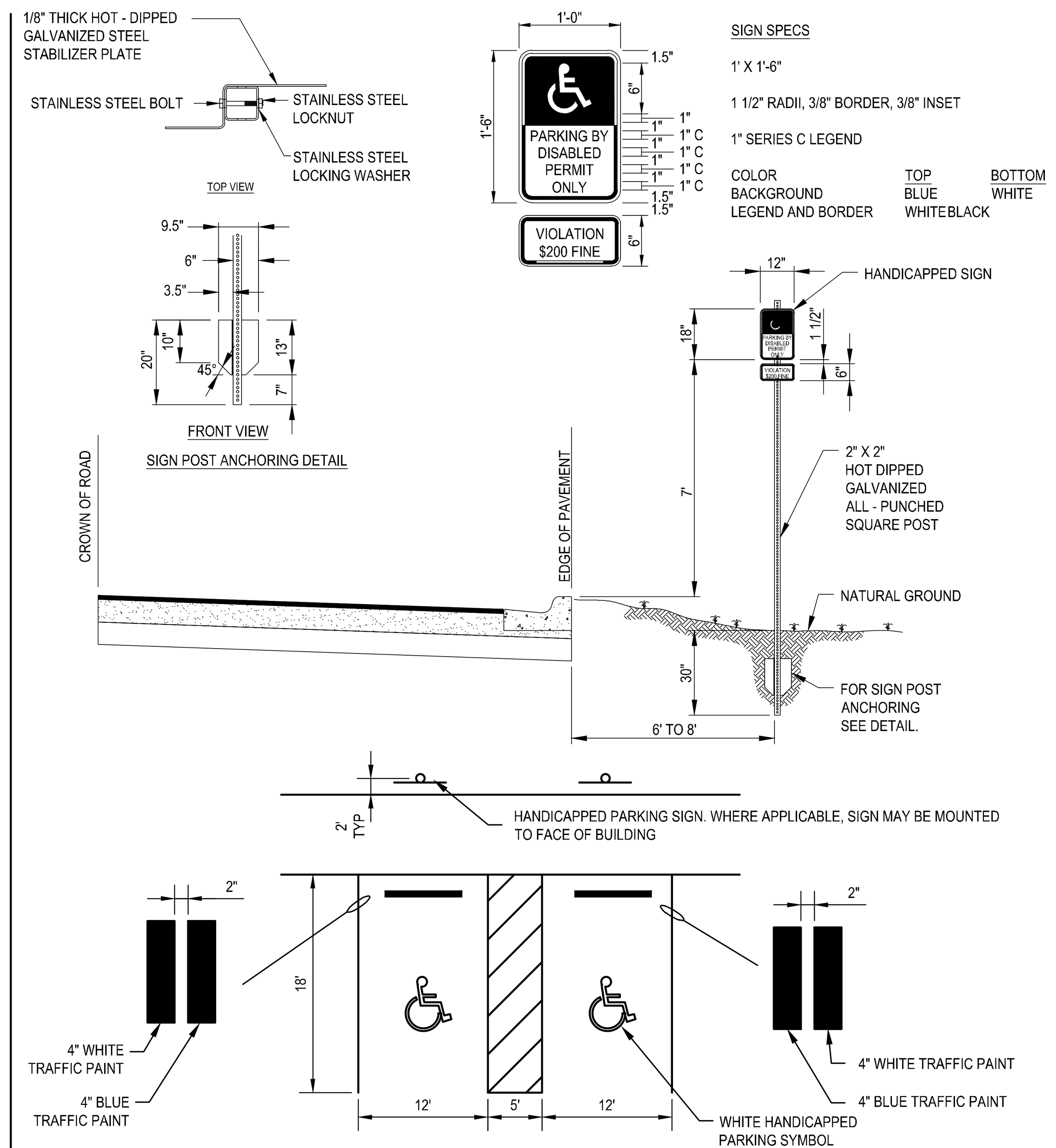
STANDARD VERTICAL (NONMOUNTABLE) CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS

10-26-91 | RP-NMC-10

## 8 CONCRETE CURB

TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

Scale: NTS

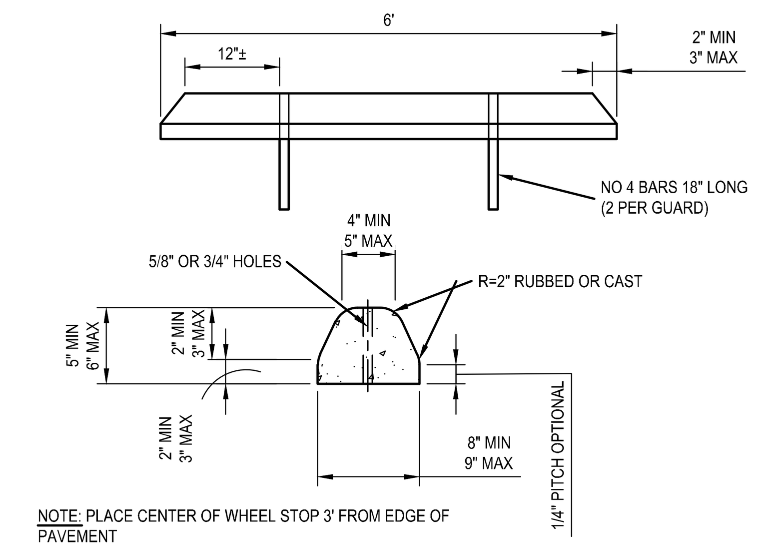



NOTES:

1. SIGN REFLECTIVE SPECIFICATION: 3M HIGH INTENSITY OR EQUIVALENT
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
3. MOUNTING SPECIFICATIONS: SHALL BE MOUNTED ON 2 INCH SQUARE ALL-PUNCHED GALVANIZED POST OF THE APPROPRIATE LENGTH. (MINIMUM 12 FT.)
4. MOUNTING HARDWARE: CHERRY-MATE ALUMINUM RIVETS #BALM8BP34 SHALL BE USED TO ATTACH STREET NAME SIGN BLANKS TO POST. TWO SETS OF RIVETS PER SIGN BLANK. STREET SIGN BLANKS SHALL BE RIVETED TOGETHER AT EACH END BY USING A 3/16" SMALL FLANGE AVEX RIVET. ALL OTHER SIGNS SHALL BE ATTACHED TO POST USING 5/16" X 2 1/2" STAINLESS STEEL BOLTS WITH 5/16" STAINLESS STEEL LOCKNUTS.
5. GALVANIZED ANCHOR PLATE: A FORMED ANCHOR PLATE (SEE DETAIL) SHALL BE MOUNTED ON POST BY USING 5/16" X 2 1/2" STAINLESS BOLT, WASHER AND 5/16" LOCK NUT. TOP OF PLATE SHALL BE MOUNTED APPROXIMATELY 20" FROM THE BOTTOM OF POST.
6. NOTE: WHEN ERECTING STOP SIGN AND STREET NAMES SIGNS ON THE SAME POST A 14 FT. POST IS REQUIRED.
7. MAXIMUM LATERAL DISTANCE MEASURED FROM THE NEAR EDGE OF THE ROAD PAVEMENT TO SIGN POST SHALL BE 8 FT., AND THE MINIMUM LATERAL DISTANCE SHALL BE 6 FT.
8. HEIGHT REQUIREMENTS: SIGN ERECTIONS SHALL BE SUCH THAT THE BOTTOM OF THE SIGN IS 7 FT. ABOVE ROAD SURFACE.
9. EXCEPTION: (COMBINED MOUNTING) WHERE TWO OR MORE SIGNS ARE MOUNTED ON SIGN POST, THE CLEARANCE MAYBE REDUCED TO 6 FT. EXAMPLE: STOP SIGN AND STREET NAME COMBINATION.

## 6 ADA PARKING STALL

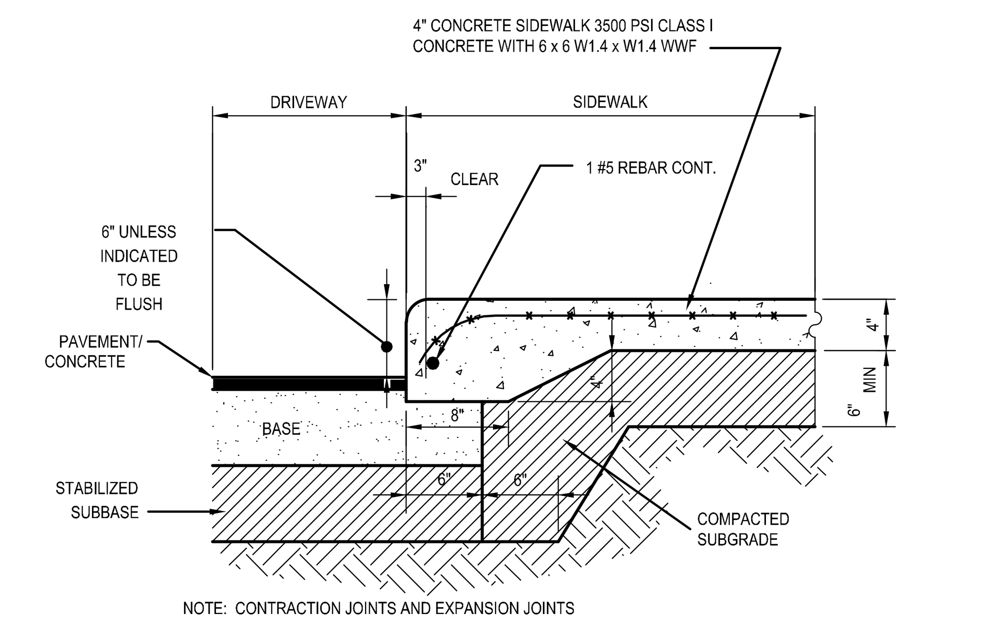
Scale: NTS




NOTE: PLACE CENTER OF WHEEL STOP 3' FROM EDGE OF PAVEMENT

## 3 CURB STOP

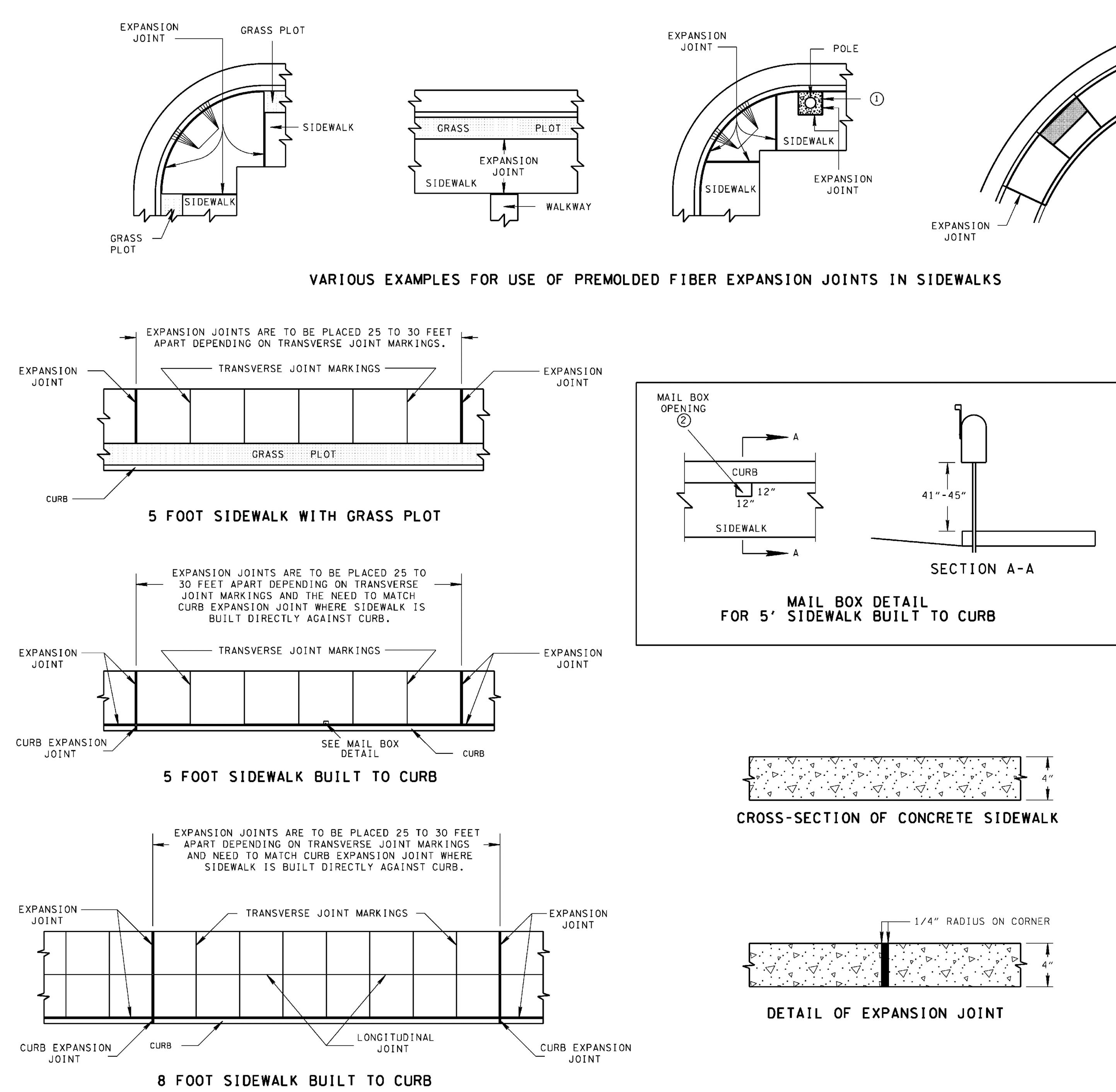
Scale: NTS




NOTE: CONTRACTION JOINTS AND EXPANSION JOINTS

## 2 RAISED SIDEWALK

Scale: NTS




**FOOTNOTE**

(1) LEAVE SQUARE CUTOUT IN SIDEWALK. IT WILL BE DIAMETER OF POLE PLUS SIXTEEN INCHES. IT WILL BE BORDERED BY HALF INCH EXPANSION JOINT.
(2) LEAVE 12"X12" OPENING IN SIDEWALK FOR MAIL BOX POST. ORIENT BOXES TO FACE THE DIRECTION OF ONCOMING TRAFFIC. EDGE OF MAIL BOX SHALL NOT OVERHANG THE CURB.

**GENERAL NOTES**

(A) FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
(B) WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
(C) CONCRETE JOINT MATERIAL TO BE FLUSH WITH THE SIDEWALK SURFACE, HALF INCH AND/OR ONE INCH PREMOLDED FIBER IN ACCORDANCE WITH SECTION 905 OF THE STANDARD SPECIFICATIONS.
(D) EXPANSION JOINTS ARE TO BE PLACED AS SHOWN ON THIS DRAWING OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESSES MAY DEVELOP. THE COST OF ALL EXPANSION JOINTS IS TO BE INCLUDED IN THE UNIT PRICE BID FOR THE PROPOSED SIDEWALK.
(E) ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.
(F) HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
(G) ALL SIDEWALK WIDTHS SHALL NOT INCLUDE THE SIX INCH WIDTH OF PROPOSED TOP OF CURB.
(H) LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS 5 FEET OR LESS IN WIDTH.
(I) ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 5 FEET BUT LESS THAN 9 FEET IN WIDTH.
(J) TWO LONGITUDINAL JOINT MARKINGS WILL BE REQUIRED ON SIDEWALKS OVER 9 FEET BUT LESS THAN 12 FEET IN WIDTH.
(K) TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL.
(L) DESIRABLE SIDEWALK CROSS SLOPE IS 1.5 %, ABSOLUTE MAXIMUM IS 2.0 %.

REV. 7-1-72: CHANGED DEPARTMENT NAME.
REV. 1-1-76: CHANGED DWG. NO. FROM P-S-7a(68) TO RP-S-7.
REV. 5-14-87: ADDED EXPANSION JOINTS BETWEEN CURB AND SIDEWALK.
REV. 4-15-91: REDREW, RENAMED AND REORGANIZED SHEET. MOVED INFORMATION REGARDING CONCRETE STEPS TO DWG. NO. RP-S-8.
REV. 7-29-96: CHANGED GENERAL NOTE (G).
REV. 5-7-13: ADDED MAIL BOX DETAIL.
REV. 6-4-13: REVISED NOTES (C) AND (G) AND ADDED NOTE (L).

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

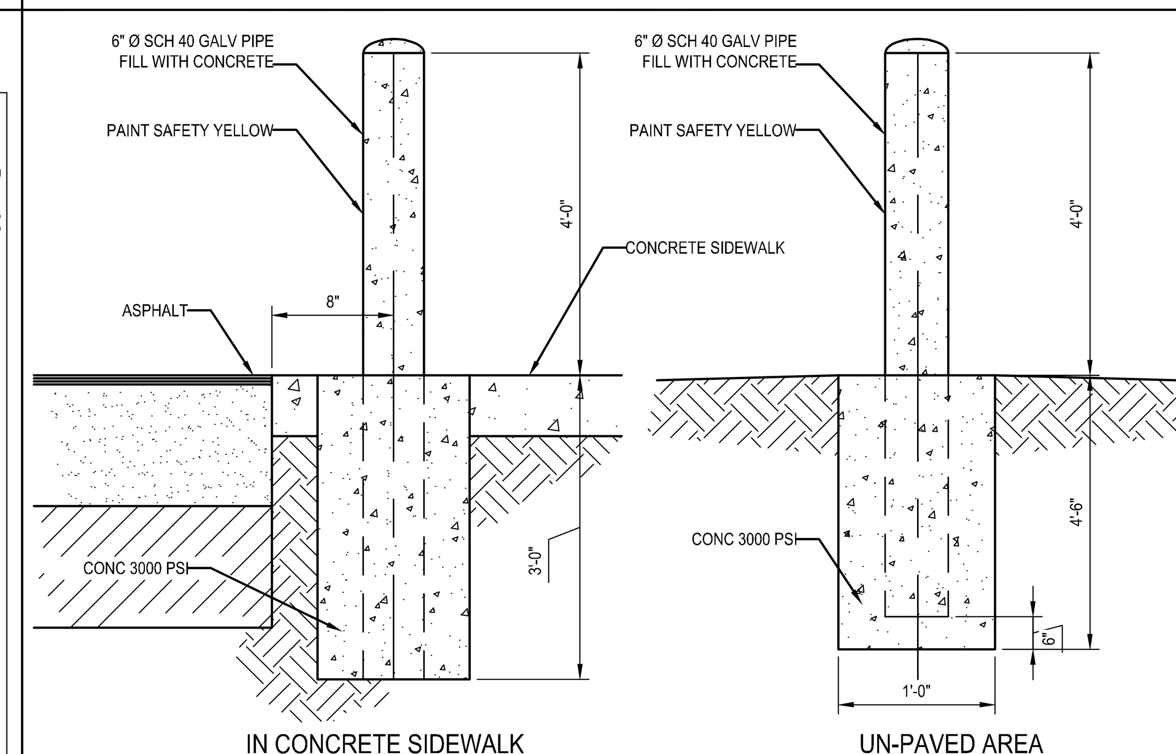
DETAILS FOR STANDARD CONCRETE SIDEWALKS

1-19-96 | RP-S-7

## 7 CONCRETE SIDEWALK

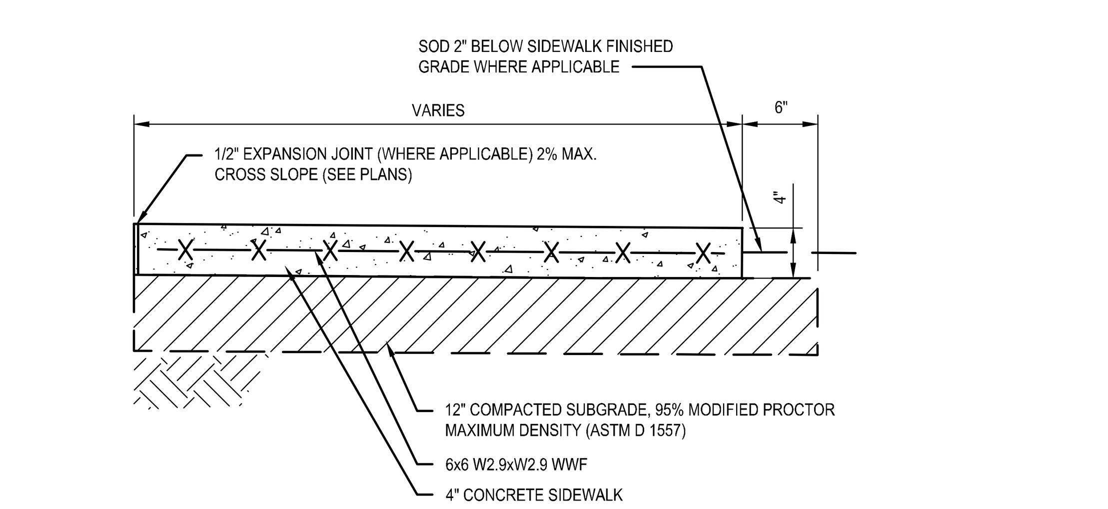
TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

Scale: NTS




## 5 CONCRETE-FILLED BOLLARD

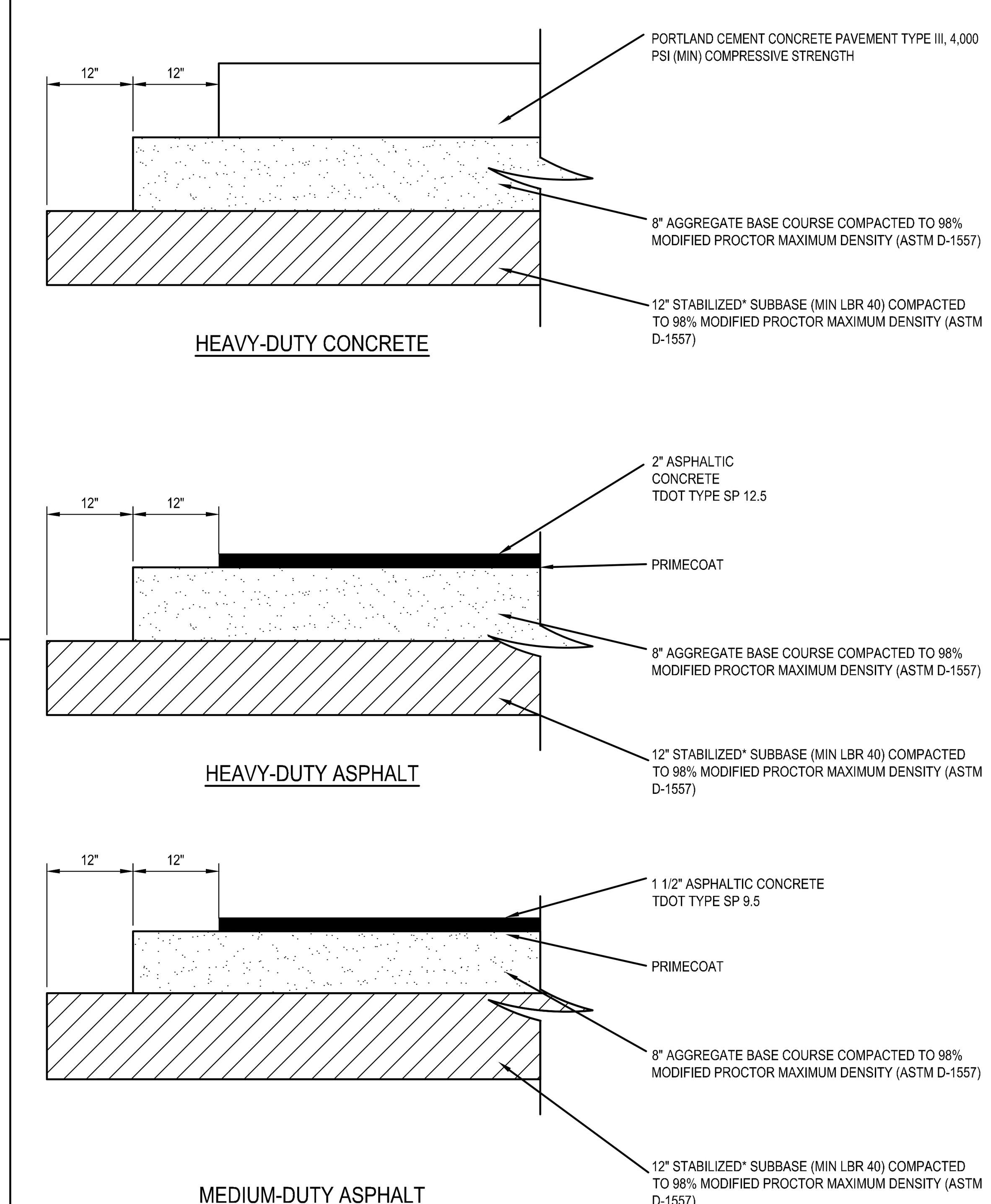
Scale: NTS




NOTE: PROVIDE EXPANSION JOINT AT INTERSECTION OF NEW SIDEWALK, EXISTING SIDEWALK, STOOPS, STEPS AND ALL STRUCTURES.

## 4 SITE SIDEWALK

Scale: NTS




## 1 PAVEMENT SECTION

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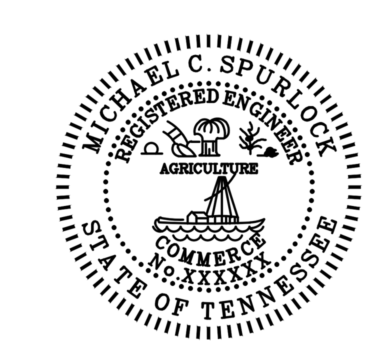


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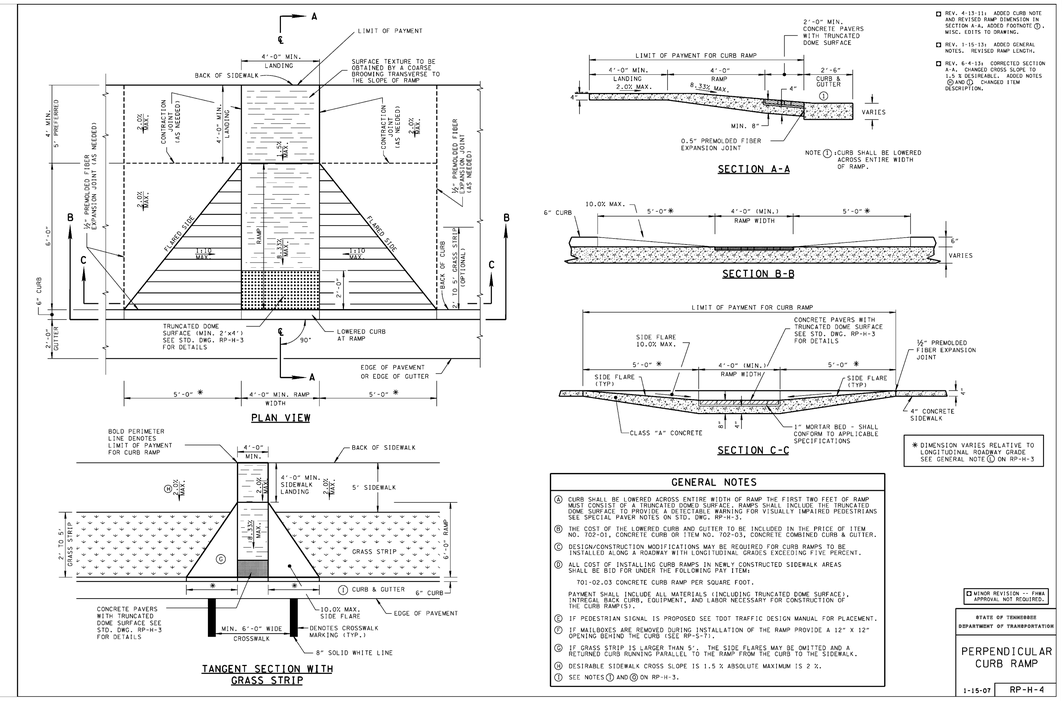
TITLE
**DETAILS - SITE**

DRAWING NO.
**C-501**

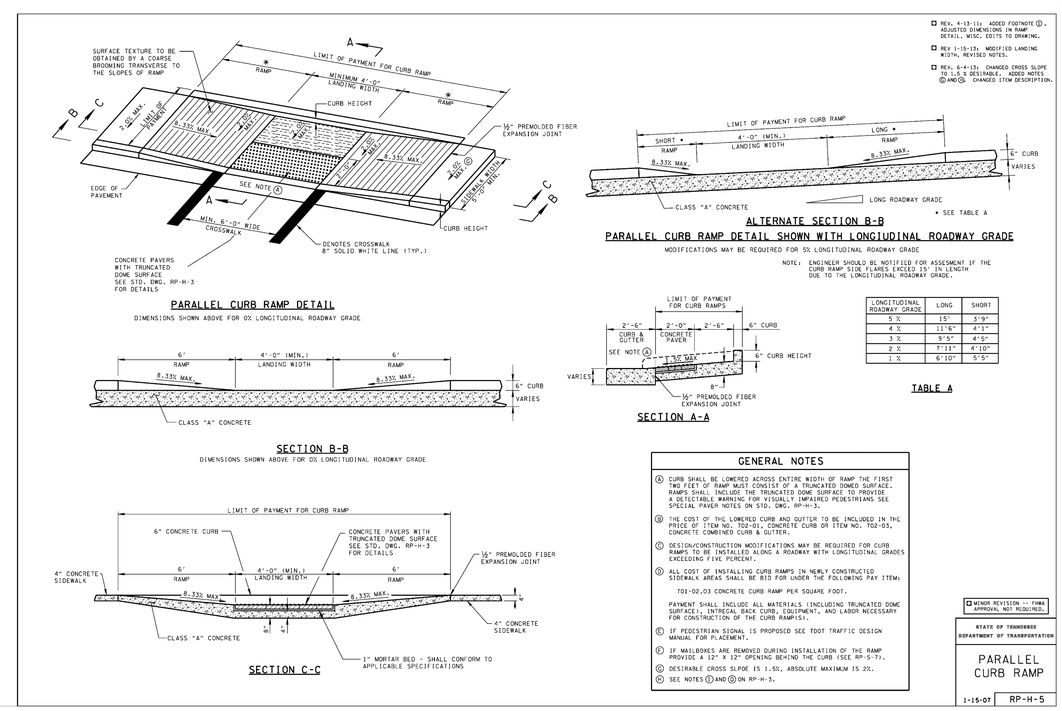
1 2 3 4 5 6




## 2 CURB RAMP

TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

Scale: NTS




## 1 CURB RAMP

TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

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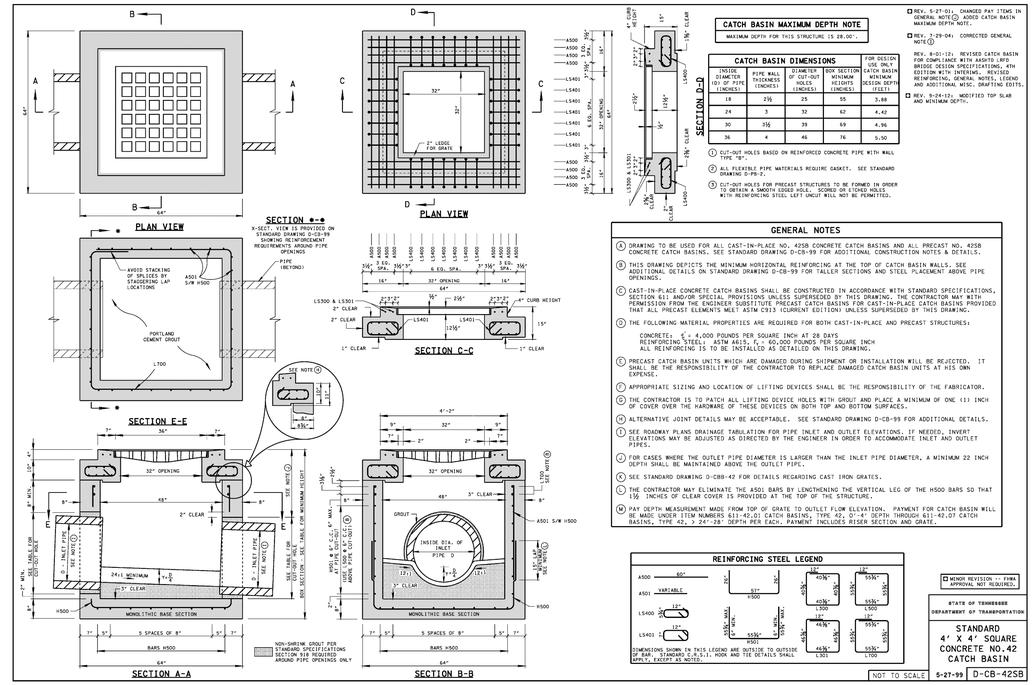
TITLE
**DETAILS - SITE**

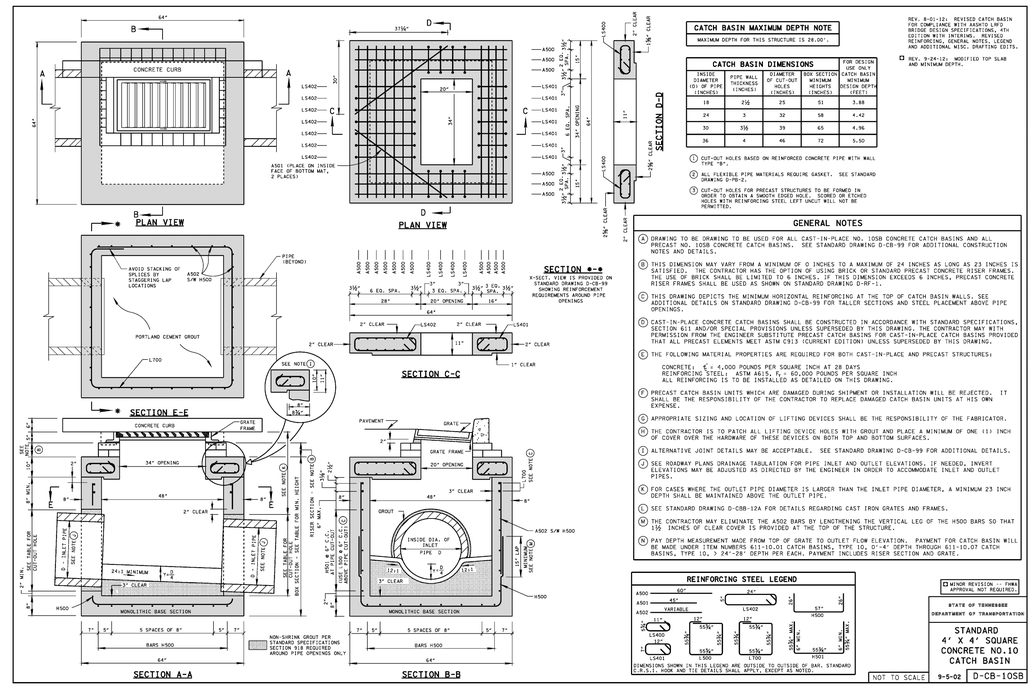
DRAWING NO.
**C-502**




## 2 CATCH BASIN - AREA DRAIN

TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

Scale: NTS




## 1 CATCH BASIN - CURB INLET

TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

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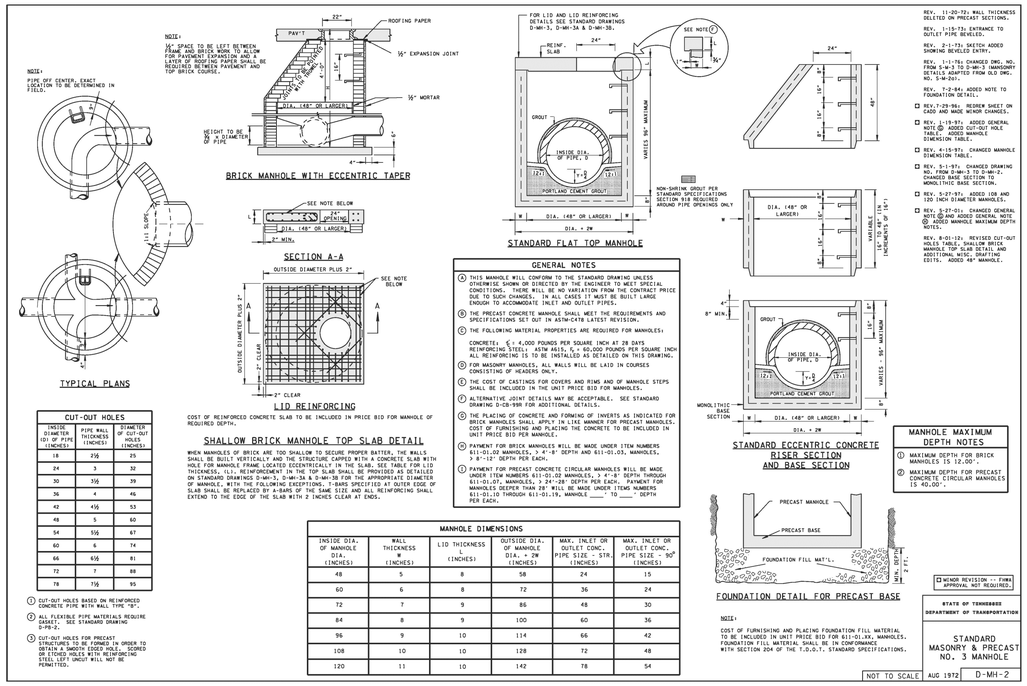


## 3 CONCRETE MANHOLE

TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

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ISSUE

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BERETTA

PATTILLO Construction Corporation

# NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK REGISTERED ENGINEER AGRICULTURE COMMERCE No. 0-XXXXX STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

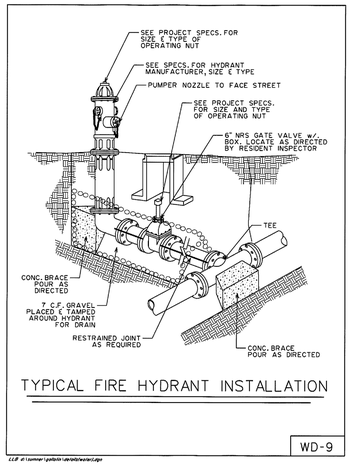
CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-501.DWG

DATE
07 - 25 - 2014

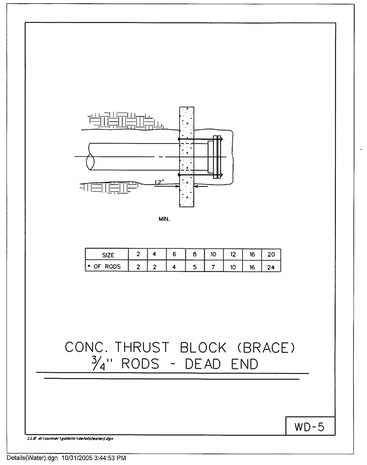
TITLE
**DETAILS - DRAINAGE**

DRAWING NO.
**C-503**




## 6 FIRE HYDRANT INSTALLATION

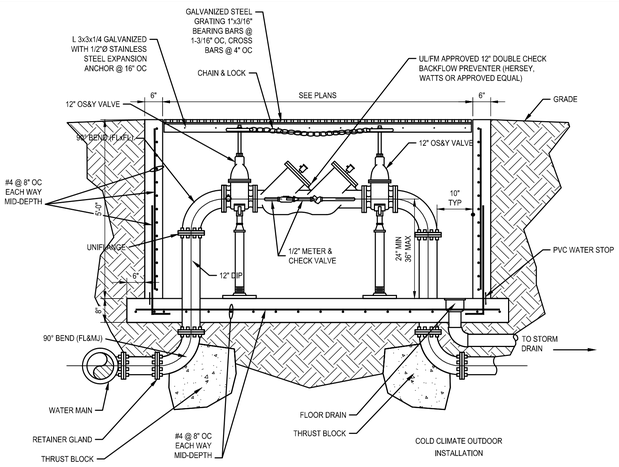
FOR INFORMATION ONLY — Scale: NTS




| SIZE | 2 | 4 | 6 | 8 | 10 | 12 | 16 | 20 |
|---|---|---|---|---|---|---|---|---|
| # OF RODS | 2 | 2 | 4 | 5 | 7 | 10 | 16 | 24 |

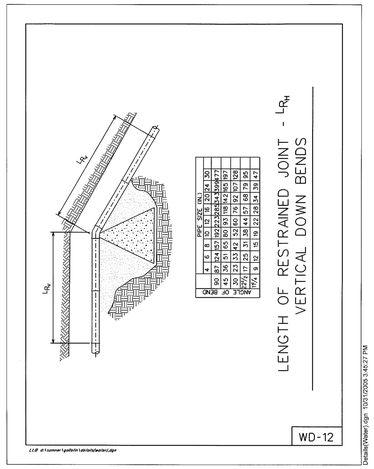
## 3 CONC THRUST BLOCK

FOR INFORMATION ONLY — Scale: NTS




## 10 FIRE LINE DOUBLE DETECTOR CHECK VALVE VAULT

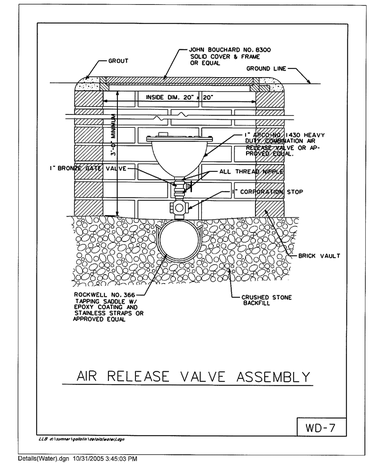
Scale: NTS




| | PIPE SIZE (IN.) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 4 | 6 | 8 | 10 | 12 | 16 | 18 | 20 | 24 | 30 |
| 90° BEND | 100 | 150 | 200 | 250 | 300 | 400 | 450 | 500 | 600 | 750 |
| 45° BEND | 52 | 78 | 104 | 130 | 156 | 208 | 234 | 260 | 312 | 390 |
| 30° BEND | 39 | 58 | 78 | 97 | 117 | 156 | 176 | 195 | 234 | 293 |
| 22 1/2° BEND | 29 | 43 | 58 | 72 | 87 | 116 | 130 | 145 | 174 | 217 |
| 11 1/4° BEND | 14 | 21 | 28 | 35 | 42 | 56 | 63 | 70 | 84 | 105 |
| ON 3/8" 20° 3/10W | | | | | | | | | | |

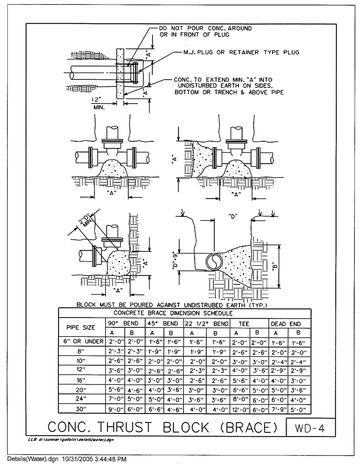
## 8 RESTRAINED JOINT

FOR INFORMATION ONLY — Scale: NTS




## 5 AIR RELEASE VALVE

FOR INFORMATION ONLY — Scale: NTS

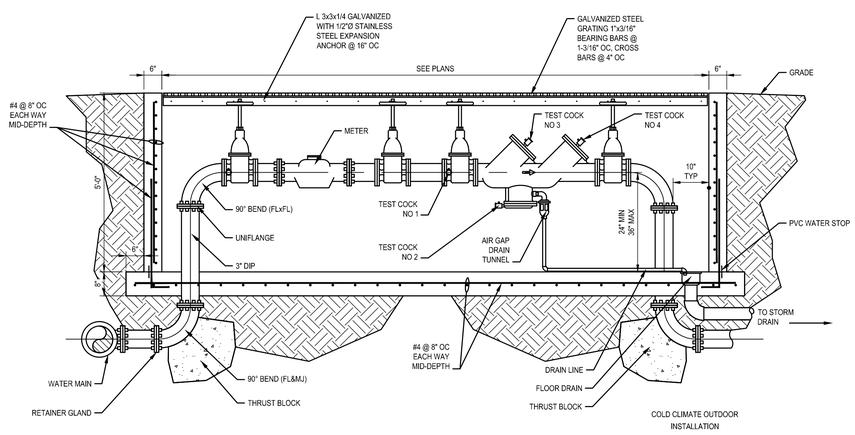



CONCRETE BRACE DIMENSION SCHEDULE

| PIPE SIZE | 90° BEND | | 45° BEND | | 22 1/2° BEND | | TEE | | DEAD END | |
|---|---|---|---|---|---|---|---|---|---|---|
| | A | B | A | B | A | B | A | B | A | B |
| 6" OR UNDER | 2'-0" | 2'-0" | 1'-6" | 1'-6" | 1'-6" | 1'-6" | 2'-0" | 2'-0" | 1'-6" | 1'-6" |
| 8" | 2'-3" | 2'-3" | 1'-9" | 1'-9" | 1'-9" | 1'-9" | 2'-6" | 2'-6" | 2'-0" | 2'-0" |
| 10" | 2'-6" | 2'-6" | 2'-0" | 2'-0" | 2'-0" | 2'-0" | 3'-0" | 3'-0" | 2'-4" | 2'-4" |
| 12" | 3'-0" | 3'-0" | 2'-6" | 2'-6" | 2'-3" | 2'-3" | 4'-0" | 3'-6" | 2'-9" | 2'-9" |
| 16" | 4'-0" | 4'-0" | 3'-0" | 3'-0" | 2'-6" | 2'-6" | 5'-6" | 4'-0" | 4'-0" | 3'-0" |
| 20" | 5'-6" | 4'-6" | 4'-0" | 3'-6" | 3'-0" | 3'-0" | 6'-6" | 5'-0" | 5'-0" | 3'-6" |
| 24" | 7'-0" | 5'-0" | 5'-0" | 4'-0" | 3'-6" | 3'-6" | 8'-0" | 6'-0" | 6'-0" | 4'-0" |
| 30" | 9'-0" | 6'-0" | 6'-6" | 4'-6" | 4'-0" | 4'-0" | 12'-0" | 6'-0" | 7'-9" | 5'-0" |

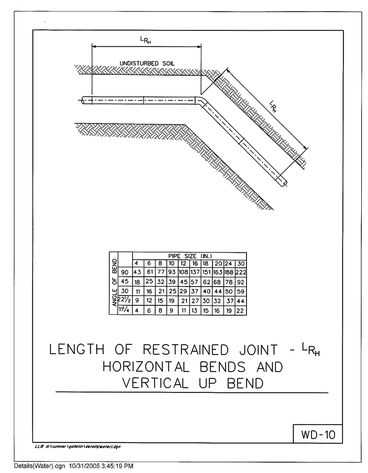
## 2 CONC THRUST BLOCK

FOR INFORMATION ONLY — Scale: NTS




## 9 METER / REDUCED PRESSURE BACK FLOW PREVENTER VAULT

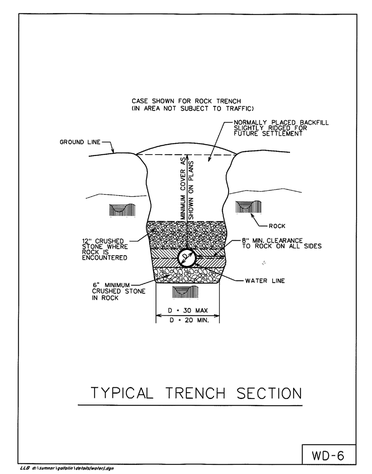
Scale: NTS




| | PIPE SIZE (IN.) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 4 | 6 | 8 | 10 | 12 | 16 | 18 | 20 | 24 | 30 |
| 90° BEND | 43 | 61 | 77 | 93 | 108 | 137 | 151 | 163 | 188 | 222 |
| 45° BEND | 18 | 25 | 32 | 39 | 45 | 57 | 62 | 68 | 78 | 92 |
| 30° BEND | 11 | 16 | 21 | 25 | 29 | 37 | 40 | 44 | 50 | 59 |
| 22 1/2° BEND | 9 | 12 | 15 | 19 | 21 | 27 | 30 | 32 | 37 | 44 |
| 11 1/4° BEND | 4 | 6 | 8 | 9 | 11 | 13 | 15 | 16 | 19 | 22 |

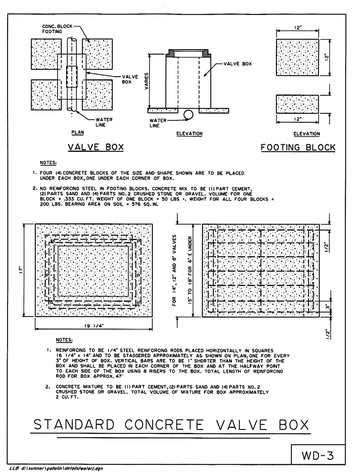
## 7 RESTRAINED JOINT

FOR INFORMATION ONLY — Scale: NTS




## 4 TYPICAL TRENCH SECTION

FOR INFORMATION ONLY — Scale: NTS




## 1 CONCRETE VAVLE BOX

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BERETTA

PATTILLO Construction Corporation

# NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK — REGISTERED ENGINEER — AGRICULTURE — COMMISSION NO. XXXXX — STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

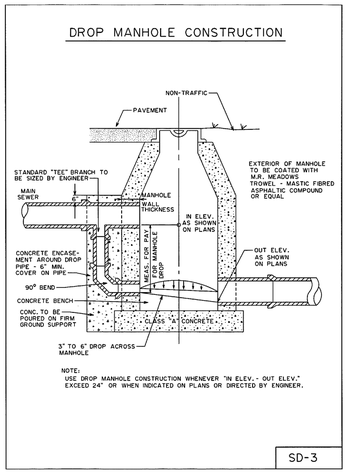
CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-501.DWG

DATE
07 - 25 - 2014

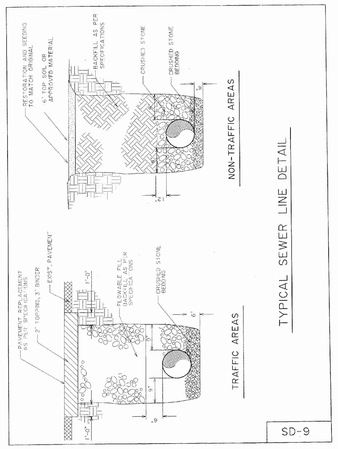
TITLE
**DETAILS UTILITY - WATER**

DRAWING NO.
**C-504**



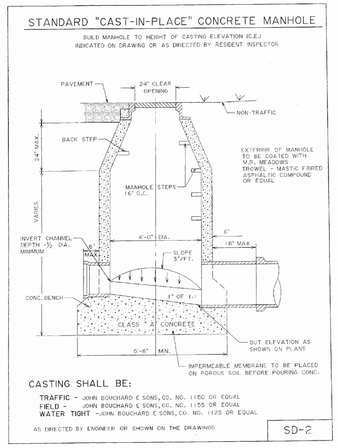

## 3 DROP MANHOLE

FOR INFORMATION ONLY — Scale: NTS



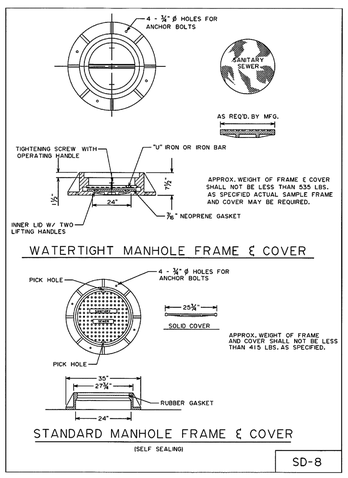

## 5 TYPICAL SEWER LINE DETAIL

FOR INFORMATION ONLY — Scale: NTS



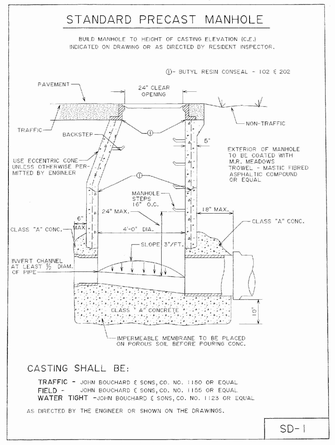

## 2 STANDARD "CAST-IN-PLACE" MANHOLE

FOR INFORMATION ONLY — Scale: NTS




## 4 MANHOLE FRAME AND COVER

FOR INFORMATION ONLY — Scale: NTS




## 1 STANDARD PRECAST MANHOLE

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# NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE
BERETTA, USA

MICHAEL C. SPURLOCK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. XXXXX — STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-501.DWG

DATE
07 - 25 - 2014

TITLE
**DETAILS UTILITY - SEWER**

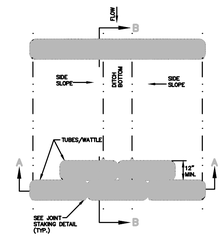
DRAWING NO.
**C-505**

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

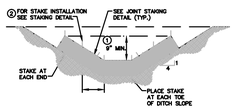
FILE NO. – 7.25

| TYPE | YEAR | PROJECT NO. | SHEET NO. |
|---|---|---|---|
| R.O.W. | 2002 | STP-NHE-111(47) | 58 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |

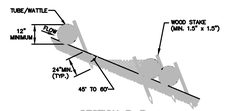
REV. –




PLAN VIEW FOR DITCH APPLICATION




SECTION A–A




SECTION B–B

NOTES:

① THE DEPTH AND WIDTH OF THE WEIR SECTION OF THE WATTLE SHALL BE DESIGNED TO PASS THE 2yr/24hr OR 5yr/24hr STORM EVENT WITHOUT OVERTOPPING THE CHANNEL.

② STAKE PER MANUFACTURERS RECOMMENDATIONS

EROSION CONTROL PLAN LEGEND: TUBES AND WATTLES

NOT TO SCALE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

TUBES AND WATTLES

7.25

4 XXX

TDEC DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

Scale: NTS

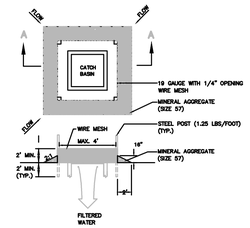
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

FILE NO. – 7.35

| TYPE | YEAR | PROJECT NO. | SHEET NO. |
|---|---|---|---|
| R.O.W. | 2002 | STP-NHE-111(47) | 58 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |

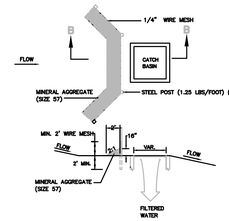
REV. –

HARDWARE CLOTH AND GRAVEL INLET PROTECTION



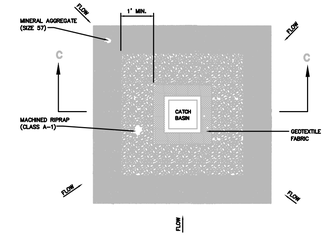

SECTION A–A

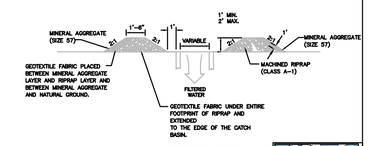
HARDWARE CLOTH AND GRAVEL INLET PROTECTION (FLOW FROM ONE SIDE)




SECTION B–B

CATCH BASIN PROTECTION




SECTION C–C

EROSION CONTROL PLAN LEGEND: EXCAVATED INLET PROTECTION; HARDWARE CLOTH AND GRAVEL INLET PROTECTION; ROCK RING INLET PROTECTION; BLOCK AND GRAVEL INLET PROTECTION

NOT TO SCALE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

INLET PROTECTION

7.35

2 XXX

TDEC DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

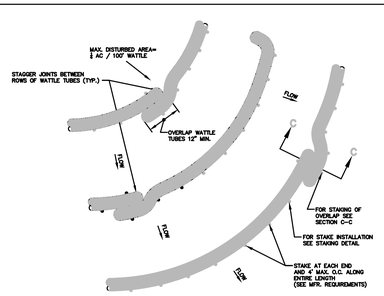
Scale: NTS

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

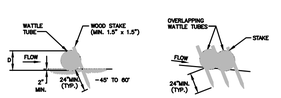
FILE NO. – 7.37

| TYPE | YEAR | PROJECT NO. | SHEET NO. |
|---|---|---|---|
| R.O.W. | 2002 | STP-NHE-111(47) | 58 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |

REV. –

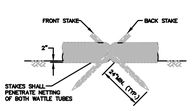



PLAN VIEW FOR SLOPE APPLICATION




STAKING DETAIL

SECTION C–C




JOINT STAKING DETAIL

EROSION CONTROL PLAN LEGEND:

NOT TO SCALE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

TUBES AND WATTLES

7.37

3 XXX

TDEC DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

Scale: NTS

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

FILE NO. – 7.34

| TYPE | YEAR | PROJECT NO. | SHEET NO. |
|---|---|---|---|
| R.O.W. | 2002 | STP-NHE-111(47) | 58 |
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |
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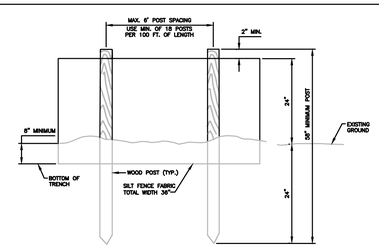
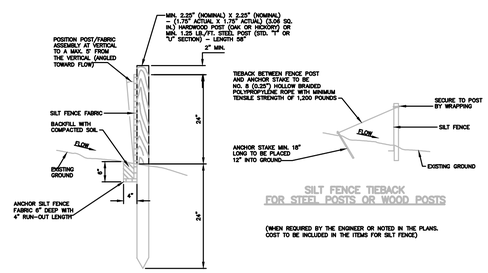
| R.O.W. | 2002 | STP-NHE-111(47) | 59 |

REV. –




ELEVATION VIEW




SECTIONAL VIEW

SILT FENCE TIEBACK FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

EROSION CONTROL PLAN LEGEND: SILT FENCE

NOT TO SCALE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

SILT FENCE

7.34

1 XXX

TDEC DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

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NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK REGISTERED ENGINEER AGRICULTURE COMMERCE No. XXXXX STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-506 EROSION CONTROL DETAILS.DWG

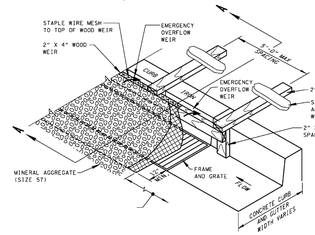
DATE
07 - 25 - 2014

TITLE
**DETAILS - EROSION CONTROL**

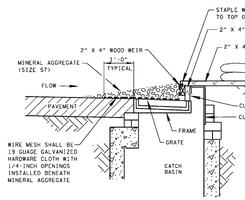
DRAWING NO.
**C-506**

## CURB INLET PROTECTION TYPE 3

LOW VOLUME, LOW SPEED TRAFFIC AREAS ONLY



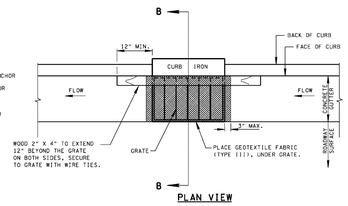

ISOMETRIC VIEW



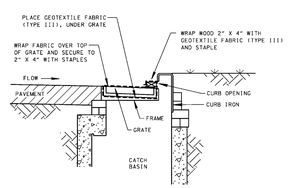

SECTION A-A

EROSION CONTROL PLAN LEGEND: (3) CURB INLET PROTECTION (TYPE 3)

## CURB INLET PROTECTION TYPE 4




PLAN VIEW




SECTION B-B

EROSION CONTROL PLAN LEGEND: (4) CURB INLET PROTECTION (TYPE 4)

### CURB INLET PROTECTION TYPE 3 GENERAL NOTES

A1. CURB INLET PROTECTION (TYPE 3) IS A SEDIMENT CONTROL DEVICE USED TO INTERCEPT SEDIMENT LADEN WATER AND PREVENT TRANSPORTED SEDIMENT FROM ENTERING AN EXISTING STORM SEWER SYSTEM. THIS SEDIMENT CONTROL DEVICE SHOULD BE CONSIDERED, AND IS INTENDED TO BE, A SECONDARY TREATMENT DEVICE.

A2. CURB INLET PROTECTION (TYPE 3) IS APPLICABLE TO CURB AND GUTTER INLETS WHERE A STURDY, COMPACT INSTALLATION IS DESIRED AND WHERE PONDING IS NOT A CONCERN. EMERGENCY OVERFLOW CAPABILITIES ARE MINIMAL, SO EXPECT THE POTENTIAL FOR SIGNIFICANT PONDING WITH THIS DEVICE.

A3. MAXIMUM DRAINAGE AREA IS 1 ACRE.

A4. CURB INLET PROTECTION (TYPE3) SHALL NOT BE USED WHERE LARGE QUANTITIES OF SEDIMENT ARE EXPECTED OR WHERE THE LONGITUDINAL GRADE OF CURB AND GUTTER EXCEEDS ONE (1) PERCENT.

A5. WIRE MESH SHALL BE 19 GAUGE GALVANIZED HARDWARE CLOTH WITH ¼ INCH OPENINGS. MESH SHALL BE PLACED OVER THE CURB INLET OPENING AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET SO THAT AT LEAST 12 INCHES OF WIRE EXTENDS ACROSS THE PAVEMENT AND AT LEAST 12 INCHES ACROSS THE CONCRETE GUTTER BEYOND THE EDGES OF THE INLET OPENING.

A6. THE WIRE MESH USED FOR THIS SEDIMENT CONTROL DEVICE SHALL BE A CONTINUOUS PIECE OF MATERIAL FORMED AND SHAPED TO MATCH THE SHAPE OF THE CURB AND GUTTER AND SECURED TO THE WOOD FRAME AS NEEDED BY WIRE STAPLES.

A7. MINERAL AGGREGATE (SIZE 57) SHALL BE PLACED AGAINST THE WIRE MESH SO AS TO ANCHOR IT AGAINST THE CONCRETE GUTTER, PAVEMENT, AND WOOD FRAME.

A8. 2" X 4" WOOD ANCHORS SHALL BE NAILED TO THE TOP OF THE WEIR AND VERTICAL WOOD SPACERS AT SPACER LOCATIONS AND SHALL BE SECURED BEHIND THE CURB IRON WITH SANDBAGS OR OTHER APPROVED ANCHORING DEVICE.

A9. CURB INLET PROTECTION (TYPE 3) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-09.42 CURB INLET PROTECTION (TYPE 3) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 3).

A10. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

A11. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION, SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-09, SEDIMENT REMOVAL, PER CUBIC YARD.

### CURB INLET PROTECTION TYPE 4 GENERAL NOTES

B1. CURB INLET PROTECTION (TYPE 4) IS A SEDIMENT CONTROL DEVICE USED TO PREVENT TRANSPORTED SEDIMENT FROM ENTERING AN EXISTING STORM SEWER SYSTEM. THIS SEDIMENT CONTROL DEVICE SHOULD BE CONSIDERED, AND IS INTENDED TO BE, A SECONDARY TREATMENT DEVICE.

B2. CURB INLET PROTECTION (TYPE 4) IS APPLICABLE TO CURB AND GUTTER INLETS WHERE A COMPACT INSTALLATION IS DESIRED AND POST PAVING CONDITIONS ARE PRESENT. THIS DEVICE WILL REQUIRE FREQUENT MAINTENANCE WHILE IN USE.

B3. MAXIMUM DRAINAGE AREA IS 1 ACRE.

B4. TYPE 4 INLET PROTECTION SHALL NOT BE USED WHERE LARGE QUANTITIES OF SEDIMENT ARE EXPECTED OR WHERE HIGH VELOCITIES OF APPROACHING WATER ARE ANTICIPATED DUE TO LONGITUDINAL GRADE OF CURB AND GUTTER.

B5. GEOTEXTILE FABRIC (TYPE III) SHALL BE A CONTINUOUS PIECE WRAPPED AROUND THE 2" X 4" AND SECURED WITH STAPLES. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

B6. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

B7. WOOD 2" X 4" SHALL BE PRESSURE TREATED YELLOW PINE. THE WOOD SHALL NOT BLOCK THE ENTIRE OPENING HEIGHT OF THE CURB IRON, AS THIS WILL OBSTRUCT THE EMERGENCY OVERFLOW CAPABILITIES OF THE DEVICE.

B8. THE CONTRACTOR SHALL SECURE THE DEVICE WHEN REMOVING THE GRATE TO PREVENT SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM. WHEN REPLACING THE GRATE, CARE MUST BE TAKEN TO INSURE THAT THE 2" X 4" RESTS FIRMLY AGAINST THE FACE OF THE CURB AND/OR THE CONCRETE GUTTER.

B9. CURB INLET PROTECTION (TYPE 4) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-09.43 CURB INLET PROTECTION (TYPE 4) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 4).

B10. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

B11. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION, SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-09, SEDIMENT REMOVAL, PER CUBIC YARD.

- REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: MISC. MINOR EDITS AND GENERAL NOTE REVISIONS.
- REV.6-24-10: MISC. MINOR EDITS.
- REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

CURB INLET PROTECTION TYPE 3 & 4

1-20-06 EC-STR-39A

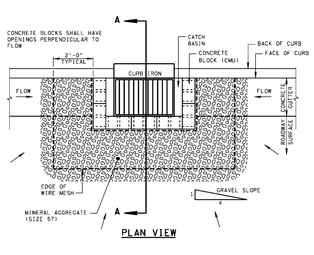
# 4 CURB INLET PROTECTION

TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

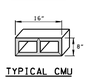
Scale: NTS

## CURB INLET PROTECTION TYPE 1

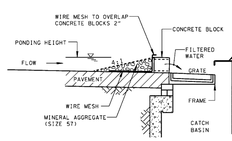
LOW VOLUME, LOW SPEED TRAFFIC AREAS ONLY




PLAN VIEW



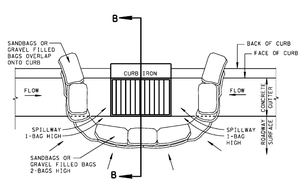

TYPICAL CMU



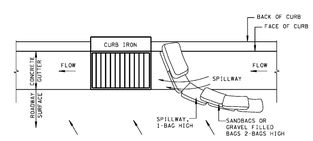

SECTION A-A

## CURB INLET PROTECTION TYPE 2

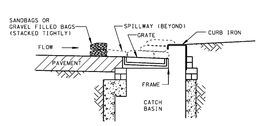
LOW VOLUME, LOW SPEED TRAFFIC AREAS ONLY




PLAN VIEW - INLET AT SAG




PLAN VIEW - INLET ON GRADE




SECTION B-B

EROSION CONTROL PLAN LEGEND: (1) CURB INLET PROTECTION (TYPE 1) EROSION CONTROL PLAN LEGEND: (2) CURB INLET PROTECTION (TYPE 2)

### CURB INLET PROTECTION TYPE 1 GENERAL NOTES

A1. CURB INLET PROTECTION (TYPE 1) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT LADEN WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTENDED AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 1) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.

A2. MAXIMUM DRAINAGE AREA IS 1 ACRE.

A3. CONCRETE BLOCKS SHALL BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF ADJACENT BLOCKS SHOULD ABUT TIGHTLY TOGETHER.

A4. ADDITIONAL BLOCKS WITH OPENINGS PERPENDICULAR TO FLOW MAY BE REQUIRED DEPENDING ON AMOUNT OF FLOW AND AVAILABLE PONDING AREA.

A5. WIRE MESH SHALL BE 19 GUAGE GALVANIZED HARDWARE CLOTH WITH ¼ INCH OPENINGS. WIRE SHALL BE SHAPED TO FIT SECURELY AGAINST CONCRETE BLOCK AND SHALL LAP OVER THE TOP OF THE BLOCK A MINIMUM OF 2 INCHES.

A6. CURB INLET PROTECTION (TYPE 1) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER.

209-09.40 CURB INLET PROTECTION (TYPE 1) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 1).

A7. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

A8. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION, SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-09, SEDIMENT REMOVAL, PER CUBIC YARD.

### CURB INLET PROTECTION TYPE 2 GENERAL NOTES

B1. CURB INLET PROTECTION (TYPE 2) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT LADEN WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTENDED AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 2) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.

B2. MAXIMUM DRAINAGE AREA IS 1 ACRE.

B3. MAXIMUM TOP OF SPILLWAY ELEVATION = TOP OF CURB ELEVATION MINUS 1 INCH.

B4. BAGS SHALL BE MADE OF EITHER BURLAP OR GEOTEXTILE FABRIC AND FILLED WITH CLEAN MINERAL AGGREGATE (SIZE 57) OR SAND.

B5. PACK SAND/GRAVEL FILLED BAGS TIGHTLY TOGETHER END TO END TO ENSURE NO SEDIMENT FLOWS BETWEEN OR UNDERNEATH THE BAGS. WHERE TIGHT FIT IS UNACHIEVABLE, INSTALL GEOTEXTILE FABRIC (TYPE III) ALONG THE UPSTREAM FACE OF THE BAGS, LAPPING OVER THE TOP BAGS 6 INCHES AND EXTENDING GEOTEXTILE FABRIC (TYPE III) A MINIMUM OF 18 INCHES UPSTREAM OF THE BAGS. COVER GEOTEXTILE FABRIC (TYPE III) WITH MINERAL AGGREGATE (SIZE 57) STONE WEDGE TO THE TOP OF THE BAGS.

B6. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

B7. AN OVERFLOW SPILLWAY SHALL BE PROVIDED BY LEAVING AN OPENING OF ONE SAND OR GRAVEL BAG WIDE AND HIGH AS SHOWN. STORMS GREATER THAN 2-YEAR, 24 HOUR STORM SHOULD NOT OVERTOP THE CURB.

B8. CURB INLET PROTECTION (TYPE 2) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-09.41 CURB INLET PROTECTION (TYPE 2) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 2).

B9. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

B10. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-09, SEDIMENT REMOVAL, PER CUBIC YARD.

- REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: MISC. MINOR EDITS AND GENERAL NOTE REVISIONS.
- REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

CURB INLET PROTECTION TYPE 1 & 2

1-20-06 EC-STR-39

# 3 CURB INLET PROTECTION

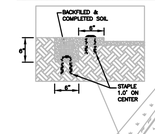
TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

Scale: NTS

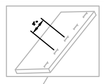
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

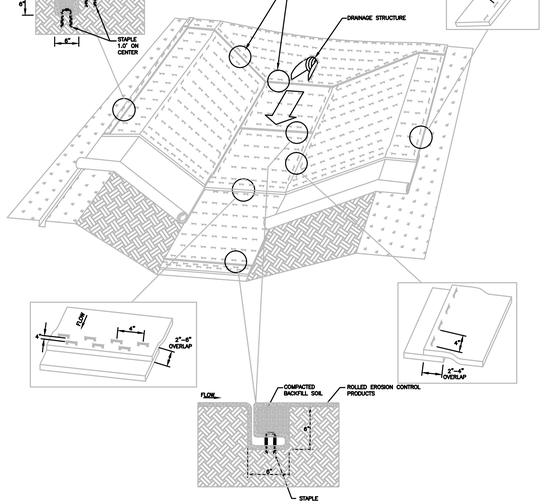
FILE NO. - 7.27

## ANCHOR TRENCH DETAIL




## ALTERNATE ANCHOR




SLOPE INTERRUPTION CHECK SLOT

SEE NOTE (R)

EROSION CONTROL PLAN LEGEND: ROLLED EROSION CONTROL PRODUCTS

NOT TO SCALE

| TYPE | YEAR | PROJECT NO. | SHEET NO. |
|---|---|---|---|
| R.O.W. | 2002 | STP-MHE-111(47) | 58 |
| R.O.W. | 2002 | STP-MHE-111(47) | 58 |
| R.O.W. | 2002 | STP-MHE-111(47) | 59 |
| R.O.W. | 2002 | STP-MHE-111(47) | 59 |

REV. →

TENNESSEE DEPARTMENT OF TRANSPORTATION

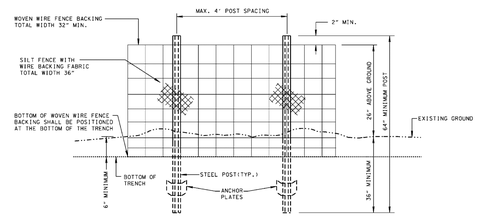
CHANNEL

7.27

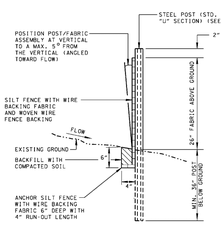
# 2 CHANNEL

TDEC DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

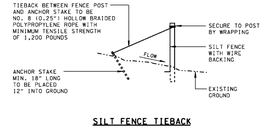
Scale: NTS




ELEVATION VIEW




SECTIONAL VIEW




SILT FENCE TIEBACK

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS, COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE WITH WIRE BACKING)

EROSION CONTROL PLAN LEGEND: • SFB • SFB • SFB • SILT FENCE WITH WIRE BACKING

### SILT FENCE WITH WIRE BACKING FABRIC SPECIFICATIONS

| FABRIC PROPERTY AND TEST METHODS | REQUIRED PHYSICAL PROPERTIES (MARV, VALUES OF TEST DATA) |
|---|---|
| GEOTEXTILE FABRIC TYPE | WOVEN MONOFILAMENT |
| APPARENT OPENING SIZE (ASTM D4751) | *70 TO* 100 STANDARD SIEVE |
| WATER FLUX (ASTM D4491) | > 18 GPM/FT$^2$ |
| TENSILE STRENGTH (ASTM D4632) | > 310 LB. (WARP DIRECTION) X 200 LB. (FILL DIRECTION) |
| ULTRAVIOLET STABILITY (AFTER 500 HRS PER ASTM D4355) | > 90% |
| BURST STRENGTH (ASTM D3786) | > 400 PSI |
| PUNCTURE STRENGTH (ASTM D4833) | > 105 LB. |
| TRAPEZOIDAL TEAR (ASTM D4533) | > 100 LB. (WARP DIRECTION) X 60 LB. (FILL DIRECTION) |

### SILT FENCE WITH WIRE BACKING GENERAL NOTES

A. SILT FENCE WITH WIRE BACKING IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. USE SILT FENCE WITH WIRE BACKING UP-GRADIENT TO, AND ALONG THE PERIMETER OF STREAMS, WETLANDS, PONDS, SPRINGS, OR OTHER NATURAL WATER RESOURCES LOCATED WITHIN OR ADJACENT TO THE PROJECT RIGHT-OF-WAY AND AT LARGE FILL SLOPES.

B. THE MAXIMUM DRAINAGE AREA SIZE FOR CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEET OF FENCE LENGTH. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UPSLOPE SIDE SHALL BE 290 FEET (85 MEASURED ALONG THE GROUND SURFACE).

C. WHEN INSTALLED AT THE TOE OF A SLOPE SILT FENCE WITH WIRE BACKING SHOULD BE PLACED 5 FEET TO 10 FEET AWAY FROM THE TOE TO ALLOW SPACE FOR PONDING OF WATER, COLLECTION OF SEDIMENT, AND EASE OF MAINTENANCE AND REMOVAL.

D. WHEN TWO SECTIONS OF SILT FENCE WITH WIRE BACKING FABRIC ADJOIN EACH OTHER, THEY SHALL BE JOINED ACCORDING TO THE DETAILS ON STANDARD DRAWING EC-STR-3E.

E. MAINTENANCE SHALL BE PERFORMED AS NEEDED; CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND/OR WHEN EVIDENCE OF FILTER CLOGGING IS OBSERVED.

F. STEEL POSTS SHALL BE ROLLED FROM HIGH CARBON STEEL AND SHALL HAVE A MINIMUM WEIGHT OF 1.25 LB/FT. POSTS SHALL BE HOT-DIPPED GALVANIZED OR PAINTED WITH HIGH GRADE WEATHER RESISTANT STEEL PAINT. STEEL POSTS SHALL BE EQUIPPED WITH AN ANCHOR PLATE HAVING A MINIMUM AREA OF 14 SQUARE INCHES. POSTS SHALL BE STUDDED, EMBOSSED, OR PUNCHED TO AID IN THE ATTACHMENT OF THE WIRE BACKING. POSTS AND ANCHOR PLATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A702.

G. STEEL POSTS SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM. WOVEN WIRE FENCE BACKING TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST SIX PER POST.

H. FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE BACKING WITH THE TIES SPACED EVERY 24 INCHES ALONG TOP AND MIDSECTION.

I. WOVEN WIRE FENCE BACKING SHALL MEET THE REQUIREMENTS FOR ASTM A-116 FOR NO. 11 FARM, DESIGN NO. 832-6-11, CLASS 3 COATING.

J. SILT FENCE WITH BACKING SHOULD BE PLACED ALONG OR NEAR THE GROUND CONTOUR. THE BOTTOM OF FENCE AT GROUNDLINE SHOULD BE ON A ZERO PERCENT (0%) GRADE, PLUS OR MINUS FIVE TENTHS OF ONE PERCENT (+0.5%). THE END OF A RUN OF SILT FENCE WITH WIRE BACKING SHOULD BE TURNED UP SLOPE FORMING A J-HOOK TO FILTER ANY CONCENTRATED FLOW BEHIND FENCE.

K. FOR TRENCH-BASED INSTALLATIONS, SILT FENCING WITH WIRE BACKING SHALL BE INSTALLED PER THE FOLLOWING STEPS AND IN THE FOLLOWING ORDER:

- EXCAVATE TRENCH A MAXIMUM OF 4 INCHES WIDE AND 6 INCHES DEEP. THE TRENCH SHALL BE HAND-CLEANED FOLLOWING EXCAVATION TO REMOVE BULKY DEBRIS SUCH AS ROCKS, STICKS, AND SOIL CLODS FROM THE TRENCH.
- DRIVE AND SET SUPPORT POSTS PER SPACING REQUIREMENTS GIVEN ON THE APPLICABLE FENCE DETAIL.
- ATTACH WOVEN WIRE FENCE BACKING TO POSTS AND FABRIC TO THE WIRE BACKING USING WIRE TIES. SPACING AND DENSITY OF TIES SHALL BE INSTALLED ACCORDING TO NOTES G AND H
- INSTALL FABRIC IN TRENCH.
- BACKFILL TRENCH (OVER-FILL) WITH SOIL PLACED AROUND FABRIC.
- COMPACT SOIL BACKFILL WITH MECHANICAL EQUIPMENT. DO NOT DAMAGE THE FABRIC DURING COMPACTION (DAMAGED FABRIC SHALL BE REPLACED).

L. ONLY SILT FENCE WITH WIRE BACKING FABRIC LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED. ANY PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE MAY ALSO BE USED.

M. SILT FENCE WITH WIRE BACKING SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-08.02 TEMPORARY SILT FENCE (WITH BACKING) PER LINEAR FOOT

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF THE SILT FENCE WITH WIRE BACKING.

N. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WITH WIRE BACKING WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

- REV. 12-18-03: MODIFIED TABLE (2) AND GENERAL NOTE (L).
- REV. 7-29-04: CHANGED VALUES IN TABLE 2 FROM MEAN TO MARV VALUES.
- REV. 4-15-06: MODIFIED FABRIC HEIGHT; ADDED NOTES (J) AND (N); REVISED TABLE TITLE; REFORMATTED GENERAL NOTES; REVISED NOTES; MISC. EDITS TO DRAWING.
- REV. 4-1-08: REMOVED TEMPORARY REFERENCE; REVISED NOTES; AND MISC. EDITS TO DRAWING.
- REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

SILT FENCE WITH WIRE BACKING

12-18-02 EC-STR-3C

# 1 SILT FENCE

TDOT ROADWAY DESIGN STANDARD DRAWINGS (FOR INFORMATION ONLY)

Scale: NTS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ISSUE

REVISION △

BERETTA

PATTILLO Construction Corporation

NEW FACILITY AT GALLATIN INDUSTRIAL PARK

GALLATIN, TENNESSEE

BERETTA, USA

MICHAEL C. SPURLOCK REGISTERED ENGINEER AGRICULTURE COMMERCE No. XXXXX STATE OF TENNESSEE

ARCH/ENGR OF RECORD
MICHAEL C. SPURLOCK
TN PE XXXXX

DESIGNED BY
YORIO

DRAWN BY
YORIO

CHECKED BY
SPURLOCK

PROJECT NO./CAD CODE
C07005.000/C-506 EROSION CONTROL DETAILS.DWG

DATE
07 - 25 - 2014

TITLE
**DETAILS - EROSION CONTROL**

DRAWING NO.
**C-507**

ITEM 8

**GMRPC Resolution No. 2014-78**

**A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE KENNESAW FARMS PHASE 5 PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE KENNESAW FARMS OFFICE PARK, ON PROPERTY CONTAINING 9.06 (+/-) ACRES LOCATED AT 1145 SOUTH McMAHAN DRIVE (PC0323-14).**

**WHEREAS,** the applicant has submitted an application for a minor amendment to the previously approved Kennesaw Farm Phase 5 Preliminary Master Development Plan consistent with Section 12.02 and a 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 the Final Master Development Plan submitted by the applicant, Perry Engineering, LLC, at its regular meeting on August 25, 2014; 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, in the Planning Commission Staff Report, in the Amended Preliminary Master Development Plan/Final Master Development Plan, 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 make the following findings pursuant to T.C.A. §13-3-310, §13-4-310, §13-7-201, and §13-7-202:

1. The Amended PMDP/FMDP 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 Community Character Area.
2. The proposed Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district.

3. The proposed changes shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. The project has also been designed to reflect the recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan,* meet the Kennesaw Farms' Design Guidelines, and be consistent with the intent and purpose of the Gallatin Zoning Ordinance.

5. The legal purposes for which zoning regulations exist have not been contravened.

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

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

8. The Amended PMDP/FMDP has been submitted to the City complying 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 GMRPC Resolution 2014-78 for approval of a minor amendment to the Kennesaw Farms Phase 5 Preliminary Master Development Plan and approval of a Final Master Development Plan for the Kennesaw Farms Office Park consisting of 27 sheets, prepared by Perry Engineering, PLLC, of Hendersonville, Tennessee, with project number 110-032, dated August 14, 2014 and architectural elevations consisting of 1 sheet (A1.0), prepared by J.W. Purkey Architecture L.L.C. of Nashville, Tennessee, with project number 14-019, dated August 14, 2014, located North of Thorne Boulevard and South of McMahan Drive, with the following conditions:

1. Planning Commission approves the proposed changes as a minor amendment to the approved Kennesaw Farms Preliminary Master Development Plan.
2. The Planning Commission shall make a determination whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
3. The Planning Commission determined the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.
4. Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
5. The applicant shall obtain sign permits prior to the installation of any signage on site.
6. Indicate the greenway alignment on the plans consistent with the Gallatin On The Move 2020 General Development and Transportation Plan.
7. The applicant shall submit a site surety, in an amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to the issuance of a building permit.

8. The applicant shall submit three (3) corrected and folded copies of the Amended Preliminary Master Development Plan/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: 8/25/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

EXHIBIT A

# ITEM 8
# PLANNING DEPARTMENT STAFF REPORT

**Kennesaw Farms Office Park Amended PMDP/FMDP**
**(PC0323-14) (Z-2014-23F)**
**Located at 1145 South of McMahan Drive**
**Date: August 19, 2014**

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**REQUEST:** OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE KENNESAW FARMS PRELIMINARY MASTER DEVELOPMENT PLAN FOR PHASE 5 AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE KENNESAW FARMS OFFICE PARK TO CONSTRUCT SEVEN (7) MULTI-TENANT OFFICE BUILDINGS, TOTALING 60,158 SQUARE FEET, ON 9.01 (+/-) ACRES, LOCATED at 1145 SOUTH McMAHAN DRIVE.

| | |
|---|---|
| **OWNER:** | KF LAND PARTNERS (CAL GENTRY) |
| **APPLICANT:** | PERRY ENGINEERING, LLC (JON CLAXTON, P.E.) |
| **STAFF RECOMMENDATION:** | APPROVAL OF GMRPC RESOLUTION 2014-78 WITH CONDITIONS |
| **STAFF CONTACT:** | KEVIN CHASTINE, AICP |
| **PC MEETING DATE:** | AUGUST 25, 2014 |

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## PROPERTY OVERVIEW:

**The owner and applicant are requesting approval of an amendment to the Kennesaw Farms Preliminary Master Development Plan for Phase 5 and approval of a Final Master Development Plan for the Kennesaw Farms Office Park to construct seven (7) multi-tenant office buildings, totaling 60,158 square feet, on 9.01 (+/-) acres, located at 1145 South McMahan Drive. The property is currently zoned Mixed Use (MU). Although the final tenants of the building are unknown at this time, the proposed uses for the buildings have been identified as Financial, Counsulting, and Adminstrative, Medical Office/Services, Place of Worship, Business and Communication Services, General Personal Services, and Research Services, which are permitted uses in the MU zone district. This lot is currently vacant and a portion along the easterly property boundary is located within a special flood hazard area, Zone A, according to plan sheet C1.1 and FEMA FIRM Panel 47165C0407G. (Attachment 8-4)**

## CASE BACKGROUND:

On June 23, 2003 the Planning Commission recommended approval of the rezoning and Preliminary Master Development Plan for Kennesaw Farms, a mixed-use development including commercial, office, and a variety types of residential uses on approximately 313 acres. (PC File

#3-3-03). On August 5, 2003, the Gallatin City Council passed the rezoning request on Second Reading.

On September 26, 2011, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for Kennesaw Farms, Phase 5 (PC9871-11) changing the approved uses in Phase 5 of the development as follows:

**Approved Uses and Designated Acreage**

- 1.67 (+/-) acres General Retail Sales and Services (Area L)
- 13.02 (+/-) acres Multi-family Dwelling (Area M)
- 9.06 (+/-) acres Financial, Consulting and Administrative (Area N)
- 17.71 (+/-) acres Nursing Home/Assisted Living & Medical Office/Service (Area O)
- 7.27 (+/-) acres Food Service (Area P)

(Attachment 8-4)

On December 12, 2011, the Planning Commission approved a Final Master Development Plan for National HealthCare Corporation (NHC) (PC9910-11), for a 131,964 square foot facility with the ability to serve 92 patients initially and with a total of 120 beds available in the future.

Also on December 12, 2011, the Planning Commission approved the preliminary (PC9911-11) and final (PC9912-11) subdivision plats for Kennesaw Farms, Phase 5, Section 1. The final plat (P.B. 27, PG 206) contains two (2) lots and the right-of-way to be dedicated for Thorne Boulevard. This contains the NHC lot.

On April 22, 2013, the Planning Commission approved an Amended Preliminary Master Development Plan for Kennesaw Farms and a Revised Final Master Development Plan (PC0124-13) for NHC Place Sumner, which increased the total square footage of the building and divided the project into two (2) separate construction phases.

***Natural Features***

The office park site has a gentle slope from west to east, toward the unnamed streamed that flows along the eastern edge of the site. Along the easterly boundary the land drop ten (10) feet in elevation over a length of just 19 feet. The area of steepest slopes relate to the 100 year floodplain, Zone A, which affects this area of the site. All areas slated for development is located outside of the floodplain.

***Adjacent or Area Uses***

The area surrounding the proposed office park varies in existing uses and proposed uses as well as zoning. To the north is Phase 3, Section 2, of Kennesaw Farms (P.B. 26, PG 93) with existing and proposed attached residential dwelling units. To the south is the NHC Place Sumner (PC0124-13) assisted living and skilled nursing facility, now under construction. To the east is an area proposed for retail development. To the west is an area proposed for a multi-family residential (apartment) development. The surrounding zoning is Residential-8 Planned Residential Development (R8-PRD) to the north, Mixed Use (MU) to the south and west, and Planned General Commercial (PGC) to the east.

***Access***

The Kennesaw Office Park will obtain access through the extension of Thorne Boulevard and the extension of South McMahan Drive. The portion of Thorne Boulevard extending from Nashville Pike is being constructed as part of the NHC development just south of the proposed office park location. The Kennesaw Office Park will extend Thorne Boulevard and estimated 300 linear feet. From the end of the extension of Thorne Boulevard South McMahan Drive will be extended an estimated 990 linear feet until it connects with the existing South McMahan Drive which was constructed as part of Kennesaw Farms Phase 3 Section 2. Both of the roadways are expected to become public roadways in the future.

The Gallatin on the Move 2020 General Development and Transportation Plan shows the alignment of a future greenway located along the easterly boundary of the office park site. The preliminary alignment can be seen in Exhibit 4-12, which is provided as Attachment 8-5. The applicant shall indicate the greenway alignment on the plans consistent with the Gallatin on the Move 2020 General Development and Transportation Plan.

***Architectural Elevations***

***Site Layout***

The office park consists of seven (7) office buildings totaling 60, 158 square feet and containing a maximum of 39 office suites. The seven (7) office buildings face inward to a rectilinear parking lot. There are three (3) different buildings sizes.

- Buildings A, C, D, and G – 7,730 square feet – (Maximum 5 Office Suites)
- Buildings B and F – 9,280 square feet – (Maximum 6 Office Suites)
- Building E – 10, 678 square feet – (Maximum 7 Office Suites)

***Office Buildings***

The applicant has submitted architectural renderings for the office buildings as part of the Kennesaw Farms Office Park FMDP. The office buildings are designed to have an equestrian feel to the architecture. The office building elevations will be utilized for all seven (7) of the office buildings, with the only difference being the width of each building, meaning some buildings will provide seven (7) office suites, while others will provide five (5) or six (6) office suites. (Plan Sheet A1.0)

The symmetrical elevations are approximately 24 feet in height with a primary hipped roof with three gables roofs located in the center of the elevation and on each end of the building. The gable roofs are mirrored on the rear elevation. To add visual interest, half timbering has been added inside each of the gable ends, both on the front and rear elevations. The areas between the timbering are sheathed with cement fiber board panels. At the three (3) intersections of the rooflines of the hipped roof and cross gables is a louvered cupola with a black metal roof. The primary hipped roof is covered with architectural dimensional shingles.

The front elevation (facing parking lot) is comprised of a light tan brick that creates a water table at the base of the wall that extends upward to the base of all windows. This approximately two (2) foot high water table encircles all four (4) elevations of the building, with the exception of the office suite entrances located under the gable roofs on the front elevation. These three (3) main entrances have a light tan stacked stone that is five (5) feet high. The remaining portion of the

front elevation, above the brick and stone, are sheathed with a light taupe cement fiber board siding. This same cement fiber board also sheathes both side elevations and rear elevation above the brick water table.

A continuous projecting roof extends the entire width of the front elevation to provide cover for each of the office suite entrances. This projecting roof is supported by a total of 20 square columns that are distributed two (2) per suite entrance, except the entrances under each gable roof is supported by four (4) columns. The front elevation contains 23 percent masonry and 77 percent cement fiber board. The rear elevation and both side elevations contain 24.8 percent masonry and 75.2 percent cement fiber board.

The proposed architectural elevations do not meet the 70 percent brick or stone requirement of Section 13.08 of the Gallatin Zoning Ordinance. The Planning Commission shall make a determination whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.

***Dumpster Enclosures***

The dumpster pad and dumpster enclosure are shown at the northeast corner of the development. The dumpster enclosure is shown on Sheet A1.0 of the FMDP. The enclosure will be a seven (7) foot, four (4) inches high and will be comprised of three (3) brick walls that match the office buildings and double painted wooden plank doors.

***Parking***

The applicant has indicated the following uses for the site: Financial, Consulting, and Administrative, Medical Office/Services, Place of Worship, Business and Communication Services, General Personal Services, and Research Services. Each of these uses has a different parking requirement. Some parking ratios are one (1) parking space per 150 square feet while others are one (1) space per 300 square feet. The applicant has used the parking ratios of one (1) parking space per 300 square feet, which based on the proposed 61,556 square feet of office space the required parking spaces are 205. The applicant has provided 256 parking spaces, which includes the seven (7) required handicapped spaces. Some uses could be limited based on available parking.

***Landscaping and Bufferyards***

The applicant has submitted a detailed landscaping and bufferyard plan, which includes some alternatives to the requirements of the Gallatin Zoning Ordinance. (Plan Sheets L1.0-L1.3) The site requires a Type 10 bufferyard on the western and southern property boundary and a Type 25 bufferyard along the northern and eastern property boundaries. The applicant has provided the Type 10 bufferyard on the southern and western property boundary as required by the Gallatin Zoning Ordinance. Along the eastern property boundary the applicant has shown the required Type 25 bufferyard along approximately half of that property boundary. The proposed greenway will lilely be located in this area. The applicant is requesting to utilize the existing vegetation for the other half of the property boundary. The applicant has not provided a tree survey, but has

stated they will provide a tree survey. The northern property boundary, which is adjacent to Kennesaw Farms Phase 3, Section 2 (Attachment 8-3) contains attached dwelling units, calls for a Type 40 bufferyard. The applicant is requesting an Alternative Type 40 bufferyard along this boundary. The applicant is installing all of the required landscape material of a Type 40 bufferyard, but within a 25 foot wide area and with no opaque barrier. Evergreen trees will be planted on 15 foot centers and create a dense natural barrier between the rear elevation of the office buildings and the existing attached dwellings to the north. Also, there is 54 feet between the bufferyard material and the rear lot line of the adjacent attached dwellings, due to the existence of Open Space 19 and the P.U.D.E. and Alley 1 which is located within the adjacent residential portion of Kennesaw Farms.

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 landscaping plan for the site meets and/or exceeds all requirements of the Gallatin Zoning Ordinance. The landscape requirements called for 7.5 percent of the site to be landscaped, excluding the bufferyard areas. The applicant has shown (excluding the bufferyards) 34 percent of the site landscaped with over 70 trees on site, which includes the required 27 interior parking lot trees, and over 600 shrubs, with other areas of seasonal plantings.

Additionally, the applicant has shown 30 red maples that will be installed as street trees along the extension of Throne Boulevard and the extension of South McMahan Drive. These street trees will match and extend the street trees plantings that will be installed by NHC on the portion of Thorne Boulevard now under construction.

***Signs***
The Kennesaw Farms Phase 5 Preliminary Master Development Plan provided standard monument sign designs for all subsequent Final Master Development Plans. The Kennesaw Farms Office Park has shown a double sided monument sign that matches the standards established in the PMDP. The monument sign is five (5) feet high and 10 feet wide. The sign face itself is four (4) feet high and eight (8) feet wide for a total of 32 square feet of sign face. The sign is comprised of a stone base and column to the left side of the sign face, which also matched the standards established in the PMDP.

The applicant has also shown a detail of a multi-tenant directory sign that is proposed to be located adjacent to the first office building within the site. This monument style sign is a total of seven (7) feet tall and 20 feet wide. The base is two (2) feet high and the final five (5) feet comprises the sign face, where there are 42 rectangular sign faces that correlate to each of the potential office suites in the development. The base of the sign is also clad in stone to match the other propose monument sign.

The applicant shall submit a sign permit application for review by Planning Staff prior to the installation of any signage on site.

***Photometric Plan***
The applicant has submitted details of the proposed lighting fixtures as well as a photometric plan showing the location of the pole and wall mounted lighting fixtures (Plan Sheets P-1 and P-2). The photometric plan complies with the requirements of G.Z.O., Section 13.02.080, Performance Standards Regulating Glare and Electromagnetic Interference.

***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 issuance of any building permits.

***Minor Amendment***
G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved PMDP including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved PMDP in detail and found no changes that would constitute a major amendment. Planning Commission should determine if the proposed improvements to Phase 5 Lot 2 for the construction of the Kennesaw Farms Office Park should be considered as a minor amendment to the approved Preliminary Master Development Plan for Kennesaw Farms Phase 5.

***Engineering Division Comments***
Any additional Engineering Division comments will be provided under separate cover.

***Planning Division Comments***
The applicant has addresses the majority of the Planning Department comments with the exception of the following items:

1. Planning Commission approve the proposed changes as a minor amendment to the approved Kennesaw Farms Preliminary Master Development Plan.
2. The Planning Commission shall make a determination whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
3. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.
4. The applicant shall be aware that inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
5. The applicant shall obtain sign permits prior to the installation of any signage on site.
6. The applicant shall submit a site surety, in an amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to the issuance of a building permit.

7. The applicant shall submit three (3) corrected and folded copies of the Amended Preliminary Master Development Plan/Final Master Development Plan to the Planning Department.

***Departmental Comments***
The applicant has addressed all other Departmental Review comments.

***Findings***
1. The Amended PMDP/FMDP 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 Community Character Area.
2. The proposed Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district.

3. The proposed changes shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved PMDP as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. The project has also been designed to reflect the recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan,* meet the Kennesaw Farms' Design Guidelines, and be consistent with the intent and purpose of the Gallatin Zoning Ordinance.

5. The legal purposes for which zoning regulations exist have not been contravened.

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

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

8. The Amended PMDP/FMDP has been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

**RECOMMENDATION:**
Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve GMRPC Resolution 2014-78 for approval of a minor amendment to the Kennesaw Farms Phase 5 Preliminary Master Development Plan and approval of a Final Master Development Plan for the Kennesaw Farms Office Park consisting of 27 sheets, prepared by

Perry Engineering, PLLC, of Hendersonville, Tennessee, with project number 110-032, dated August 14, 2014 and architectural elevations consisting of 1 sheet (A1.0), prepared by J.W. Purkey Architecture L.L.C. of Nashville, Tennessee, with project number 14-019, dated August 14, 2014, located North of Thorne Boulevard and South of McMahan Drive, with the following conditions:

1. Planning Commission approves the proposed changes as a minor amendment to the approved Kennesaw Farms Preliminary Master Development Plan.
2. The Planning Commission shall make a determination whether the proposed alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
3. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.
4. Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
5. The applicant shall obtain sign permits prior to the installation of any signage on site.
6. Indicate the greenway alignment on the plans consistent with the Gallatin On The Move 2020 General Development and Transportation Plan.
7. The applicant shall submit a site surety, in an amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to the issuance of a building permit.
8. The applicant shall submit three (3) corrected and folded copies of the Amended Preliminary Master Development Plan/Final Master Development Plan to the Planning Department.

(The Amended Preliminary Master Development Plan/Final Master Development Plan shall be corrected to comply with the conditions of approval prior to the final Staff approval by the Planning Department.)

**ATTACHMENTS:**

| | | |
|---|---|---|
| **Attachment** | **8-1** | **Location Map** |
| **Attachment** | **8-2** | **Regional Activity Center Community Character Area information** |
| **Attachment** | **8-3** | **Copy of Final Plat for Kennesaw Farms Phase 3 Section 2** |
| **Attachment** | **8-4** | **Approved Kennesaw Farms Phase 5 PMDP (PC9871-11)** |
| **Attachment** | **8-5** | **Gallatin on the Move 2020 Plan – Exhibit 4-12** |
| **Attachment** | **8-5** | **Kennesaw Farms Office Park Amended PMDP/FMDP & Arch. Ele.** |

ATTACHMENT 8-1

Prepared By: Kevin Chastine, AICP
Prepared On: August 21, 2014

**LOCATION MAP**
**Kennesaw Farms**
**Final Master Development Plan**
**PC0323-14**

300 150 0 300 Feet

## 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*

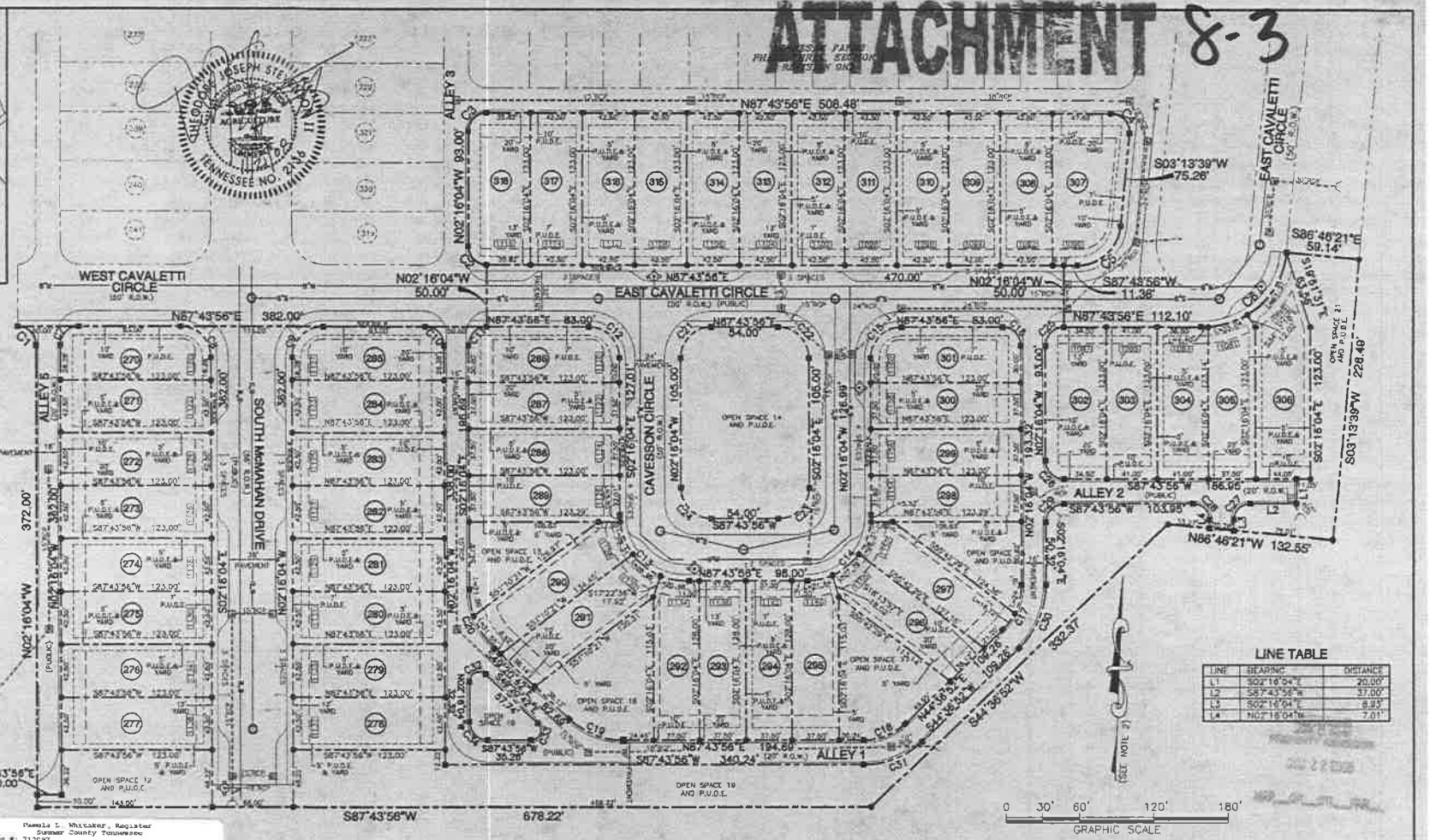
☞ *Prepare and adopt a Big Box Ordinance*

2009-03 2/2

ATTACHMENT 8-3

1-34-06C

LOCATION MAP
(NOT TO SCALE)




## GENERAL NOTES

1. SEE SHEET 1 OF 2 FOR ALL NOTES AND REFERENCES.

## OWNER / DEVELOPER

KENNESAW FARMS DEVELOPMENT, INC.
SOUTHEASTERN BUILDING CORPORATION
201 MOLLY WALTON DRIVE
HENDERSONVILLE, TN 37075
PHONE: (615)824-2500
CONTACT: CAL GENTRY

## ENGINEERS / SURVEYORS

RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: (615)244-8591
CONTACT: TED J. STEVENSON, II

## LEGEND

- IRON ROD (NEW) 5/8" ROD WITH 2.5" ALUMINUM CAP MARKED RAGAN-SMITH-ASSOCIATES
- IRON ROD (NEW) 5/8" ROD WITH PLASTIC CAP MARKED RAGAN-SMITH-ASSOCIATES
- IRON ROD (OLD) 5/8" ROD WITH PLASTIC CAP MARKED RAGAN-SMITH-ASSOCIATES
- SANITARY SEWER MANHOLE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- —S— SANITARY SEWER LINE
- —W— WATER LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.S.C. REGISTER'S OFFICE FOR SUMNER COUNTY
- TYP. TYPICAL
- 7244 STREET ADDRESS

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 712097
Rec'd: 30.00 Instrument #: 902743
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 12/22/2008 at 3:07 PM
Total: 32.00 in
Plat Book 26 Pgs 93-94

### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S02°16'04"E | 20.00' |
| L2 | S87°43'56"W | 37.00' |
| L3 | S02°16'04"E | 8.93' |
| L4 | N02°16'04"W | 7.01' |

### CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 90°00'00" | 15.00' | 23.56' | S47°16'04"E | 21.21' |
| C2 | 90°00'00" | 15.00' | 23.56' | N47°16'04"W | 21.21' |
| C3 | 90°00'00" | 15.00' | 23.56' | N42°43'56"E | 21.21' |
| C4 | 95°29'43" | 15.00' | 25.00' | S44°31'12"E | 22.21' |
| C5 | 84°30'18" | 35.00' | 51.62' | S45°28'48"W | 47.07' |
| C6 | 84°30'17" | 67.00' | 98.82' | S45°28'48"W | 90.10' |
| C7 | 90°00'00" | 15.00' | 23.56' | N42°43'56"E | 21.21' |
| C8 | 90°00'00" | 25.00' | 39.27' | S47°16'04"E | 35.36' |
| C9 | 90°00'00" | 25.00' | 39.27' | N42°43'56"E | 35.36' |
| C10 | 90°00'00" | 15.00' | 23.56' | S47°16'04"E | 21.21' |
| C11 | 90°00'00" | 15.00' | 23.56' | N42°43'56"E | 21.21' |
| C12 | 90°00'00" | 25.00' | 39.27' | S47°16'04"E | 35.36' |
| C13 | 89°55'09" | 53.00' | 83.24' | N47°16'29"W | 74.94' |
| C14 | 90°00'33" | 53.00' | 83.26' | S42°43'40"W | 74.96' |
| C15 | 90°00'00" | 25.00' | 39.27' | N42°43'56"E | 35.36' |
| C16 | 90°00'00" | 15.00' | 23.56' | S47°16'04"E | 21.21' |
| C17 | 48°52'56" | 50.00' | 40.91' | S21°10'24"W | 39.78' |

### CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C18 | 43°07'03" | 50.00' | 37.63' | S88°10'25"W | 36.75' |
| C19 | 42°55'22" | 65.00' | 48.69' | N70°48'23"W | 47.56' |
| C20 | 47°04'38" | 65.00' | 53.41' | N25°48'23"W | 51.92' |
| C21 | 90°00'00" | 25.00' | 39.27' | N42°43'56"E | 35.36' |
| C22 | 90°00'00" | 25.00' | 39.27' | S47°16'04"E | 35.36' |
| C23 | 90°00'00" | 25.00' | 39.27' | S42°43'56"W | 35.36' |
| C24 | 90°00'00" | 25.00' | 39.27' | N47°16'04"W | 35.36' |
| C25 | 90°00'00" | 15.00' | 23.56' | N42°43'56"E | 21.21' |
| C26 | 90°00'00" | 15.00' | 23.56' | N47°16'04"W | 21.21' |
| C27 | 90°00'00" | 13.00' | 20.42' | N42°43'56"E | 18.38' |
| C28 | 90°00'00" | 13.00' | 20.42' | S47°16'04"E | 18.38' |
| C29 | 90°00'00" | 15.00' | 23.56' | N42°43'56"E | 21.21' |
| C30 | 48°52'56" | 70.00' | 57.28' | S21°10'24"W | 55.69' |
| C31 | 43°07'04" | 70.00' | 52.68' | S88°10'25"W | 51.44' |
| C32 | 133°55'22" | 8.00' | 18.55' | N64°11'37"E | 14.67' |
| C33 | 133°04'38" | 8.00' | 18.14' | S19°11'37"W | 14.59' |
| C34 | 90°00'00" | 15.00' | 23.56' | N47°16'04"W | 21.21' |

TOTAL AREA = 445,235 SQUARE FEET OR 10.22 ACRES ±

### CERTIFICATE OF COMMON AREAS DEDICATION

ALL PARTIES LISTED BELOW, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE THREE, SECTION TWO" HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN "KENNESAW FARMS, PHASE THREE, SECTION TWO" 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 "KENNESAW FARMS, PHASE THREE, SECTION TWO", AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO "KENNESAW FARMS, PHASE THREE, SECTION TWO", DATED _____ AND RECORDED WITH THIS PLAT, SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

KENNESAW FARMS DEVELOPMENT, INC. DATE: 11-25-08 TITLE VP

### CERTIFICATE OF APPROVAL FOR RECORDING

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

12-22-08 2008 DATE SECRETARY, PLANNING

12-22-8 2007 DATE DD CHAIRMAN'S INITIALS

### 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 2410, PAGE 815, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND 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: 11-25-08

KENNESAW FARMS DEVELOPMENT, INC. VP TITLE

### CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

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

CITY ENGINEER DATE: 12/19/08

### 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.

11-21 2008 DATE

TED J. STEVENSON, II TN. R.L.S. #2136

### CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "KENNESAW FARMS, PHASE THREE, SECTION TWO" 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 12-16 2008

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 "KENNESAW FARMS PHASE THREE, SECTION TWO" 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 12-16 2008

SUPERINTENDENT OF PUBLIC UTILITIES

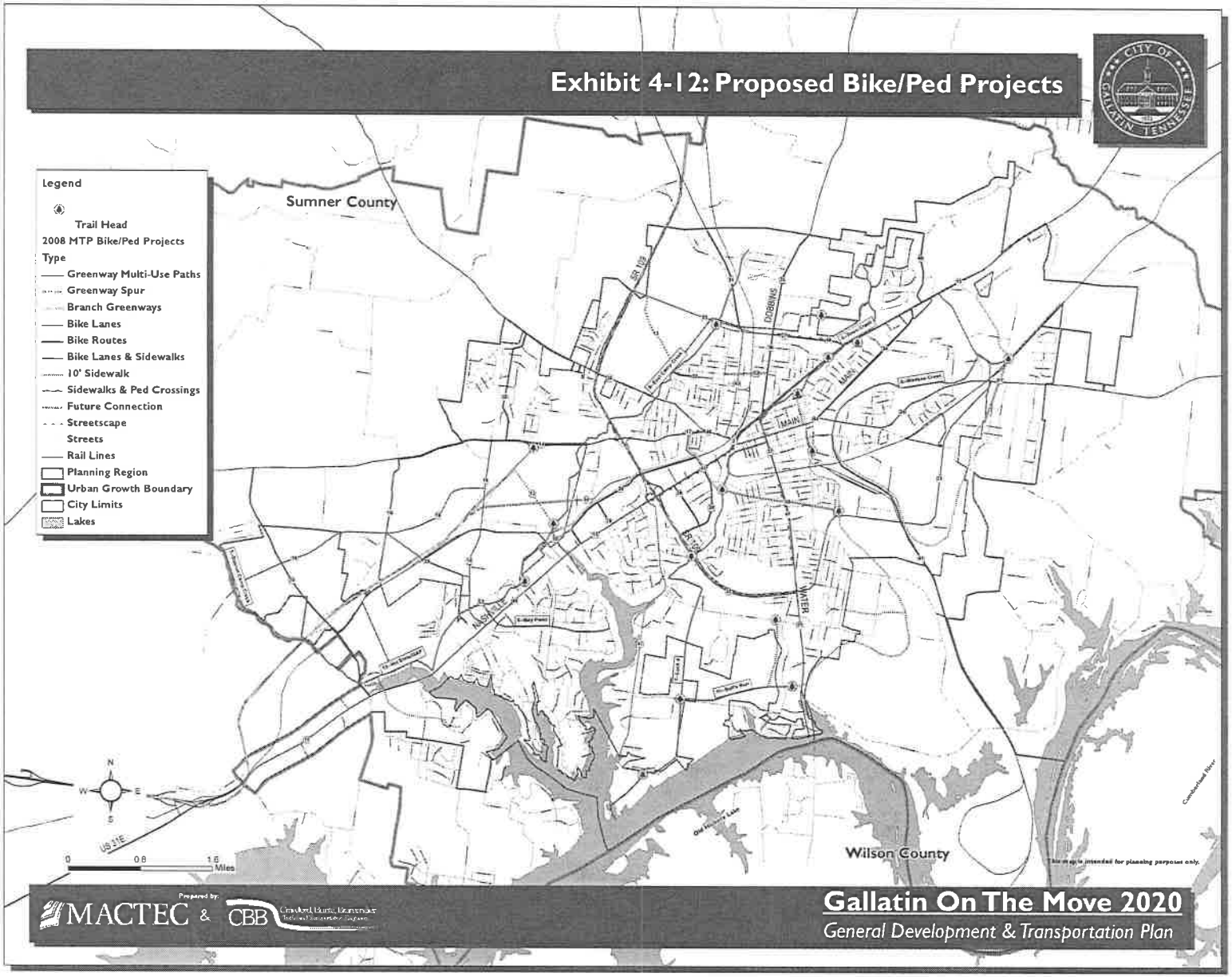
# KENNESAW FARMS
## PHASE THREE, SECTION TWO
## FINAL PLAT

PROPERTY LOCATION
EAST CAVALETTI CIRCLE &
CAVESSON CIRCLE
FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE
DATE: NOVEMBER 21, 2008
SCALE: 1"=60'
DRAWN BY: SLN/ATS
APPROVED BY: TED STEVENSON
JOB NUMBER: 2002-113 W.O. 7124

SHEET 2 OF 2

G:\2002-113\7124\FINAL PLAT\PHASE 3\7124PHASE3_2.DWG

# Exhibit 4-12: Proposed Bike/Ped Projects

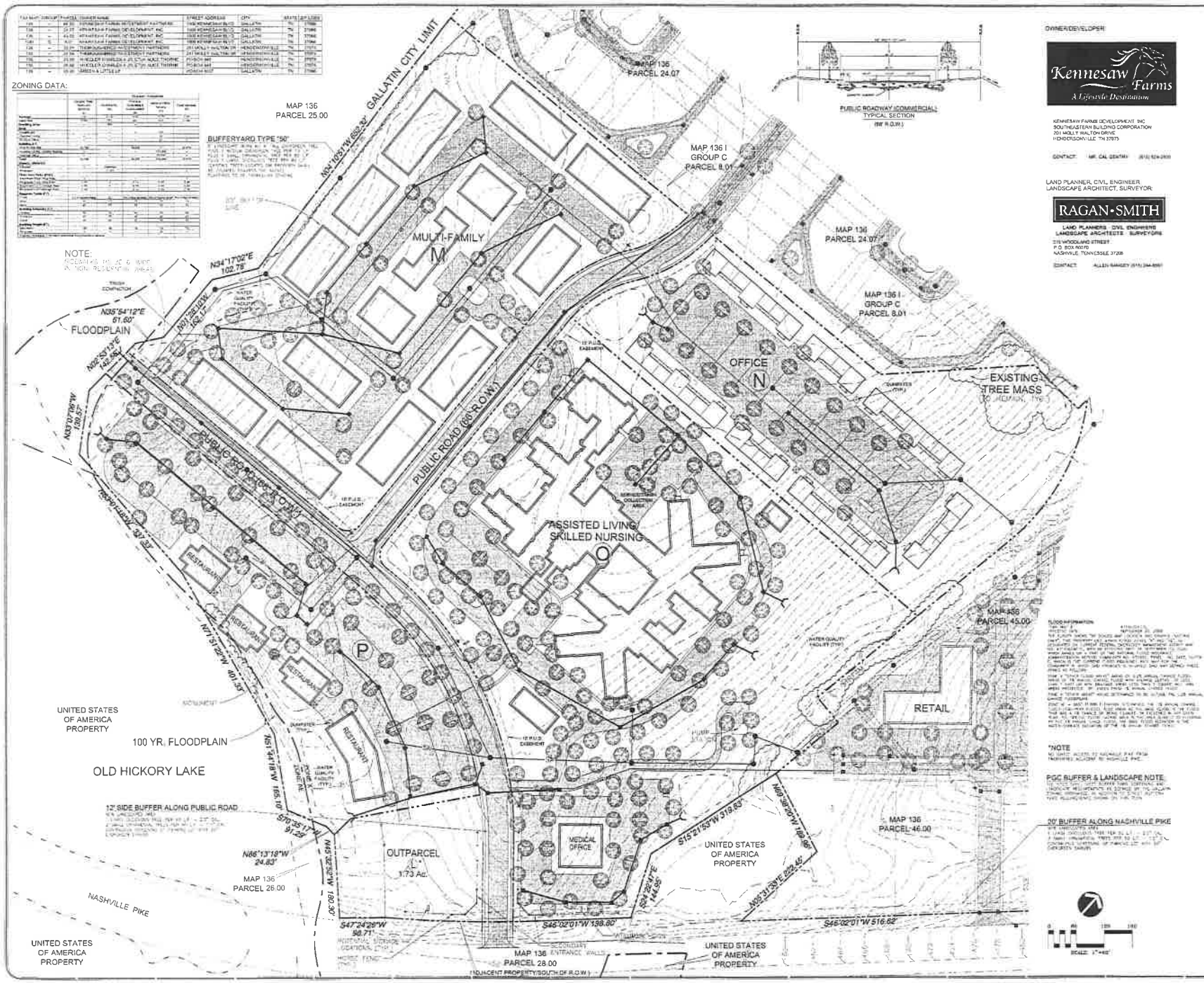



ATTACHMENT 8-4

ZONING DATA:

| TAX MAP | GROUP | PARCEL | OWNER NAME | STREET ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|---|---|---|---|
| 136 | – | 44.00 | KENNESAW FARMS INVESTMENT PARTNERS | 1000 KENNESAW BLVD | GALLATIN | TN | 37066 |
| 136 | – | 24.07 | KENNESAW FARMS DEVELOPMENT INC | 1000 KENNESAW BLVD | GALLATIN | TN | 37066 |
| 136 | – | 44.00 | KENNESAW FARMS DEVELOPMENT INC | 1000 KENNESAW BLVD | GALLATIN | TN | 37066 |
| 136 | G | 4.01 | KENNESAW FARMS DEVELOPMENT INC | 1000 KENNESAW BLVD | GALLATIN | TN | 37066 |
| 136 | – | 33.00 | THORNBURG REAL INVESTMENT PARTNERS | 201 MOLLY WALTON DR | HENDERSONVILLE | TN | 37075 |
| 136 | – | 33.00 | THORNBURG REAL INVESTMENT PARTNERS | 201 MOLLY WALTON DR | HENDERSONVILLE | TN | 37075 |
| 136 | – | 25.00 | WHEELER DANIEL & JULIETTA HOLT THORNE | PO BOX 867 | HENDERSONVILLE | TN | 37075 |
| 136 | – | 26.00 | WHEELER DANIEL & JULIETTA HOLT THORNE | PO BOX 867 | HENDERSONVILLE | TN | 37075 |
| 136 | – | 26.00 | GREEN & LITTLE LP | HOMER ROT | GALLATIN | TN | 37066 |

NOTE:




8-5

# AMENDED PMDP / FINAL MASTER DEVELOPMENT PLANS AND CONSTRUCTION PLANS FOR

# KENNESAW FARMS OFFICE PARK

## PHASE 5 - SECTION 2, LOT 3
## NASHVILLE PIKE & THORNE BLVD.
## GALLATIN, TENNESSEE
## SUMNER COUNTY

## CONSULTANT CONTACTS

**SITE DEVELOPER:**

SOUTHEASTERN BUILDING CORPORATION
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
PHONE: 615-824-2500
CONTACT: MR. CAL GENTRY, PE

**ARCHITECT:**

J.W. PURKEY ARCHITECTURE, L.L.C.
908 KENWICK COURT WEST
NASHVILLE, TN 37221
PHONE: 615-972-4582
CONTACT: MR. JAY PURKEY

**CIVIL ENGINEER:**

PERRY ENGINEERING, LLC
100 NORTH MAIN ST., SUITE F
GOODLETTSVILLE, TN 37072
PHONE: 615-855-2220
CONTACT: MR. JON CLAXTON, PE

**LAND SURVEYOR:**

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TN 37204
PHONE: 615-269-3972
CONTACT: MR. SCOT CHERRY, RLS

**LANDSCAPE ARCHITECT:**

KITA LANDSCAPE DESIGN
2101 MASTERS DRIVE
SPRINGFIELD, TN 37172
PHONE: 615-469-1222
CONTACT: MR. KEVIN REFF, ASLA

## GOVERNMENT AGENCY CONTACTS

**PLANNING DEPT.:**

CITY OF GALLATIN
PLANNING DEPARTMENT
132 WEST MAIN STREET
GALLATIN, TENNESSEE 37066
PHONE: 615-451-5796
CONTACT: MS. KATHERINE SCHOCH

**ENGINEERING DEPT.:**

CITY OF GALLATIN ENGINEERING DIVISION
132 WEST MAIN STREET
GALLATIN, TENNESSEE 37066
PHONE: 615-451-5965
CONTACT: MR. NICK TUTTLE

**FIRE CHIEF:**

CITY OF GALLATIN FIRE DEPARTMENT
119 GFD MEMORIAL BOULEVARD
GALLATIN, TENNESSEE 37066
PHONE: 615-452-2771
CONTACT: MR. BEN HARRIS

**SANITARY SEWER DEPT.:**

GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
PHONE: 615-451-5922
CONTACT: MR. DAVID KELLOGG

**WATER DEPT.:**

GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
PHONE: 615-451-5922
CONTACT: MR. DAVID KELLOGG

**ELECTRIC:**

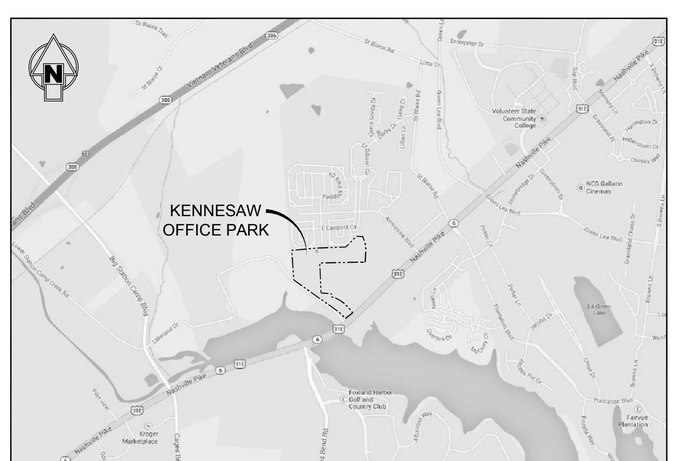
GALLATIN DEPARTMENT OF ELECTRICITY
135 JONES STREET
GALLATIN, TN 37066
PHONE: 615-452-5152
CONTACT: MR. MARK KIMBLE

**TELEPHONE:**

AT&T
440 BELVEDERE DRIVE
GALLATIN, TN 37066
PHONE: 615-451-4109
CONTACT: MR. BRIAN STEPHENS

**GAS:**

GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
PHONE: 615-451-5922
CONTACT: MR. DAVID KELLOGG




**SITE VICINITY MAP**
**NOT TO SCALE**

## SITE DATA TABLE

GENERAL DATA:

| | |
|---|---|
| SUBDIVISION / DEVELOPMENT: | KENNESAW FARMS OFFICE PARK |
| ADDRESS: | NASHVILLE PIKE AND THORNE BOULEVARD |
| TAX MAP / PARCEL: | TAX MAP 136; PARCEL 24.04 |
| EXISTING ZONING: | MU |
| EXISTING USE: | VACANT |
| PROPOSED USE: | FINANCIAL, CONSULTIVE, AND ADMINISTRATIVE<br>MEDICAL OFFICE / SERVICE<br>PLACE OF WORSHIP<br>BUSINESS AND COMMUNICATION SERVICES<br>GENERAL AND PERSONAL SERVICES<br>RESEARCH SERVICES |
| AREA OF SITE: | 9.01 ACRES (392,559 S.F.) |
| BUILDING S.F.: | 7,730 S.F. (BUILDINGS A, C, D, AND G)<br>9,280 S.F. (BUILDINGS B AND F)<br>10,678 S.F. (BUILDING E)<br>60,158 S.F. (TOTAL) |
| MAXIMUM BUILDING HEIGHT: | 35' |
| PROPOSED BUILDING HEIGHT: | 30'-4" |
| MAXIMUM FLOOR AREA RATIO ALLOWED: | 1.00 |
| PROPOSED FLOOR AREA RATIO: | 0.34 |
| *PARKING REQUIRED (GENERAL OFFICE) (1 SPA. / 300 S.F.): | 210 SPACES (256 SPACES PROVIDED) |
| MINIMUM LOT AREA: | 20,000 S.F. |
| M.B.S.L.: | 30' (LOCAL), 40' (COLLECTOR), 50' (ARTERIAL) |
| YARDS: | 1/2 M.B.S.L. (FRONT), 10' MIN. (SIDE), 20' MIN. (REAR) |
| BUFFERYARDS: | 40' (NORTH), 15' (EAST), 10' (SOUTH & WEST) |
| REQUIRED SITE LANDSCAPING AREA: | 29,442 S.F. OR 0.68 ACRES (7.5%) |
| PROPOSED SITE LANDSCAPING AREA: | 135,942 S.F. OR 3.12 ACRES (34.6%) |
| PROPOSED GREENSPACE: | 189,917 S.F. OR 4.36 ACRES (48.4%) |

| APPLICANT: | DEVELOPER: |
|---|---|
| JON CLAXTON, P.E.<br>PERRY ENGINEERING, LLC<br><br>100 NORTH MAIN STREET, SUITE F<br>GOODLETTSVILLE, TENNESSEE 37072<br>PHONE: (615) 855-2220<br>FAX: (615) 855-2221 | MR. CAL GENTRY, P.E.<br>SOUTHEASTERN BUILDING CORPORATION<br><br>1000 KENNESAW BOULEVARD<br>GALLATIN, TENNESSEE 37066<br>PHONE: (615) 824-2500<br>FAX: (615) 234-3509 |
| STATEMENT OF FINANCIAL RESPONSIBILITY: | SOUTHEASTERN BUILDING CORPORATION WILL BE FINANCIALLY RESPONSIBLE FOR THE PROJECT |
| TIME SCHEDULE FOR COMPLETION: | BEGIN CONSTRUCTION: OCTOBER 2014<br>END CONSTRUCTION: OCTOBER 2015 |
| PROPERTY OWNER:<br>KF LAND PARTNERS<br>1000 KENNESAW BOULEVARD<br>GALLATIN, TENNESSEE 37066<br>PHONE: 615-824-2500<br>FAX: (615) 234-3509<br>E-MAIL: CGENTRY@SOUTHEASTERNBUILDING.NET | HVAC NOTE:<br>HVAC UNITS TO BE LOCATED AT GRADE BEHIND BUILDING AND PROPERLY SCREENED. |

*PARKING TO MEET REQUIRED PARKING RATIOS FOR FINAL END USERS

LIST OF DRAWINGS:


C-0.1 COVER SHEET
C-1.0 AMENDED PMDP
C-1.1 EXISTING CONDITIONS
C-1.2 DEMOLITION PLAN
C-2.1 SITE PLAN
C-2.2 SOUTH MCMAHAN DRIVE PLAN & PROFILE
C-2.3 THORNE BOULEVARD PLAN & PROFILE
C-3.1 GRADING PLAN
C-3.2 S. MCMAHAN DR. & THORNE BLVD. GRADING PLAN
C-4.1 UTILITY PLAN
C-4.2 SANITARY SEWER LINE "A"
C-4.3 SANITARY SEWER LINES "B" AND "C"
C-4.4 SANITARY SEWER DETAILS
C-4.5 S. MCMAHAN DR. & THORNE BLVD. WATER PLAN
C-4.6 WATER DETAILS
C-5.1 EROSION CONTROL PHASE I
C-5.2 EROSION CONTROL PHASE II
C-5.3 EROSION CONTROL DETAILS
C-6.1 DETAILS
C-6.2 DETAILS
C-6.3 DETAILS
L-1.0 OVERALL LANDSCAPE PLAN
L-1.1 LANDSCAPE PLAN
L-1.2 LANDSCAPE PLAN
L-1.3 STREETSCAPE PLAN
P-1 PHOTOMETRIC PLAN
P-2 PHOTOMETRIC DETAILS
A1.0 ELEVATIONS


Know what's below. Call before you dig.


PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221


Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:
**KENNESAW FARMS OFFICE PARK**
PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

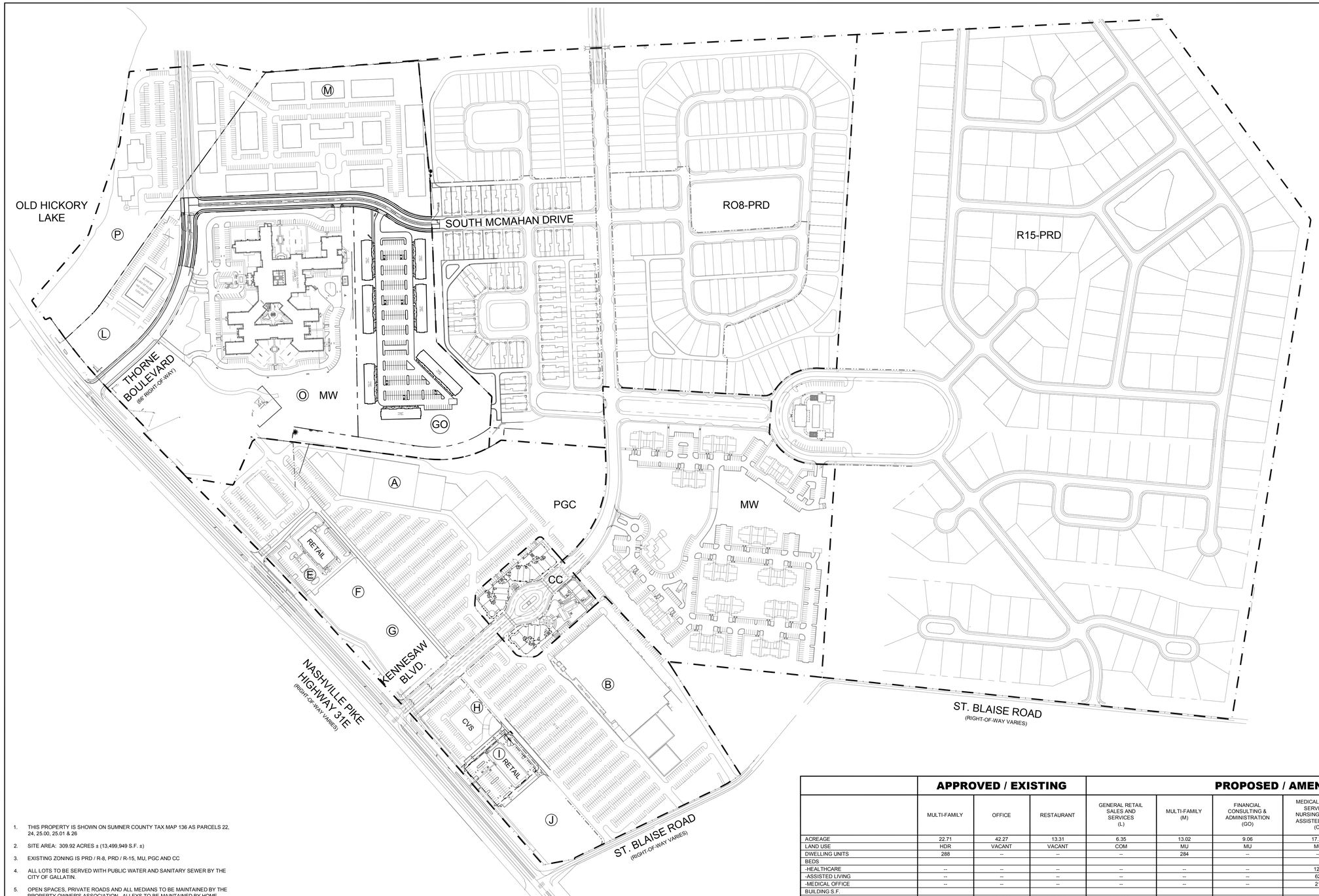
REVISIONS:

PROJ. NO.: 110-032

Cover Sheet

C-0.1

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




200 0 100 200 400

GRAPHIC SCALE - 1 inch = 200 ft.

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

1. THIS PROPERTY IS SHOWN ON SUMNER COUNTY TAX MAP 136 AS PARCELS 22, 24, 25.00, 25.01 & 26
2. SITE AREA: 309.92 ACRES ± (13,499,949 S.F. ±)
3. EXISTING ZONING IS PRD / R-8, PRD / R-15, MU, PGC AND CC
4. ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY THE CITY OF GALLATIN.
5. OPEN SPACES, PRIVATE ROADS AND ALL MEDIANS TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. ALLEYS TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
6.

| | UNITS | | ESTIMATED POPULATION FOR THE DEVELOPMENT (APPROXIMATE) | | | PROJECTED SCHOOL POPULATION IMPACT (APPROXIMATE) | | |
|---|---|---|---|---|---|---|---|---|
| ZONE | EXISTING | AMENDED | PERSONS/UNIT | EXISTING | AMENDED | STUDENTS/UNIT | EXISTING | AMENDED |
| PRD/R-8 | 269 | 269 | 2.09 | 562 | 562 | 0.09 | 24 | 24 |
| PRD/R-15 | 186 | 186 | 2.48 | 461 | 461 | 0.48 | 89 | 89 |
| MU | 288 | 572 | 2.00 | 576 | 1144 | 0.17 | 49 | 97 |
| TOTAL | 743 | 1027 | 6.57 | 1599 | 2167 | 0.74 | 162 | 210 |

BREAKDOWN BY AGE GROUP:
K-6 (54%) = 153
7-9 (23%) = 65
10-12 (23%) = 65
*SOURCE: US CENSUS BUREAU STATISTICS AND COMPARABLE DEVELOPMENTS IN THE MIDDLE TENNESSEE AREA.

7. STORM WATER WILL BE CHANNELIZED THROUGH A STORM SEWER SYSTEM THROUGHOUT THE SITE THAT WILL INCLUDE A PLAN TO IMPROVE STORM WATER QUALITY. FURTHER DETAIL TO BE PROVIDED ON FMDP.
8. DRAINAGE IN COTTAGE LOT AREAS TO BE ACCOMPLISHED BY UNDERGROUND DRAINAGE SYSTEMS IN PUBLIC R.O.W.S AND ALLEYS. IF DRAINAGE IS REQUIRED IN LOTS, A 20' DRAINAGE EASEMENT WILL BE PROVIDED BETWEEN LOTS.
9. HVAC UNITS WILL BE LOCATED ON GROUND OR BUILDING ROOF AND WILL BE SCREENED TO LIMIT VISIBILITY. FURTHER DETAIL TO BE PROVIDED ON FMDP.

THIS PROJECT AND FUTURE DEVELOPMENTS SHOULD BE SUBJECT TO THE REQUIREMENTS AS DETAILED IN GZO 13.02 - PERFORMANCE STANDARD REGULATIONS

SOUTHEASTERN BUILDING CORPORATION IS THE DEVELOPER / OWNER OF THE PROJECT AND IS COMMITTED FINANCIALLY TO COMPLETE THE PROJECT.

## PARKING CALCULATIONS

| | USE | BLDG SF / UNITS | RATIO | REQUIRED SPACES | PROVIDED SPACES |
|---|---|---|---|---|---|
| M | MULTI-FAMILY | 284 | 2 PER 1 DWELLING | 568 | 568 |
| GO | FINANCIAL CONSULTING | 56,650 | 1 PER 300 SQ. FT. | 189 | 246 |
| O | MEDICAL OFFICE | 23,000 | 1 PER 150 SQ. FT. | 153.3 | -- |
| | ASSISTED LIVING | 203 | 1 PER 1 BEDS | 203.0 | -- |
| | LOT TOTAL | | | 357 | 375 |
| L | GENERAL RETAIL | 37,285 | 1 PER 250 SQ. FT. | 149 | 205 |
| P | FOOD SERVICE / RESTAURANT | 1,100 | 1 PER 4 SEATS | 275 | 393 |
| GO | GENERAL OFFICE | 62,954 | 1 PER 300 SQ. FT. | 210 | 256 |
| | GRAND TOTAL | | | 1,671 | 2,043 |

*NHC HAS BUILT APPROXIMATELY 100 CAMPUS FACILITIES CONSISTING OF SKILLED NURSING / REHABILITATION AND ASSISTED LIVING SERVICE. BASED ON THEIR EXPERIENCE IN THIS INDUSTRY, THE Y HAVE PROVIDED A PARKING RATIO OF A SPACE PER BED TO MEET PARKING DEMAND AND ARE SUBSEQUENTLY PROPOSING THIS PARKING RATIO FOR THE KENNESAW CAMPUS.

| | APPROVED / EXISTING | | | PROPOSED / AMENDMENT | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | MULTI-FAMILY | OFFICE | RESTAURANT | GENERAL RETAIL SALES AND SERVICES (L) | MULTI-FAMILY (M) | FINANCIAL CONSULTING & ADMINISTRATION (GO) | MEDICAL OFFICE SERVICE & NURSING HOME / ASSISTED LIVING (O) | FOOD SERVICES (P) | GENERAL OFFICE (GO) |
| ACREAGE | 22.71 | 42.27 | 13.31 | 6.35 | 13.02 | 9.06 | 17.71 | 7.27 | 4.28 |
| LAND USE | HDR | VACANT | VACANT | COM | MU | MU | MU | COM | MU |
| DWELLING UNITS | 288 | -- | -- | -- | 284 | -- | -- | -- | -- |
| BEDS | | | | | | | | | |
| -HEALTHCARE | -- | -- | -- | -- | -- | -- | 120 | -- | -- |
| -ASSISTED LIVING | -- | -- | -- | -- | -- | -- | 62 | -- | -- |
| -MEDICAL OFFICE | -- | -- | -- | -- | -- | -- | 21 | -- | -- |
| BUILDING S.F. | | | | | | | | | |
| -NON-RESIDENTIAL | -- | 558,000 | 46,000 | 50,385 | -- | 56,650 | -- | 26,810 | 60,158 |
| -ASSISTED LIVING / SKILLED NURSING | -- | -- | -- | -- | -- | -- | 139,848 | -- | --- |
| -MEDICAL OFFICE | -- | -- | -- | -- | -- | -- | 23,000 | -- | --- |
| TOTAL | -- | 558,000 | 46,000 | 50,385 | -- | 56,650 | 162,848 | 26,810 | 60,158 |
| DENSITY (DU'S/AC) | | | | | | | | | |
| -ALLOWED | 14.52 | -- | -- | -- | UNLIMITED | -- | -- | -- | -- |
| -PROPOSED | 12.68 | -- | -- | -- | 21.81 | -- | -- | -- | -- |
| FLOOR AREA RATIO (PGC) | | | | | | | | | |
| -MAXIMUM FLOOR AREA RATIO | -- | 1 | 1 | 1 | -- | 1 | 1 | 1 | 1 |
| -PROPOSED FLOOR AREA RATIO | -- | 0.30 | 0.08 | 0.18 | -- | 0.14 | 0.20 | 0.08 | 0.34 |
| -MAXIMUM LOT COVERAGE RATIO | -- | -- | -- | 0.50 | -- | 0.50 | 0.50 | 0.50 | 0.50 |
| -PROPOSED LOT COVERAGE RATIO | -- | -- | -- | 0.18 | -- | 0.14 | 0.20 | 0.08 | 0.34 |
| REQUIRED YARDS (FT) | | | | | | | | | |
| -FRONT | 25 | 25 | 25 | 50% OF REQ'D SETBACK | 25 | 50% OF REQ'D SETBACK | 50% OF REQ'D SETBACK | 50% OF REQ'D SETBACK | 50% OF REQ'D SETBACK |
| -SIDE | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| -BACK | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| BUILDING SETBACKS (FT) | | | | | | | | | |
| -ARTERIAL | 25 | 50 | 50 | 50 | 25 | 50 | 50 | 50 | 50 |
| -COLLECTOR | 25 | 40 | 40 | 40 | 25 | 40 | 40 | 40 | 40 |
| -LOCAL | 25 | 30 | 30 | 30 | 25 | 30 | 30 | 30 | 30 |
| BUILDING HEIGHT (FT) | | | | | | | | | |
| -MAXIMUM | 35 | *35 | *35 | *35 | 35 | *35 | *35 | *35 | *35 |
| -PROPOSED | -- | -- | -- | -- | -- | -- | 39 | -- | 30'-4" |

*CAN BE INCREASED 1' FOR EACH ADDITIONAL FOOT PROVIDED IN SETBACK

JOHNATHAN DANIEL CLAYTON REGISTERED ENGINEER AGRICULTURE NO. 116514 STATE OF TENNESSEE

PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221

Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3

NASHVILLE PIKE AND THORNE BOULEVARD

GALLATIN, TENNESSEE 37066

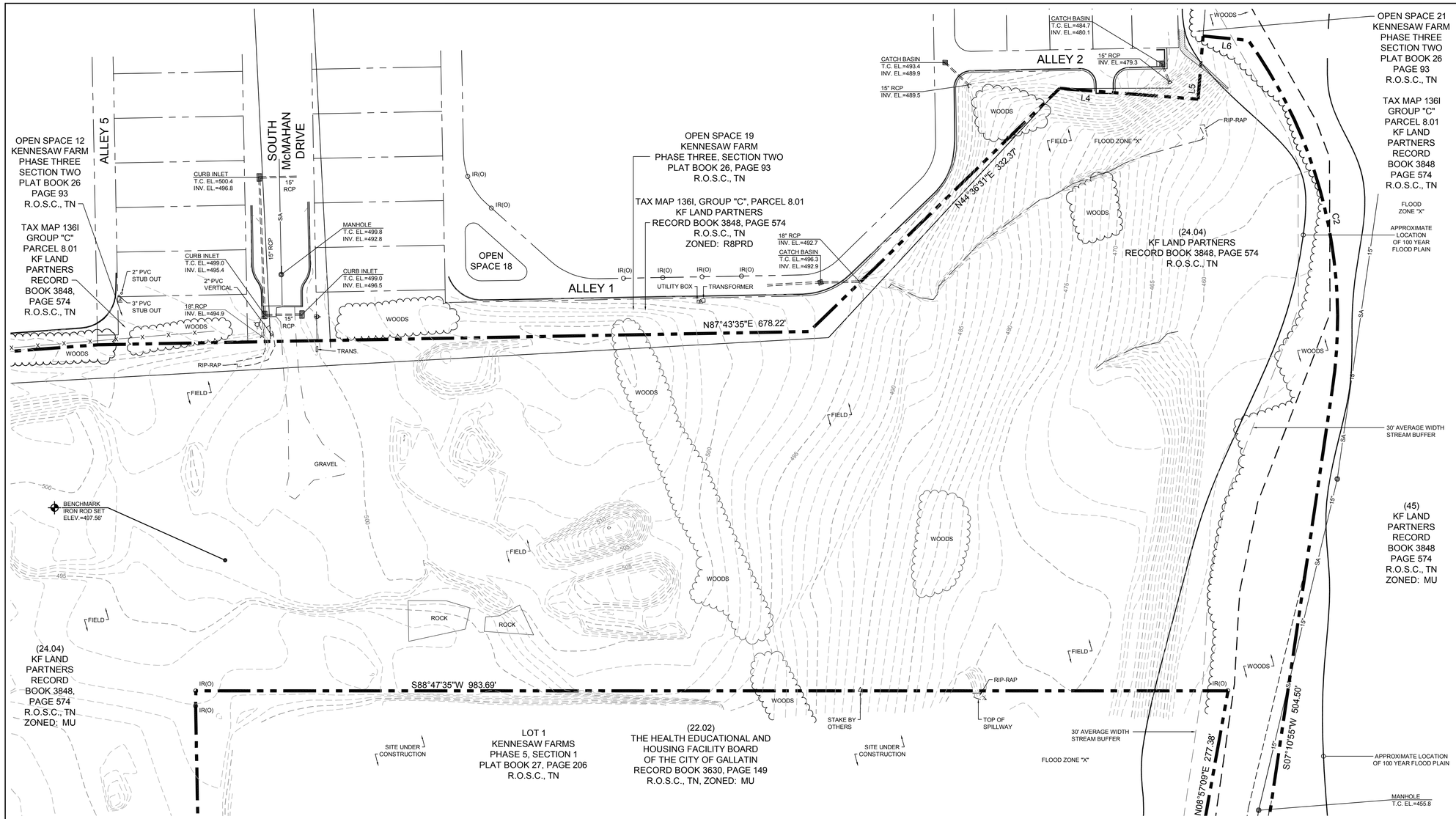
REVISIONS:

PROJ. NO.: 110-032

Amended PMDP

C-1.0

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




## NOTES

1) 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 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 PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) THIS IS NOT A BOUNDARY SURVEY, PROPERTY LINES, BEARINGS AND DISTANCES ARE SHOWN FOR REFERENCE PURPOSES ONLY.

4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

6) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

7) THIS PROPERTY IS CURRENTLY ZONED "MU".

8) PARCEL NUMBERS SHOWN AS THUS (24.04) REFERS TO SUMNER COUNTY TAX MAP 136.

9) THIS PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407 G", DATED: APRIL 17, 2012. FLOOD ZONE "A" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN.

## LEGEND

WATER VALVE
WATER METER
FIRE HYDRANT
GAS VALVE
TELEPHONE BOX
IRON ROD OLD — IR(O)
BACK FLOW PREVENTER — BFP
SEWER VALVE — SV
SIGN POST
CATCH BASIN
CURB INLET
BENCHMARK
MANHOLE
UTILITY POLE
LIGHT POLE
PROPERTY LINE
EDGE OF PAVEMENT
EASEMENT LINE
EDGE OF GRAVEL
EDGE OF RIP-RAP
EDGE OF CONC.
WALL
CURB
FENCE — X — X
OVERHEAD — OH — OH
WATER LINE — W — 8"
SEWER LINE — SA — 8"
CULVERT
CONTOUR LINE — 650

## LINE TABLE

| Line | Length | Bearings |
|---|---|---|
| L1 | 158.29' | N42°49'23"W |
| L2 | 43.21' | N49°58'28"W |
| L3 | 25.08' | N51°47'13"W |
| L4 | 132.55' | S86°46'42"E |
| L5 | 60.26' | N03°13'18"E |
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## CURVE TABLE

| Curve | Length | Radius | Chord | Direction | Delta |
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| C4 | 54.87' | 35.00' | 49.42' | S47°19'52"E | 89°49'15" |
| C5 | 179.58' | 716.00' | 179.11' | N85°06'23"W | 14°22'14" |
| C6 | 413.55' | 650.00' | 406.61' | N59°41'40"W | 36°27'11" |

TOPOGRAPHIC SURVEY
OF
TAX MAP 136, PARCEL 24.04
RECORD BOOK 3848, PAGE 574
NASHVILLE PIKE AND
THORNE BOULEVARD
GALLATIN, SUMNER COUNTY, TENNESSEE
SCALE: 1"=50' DATED: JUNE 26, 2014

GRAPHIC SCALE - 1 inch = 50 ft.
50 0 25 50 100

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

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221

Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

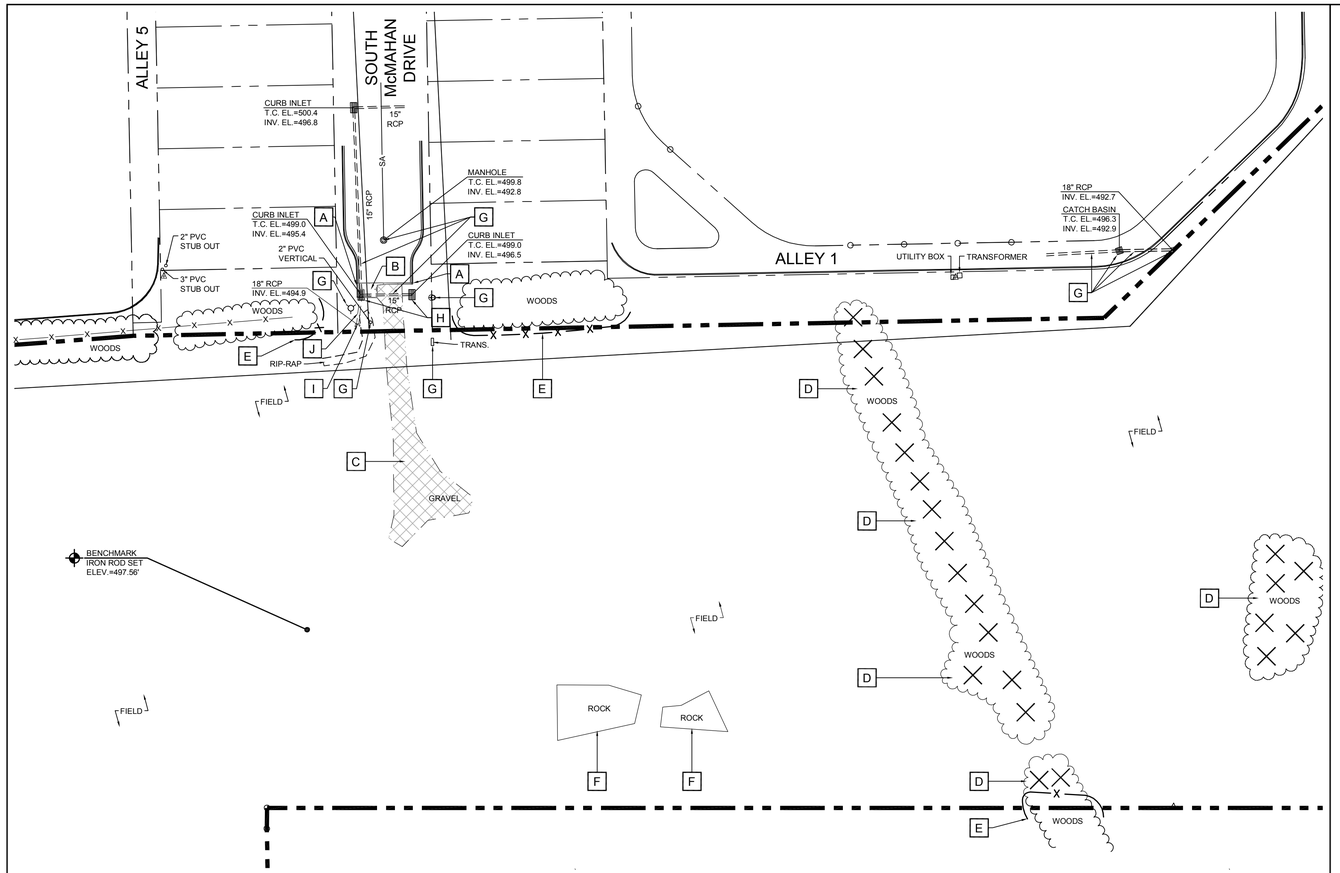
REVISIONS:

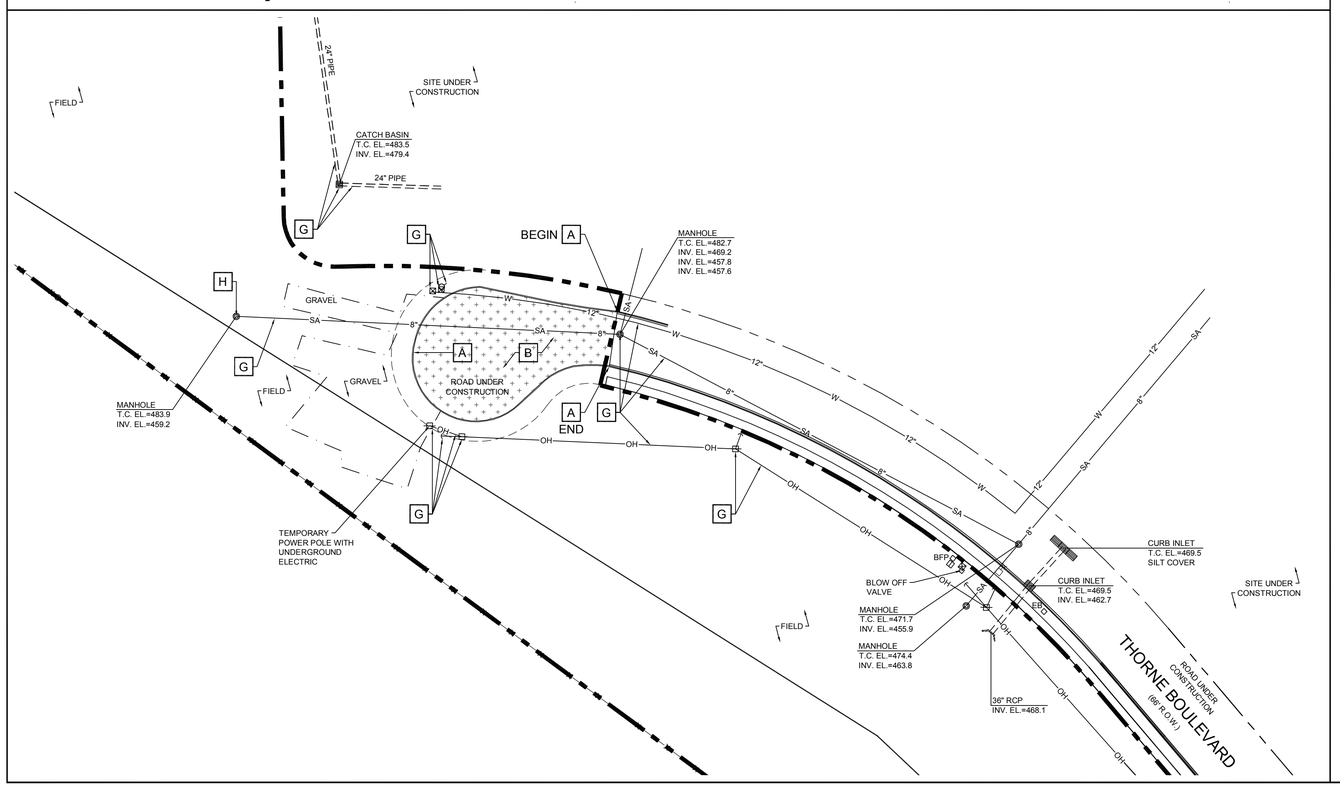
PROJ. NO.: 110-032

Existing Conditions

C-1.1

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




## DEMOLITION LEGEND

| | |
|---|---|
| A | SAWCUT AND REMOVE EXISTING CONCRETE CURB TO SUBGRADE. |
| B | SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT TO SUBGRADE. |
| C | REMOVE EXISTING GRAVEL. |
| D | EXISTING TREES TO BE REMOVED. |
| E | EXISTING TREES ARE TO REMAIN AND BE PROTECTED (AS REQUIRED) THROUGHOUT CONSTRUCTION. |
| F | REMOVE EXISTING ROCK. |
| G | EXISTING UTILITY TO REMAIN & BE PROTECTED THROUGHOUT CONSTRUCTION. |
| H | ADJUST EXISTING UTILITY TO GRADE |
| I | REMOVE AND RELOCATE EXISTING CONCRETE HEADWALL (REF. SHEET C-3.1) |
| J | REMOVE EXISTING 18" RCP PIPE |

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

GRAPHIC SCALE - 1 inch = 50 ft.

## UTILITY CONTACTS

| | |
|---|---|
| WATER DEPARTMENT | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| SANITARY SEWER DEPARTMENT | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| ELECTRICITY | GALLATIN DEPARTMENT OF ELECTRICITY<br>135 JONES STREET<br>GALLATIN, TN 37066<br>PHONE: 615-452-5152<br>CONTACT: MR. MARK KIMBLE |
| GAS | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| TELEPHONE | AT&T<br>440 BELVEDERE DRIVE<br>GALLATIN, TN 37066<br>PHONE: 615-451-4109<br>CONTACT: MR. BRIAN STEPHENS |

## TRAFFIC CONTROL NOTES:

1. WHENEVER CONSTRUCTION OPERATIONS ENCROACH ON THE RIGHT OF WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.
2. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY OF ADJACENT ROADWAYS.
3. ALL TRAFFIC CONTROL , INCLUDING MARKINGS, SIGNS, ETC. SHALL FOLLOW THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. EXCAVATION AND LANE CLOSURE PERMITS ARE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT RIGHT OF WAY.

## FLOODPLAIN NOTE

THIS PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407 G", DATED: APRIL 17, 2012. FLOOD ZONE "A" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN.

## GENERAL NOTES:

1. SEE SITE PLANS, SHEETS C-2.1, FOR INFORMATION REGARDING SITE PAVING OPERATIONS.
2. INSTALL SAFETY FENCING AS NECESSARY FOR SECURITY, SAFETY, AND TRAFFIC PURPOSES.
3. COORDINATE ANY UTILITY REMOVAL WITH THE APPROPRIATE UTILITY COMPANIES FOR REMOVAL AND TURN OFF, IF APPLICABLE, PRIOR TO REMOVING.

## DEMOLITION NOTES:

1. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
2. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO SUBGRADE.
3. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED AND/OR RELOCATED AS NEEDED. SEE OWNER'S REPRESENTATIVE FOR DIRECTION UPON DISCOVERY OF SAID UTILITY.
4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
5. CAVITIES LEFT BY STRUCTURE AND PAVEMENT REMOVAL SHALL BE BACKFILLED WITH CRUSHED STONE AND COMPACTED.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE.
8. COORDINATE ALL DEMOLITION WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER PRIOR TO PERFORMING THE WORK AND OBTAIN APPROVAL TO INSURE MINIMAL INTERRUPTIONS IN SERVICE TO EXISTING FACILITIES.
9. CONTRACTOR MUST FILE A NOTICE OF DEMOLITION A MINIMUM OF 10 DAYS PRIOR TO BEGINNING OF DEMOLITION ACTIVITIES. APPLICATION MUST BE MADE TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF AIR POLLUTION CONTROL.
10. ANY HAZARDOUS MATERIALS ON-SITE MUST BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JUSTIFICATION OVER SUCH. COORDINATE WITH THE ENVIRONMENTAL CONSULTANT.
11. ALL UTILITY ADJUSTMENTS TO BE PERFORMED BY RESPECTIVE UTILITY UNLESS OTHERWISE NOTED.
12. ALL UNDERGROUND UTILITY SERVICES NOT ADDRESSED ON THIS DEMOLITION PLAN OR ADDITIONAL SERVICES FOUND DURING CONSTRUCTION THAT ARE WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED COMPLETELY UNLESS UTILITY WILL REMAIN IN SERVICE AFTER COMPLETION OF DEMOLITION. FOUND UTILITIES TO REMAIN WILL BE RELOCATED AS NEEDED. (COORDINATE ANY UTILITY REMOVAL/RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO REMOVAL/RELOCATION AND/OR TURN OFF).

## EXISTING LEGEND

| | |
|---|---|
| WATER VALVE | PROPERTY LINE |
| WATER METER | EDGE OF PAVEMENT |
| FIRE HYDRANT | EASEMENT LINE |
| GAS VALVE | EDGE OF GRAVEL |
| TELEPHONE BOX | EDGE OF RIP-RAP |
| IRON ROD OLD | EDGE OF CONC. |
| BACK FLOW PREVENTER | WALL |
| SEWER VALVE | CURB |
| SIGN POST | FENCE |
| CATCH BASIN | OVERHEAD |
| CURB INLET | WATER LINE |
| BENCHMARK | SEWER LINE |
| MANHOLE | CULVERT |
| UTILITY POLE | CONTOUR LINE |
| LIGHT POLE | |


PERRY ENGINEERING, LLC
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FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

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PHASE 5 - SECTION 2, LOT 3
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GALLATIN, TENNESSEE 37066

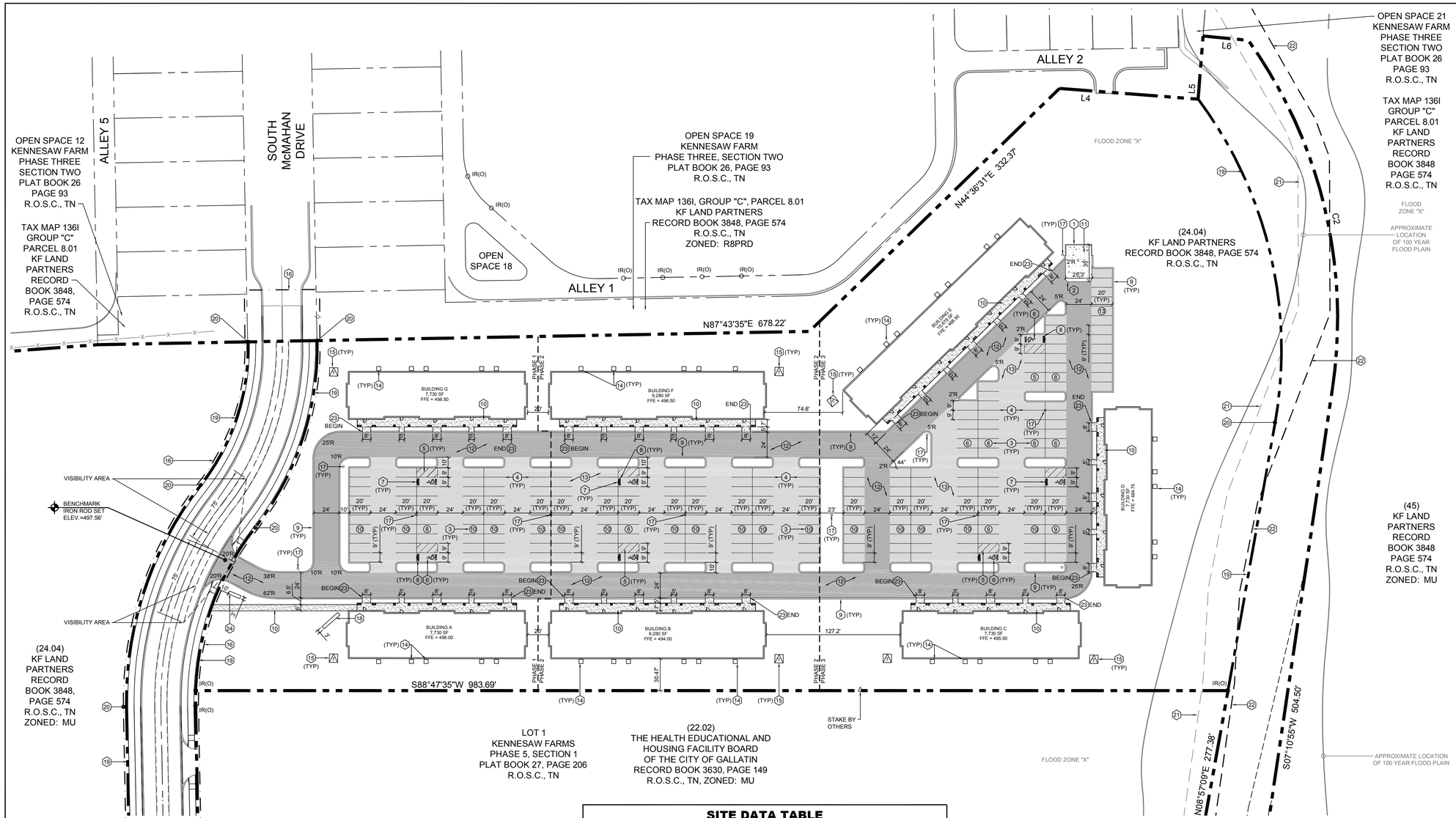
REVISIONS:

PROJ. NO.: 110-032

Demolition Plan

C-1.2

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.

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| C6 | 413.55' | 650.00' | 406.61' | N59°41'40"W | 36°27'11" |

## PAVING LEGEND:

- HEAVY DUTY CONCRETE PAVEMENT SECTION
- CONCRETE SIDEWALK SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION
- LIGHT DUTY ASPHALT PAVEMENT SECTION

## SITE KEY NOTES:

1. PROPOSED TRASH ENCLOSURE & GATES
2. 2' CHAMFER
3. INDICATES PARKING COUNT PER BAY (TYP)
4. 4" PAINTED SINGLE SOLID WHITE LINE (TYP)
5. 4" PAINTED SINGLE SOLID WHITE LINE, 5' O.C. @ 45°
6. WHITE PAINTED H.C. SYMBOL & 24" "VAN" (REF. C-6.1)
7. VAN ACCESSIBLE HC SIGN (REF. C-6.1)
8. CONCRETE WHEELSTOP (TYP) (REF. C-6.1)
9. PROPOSED 12" MOUNTABLE CURB (TYP) (REF. 6" HIGH DETAIL ON C-6.1)
10. PROPOSED CONCRETE SIDEWALK (TYP)
11. HEAVY DUTY CONCRETE PAVEMENT SECTION (REF. C-6.1)
12. HEAVY DUTY ASPHALT PAVEMENT SECTION (REF. C-6.1)
13. LIGHT DUTY ASPHALT PAVEMENT SECTION (REF. C-6.1)
14. PROPOSED HVAC UNITS AT GRADE (1 UNIT PER TENANT)
15. TRANSFORMER PAD LOCATION
16. REF. C-2.2 AND C-2.3 FOR ROAD PLANS
17. PROPOSED LIGHT POLE (REF. PHOTOMETRIC PLAN)
18. PROPOSED MULTI-BAY MULTI-TENANT SIGN
19. PROPOSED PROPERTY LINE
20. PROPOSED RIGHT-OF-WAY TO BE MARKED WITH CONCRETE MONUMENTS
21. 30' AVERAGE WIDTH STREAM BUFFER FROM TOP OF BANK
22. APPROXIMATE TOP OF STREAM BANK
23. PROPOSED 12" MOUNTABLE CURB (TYP, IN FRONT OF BUILDINGS) (REF. 3.6" HIGH DETAIL ON C-6.1)
24. PROPOSED "KENNESAW FARMS OFFICE PARK" MONUMENT SIGN

## GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, AND ALL RADII ARE 3', UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
10. ALL HANDICAP PARKING SPACES ARE TO RECEIVE A HANDICAP SIGN AND HANDICAP SYMBOL PAINTED ON THE PAVEMENT. STALLS ADJACENT TO 8' WIDE STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
11. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR GALLATIN BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

## GENERAL SITE NOTES:

12. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
13. THE ENGINEER AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUB-CONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL NOT HAVE CHARGE OF THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE, OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS OR OTHER WORK AIDS.
14. ALL SIDEWALKS, EXISTING AND PROPOSED, ARE TO BE CONSTRUCTED/AND OR LEFT IN A CONDITION THAT MEETS OR EXCEEDS THE CITY OF GALLATIN PUBLIC WORKS STANDARDS.
15. ALL WORK IN THE RIGHT OF WAY MUST COMPLY WITH T.D.O.T. AND CITY OF GALLATIN PUBLIC WORKS STANDARDS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK.
16. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.

## TRAFFIC CONTROL NOTES:

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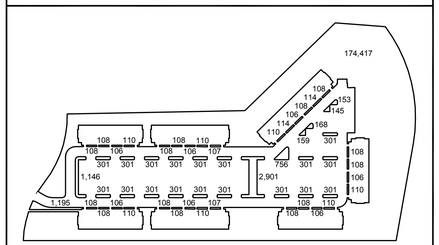
## GREENSPACE CALCULATIONS




PROPOSED: 189,917 S.F. / 392,559 S.F. = 48.4%

## SITE DATA TABLE

| GENERAL DATA: | |
|---|---|
| SUBDIVISION / DEVELOPMENT: | KENNESAW FARMS OFFICE PARK |
| ADDRESS: | NASHVILLE PIKE AND THORNE BOULEVARD |
| TAX MAP / PARCEL: | TAX MAP 136, PARCEL 24.04 |
| EXISTING ZONING: | MU |
| EXISTING USE: | VACANT |
| PROPOSED USE: | FINANCIAL, CONSULTIVE, AND ADMINISTRATIVE<br>MEDICAL OFFICE / SERVICE<br>PLACE OF WORSHIP<br>BUSINESS AND COMMUNICATION SERVICES<br>GENERAL AND PERSONAL SERVICES<br>RESEARCH SERVICES |
| AREA OF SITE: | 9.01 ACRES (392,559 S.F.) |
| BUILDING S.F.: | 7,730 S.F. (BUILDINGS A, C, D, AND G)<br>9,280 S.F. (BUILDINGS B AND F)<br>10,678 S.F. (BUILDING E)<br>60,158 S.F. (TOTAL) |
| MAXIMUM BUILDING HEIGHT: | 35' |
| PROPOSED BUILDING HEIGHT: | 30'-4" |
| MAXIMUM FLOOR AREA RATIO ALLOWED: | 1.00 |
| PROPOSED FLOOR AREA RATIO: | 0.34 |
| *PARKING REQUIRED (GENERAL OFFICE) (1 SPA. / 300 S.F.): | 210 SPACES (256 SPACES PROVIDED) |
| MINIMUM LOT AREA: | 20,000 S.F. |
| M.B.S.L.: | 30' (LOCAL), 40' (COLLECTOR), 50' (ARTERIAL) |
| YARDS: | 1/2 M.B.S.L. (FRONT), 10' MIN. (SIDE), 20' MIN. (REAR) |
| BUFFERYARDS: | 40' (NORTH), 15' (EAST), 10' (SOUTH & WEST) |
| REQUIRED SITE LANDSCAPING AREA: | 29,442 S.F. OR 0.68 ACRES (7.5%) |
| PROPOSED SITE LANDSCAPING AREA: | 135,942 S.F. OR 3.12 ACRES (34.6%) |
| PROPOSED GREENSPACE: | 189,917 S.F. OR 4.36 ACRES (48.4%) |
| APPLICANT:<br>JON CLAXTON, P.E.<br>PERRY ENGINEERING, LLC<br><br>100 NORTH MAIN STREET, SUITE F<br>GOODLETTSVILLE, TENNESSEE 37072<br>PHONE: (615) 855-2220<br>FAX: (615) 855-2221 | DEVELOPER:<br>MR. CAL GENTRY, P.E.<br>SOUTHEASTERN BUILDING CORPORATION<br><br>1000 KENNESAW BOULEVARD<br>GALLATIN, TENNESSEE 37066<br>PHONE: (615) 824-2500<br>FAX: (615) 234-3509 |
| STATEMENT OF FINANCIAL RESPONSIBILITY: | SOUTHEASTERN BUILDING CORPORATION WILL BE FINANCIALLY RESPONSIBLE FOR THE PROJECT |
| TIME SCHEDULE FOR COMPLETION: | BEGIN CONSTRUCTION: OCTOBER 2014<br>END CONSTRUCTION: OCTOBER 2015 |
| PROPERTY OWNER:<br>KF LAND PARTNERS<br>1000 KENNESAW BOULEVARD<br>GALLATIN, TENNESSEE 37066<br>PHONE: 615-824-2500<br>FAX: (615) 234-3509<br>E-MAIL: CGENTRY@SOUTHEASTERNBUILDING.NET | HVAC NOTE:<br>HVAC UNITS TO BE LOCATED AT GRADE BEHIND BUILDING AND PROPERLY SCREENED. |

*PARKING TO MEET REQUIRED PARKING RATIOS FOR FINAL END USERS

JONATHAN DANIEL CLAXTON REGISTERED ENGINEER AGRICULTURE No. 116654 STATE OF TENNESSEE

PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221

Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

REVISIONS:

PROJ. NO.: 110-032

Site Plan

C-2.1

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.

## HORIZONTAL CONTROL POINTS TABLE

| POINT NO. | P.I. COORDINATES NORTHING (Y) | P.I. COORDINATES EASTING (X) | DESCRIPTION |
|---|---|---|---|
| CP #1 | 735866.2613 | 1817212.8540 | PROPERTY CORNER |
| CP #2 | 735851.8420 | 1817212.9930 | PROPERTY CORNER |
| CP #3 | 735232.5016 | 1817237.8743 | PROPERTY CORNER |
| CP #4 | 735199.0067 | 1817274.2119 | PROPERTY CORNER |
| CP #5 | 735199.8423 | 1817296.6864 | PROPERTY CORNER |
| CP #6 | 735184.5630 | 1817475.1451 | PROPERTY CORNER |
| CP #7 | 735120.0242 | 1817461.3340 | PROPERTY CORNER |

## SITE KEY NOTES:

1. BEGIN CONSTRUCTION, STA 7+02.26, N 736,234.7867, E 1,817,287.4650, ELEV. = 499.77
2. S1°37'39"E, 33.74'
3. C-1 (REF. HORIZONTAL CURVE DATA TABLE)
4. PC: STA 7+36.01, N 736,201.0599, E 1,817,288.4233, ELEV. = 499.43
5. PI: STA 8+20.53, N 736,113.1158, E 1,817,292.5108
6. PT: STA 9+05.05, N 736,042.6847, E 1,817,239.6874, ELEV. = 496.16 (REVERSE CURVE)
7. C-2 (REF. HORIZONTAL CURVE DATA TABLE)
8. PC: STA 9+05.05, N 736,042.6847, E 1,817,239.6874, ELEV. = 496.16 (REVERSE CURVE)
9. PI: STA 10+07.57, N 735,957.3216, E 1,817,175.6650
10. PT: STA 11+10.08, N 735,850.7026, E 1,817,179.9267, ELEV. = 491.05
11. S2°18'2"E, 687.96'
12. END CONSTRUCTION, STA 17+98.03 (℄ SOUTH MCMAHAN DRIVE) = STA 9+65.25 (℄ THORNE BOULEVARD), N 735,163.3017, E 1,817,207.5422, ELEV. = 484.57
13. RIGHT OF WAY, STA 17+31.03, N 735,130.3283, E 1,817,208.8669
14. EXISTING CONCRETE CURB & GUTTER TO REMAIN
15. PROPOSED 18" CONCRETE CURB & GUTTER (TYP)
16. PROPOSED 12" MOUNTABLE CURB (TYP) (REF. 6" HIGH DETAIL ON C-6.1)
17. TIE PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER
18. PROPOSED 6' CONCRETE SIDEWALK
19. HEAVY DUTY ASPHALT PAVEMENT SECTION (TYP)
20. TIE PROPOSED ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT
21. 4" PAINTED SINGLE SOLID YELLOW LINE (TYP)
22. 4" PAINTED SINGLE DASHED YELLOW LINE (TYP)
23. 24" WHITE STOP BAR
24. FLARED ACCESSIBLE RAMP WITH 5'x5' LANDING (LESS THAN 2% IN ALL DIRECTIONS)
25. PROPOSED RIGHT-OF-WAY TO BE MARKED WITH CONCRETE MONUMENTS

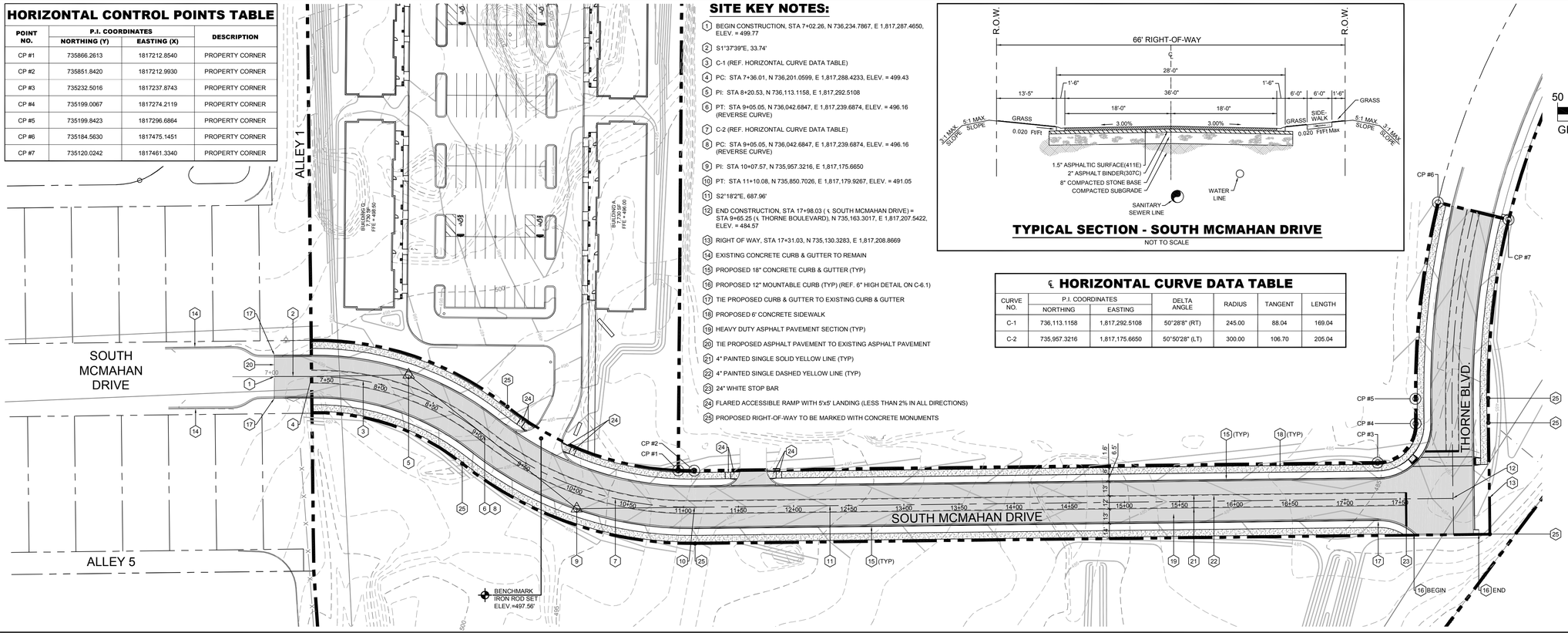



**TYPICAL SECTION - SOUTH MCMAHAN DRIVE**

NOT TO SCALE

## ℄ HORIZONTAL CURVE DATA TABLE

| CURVE NO. | P.I. COORDINATES NORTHING | P.I. COORDINATES EASTING | DELTA ANGLE | RADIUS | TANGENT | LENGTH |
|---|---|---|---|---|---|---|
| C-1 | 736,113.1158 | 1,817,292.5108 | 50°28'8" (RT) | 245.00 | 88.04 | 169.04 |
| C-2 | 735,957.3216 | 1,817,175.6650 | 50°50'28" (LT) | 300.00 | 106.70 | 205.04 |




50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

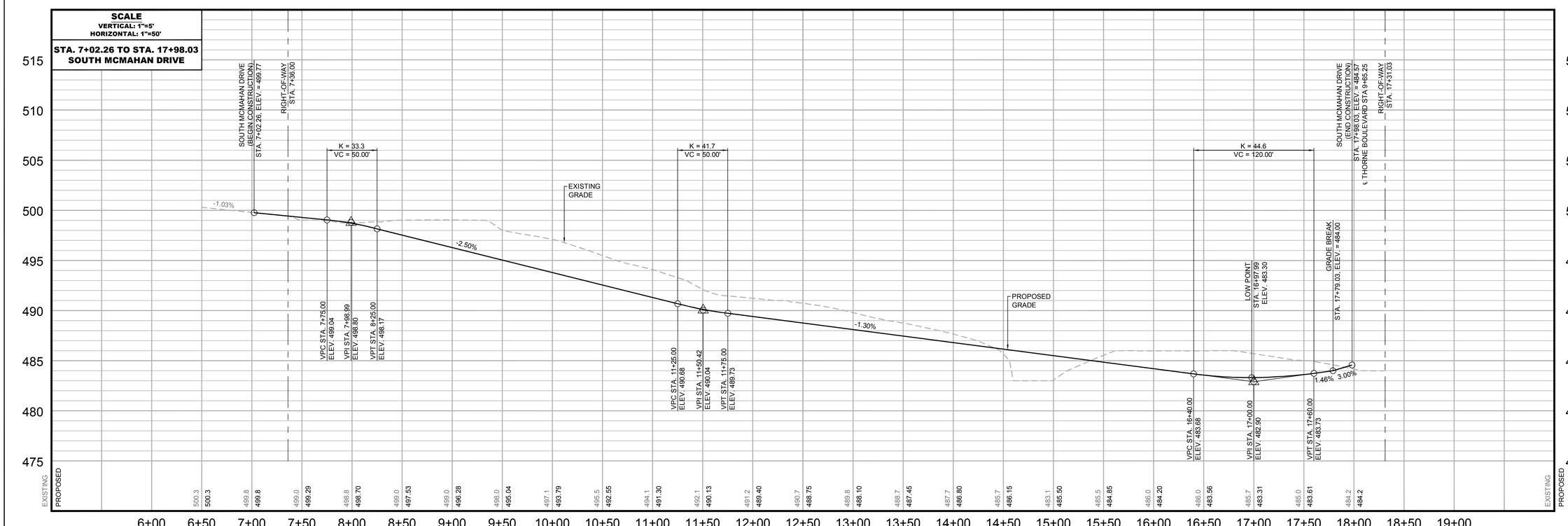
Know what's **below.** **Call** before you dig.

## PAVING LEGEND:

- CONCRETE SIDEWALK SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION

## NOTE:

REF. C-2.1 FOR ADDITIONAL SITE NOTES.





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Southeastern BUILDING CORPORATION


**FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:**

# KENNESAW FARMS OFFICE PARK

**PHASE 5 - SECTION 2, LOT 3**

**NASHVILLE PIKE AND THORNE BOULEVARD**

**GALLATIN, TENNESSEE 37066**

REVISIONS:

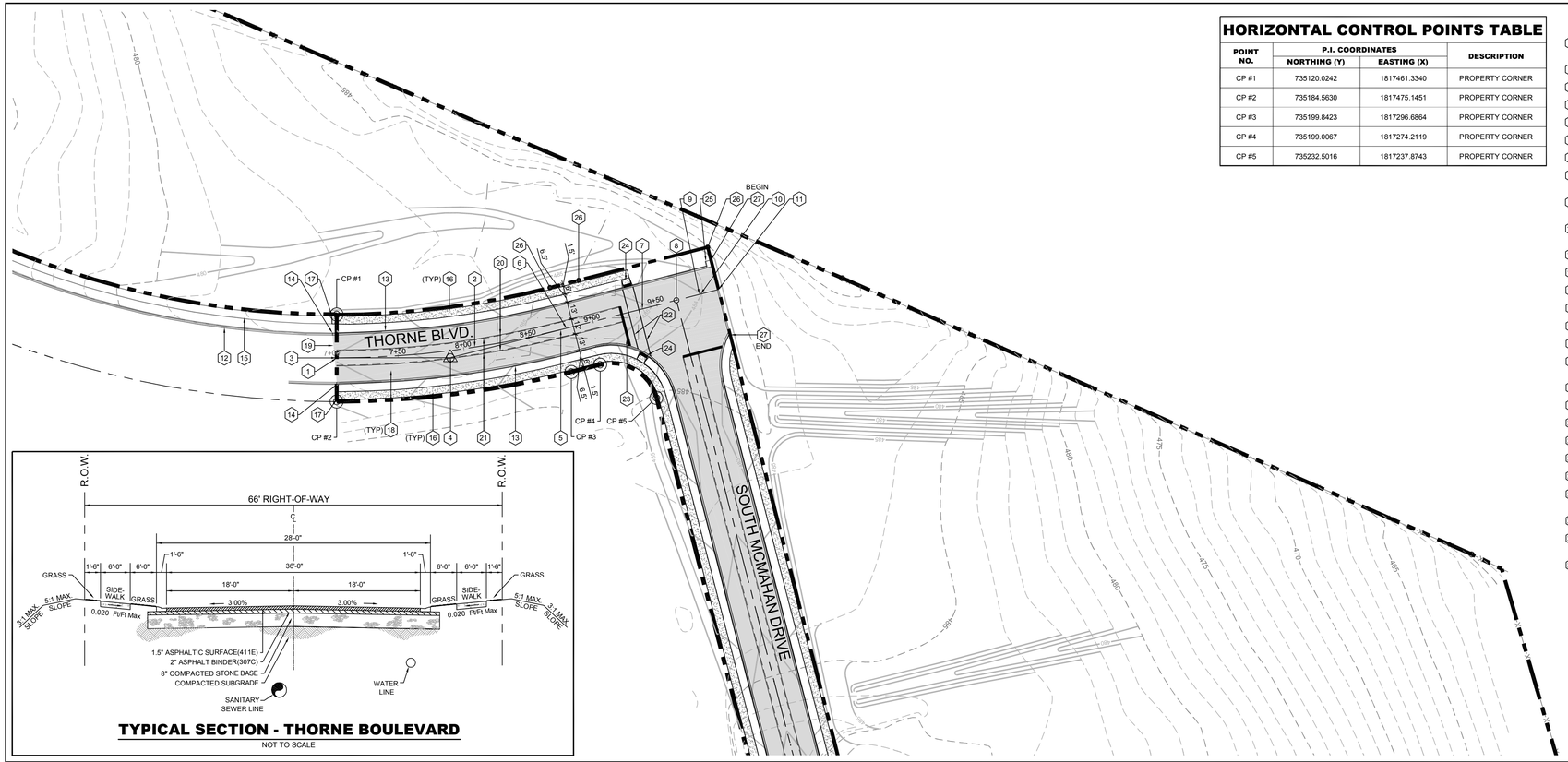
PROJ. NO.: 110-032

South McMahan Drive Plan & Profile

C-2.2

DATE: AUGUST 14, 2014

SUBM: FMDP RESUBM.




## HORIZONTAL CONTROL POINTS TABLE

| POINT NO. | P.I. COORDINATES | | DESCRIPTION |
|---|---|---|---|
| | NORTHING (Y) | EASTING (X) | |
| CP #1 | 735120.0242 | 1817461.3340 | PROPERTY CORNER |
| CP #2 | 735184.5630 | 1817475.1451 | PROPERTY CORNER |
| CP #3 | 735199.8423 | 1817296.6864 | PROPERTY CORNER |
| CP #4 | 735199.0067 | 1817274.2119 | PROPERTY CORNER |
| CP #5 | 735232.5016 | 1817237.8743 | PROPERTY CORNER |

## SITE KEY NOTES:

1. BEGIN CONSTRUCTION, STA 7+03.43, N 735,152.2935, E 1,817,468.2395, ELEV. = 483.09
2. C-1 (REF. HORIZONTAL CURVE DATA TABLE)
3. PC: STA 7+03.43, N 735,152.2935, E 1,817,468.2395, ELEV. = 483.09
4. PI: STA 7+89.12, N 735,170.0651, E 1,817,383.9731
5. PT: STA 8+74.80, N 735,166.8651, E 1,817,355.9819, ELEV. = 485.55
6. N87°52'14"E, 22.44'
7. N87°41'58"E, 100.92'
8. STA 9+65.25 (℄ THORNE BOULEVARD) = STA 17+98.03 ( ℄ SOUTH MCMAHAN DRIVE), N 735,163.3017, E 1,817,207.5422, ELEV. = 484.57
9. FACE OF CURB, STA 9+83.25, N 735,162.5791, E 1,817,189.5567, ELEV. = 484.06
10. END CONSTRUCTION, BACK OF CURB, STA 9+84.25, N 735,162.5791, E 1,817,189.5567, ELEV. = 484.56
11. RIGHT OF WAY, STA 9+98.16, N 735,161.9804, E 1,817,174.6541
12. EXISTING CONCRETE CURB & GUTTER TO REMAIN
13. PROPOSED 18" CONCRETE CURB & GUTTER (TYP) (REF. C-6.1)
14. TIE PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER
15. EXISTING SIDEWALK TO REMAIN
16. PROPOSED 6' CONCRETE SIDEWALK
17. TIE PROPOSED CONCRETE SIDEWALK TO EXISTING CONCRETE SIDEWALK
18. HEAVY DUTY ASPHALT PAVEMENT SECTION (TYP)
19. TIE PROPOSED ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT
20. 4" PAINTED SINGLE SOLID YELLOW LINE (TYP)
21. 4" PAINTED SINGLE DASHED YELLOW LINE (TYP)
22. 4" PAINTED SINGLE SOLID WHITE LINE
23. 24" WHITE STOP BAR
24. FLARED ACCESSIBLE RAMP WITH 5'x5' LANDING (LESS THAN 2% IN ALL DIRECTIONS) (WITH DETECTABLE WARNINGS)
25. 3' CONCRETE FLUME
26. PROPOSED RIGHT-OF-WAY TO BE MARKED WITH CONCRETE MONUMENTS
27. PROPOSED 12" MOUNTABLE CURB (TYP) (REF. 6" HIGH DETAIL ON C-6.1)

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

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

## NOTE:

REF. C-2.1 FOR ADDITIONAL SITE NOTES.

## PAVING LEGEND:

- CONCRETE SIDEWALK SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION

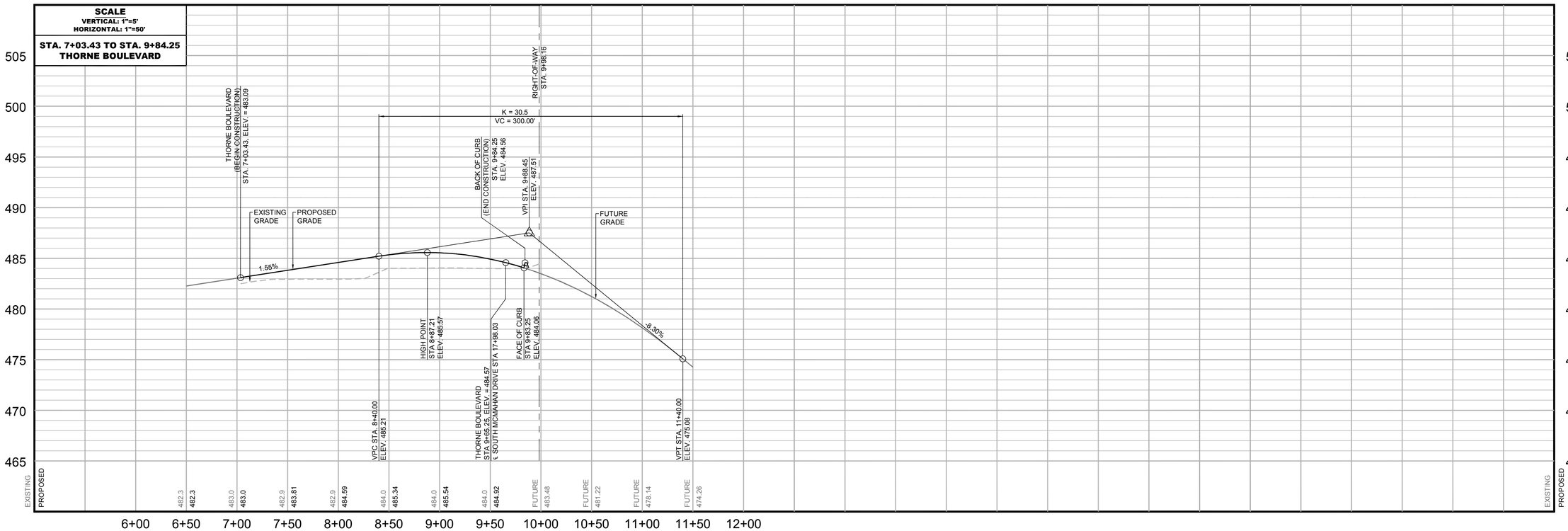



**TYPICAL SECTION - THORNE BOULEVARD**

NOT TO SCALE

## ℄ HORIZONTAL CURVE DATA TABLE

| CURVE NO. | P.I. COORDINATES | | DELTA ANGLE | RADIUS | TANGENT | LENGTH |
|---|---|---|---|---|---|---|
| | NORTHING | EASTING | | | | |
| C-1 | 735,170.0651 | 1,817,383.9731 | 75°57'41" (LT) | 699.45 | 86.12 | 171.38 |





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PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

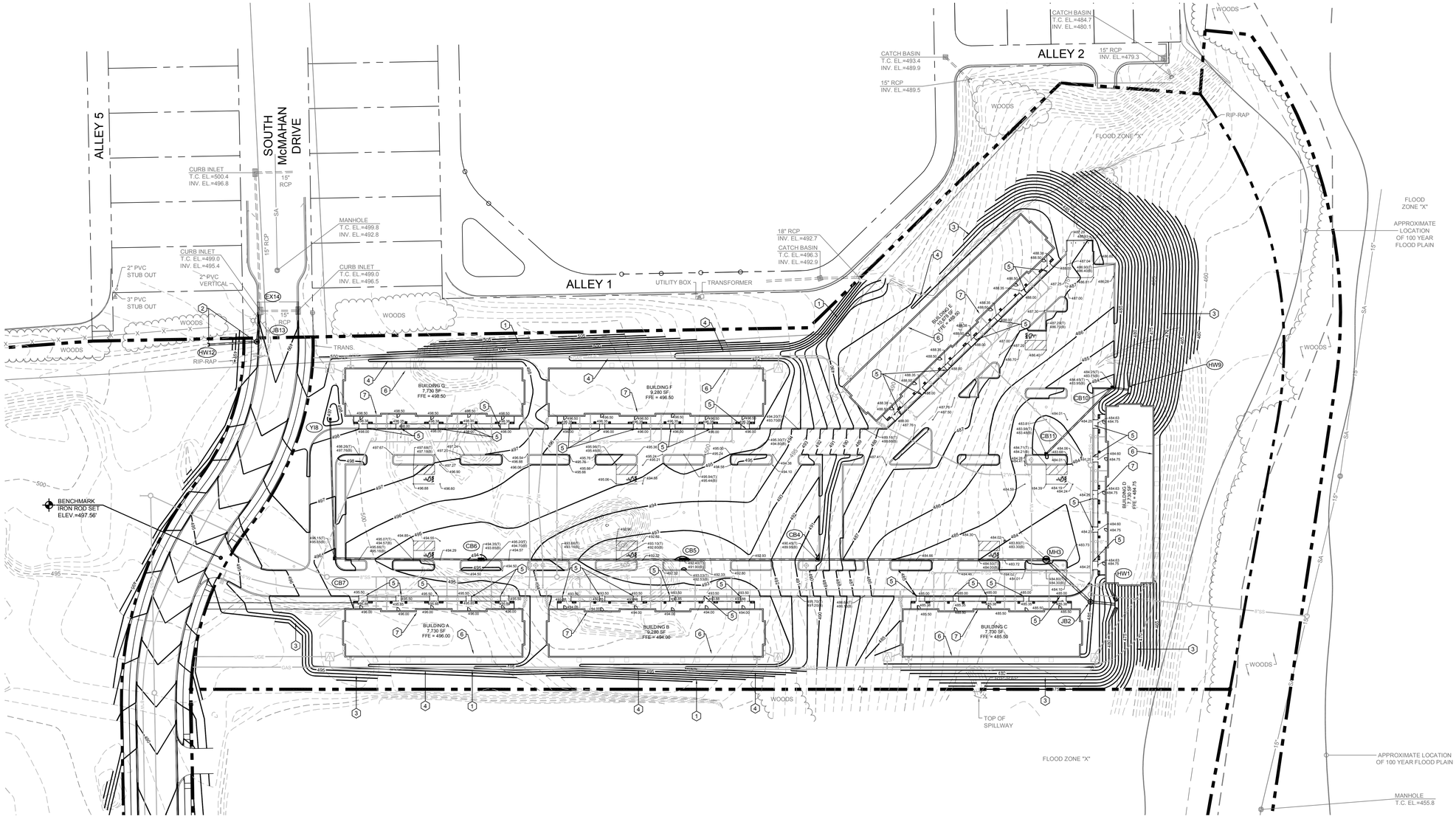
REVISIONS:

PROJ. NO.: 110-032

Thorne Boulevard Plan & Profile

C-2.3

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




N

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

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

## LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- 542.55(T) TOP OF CURB ELEVATION
- 542.05(B) BOTTOM OF CURB ELEVATION
- 542.55(TOI) TOP OF ISLAND
- 542.05(TOF) TOP OF FOOTING
- FLOW DIRECTION ARROW
- SINGLE INLET STRUCTURE
- SF SF TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- CONSTRUCTION ENTRANCE
- LAYDOWN AREA
- LANDSCAPING

## STRUCTURE CHART

| NO. | TYPE | CASTING | ELEVATIONS T.C. | ELEVATIONS IN F.L. | ELEVATIONS OUT F.L. | 10-YR. STORM FLOW (CFS) |
|---|---|---|---|---|---|---|
| HW1 | E.D.H.W.* | - | - | 477.40 | 477.40 | - |
| JB2 | JUNCTION BOX | JB 1110 | 485.00 | 477.89 | 477.69 | - |
| MH3 | 6' Ø DOUBLE CURB INLET*** | JB 3103-V | 483.30 | 478.79 | 478.59 | 6.81 |
| CB4 | SINGLE CURB INLET*** | JB 3103-V | 489.95 | 484.97 | 484.87 | 1.07 |
| CB5 | TRIPLE CURB INLET*** | JB 3103-V | 491.90 | 488.24 | 488.14 | 8.69 |
| CB6 | DOUBLE CURB INLET*** | JB 3103-V | 493.85 | 491.03 | 490.93 | 6.03 |
| CB7 | SINGLE CURB INLET*** | JB 3103-V | 495.65 | 493.18 | 492.98 | 0.80 |
| YI8** | YARD INLET | 12" STD | 496.75 | - | 494.50 | 0.14 |
| | | | | | | |
| HW9 | E.D.H.W.* | - | - | 479.01 | 479.01 | - |
| CB10 | SINGLE CURB INLET*** | JB 3103-V | 483.75 | 479.53 | 479.33 | 3.61 |
| CB11 | SINGLE CURB INLET*** | JB 3103-V | 483.48 | - | 481.00 | 3.14 |
| | | | | | | |
| HW12 | RELOCATED E.D.H.W | - | - | 495.02 | 495.02 | - |
| JB13 | JUNCTION BOX | JB 1110 | 546.00 | 530.60 | 530.60 | - |
| EX14 | EXS. SINGLE CURB INLET | EXISTING | 499.0 | 495.4 | 495.4 | 1.96 |
| | | | | | | |

* E.D.H.W. = ENERGY DISSIPATING HEADWALL
** NYLOPLAST 12" DRAIN BASIN
*** ALL INLETS TO INSTALL GRATE INLET SKIMMER BOX PER DETAIL SHEET C-6.2

## PIPE CHART

| LINE | SIZE (INCHES) | LENGTH (FEET) | SLOPE (%) | 10-YR STORM FLOW (CFS) | FULL FLOW CAPACITY (CFS) | FULL FLOW VELOCITY (FPS) |
|---|---|---|---|---|---|---|
| HW1-JB2 | 24* | 24 | 1.20 | 23.54 | 24.78 | 7.89 |
| JB2-MH3 | 24* | 58 | 1.20 | 23.54 | 24.78 | 7.89 |
| MH3-CB4 | 18* | 217 | 2.80 | 16.73 | 18.19 | 10.30 |
| CB4-CB5 | 18* | 127 | 2.50 | 15.66 | 16.61 | 9.40 |
| CB5-CB6 | 15* | 192 | 1.40 | 6.97 | 7.64 | 6.23 |
| CB6-CB7 | 15* | 139 | 1.40 | 0.94 | 7.64 | 6.23 |
| CB7-YI8 | 6** | 132 | 1.00 | 0.14 | 0.56 | 2.86 |
| | | | | | | |
| HW9-CB10 | 15* | 16 | 2.00 | 6.75 | 9.14 | 7.44 |
| CB10-CB11 | 15* | 147 | 1.00 | 3.14 | 6.46 | 5.26 |
| | | | | | | |
| HW12-JB13 | 18* | 45 | 0.50 | 1.96 | 7.43 | 4.20 |
| JB13-EX14 | 18* | 29 | 0.50 | 1.96 | 7.43 | 4.20 |
| | | | | | | |

* CLASS III RCP
** SCHEDULE 40 PVC

## GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. APPLICATION OF TEMPORARY OR PERMANENT STABILIZATION MUST BE INITIATED WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES (3:1 OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
2. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
3. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
4. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 33% FILLED WITH SUCH SEDIMENT.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
6. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE OWNER'S REPRESENTATIVE AND CITY ENGINEER, THEY SHALL BE REMOVED.
7. REPLACE SILT BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
8. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
9. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
10. CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
11. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURERS' RECOMMENDATIONS.
12. ANY MUD/CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED TO PUBLIC ROADS OR PARKING AREAS SHALL BE CLEANED UP IMMEDIATELY.
13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
14. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE AND CITY ENGINEER.
15. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6".
16. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON THE PLANS.

## GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

17. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE. IN ADDITION TO THE CONSTRUCTION ENTRANCE, AN ALL WEATHER DRIVE MUST BE IN PLACE AND ACCESSIBLE TO ALL AREAS OF THE CONSTRUCTION SITE THAT WILL CONTAIN COMBUSTIBLES THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROCESS. THE ALL WEATHER DRIVE SHALL BE NO LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH WITH ADEQUATE TURNING RADIUS CAPABLE OF SUPPORTING THE IMPOSED LOADS OF THE FIRE DEPARTMENT PROCESS.
18. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING . ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
19. ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS AND 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
20. GRADE LINES SHOWN ARE FINISHED GRADE. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUB-GRADE ELEVATIONS FOR PAVING AREAS.
21. CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:

    A) NO WATER WILL POND AT POINTS WHERE LANDSCAPE ISLANDS EXTEND INTO PARKING FIELDS.
    B) SPACES DESIGNATED FOR HANDICAP PARKING AND ACCESS AISLE SHALL HAVE A FINAL SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0%. IF EITHER OF THESE ITEMS ARE NOT CONSTRUCTED AS OUTLINED ABOVE, REWORK WILL BE PROVIDED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTOR'S EXPENSE.
22. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG GUTTER LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.
23. SITE INSPECTIONS WILL BE MADE AT LEAST TWICE PER WEEK AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
24. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
25. CONTRACTOR IS TO OBTAIN LAND DISTURBANCE PERMIT PRIOR TO GRADING.
26. CONTRACTOR TO CLEAR OUT EXISTING STORM SYSTEM

## FLOODPLAIN NOTE:

THIS PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407 G", DATED: APRIL 17, 2012. FLOOD ZONE "A" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN.

## CONTRACTOR KEY NOTES:

1. 2:1 CUT SLOPE
2. REPLACE HEADWALL WITH JUNCTION BOX AND RELOCATE HEADWALL TO HW11 LOCATION
3. 3:1 FILL SLOPE
4. 1% MIN. SLOPE GRASSED SWALE
5. SIDEWALK CONNECTIONS TO BE FLUSH WITH DRIVE AISLE PAVEMENT AT CONNECTION. TAPER CURBS ON EITHER SIDE, FROM 0.30 HEIGHT TO FLUSH OVER A 1' TAPER
6. 6" ROOF DRAINS AND LEADERS BEHIND BUILDINGS TO RUN UNDERGROUND AND DAYLIGHT TO DITCH @ 1.00% MIN. SLOPE
7. 6" ROOF DRAINS AND LEADERS IN FRONT OF BUILDINGS TO RUN UNDERGROUND AND CONNECT TO STORM DRAIN SYSTEM @ 1.00% MIN. SLOPE

JONATHAN DANIEL CLAYTON
REGISTERED ENGINEER
AGRICULTURE
No. 116514
STATE OF TENNESSEE
8/14/14

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Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

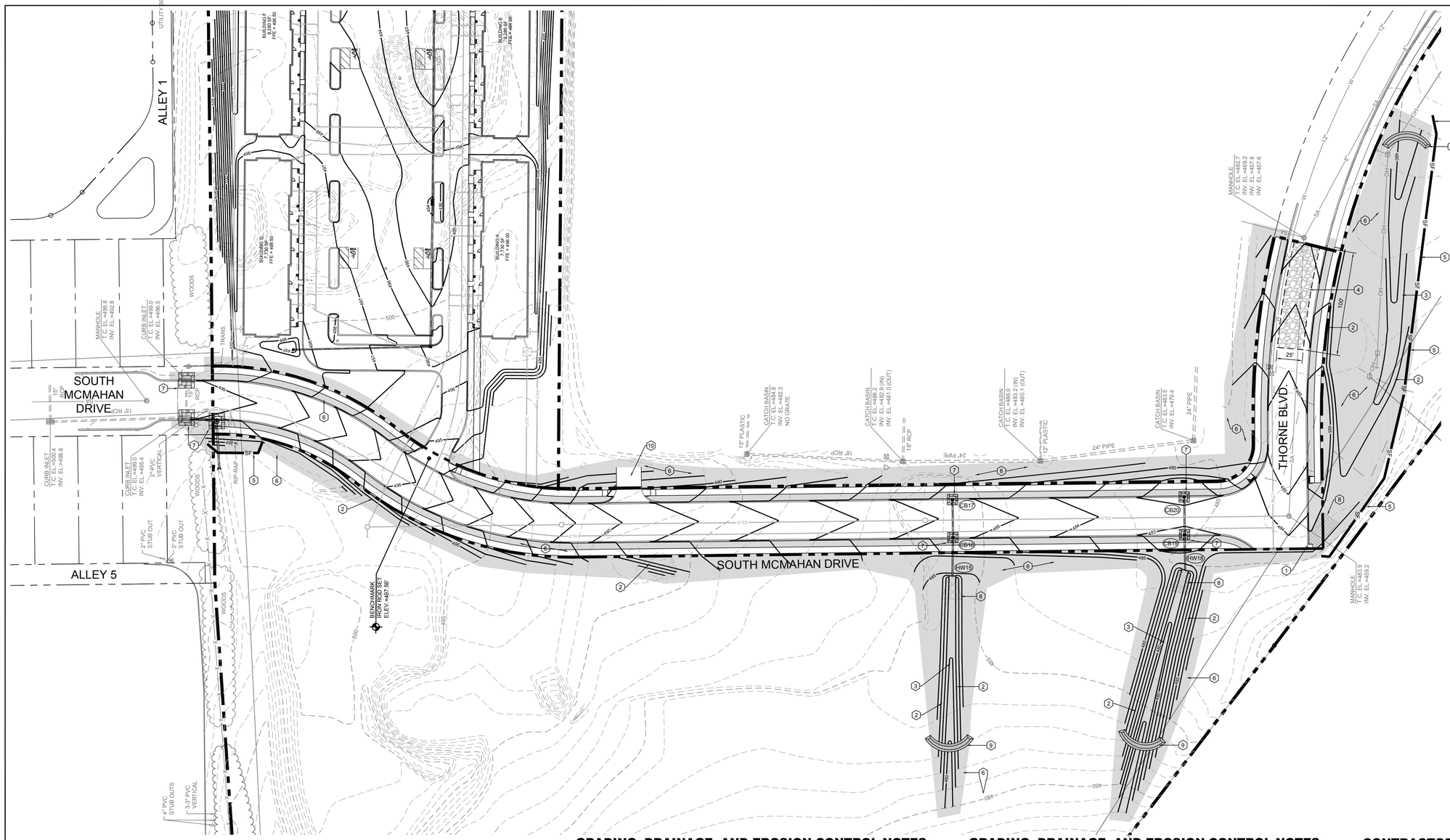
REVISIONS:

PROJ. NO.: 110-032

Grading Plan

C-3.1

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




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

## LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- 542.55(T) / 542.05(B) — TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- 542.55(TOI) / 542.05(TOF) — TOP OF ISLAND / TOP OF FOOTING
- FLOW DIRECTION ARROW
- SINGLE INLET STRUCTURE
- SF — TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- CONSTRUCTION ENTRANCE
- LAYDOWN AREA
- LANDSCAPING
- TEMPORARY ROCK CHECK DAM
- FINAL STABILIZATION (SEED AND STRAW ALL DISTURBED AREAS NOT OTHERWISE STABILIZED W/ LANDSCAPING OR EROSION CONTROL MATTING)
- RIP RAP APRON

## STRUCTURE CHART

| NO. | TYPE | CASTING | ELEVATIONS | | | 10-YR. STORM FLOW (CFS) |
|---|---|---|---|---|---|---|
| | | | T.C. | IN F.L. | OUT F.L. | |
| HW15 | E.D.H.W.* | - | - | 481.72 | 481.72 | - |
| CB16 | SINGLE CURB INLET** | JB 3300-V | 485.21 | 482.27 | 482.17 | 3.37 |
| CB17 | DOUBLE CURB INLET** | JB 3300-V | 485.21 | - | 482.71 | 3.32 |
| | | | | | | |
| HW18 | E.D.H.W.* | - | - | 479.38 | 479.38 | - |
| CB19 | SINGLE CURB INLET** | JB 3300-V | 485.21 | 479.82 | 479.72 | 2.01 |
| CB20 | DOUBLE CURB INLET** | JB 3300-V | 485.21 | - | 480.19 | 2.58 |
| | | | | | | |

* E.D.H.W. = ENERGY DISSIPATING HEADWALL
** ALL INLETS TO INSTALL GRATE INLET SKIMMER BOX PER DETAIL SHEET C-6.2

## PIPE CHART

| LINE | SIZE (INCHES) | LENGTH (FEET) | SLOPE (%) | 10-YR. STORM FLOW (CFS) | FULL FLOW CAPACITY (CFS) | FULL FLOW VELOCITY (FPS) |
|---|---|---|---|---|---|---|
| HW15-CB16 | 15* | 37 | 1.20 | 6.69 | 7.08 | 5.77 |
| CB16-CB17 | 15* | 37 | 1.20 | 3.32 | 7.08 | 5.77 |
| | | | | | | |
| HW18-CB19 | 15* | 34 | 1.00 | 4.59 | 6.46 | 5.26 |
| CB19-CB20 | 15* | 37 | 1.00 | 2.58 | 6.46 | 5.26 |
| | | | | | | |

* CLASS III RCP

## GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. APPLICATION OF TEMPORARY OR PERMANENT STABILIZATION MUST BE INITIATED WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES (3:1 OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
2. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
3. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
4. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 33% FILLED WITH SUCH SEDIMENT.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
6. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE OWNER'S REPRESENTATIVE AND CITY ENGINEER, THEY SHALL BE REMOVED.
7. REPLACE SILT BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
8. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
9. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
10. CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
11. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURERS' RECOMMENDATIONS.
12. ANY MUD/CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED TO PUBLIC ROADS OR PARKING AREAS SHALL BE CLEANED UP IMMEDIATELY.
13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
14. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE AND CITY ENGINEER.
15. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6".
16. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON THE PLANS.

## GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

17. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE. IN ADDITION TO THE CONSTRUCTION ENTRANCE, AN ALL WEATHER DRIVE MUST BE IN PLACE AND ACCESSIBLE TO ALL AREAS OF THE CONSTRUCTION SITE THAT WILL CONTAIN COMBUSTIBLES THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROCESS. THE ALL WEATHER DRIVE SHALL BE NO LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH WITH ADEQUATE TURNING RADIUS CAPABLE OF SUPPORTING THE IMPOSED LOADS OF THE FIRE DEPARTMENT PROCESS.
18. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
19. ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS AND 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
20. GRADE LINES SHOWN ARE FINISHED GRADE. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUB-GRADE ELEVATIONS FOR PAVING AREAS.
21. CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:
    A) NO WATER WILL POND AT POINTS WHERE LANDSCAPE ISLANDS EXTEND INTO PARKING FIELDS.
    B) SPACES DESIGNATED FOR HANDICAP PARKING AND ACCESS AISLE SHALL HAVE A FINAL SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0%. IF EITHER OF THESE ITEMS ARE NOT CONSTRUCTED AS OUTLINED ABOVE, REWORK WILL BE PROVIDED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTOR'S EXPENSE.
22. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG GUTTER LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.
23. SITE INSPECTIONS WILL BE MADE AT LEAST TWICE PER WEEK AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
24. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
25. CONTRACTOR IS TO OBTAIN LAND DISTURBANCE PERMIT PRIOR TO GRADING.
26. CONTRACTOR TO CLEAR OUT EXISTING STORM SYSTEM

## FLOODPLAIN NOTE:

THIS PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407 G", DATED: APRIL 17, 2012. FLOOD ZONE "A" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN.

## CONTRACTOR KEY NOTES:

1. 3' WIDE CONCRETE DRAINAGE CHANNEL
2. 3:1 SLOPE
3. 1% MIN. SLOPE GRASSED SWALE
4. CONTRACTOR TO INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE/EXIT FOR VEHICLE TRACKING CONTROL (TO BE REMOVED FOLLOWING BUILDING COMPLETION) (REF. C-5.3)
5. CONTRACTOR TO INSTALL AND MAINTAIN SILT FENCE (REF. C-5.3)
6. CONTRACTOR TO PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH SEED / MULCH OR LANDSCAPING AS SPECIFIED ON THE LANDSCAPE PLAN
7. CONTRACTOR TO INSTALL AND MAINTAIN STORM DRAIN INLET PROTECTION (REF. C-5.3)
8. TDOT CLASS 'B' RIP RAP APRON (REF. C-5.3)
9. TEMPORARY ROCK CHECK DAM
10. CONTRACTOR TO COORDINATE WITH "NHC" FOR DRIVEWAY TIE-IN (DRIVEWAY MAX 8% SLOPE). NHC DRIVEWAY CONNECTION TO BE COMPLETED BY NHC AFTER ROAD IS COMPLETED. KENNESAW FARMS OFFICE PARK CONTRACTOR TO EXTEND DRIVEWAY CURB AND ASPHALT TO ROW LINE.

JOHNATHAN DANIEL CLAYTON
REGISTERED ENGINEER
AGRICULTURE
NO. 116514
STATE OF TENNESSEE
DATE: 8/14/14

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# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
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GALLATIN, TENNESSEE 37066

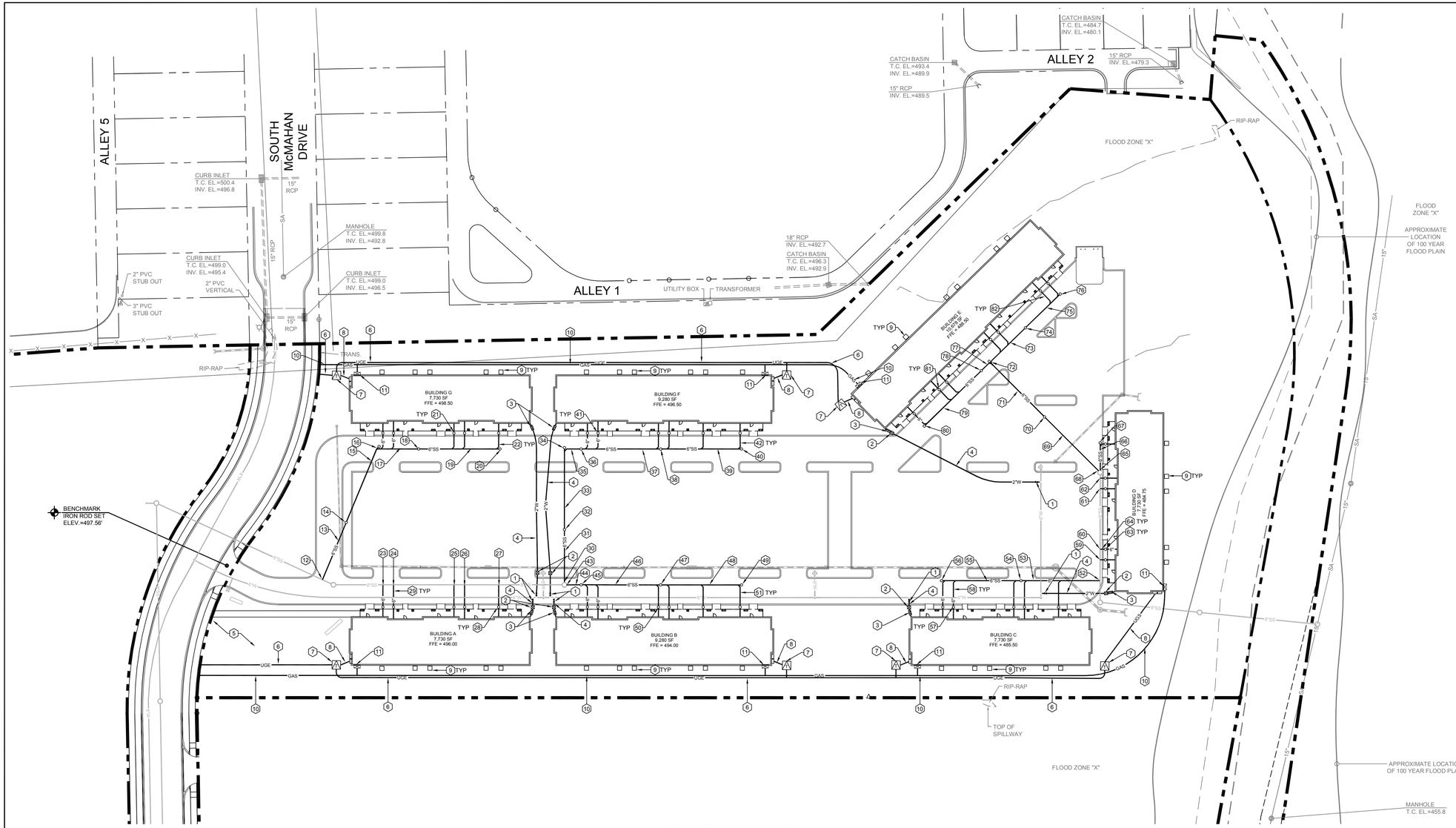
REVISIONS:

PROJ. NO.: 110-032

S. McMahan Dr. & Thorne Blvd. Grading Plan

C-3.2

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




GRAPHIC SCALE - 1 inch = 50 ft.

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

## LEGEND

| | |
|---|---|
| 2" W | DOMESTIC WATER LINE |
| 1 1/2" IRR | IRRIGATION LINE |
| 8" F | FIRE LINE |
| 10"W | EXISTING WATER LINE |
| 6"SA | SDR 35 PVC SANITARY SEWER SERVICE |
| SA | EXISTING SANITARY SEWER LINE |
| UGE | PROPOSED UNDERGROUND ELECTRIC |
| OH | EXISTING OVERHEAD LINES |
| GAS | PROPOSED GAS SERVICE |
| | PROPOSED FIRE HYDRANT |
| | EXISTING FIRE HYDRANT |
| | GATE VALVE |
| | WATER METER |
| | BACKFLOW PREVENTER |
| | TEE |
| | ELBOW |
| | SEWER CLEANOUT |

## UTILITY CONTACTS

| | |
|---|---|
| WATER DEPARTMENT | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| SANITARY SEWER DEPARTMENT | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| ELECTRICITY | GALLATIN DEPARTMENT OF ELECTRICITY<br>135 JONES STREET<br>GALLATIN, TN 37066<br>PHONE: 615-452-5152<br>CONTACT: MR. MARK KIMBLE |
| GAS | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| TELEPHONE | AT&T<br>440 BELVEDERE DRIVE<br>GALLATIN, TN 37066<br>PHONE: 615-451-4109<br>CONTACT: MR. BRIAN STEPHENS |

## UTILITY NOTES:

1. WATER & SEWER UTILITY CONSTRUCTION SHALL COMPLY WITH GALLATIN PUBLIC UTILITIES STANDARDS.
2. A MINIMUM SEPARATION OF 18" IS REQUIRED AT ANY LOCATION WHERE A WATER LINE CROSSES A SANITARY SEWER LINE. IF THIS SEPARATION CANNOT FEASIBLY BE OBTAINED. THE WATER LINE MUST BE INSTALLED IN SUCH A MANNER THAT NO JOINT IS WITHIN 5' OF THE SANITARY SEWER LINE AND A SEPARATION OF 6" MUST BE MAINTAINED.
3. WATER/SEWER LINE TRENCHES IN EXISTING DRIVEWAYS OR STREETS SHALL BE BACKFILLED WITH CRUSHED STONE TO THE TOP OF THE TRENCH.
4. SEWER LINE TRENCHES OUTSIDE EXISTING DRIVEWAYS OR STREETS SHALL BE BACKFILLED WITH CRUSHED STONE TO 12" ABOVE THE PIPE AND BACKFILLED WITH A MIXTURE OF CLEAN EARTH, FREE OF ROCK NO LARGER THAN 1" SQ. AND DEBRIS, FROM THAT POINT TO THE TOP OF THE TRENCH, WHERE THE UTILITIES ARE LOCATED BENEATH OR NEAR PAVEMENT, BACKFILL THE TRENCHES WITH CRUSHED STONE TO SUBGRADE.
5. ALL WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (CL52) WITH A MINIMUM OF 36" COVER. WATER MAINS CONSTRUCTED IN ROADWAYS MUST HAVE 36" OF COVER.
6. UNLESS SPECIFICALLY NOTED, WATER LINES LESS THAN 3", BUT LARGER THAN 3/4", TO BE PVC, ASTM D2241, SDR 21, CLASS 200. DEPTH OF PIPE IS TO BE NO LESS THAN 30" AND NO MORE THAN 42" UNDERGROUND.
7. SANITARY SEWER LINES SHALL BE SDR 35 PVC WITH ELASTOMERIC GASKET JOINTS, PER ASTM D-3034 AND F-1336.
8. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
9. SCHEDULE 40 PVC CONDUIT, ELECTRICAL GRADE, SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS PER GALLATIN DEPT. OF ELECTRICITY STANDARDS. CONDUITS SHALL BE TRENCH BACKFILLED. LENGTH OF THE CONDUIT MUST EXTEND TO 2 FEET BEYOND THE CURB OR SIDEWALK UNLESS OTHERWISE INDICATED ON THE PLANS AND ENDS TAPED W/ DUCT TAPE. A PULL STRING SHALL BE INSTALLED IN THE CONDUIT. THE CONTRACTOR SHALL MARK LOCATIONS OF BURIED CONDUIT BY A SCORE LINE IN THE TOP OF THE CURB DURING PAVING OPERATIONS.
10. GAS CONSTRUCTION SHALL COMPLY WITH GALLATIN PUBLIC UTILITIES SPECIFICATIONS.
11. TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH AT&T SPECIFICATIONS.
12. ELECTRIC UTILITY CONSTRUCTION SHALL COMPLY WITH GALLATIN DEPARTMENT OF ELECTRICITY SPECIFICATIONS.
13. CABLE TELEVISION UTILITY CONSTRUCTION SHALL COMPLY WITH COMCAST CABLE SPECIFICATIONS.
14. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
15. ALL APPROPRIATE FEES SHALL BE PAID PRIOR TO BEGINNING SITE UTILITY CONSTRUCTION.
16. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
17. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

## UTILITY KEY NOTES:

1. 2" GATE VALVE
2. 2" DOMESTIC WATER METER AND BOX ASSEMBLY
3. 2" DOMESTIC RPBP IN ABOVE-GRADE HEATED ENCLOSURE ON 4" CONCRETE PAD
4. 2" CLASS 200 PVC LINE
5. UNDERGROUND PHONE (COORDINATE WITH LOCAL PROVIDER FOR LOCATION AND DETAILS PRIOR TO INSTALLATION)
6. PRIMARY UNDERGROUND ELECTRIC (COORDINATE WITH LOCAL PROVIDER PRIOR TO INSTALLATION)
7. PROPOSED TRANSFORMER
8. SECONDARY UNDERGROUND ELECTRIC FROM TRANSFORMER TO BLDG (COORDINATE WITH LOCAL PROVIDER PRIOR TO INSTALLATION)
9. PROPOSED HVAC UNITS AT GRADE
10. NATURAL GAS SERVICE (COORDINATE WITH LOCAL PROVIDER PRIOR TO INSTALLATION)
11. GAS METER LOCATION (COORDINATE WITH GALLATIN PUBLIC UTILITIES PRIOR TO INSTALLATION)
12. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 484.11, 6" INV. = 484.19
13. 58 L.F. OF 6" SCHEDULE 40 PVC @ 5.27%
14. TRAFFIC BEARING CLEANOUT, T.C. = 497.09, I.E. = 487.25
15. 75 L.F. OF 6" SCHEDULE 40 PVC @ 5.27%
16. TEE-WYE, 22.5° BEND AND TRAFFIC BEARING CLEANOUT, T.C. = 497.90, I.E. = 491.20
17. 40 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
18. TRAFFIC BEARING CLEANOUT, T.C. = 497.74, I.E. = 492.00
19. 75 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
20. TRAFFIC BEARING CLEANOUT, T.C. = 497.51, I.E. = 493.50
21. CLEANOUT, T.C. = 498.34, I.E. = 493.80 (TYP 5 @ BLDG. G)

## UTILITY KEY NOTES:

22. 6" SCHEDULE 40 PVC SERVICE LINES @ 1.00% MIN. SLOPE (TYP X 5 @ BLDG. G)
23. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 484.61, 6" INV. = 484.69
24. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 484.66, 6" INV. = 484.74
25. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 484.94, 6" INV. = 485.02
26. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 484.99, 6" INV. = 485.07
27. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 485.15, 6" INV. = 485.23
28. CLEANOUT, T.C. = 495.84, I.E. = 491.30 (TYP 5 @ BLDG. A)
29. 6" SCHEDULE 40 PVC SERVICE LINES @ 1.00% MIN. SLOPE (TYP X 5 @ BLDG. A)
30. TIE 6" SANITARY SEWER LINE TO PROPOSED SANITARY SEWER MANHOLE, INV. IN = 485.66 (REF. SHEET C-4.3)
31. 52 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
32. TRAFFIC BEARING CLEANOUT, T.C. = 494.50, I.E. = 486.70
33. 75 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
34. TRAFFIC BEARING CLEANOUT, T.C. = 495.97, I.E. = 488.20
35. 15 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
36. TRAFFIC BEARING CLEANOUT, T.C. = 495.88, I.E. = 488.50
37. 75 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
38. TRAFFIC BEARING CLEANOUT, T.C. = 495.65, I.E. = 490.00
39. 75 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
40. TRAFFIC BEARING CLEANOUT, T.C. = 495.49, I.E. = 491.50
41. CLEANOUT, T.C. = 496.34, I.E. = 491.80 (TYP 6 @ BLDG. F)
42. 6" SCHEDULE 40 PVC SERVICE LINES @ 1.00% MIN. SLOPE (TYP X 6 @ BLDG. F)

## UTILITY KEY NOTES:

43. TIE 6" SANITARY SEWER LINE TO PROPOSED SANITARY SEWER MANHOLE, INV. IN = 485.70 (REF. SHEET C-4.3)
44. 15 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
45. TRAFFIC BEARING CLEANOUT, T.C. = 493.32, I.E. = 486.00
46. 75 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
47. TRAFFIC BEARING CLEANOUT, T.C. = 492.63, I.E. = 487.50
48. 75 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
49. TRAFFIC BEARING CLEANOUT, T.C. = 492.96, I.E. = 489.00
50. CLEANOUT, T.C. = 493.84, I.E. = 489.30 (TYP 6 @ BLDG. B)
51. 6" SCHEDULE 40 PVC SERVICE LINES @ 1.00% MIN. SLOPE (TYP X 6 @ BLDG. B)
52. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 478.05, 6" INV. = 478.13
53. 75 L.F. OF 6" SCHEDULE 40 PVC @ 1.45%
54. TRAFFIC BEARING CLEANOUT, T.C. = 484.08, I.E. = 479.22
55. 75 L.F. OF 6" SCHEDULE 40 PVC @ 1.45%
56. TRAFFIC BEARING CLEANOUT, T.C. = 484.78, I.E. = 480.30
57. CLEANOUT, T.C. = 485.34, I.E. = 480.80 (TYP 5 @ BLDG. C)
58. 6" SCHEDULE 40 PVC SERVICE LINES @ 1.00% MIN. SLOPE (TYP X 5 @ BLDG. C)
59. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 478.15, 6" INV. = 478.23
60. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 478.20, 6" INV. = 478.28
61. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 478.49, 6" INV. = 478.57
62. INSTALL 8"x6" SANITARY SERVICE TEE TO PROPOSED SANITARY SEWER LINE, 8" INV. = 478.54, 6" INV. = 478.62
63. CLEANOUT, T.C. = 484.59, I.E. = 480.05 (TYP 5 @ BLDG. D)
64. 6" SCHEDULE 40 PVC SERVICE LINES @ 1.00% MIN. SLOPE (TYP X 5 @ BLDG. D)

## UTILITY KEY NOTES:

65. TIE 6" SANITARY SEWER LINE TO PROPOSED SANITARY SEWER MANHOLE, INV. IN = 479.37 (REF. SHEET C-4.3)
66. 27 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
67. TRAFFIC BEARING CLEANOUT, T.C. = 484.23, I.E. = 479.91
68. TIE 6" SANITARY SEWER LINE TO PROPOSED SANITARY SEWER MANHOLE, INV. IN = 478.76 (REF. SHEET C-4.3)
69. 72 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
70. TRAFFIC BEARING CLEANOUT, T.C. = 484.43, I.E. = 480.20
71. 75 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
72. TRAFFIC BEARING CLEANOUT, T.C. = 487.69 I.E. = 481.70
73. 45 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
74. TRAFFIC BEARING CLEANOUT, T.C. = 487.47, I.E. = 482.60
75. 45 L.F. OF 6" SCHEDULE 40 PVC @ 2.00%
76. TRAFFIC BEARING CLEANOUT, T.C. = 487.53, I.E. = 483.50
77. 10 L.F. OF 6" SCHEDULE 40 PVC @ 2.12%
78. TRAFFIC BEARING CLEANOUT, T.C. = 487.71, I.E. = 481.91
79. 75 L.F. OF 6" SCHEDULE 40 PVC @ 2.12%
80. TRAFFIC BEARING CLEANOUT, T.C. = 487.81, I.E. = 483.50
81. CLEANOUT, T.C. = 488.34, I.E. = 483.80 (TYP 7 @ BLDG. E)
82. 6" SCHEDULE 40 PVC SERVICE LINES @ 1.00% MIN. SLOPE (TYP X 7 @ BLDG. E)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Southeastern BUILDING CORPORATION


FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3

NASHVILLE PIKE AND THORNE BOULEVARD

GALLATIN, TENNESSEE 37066

REVISIONS:

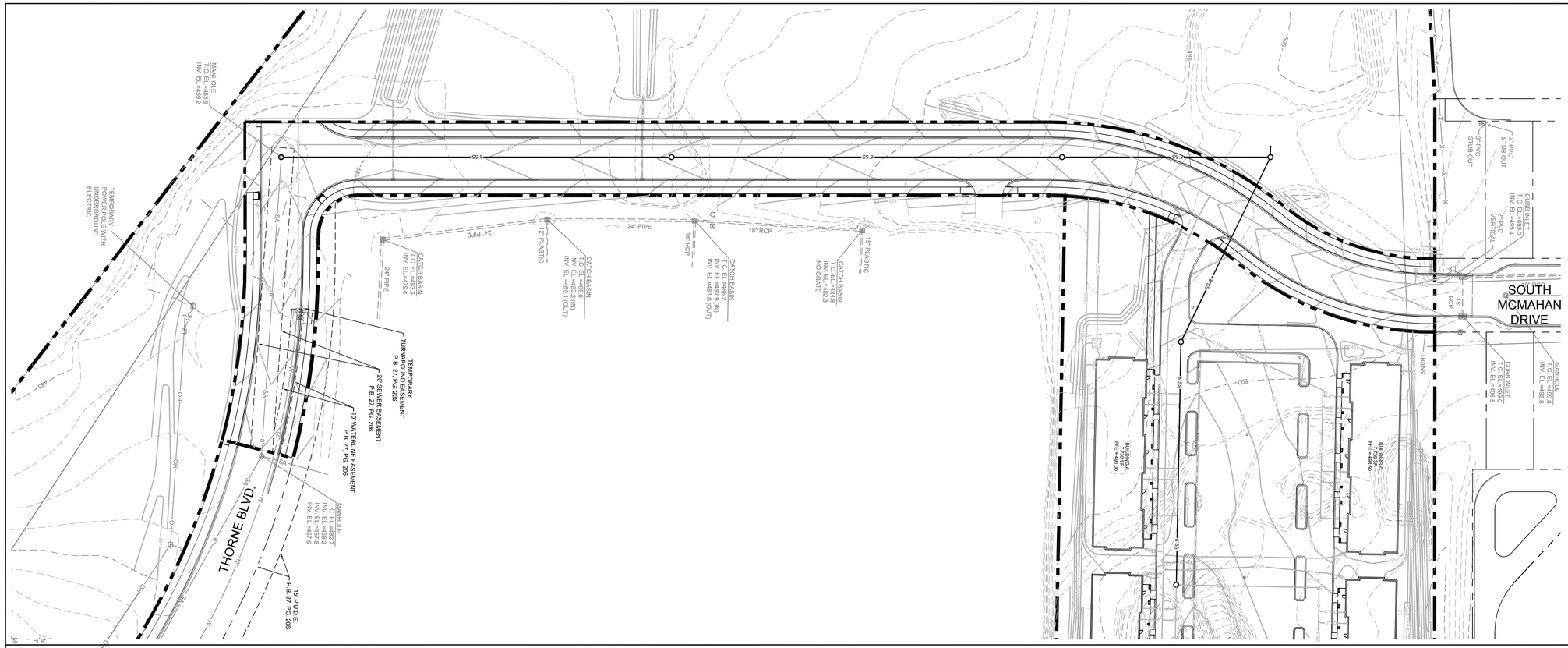
PROJ. NO.: 110-032

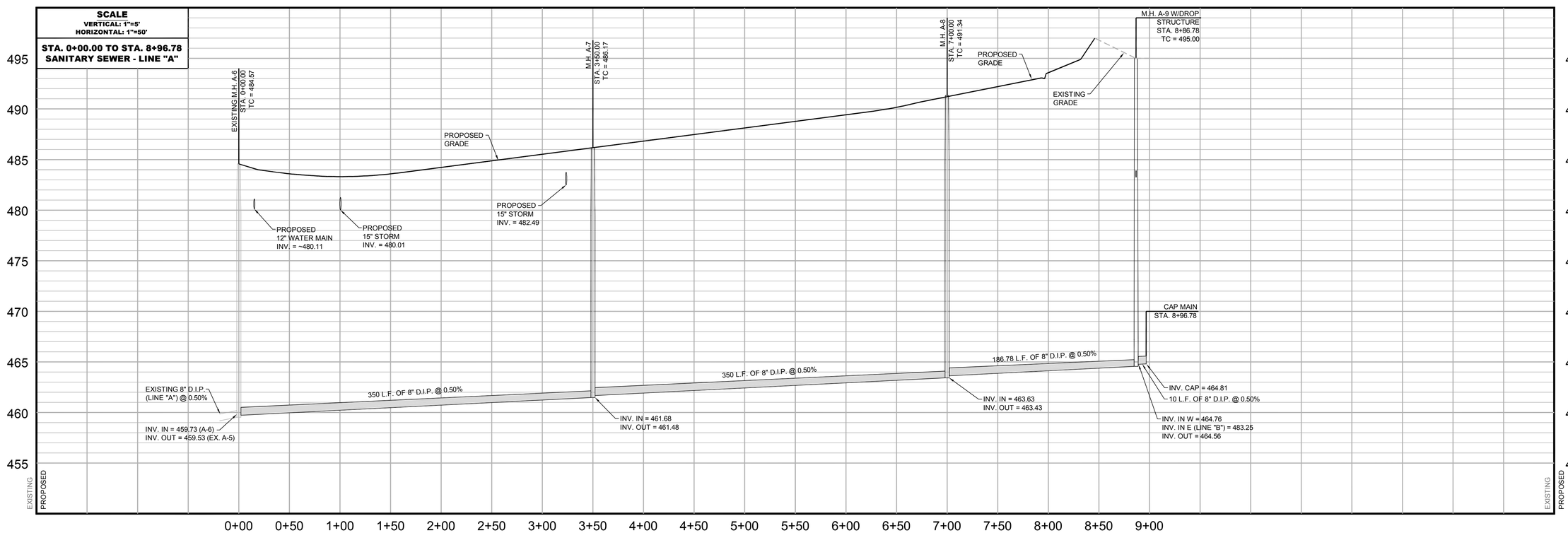
Utility Plan

C-4.1

DATE: AUGUST 14, 2014

SUBM: FMDP RESUBM.

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DATE: 8/14/14

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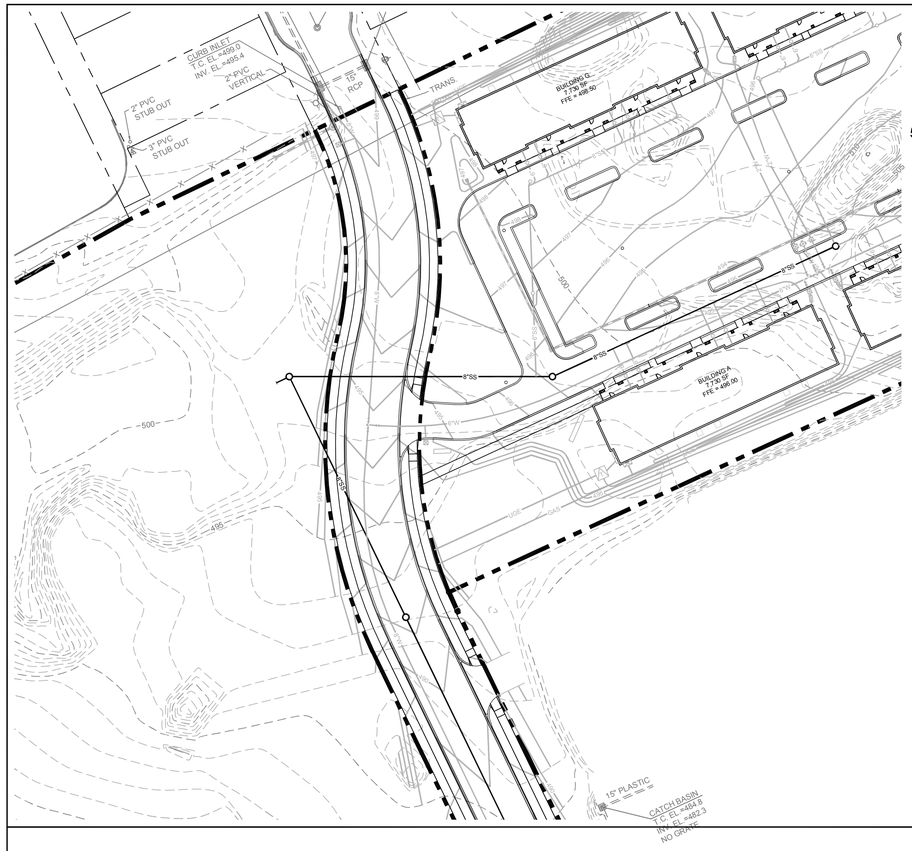
REVISIONS:

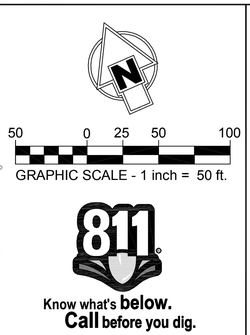
PROJ. NO.: 110-032

Sanitary Sewer Line "A"

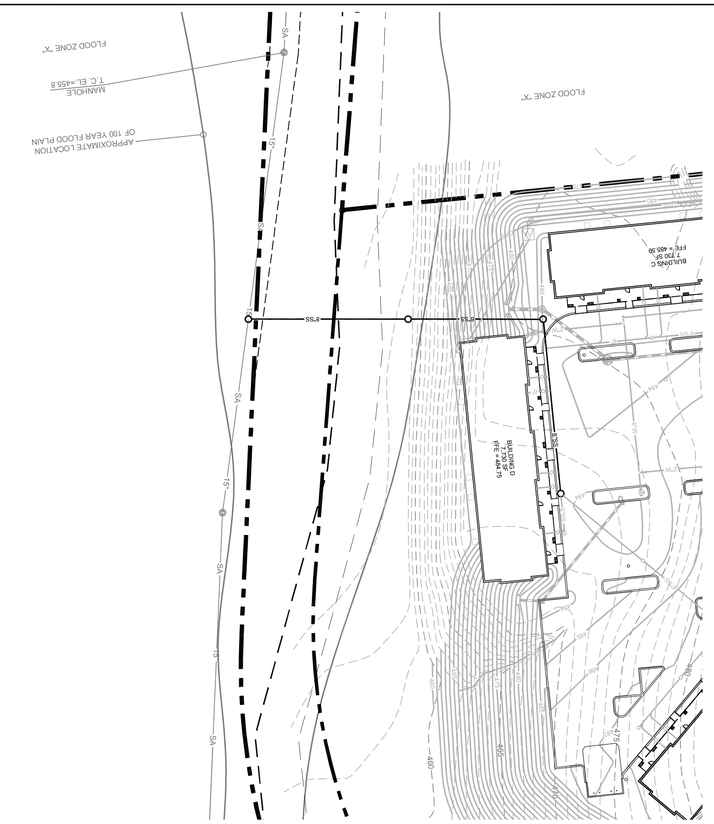
C-4.2

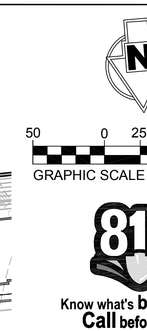
DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




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

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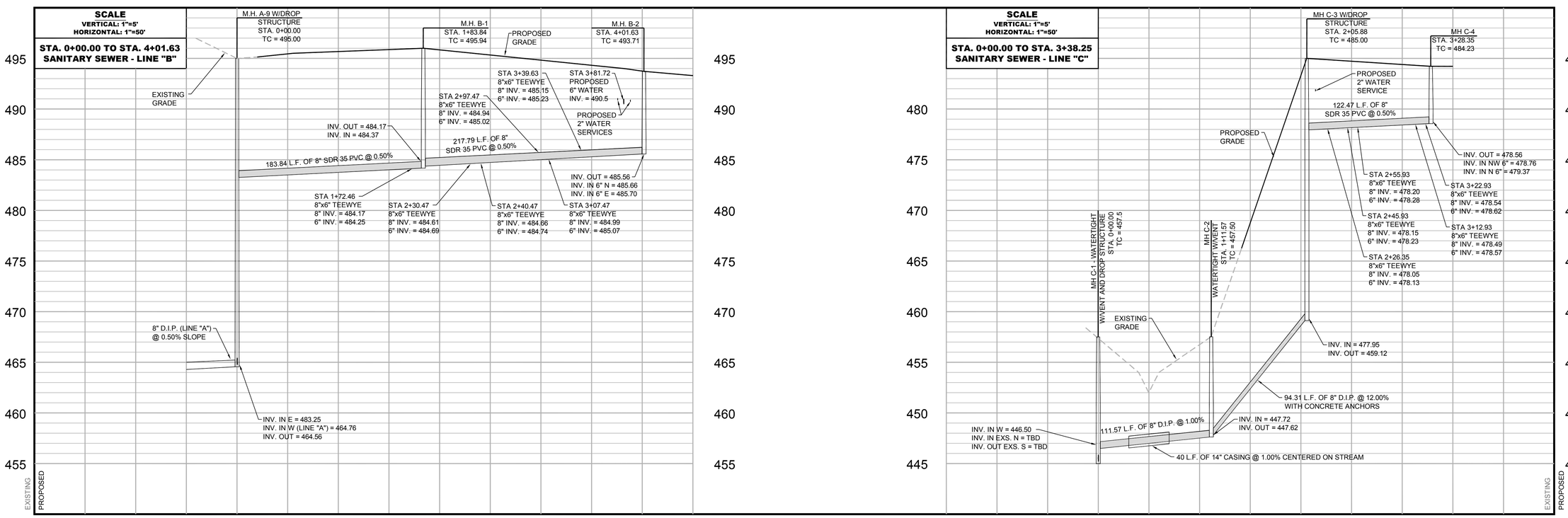

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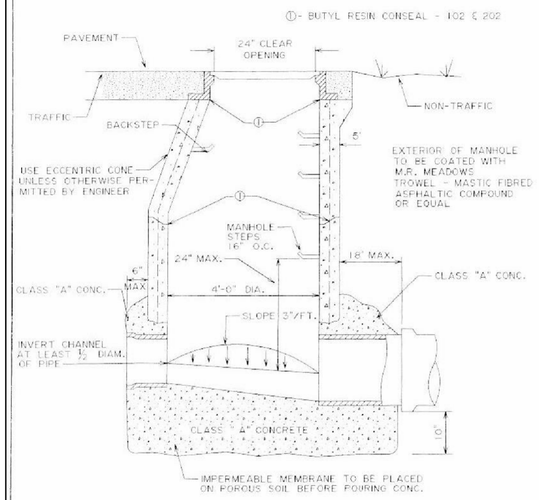
Sanitary Sewer Lines "B" & "C"

C-4.3

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.

## STANDARD PRECAST MANHOLE

BUILD MANHOLE TO HEIGHT OF CASTING ELEVATION (C.E.) INDICATED ON DRAWING OR AS DIRECTED BY RESIDENT INSPECTOR.



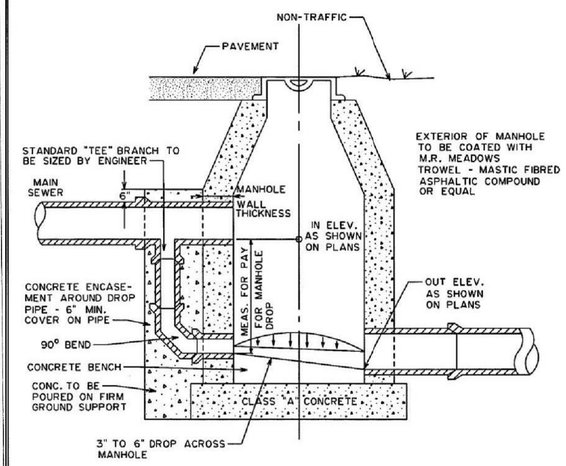

CASTING SHALL BE:

TRAFFIC - JOHN BOUCHARD & SONS, CO. NO. 1150 OR EQUAL
FIELD - JOHN BOUCHARD & SONS, CO. NO. 1155 OR EQUAL
WATER TIGHT - JOHN BOUCHARD & SONS, CO. NO. 1123 OR EQUAL

AS DIRECTED BY THE ENGINEER OR SHOWN ON THE DRAWINGS.

SD-1

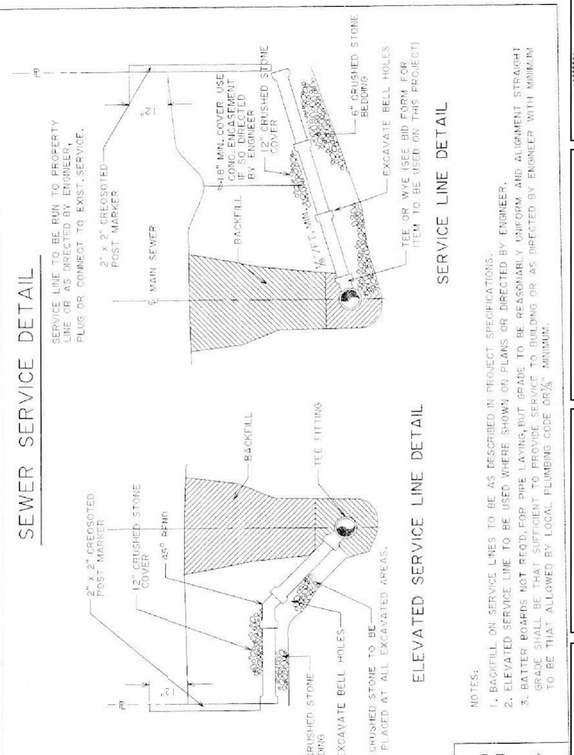
## DROP MANHOLE CONSTRUCTION




NOTE:
USE DROP MANHOLE CONSTRUCTION WHENEVER "IN ELEV. - OUT ELEV." EXCEED 24" OR WHEN INDICATED ON PLANS OR DIRECTED BY ENGINEER.

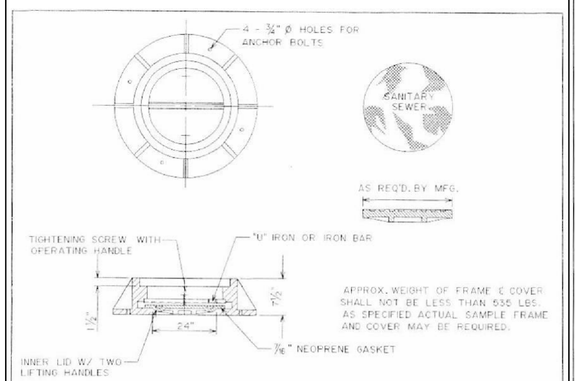
SD-3

## SEWER SERVICE DETAIL



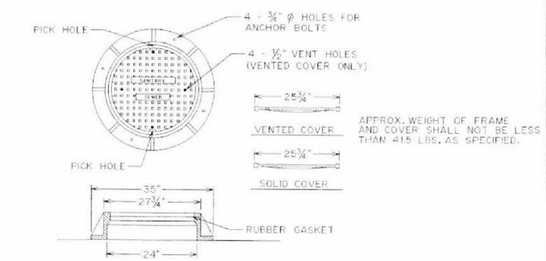

NOTES:
1. BACKFILL ON SERVICE LINES TO BE AS DESCRIBED IN PROJECT SPECIFICATIONS.
2. ELEVATED SERVICE LINE TO BE USED WHERE SHOWN ON PLANS OR DIRECTED BY ENGINEER.
3. BATTER BOARDS NOT REQ'D. FOR PIPE LAYING, BUT GRADE TO BE REASONABLY UNIFORM AND ALIGNMENT STRAIGHT. GRADE SHALL BE THAT SUFFICIENT TO PROVIDE EQUITY TO BUILDING OR AS DIRECTED BY ENGINEER WITH MINIMUM TO BE THAT ALLOWED BY LOCAL PLUMBING CODE 0.5% MINIMUM.

SD-4




APPROX. WEIGHT OF FRAME & COVER SHALL NOT BE LESS THAN 535 LBS. AS SPECIFIED. ACTUAL SAMPLE FRAME AND COVER MAY BE REQUIRED.

## WATERTIGHT MANHOLE FRAME & COVER



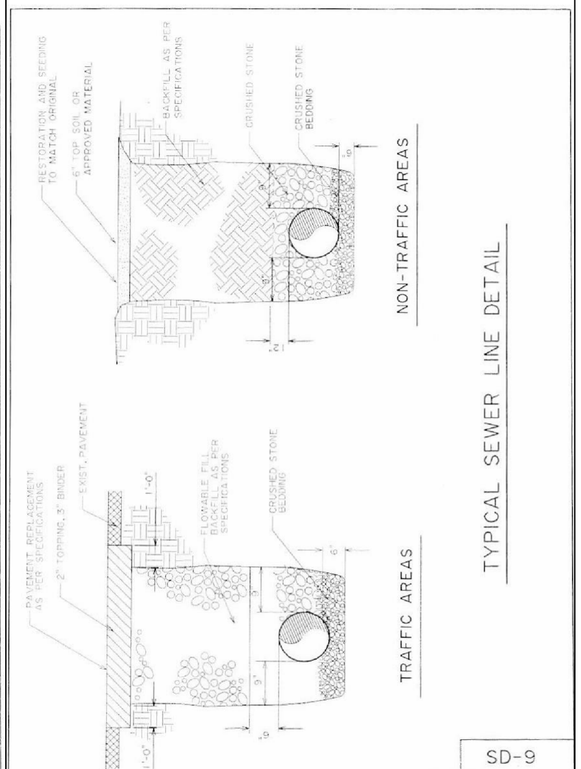

APPROX. WEIGHT OF FRAME AND COVER SHALL NOT BE LESS THAN 415 LBS. AS SPECIFIED.

## STANDARD MANHOLE FRAME & COVER

(SELF SEALING)

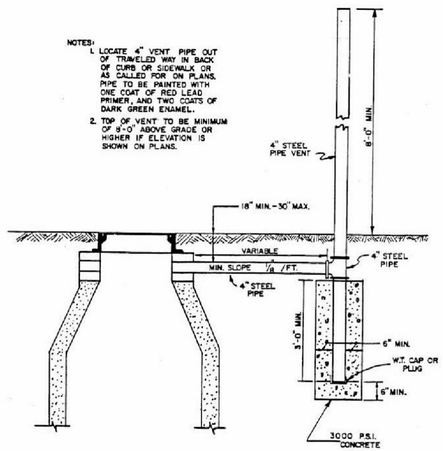
SD-8

## TYPICAL SEWER LINE DETAIL




SD-9

NOTES:
1. LOCATE 4" VENT PIPE OUT OF TRAVELED WAY IN BACK OF CURB OR SIDEWALK OR AS CALLED FOR ON PLANS. PIPE TO BE PAINTED WITH ONE COAT OF RED LEAD PRIMER, AND TWO COATS OF DARK GREEN ENAMEL.
2. TOP OF VENT TO BE MINIMUM OF 8'-0" ABOVE GRADE OR HIGHER IF ELEVATION IS SHOWN ON PLANS.




STANDARD MANHOLE VENT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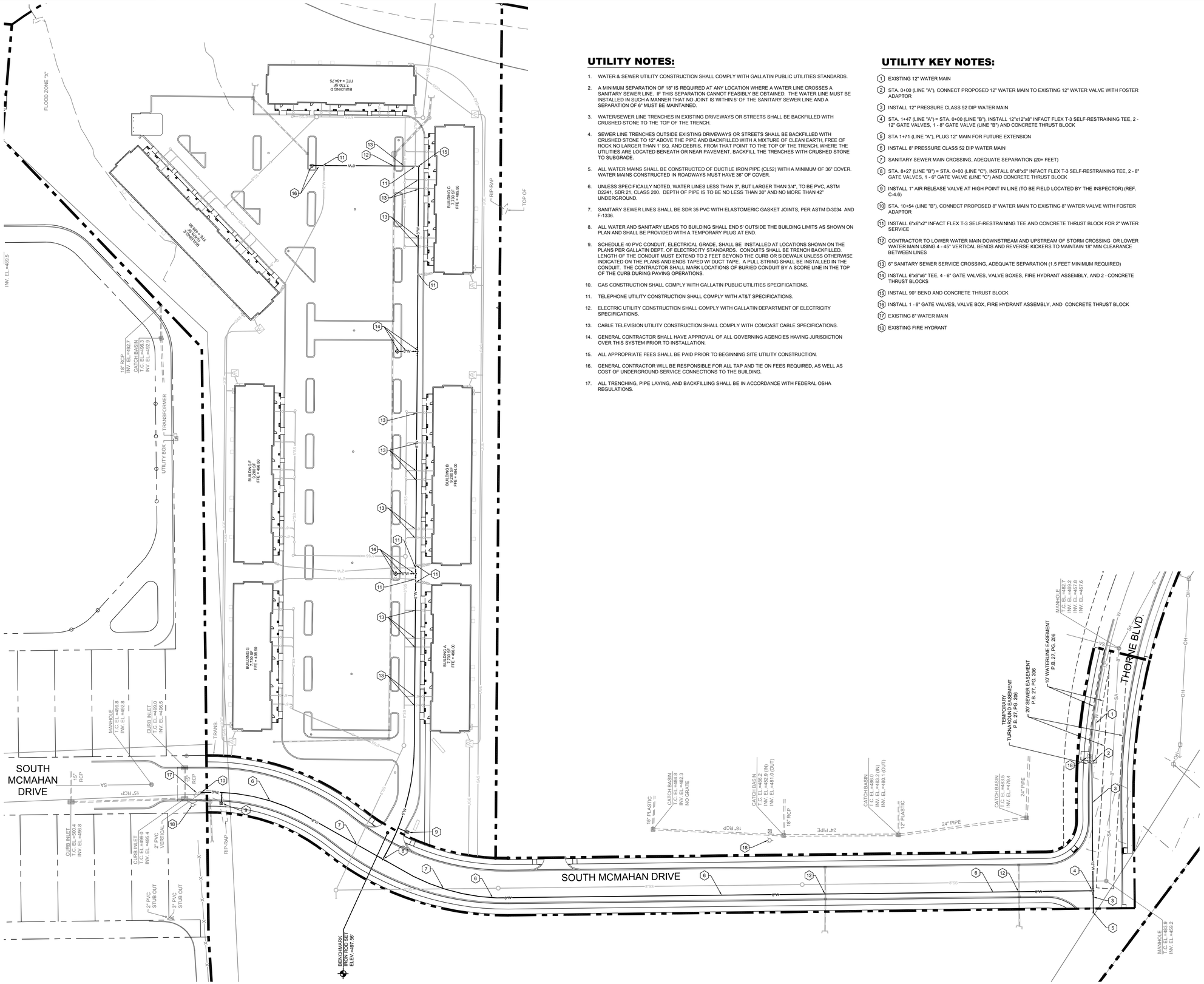
REVISIONS:

PROJ. NO.: 110-032

Sanitary Sewer Details

C-4.4

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




## UTILITY NOTES:

1. WATER & SEWER UTILITY CONSTRUCTION SHALL COMPLY WITH GALLATIN PUBLIC UTILITIES STANDARDS.
2. A MINIMUM SEPARATION OF 18" IS REQUIRED AT ANY LOCATION WHERE A WATER LINE CROSSES A SANITARY SEWER LINE. IF THIS SEPARATION CANNOT FEASIBLY BE OBTAINED. THE WATER LINE MUST BE INSTALLED IN SUCH A MANNER THAT NO JOINT IS WITHIN 5' OF THE SANITARY SEWER LINE AND A SEPARATION OF 6" MUST BE MAINTAINED.
3. WATER/SEWER LINE TRENCHES IN EXISTING DRIVEWAYS OR STREETS SHALL BE BACKFILLED WITH CRUSHED STONE TO THE TOP OF THE TRENCH.
4. SEWER LINE TRENCHES OUTSIDE EXISTING DRIVEWAYS OR STREETS SHALL BE BACKFILLED WITH CRUSHED STONE TO 12" ABOVE THE PIPE AND BACKFILLED WITH A MIXTURE OF CLEAN EARTH, FREE OF ROCK NO LARGER THAN 1' SQ. AND DEBRIS, FROM THAT POINT TO THE TOP OF THE TRENCH, WHERE THE UTILITIES ARE LOCATED BENEATH OR NEAR PAVEMENT, BACKFILL THE TRENCHES WITH CRUSHED STONE TO SUBGRADE.
5. ALL WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (CL52) WITH A MINIMUM OF 36" COVER. WATER MAINS CONSTRUCTED IN ROADWAYS MUST HAVE 36" OF COVER.
6. UNLESS SPECIFICALLY NOTED, WATER LINES LESS THAN 3", BUT LARGER THAN 3/4", TO BE PVC, ASTM D2241, SDR 21, CLASS 200. DEPTH OF PIPE IS TO BE NO LESS THAN 30" AND NO MORE THAN 42" UNDERGROUND.
7. SANITARY SEWER LINES SHALL BE SDR 35 PVC WITH ELASTOMERIC GASKET JOINTS, PER ASTM D-3034 AND F-1336.
8. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
9. SCHEDULE 40 PVC CONDUIT, ELECTRICAL GRADE, SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS PER GALLATIN DEPT. OF ELECTRICITY STANDARDS. CONDUITS SHALL BE TRENCH BACKFILLED. LENGTH OF THE CONDUIT MUST EXTEND TO 2 FEET BEYOND THE CURB OR SIDEWALK UNLESS OTHERWISE INDICATED ON THE PLANS AND ENDS TAPED W/ DUCT TAPE. A PULL STRING SHALL BE INSTALLED IN THE CONDUIT. THE CONTRACTOR SHALL MARK LOCATIONS OF BURIED CONDUIT BY A SCORE LINE IN THE TOP OF THE CURB DURING PAVING OPERATIONS.
10. GAS CONSTRUCTION SHALL COMPLY WITH GALLATIN PUBLIC UTILITIES SPECIFICATIONS.
11. TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH AT&T SPECIFICATIONS.
12. ELECTRIC UTILITY CONSTRUCTION SHALL COMPLY WITH GALLATIN DEPARTMENT OF ELECTRICITY SPECIFICATIONS.
13. CABLE TELEVISION UTILITY CONSTRUCTION SHALL COMPLY WITH COMCAST CABLE SPECIFICATIONS.
14. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
15. ALL APPROPRIATE FEES SHALL BE PAID PRIOR TO BEGINNING SITE UTILITY CONSTRUCTION.
16. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
17. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

## UTILITY KEY NOTES:

1. EXISTING 12" WATER MAIN
2. STA. 0+00 (LINE "A"), CONNECT PROPOSED 12" WATER MAIN TO EXISTING 12" WATER VALVE WITH FOSTER ADAPTOR
3. INSTALL 12" PRESSURE CLASS 52 DIP WATER MAIN
4. STA. 1+47 (LINE "A") = STA. 0+00 (LINE "B"), INSTALL 12"x12"x8" INFACT FLEX T-3 SELF-RESTRAINING TEE, 2 - 12" GATE VALVES, 1 - 8" GATE VALVE (LINE "B") AND CONCRETE THRUST BLOCK
5. STA 1+71 (LINE "A"), PLUG 12" MAIN FOR FUTURE EXTENSION
6. INSTALL 8" PRESSURE CLASS 52 DIP WATER MAIN
7. SANITARY SEWER MAIN CROSSING, ADEQUATE SEPARATION (20+ FEET)
8. STA. 8+27 (LINE "B") = STA. 0+00 (LINE "C"), INSTALL 8"x8"x6" INFACT FLEX T-3 SELF-RESTRAINING TEE, 2 - 8" GATE VALVES, 1 - 6" GATE VALVE (LINE "C") AND CONCRETE THRUST BLOCK
9. INSTALL 1" AIR RELEASE VALVE AT HIGH POINT IN LINE (TO BE FIELD LOCATED BY THE INSPECTOR) (REF. C-4.6)
10. STA. 10+54 (LINE "B"), CONNECT PROPOSED 8" WATER MAIN TO EXISTING 8" WATER VALVE WITH FOSTER ADAPTOR
11. INSTALL 6"x6"x2" INFACT FLEX T-3 SELF-RESTRAINING TEE AND CONCRETE THRUST BLOCK FOR 2" WATER SERVICE
12. CONTRACTOR TO LOWER WATER MAIN DOWNSTREAM AND UPSTREAM OF STORM CROSSING OR LOWER WATER MAIN USING 4 - 45° VERTICAL BENDS AND REVERSE KICKERS TO MAINTAIN 18" MIN CLEARANCE BETWEEN LINES
13. 6" SANITARY SEWER SERVICE CROSSING, ADEQUATE SEPARATION (1.5 FEET MINIMUM REQUIRED)
14. INSTALL 6"x6"x6" TEE, 4 - 6" GATE VALVES, VALVE BOXES, FIRE HYDRANT ASSEMBLY, AND 2 - CONCRETE THRUST BLOCKS
15. INSTALL 90° BEND AND CONCRETE THRUST BLOCK
16. INSTALL 1 - 6" GATE VALVES, VALVE BOX, FIRE HYDRANT ASSEMBLY, AND CONCRETE THRUST BLOCK
17. EXISTING 8" WATER MAIN
18. EXISTING FIRE HYDRANT

N

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

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

## LEGEND

| | |
|---|---|
| 2" W | DOMESTIC WATER LINE |
| 1 1/2" IRR | IRRIGATION LINE |
| 8" F | FIRE LINE |
| 10"W | EXISTING WATER LINE |
| 6"SA | SDR 35 PVC SANITARY SEWER SERVICE |
| SA | EXISTING SANITARY SEWER LINE |
| UGE | PROPOSED UNDERGROUND ELECTRIC |
| OH | EXISTING OVERHEAD LINES |
| | PROPOSED FIRE HYDRANT |
| | EXISTING FIRE HYDRANT |
| | GATE VALVE |
| | WATER METER |
| | BACKFLOW PREVENTER |
| | TEE |
| | ELBOW |
| | SEWER CLEANOUT |

## UTILITY CONTACTS

| | |
|---|---|
| WATER DEPARTMENT | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| SANITARY SEWER DEPARTMENT | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| ELECTRICITY | GALLATIN DEPARTMENT OF ELECTRICITY<br>135 JONES STREET<br>GALLATIN, TN 37066<br>PHONE: 615-452-5152<br>CONTACT: MR. MARK KIMBLE |
| GAS | GALLATIN PUBLIC UTILITIES<br>239 HANCOCK STREET<br>GALLATIN, TN 37066<br>PHONE: 615-451-5922<br>CONTACT: MR. DAVID KELLOGG |
| TELEPHONE | AT&T<br>440 BELVEDERE DRIVE<br>GALLATIN, TN 37066<br>PHONE: 615-451-4109<br>CONTACT: MR. BRIAN STEPHENS |

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GALLATIN, TENNESSEE 37066

REVISIONS:

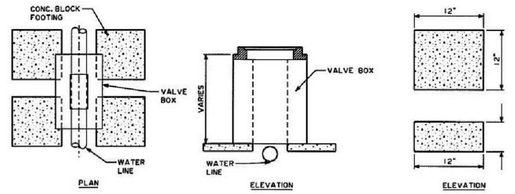
PROJ. NO.: 110-032

S. McMahan Dr. & Thorne Blvd. Water Plan

C-4.5

DATE: AUGUST 14, 2014

SUBM: FMDP RESUBM.

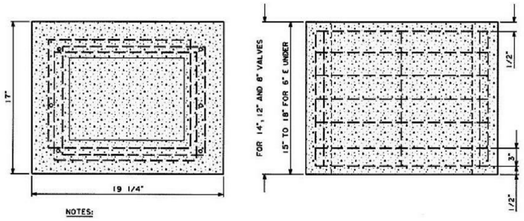



VALVE BOX

FOOTING BLOCK

NOTES:

1. FOUR (4) CONCRETE BLOCKS OF THE SIZE AND SHAPE SHOWN ARE TO BE PLACED UNDER EACH BOX, ONE UNDER EACH CORNER OF BOX.
2. NO REINFORCING STEEL IN FOOTING BLOCKS. CONCRETE MIX TO BE (1) PART CEMENT, (2) PARTS SAND AND (4) PARTS NO. 2 CRUSHED STONE OR GRAVEL. VOLUME FOR ONE BLOCK = .333 CU. FT. WEIGHT OF ONE BLOCK = 50 LBS +-. WEIGHT FOR ALL FOUR BLOCKS = 200 LBS. BEARING AREA ON SOIL = 576 SQ. IN.



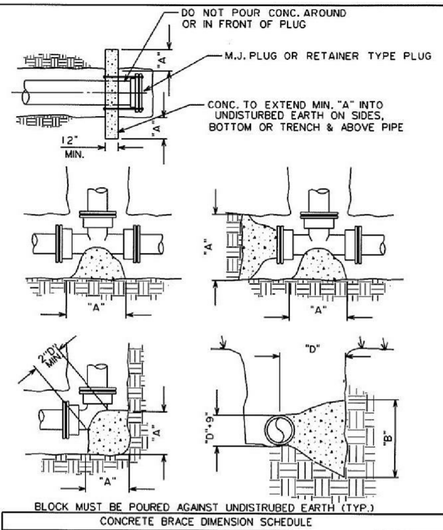

NOTES:

1. REINFORCING TO BE 1/4" STEEL REINFORCING RODS PLACED HORIZONTALLY IN SQUARES 16 1/4" x 14" AND TO BE STAGGERED APPROXIMATELY AS SHOWN ON PLAN, ONE FOR EVERY 3" OF HEIGHT OF BOX. VERTICAL BARS ARE TO BE 1" SHORTER THAN THE HEIGHT OF THE BOX AND SHALL BE PLACED IN EACH CORNER OF THE BOX AND AT THE HALFWAY POINT TO EACH SIDE OF THE BOX USING 8 RISERS TO THE BOX. TOTAL LENGTH OF REINFORCING ROD FOR BOX APPROX. 47'
2. CONCRETE MIXTURE TO BE (1) PART CEMENT, (2) PARTS SAND AND (4) PARTS NO. 2 CRUSHED STONE OR GRAVEL. TOTAL VOLUME OF MIXTURE FOR BOX APPROXIMATELY 2 CU. FT.

## STANDARD CONCRETE VALVE BOX

WD-3

LLB d:\sumner\gallatin\details\water1.dgn




BLOCK MUST BE POURED AGAINST UNDISTRUBED EARTH (TYP.)

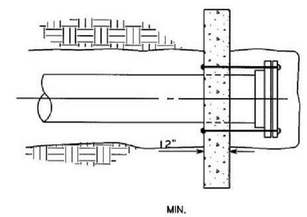
CONCRETE BRACE DIMENSION SCHEDULE

| PIPE SIZE | 90° BEND | | 45° BEND | | 22 1/2° BEND | | TEE | | DEAD END | |
|---|---|---|---|---|---|---|---|---|---|---|
| | A | B | A | B | A | B | A | B | A | B |
| 6" OR UNDER | 2'-0" | 2'-0" | 1'-6" | 1'-6" | 1'-6" | 1'-6" | 2'-0" | 2'-0" | 1'-6" | 1'-6" |
| 8" | 2'-3" | 2'-3" | 1'-9" | 1'-9" | 1'-9" | 1'-9" | 2'-6" | 2'-6" | 2'-0" | 2'-0" |
| 10" | 2'-6" | 2'-6" | 2'-0" | 2'-0" | 2'-0" | 2'-0" | 3'-0" | 3'-0" | 2'-4" | 2'-4" |
| 12" | 3'-6" | 3'-0" | 2'-6" | 2'-6" | 2'-3" | 2'-3" | 4'-0" | 3'-6" | 2'-9" | 2'-9" |
| 16" | 4'-0" | 4'-0" | 3'-0" | 3'-0" | 2'-6" | 2'-6" | 5'-6" | 4'-0" | 4'-0" | 3'-0" |
| 20" | 5'-6" | 4'-6" | 4'-0" | 3'-6" | 3'-0" | 3'-0" | 6'-6" | 5'-0" | 5'-0" | 3'-6" |
| 24" | 7'-0" | 5'-0" | 5'-0" | 4'-0" | 3'-6" | 3'-6" | 8'-0" | 6'-0" | 6'-0" | 4'-0" |
| 30" | 9'-0" | 6'-0" | 6'-6" | 4'-6" | 4'-0" | 4'-0" | 12'-0" | 6'-0" | 7'-9" | 5'-0" |

## CONC. THRUST BLOCK (BRACE)

WD-4

LLB d:\sumner\gallatin\details\water1.dgn

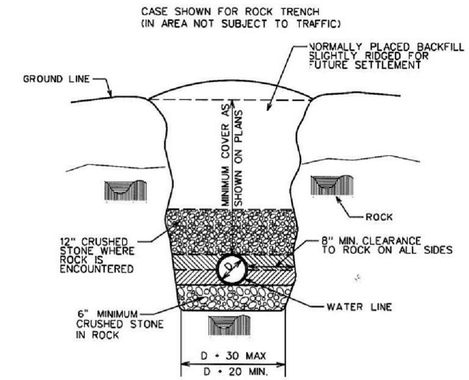



| SIZE | 2 | 4 | 6 | 8 | 10 | 12 | 16 | 20 |
|---|---|---|---|---|---|---|---|---|
| # OF RODS | 2 | 2 | 4 | 5 | 7 | 10 | 16 | 24 |

## CONC. THRUST BLOCK (BRACE) 3/4" RODS - DEAD END

WD-5

LLB d:\sumner\gallatin\details\water1.dgn




## TYPICAL TRENCH SECTION

WD-6

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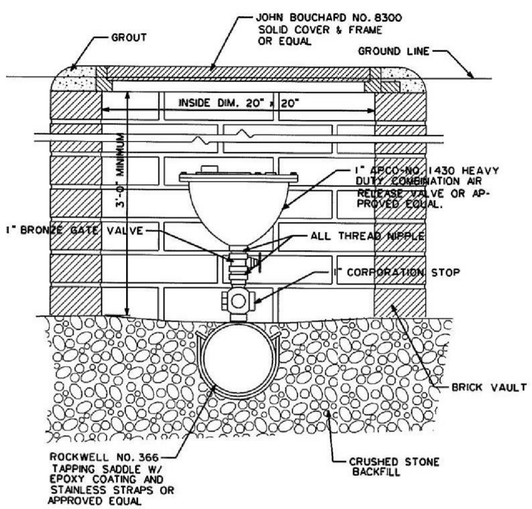


## AIR RELEASE VALVE ASSEMBLY

WD-7

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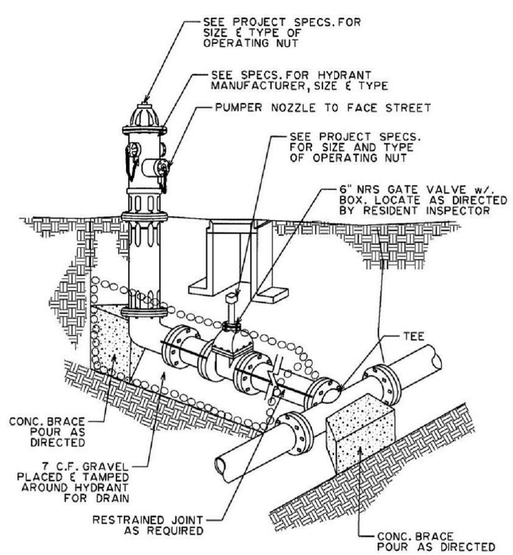
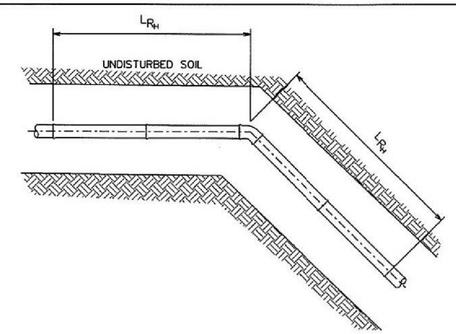



## TYPICAL FIRE HYDRANT INSTALLATION

WD-9

LLB d:\sumner\gallatin\details\water1.dgn

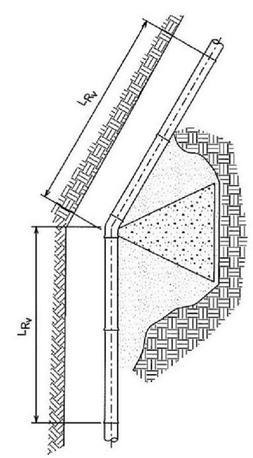



| ANGLE OF BEND | | PIPE SIZE (IN.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 4 | 6 | 8 | 10 | 12 | 16 | 18 | 20 | 24 | 30 |
| | 90 | 43 | 61 | 77 | 93 | 108 | 137 | 151 | 163 | 188 | 222 |
| | 45 | 18 | 25 | 32 | 39 | 45 | 57 | 62 | 68 | 78 | 92 |
| | 30 | 11 | 16 | 21 | 25 | 29 | 37 | 40 | 44 | 50 | 59 |
| | 22 1/2 | 9 | 12 | 15 | 19 | 21 | 27 | 30 | 32 | 37 | 44 |
| | 11 1/4 | 4 | 6 | 8 | 9 | 11 | 13 | 15 | 16 | 19 | 22 |

## LENGTH OF RESTRAINED JOINT - $L_{R_H}$ HORIZONTAL BENDS AND VERTICAL UP BEND

WD-10

LLB d:\sumner\gallatin\details\water1.dgn




| ANGLE OF BEND | | PIPE SIZE (IN.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 4 | 6 | 8 | 10 | 12 | 16 | 18 | 20 | 24 | 30 |
| | 90 | 87 | 124 | 157 | 192 | 223 | 283 | 343 | 399 | 477 | |
| | 45 | 36 | 51 | 65 | 80 | 93 | 118 | 142 | 165 | 197 | |
| | 30 | 23 | 33 | 42 | 52 | 60 | 76 | 92 | 107 | 128 | |
| | 22 1/2 | 17 | 25 | 31 | 38 | 44 | 57 | 68 | 79 | 95 | |
| | 11 1/4 | 9 | 12 | 15 | 19 | 22 | 28 | 34 | 39 | 47 | |

## LENGTH OF RESTRAINED JOINT - $L_{R_H}$ VERTICAL DOWN BENDS

WD-12

LLB d:\sumner\gallatin\details\water1.dgn

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PH 615-855-2220 FAX 615-855-2221


Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3

NASHVILLE PIKE AND THORNE BOULEVARD

GALLATIN, TENNESSEE 37066

REVISIONS:

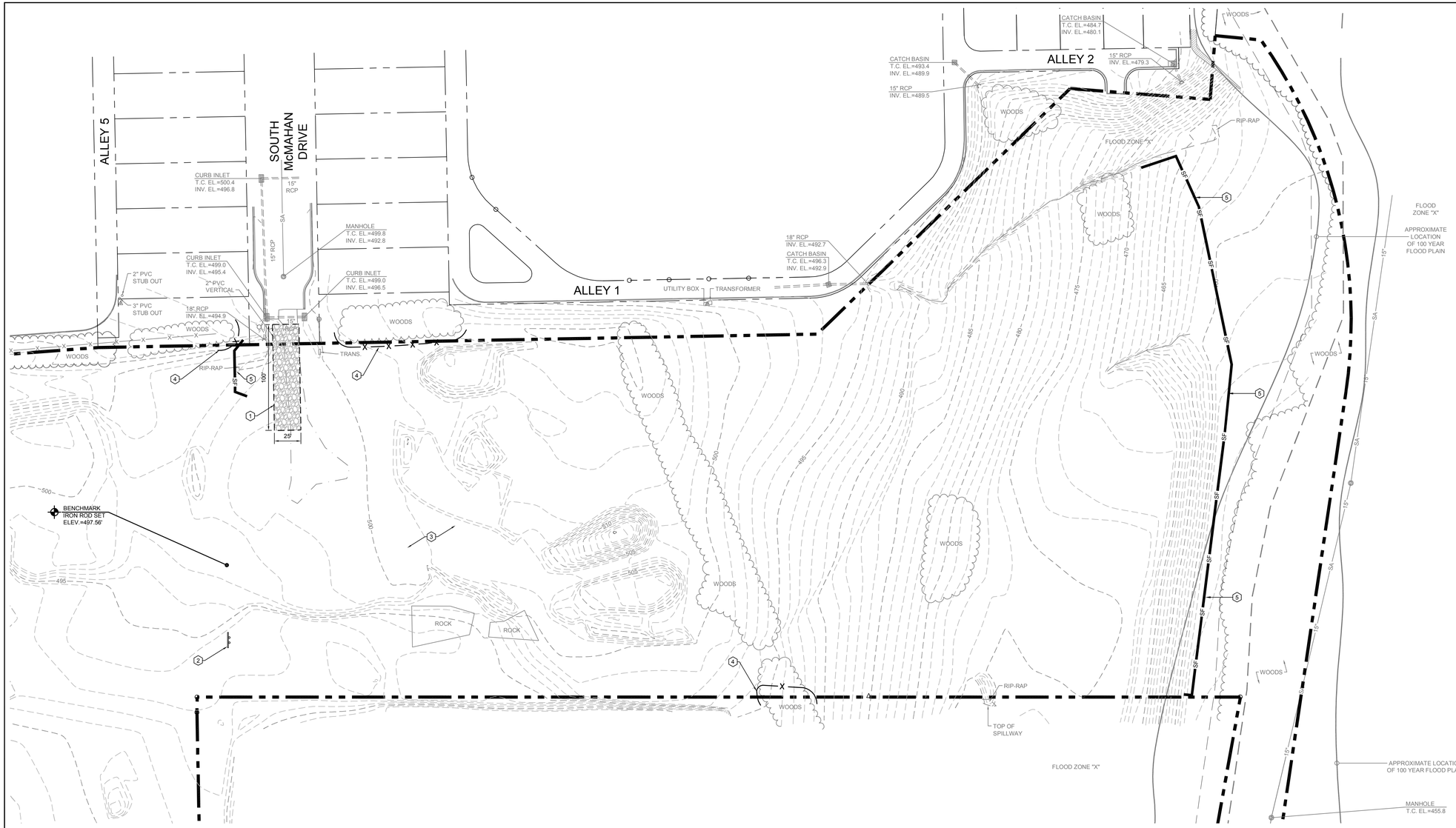
PROJ. NO.: 110-032

Water Details

C-4.6

DATE: AUGUST 14, 2014

SUBM: FMDP RESUBM.




GRAPHIC SCALE - 1 inch = 50 ft.

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

## LEGEND

- 804 — EXISTING CONTOUR
- 810 — EXISTING INDEX CONTOUR
- 806 — PROPOSED CONTOUR
- SF — SILT FENCE
- TP — TREE PROTECTION
- TEMPORARY ROCK CHECK DAM
- FINAL STABILIZATION (SEED AND STRAW ALL DISTURBED AREAS NOT OTHERWISE STABILIZED W/ LANDSCAPING OR EROSION CONTROL MATTING)
- FLOW DIRECTION ARROW
- SINGLE CURB INLET STRUCTURE
- DOUBLE CURB INLET STRUCTURE
- CONSTRUCTION ENTRANCE/ LAYDOWN AREA
- TEMPORARY INLET PROTECTION
- WEIGHTED SEDIMENT TUBE

## GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. APPLICATION OF TEMPORARY OR PERMANENT STABILIZATION MUST BE INITIATED WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES (3:1 OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
2. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
3. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
4. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 33% FILLED WITH SUCH SEDIMENT.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
6. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE OWNER'S REPRESENTATIVE AND CITY ENGINEER, THEY SHALL BE REMOVED.
7. REPLACE SILT BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
8. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
9. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
10. CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
11. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURERS' RECOMMENDATIONS.
12. ANY MUD/CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED TO PUBLIC ROADS OR PARKING AREAS SHALL BE CLEANED UP IMMEDIATELY.
13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
14. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE AND CITY ENGINEER.
15. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6".
16. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON THE PLANS.

## GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

17. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE. IN ADDITION TO THE CONSTRUCTION ENTRANCE, AN ALL WEATHER DRIVE MUST BE IN PLACE AND ACCESSIBLE TO ALL AREAS OF THE CONSTRUCTION SITE THAT WILL CONTAIN COMBUSTIBLES THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROCESS. THE ALL WEATHER DRIVE SHALL BE NO LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH WITH ADEQUATE TURNING RADIUS CAPABLE OF SUPPORTING THE IMPOSED LOADS OF THE FIRE DEPARTMENT PROCESS.
18. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
19. ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS AND 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
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22. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG GUTTER LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.
23. SITE INSPECTIONS WILL BE MADE AT LEAST TWICE PER WEEK AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
24. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
25. CONTRACTOR IS TO OBTAIN LAND DISTURBANCE PERMIT PRIOR TO GRADING.
26. THE CONTRACTOR MUST NOTIFY ALL UTILITIES IN THE AREA AND CALL THE TENNESSEE ONE CALL SYSTEM AT 811 TO COORDINATE THE FIELD LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EARTH DISTURBANCE. "CALL BEFORE DIGGING!"
27. USE A DOZER TO TRACK UP AND DOWN SLOPES TO LESSEN SEDIMENT TRANSPORT, AND PROVIDE A BETTER ENVIRONMENT FOR THE SEED TO GROW (REF. DETAIL ON SHEET C-5.3)

## FLOODPLAIN NOTE:

THIS PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407 G", DATED: APRIL 17, 2012. FLOOD ZONE "A" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN.

## CONTRACTOR KEY NOTES:

1. CONTRACTOR TO INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE/EXIT FOR VEHICLE TRACKING CONTROL (TO BE REMOVED FOLLOWING BUILDING COMPLETION) (REF. C-5.3)
2. SWPPP NOTICE SIGNAGE (REF. C-5.3)
3. PROPOSED CONSTRUCTION TRAILER LOCATION
4. TREE PROTECTION FENCE
5. CONTRACTOR TO INSTALL AND MAINTAIN SILT FENCE (REF. C-5.3)

JONATHAN DANIEL CLAYTON
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STATE OF TENNESSEE

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Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

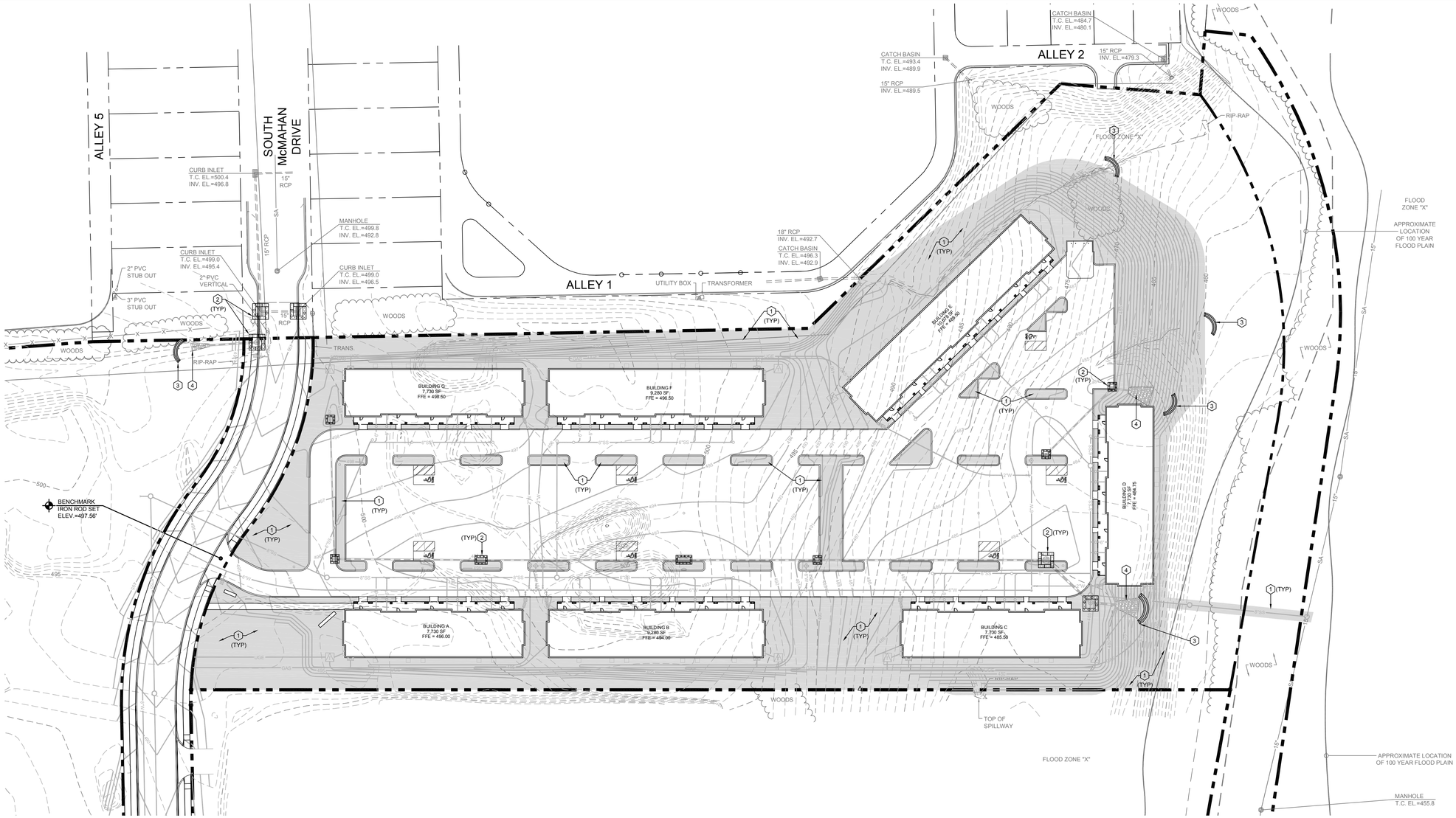
REVISIONS:

PROJ. NO.: 110-032

Erosion Control Phase I

C-5.1

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.

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## FLOODPLAIN NOTE:

THIS PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47165C0407 G", DATED: APRIL 17, 2012. FLOOD ZONE "A" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN.

## CONTRACTOR KEY NOTES:

1. CONTRACTOR TO PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH SEED / MULCH OR LANDSCAPING AS SPECIFIED ON THE LANDSCAPE PLAN
2. CONTRACTOR TO INSTALL AND MAINTAIN STORM DRAIN INLET PROTECTION (REF. C-5.3)
3. TEMPORARY ROCK CHECK DAM
4. TDOT CLASS 'B' RIP RAP APRON (REF. C-5.3)


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# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

REVISIONS:

PROJ. NO.: 110-032

Erosion Control Phase II

C-5.2

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.

MODEL: GR8-76-24 1/2-5-TN
FOR CURB INLET GRATES

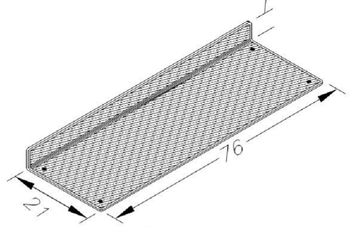



FIGURE 1
SIZE VARIES ACCORDING TO GRATE SIZE

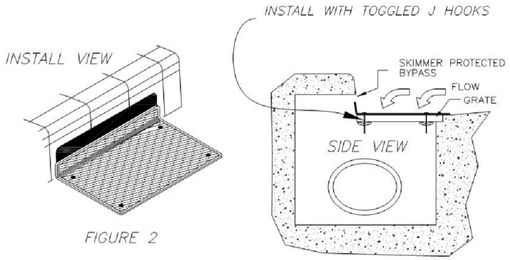


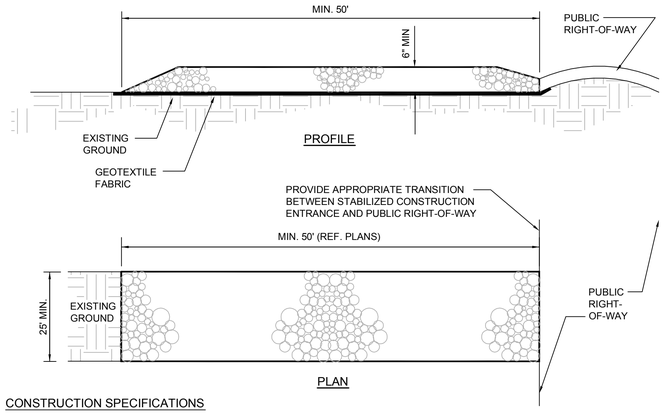

FIGURE 2

FLOW SCHEMATIC

PATENTED
ALL FILTER SCREENS ARE EXPANDED STEEL COVERED WITH 40 SIEVE GEOTEXTILE FABRIC

Distributed by:
Jen-Hill
800-452-4435
And
Sherman Dixie
800-737-0707

| | | |
|---|---|---|
| SUNTREE TECHNOLOGIES 798 CLEARLAKE RD. SUITE #2 COCOA FL. 32922 TEL. 321-637-7552 FAX 321-637-7554 | PROJECT: | |
| | DRAWING #: 4-02-01-07-05 | |
| MODEL: GR8-76-24 1/2-5-TN | FILE NAME: GR8-76-24 1/2-5-TN | |
| DATE: 02/01/07 SCALE:SF= 22.5 | REVISIONS: | DATE: |
| DRAFTER: T.H.J. UNITS =INCHES | REVISIONS: | DATE: |

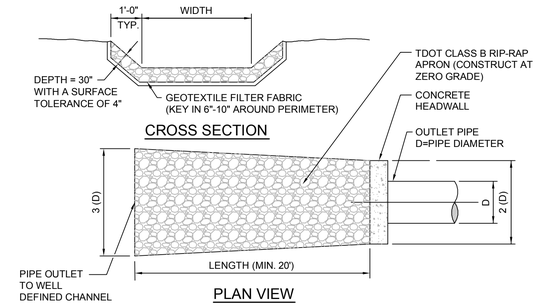



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE MSHA SIZE NO. 2 (2 1/2" TO 1") OR AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS (20' MINIMUM).
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



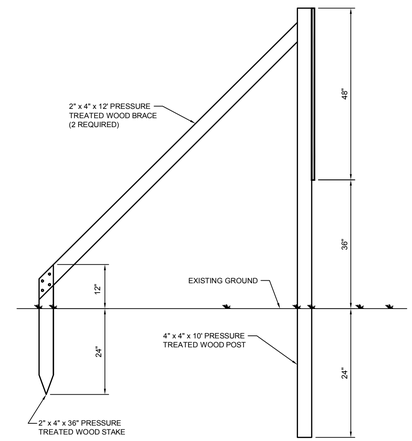

OUTLET PROTECTION TO BE INSTALLED PER THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

NOTES:

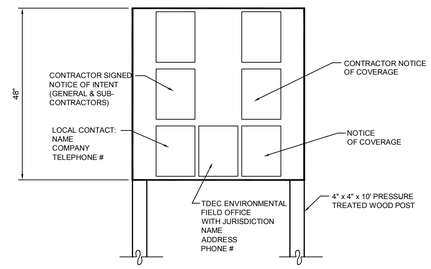
1. RIP-RAP WILL CONSIST OF HAND-PLACED, CLEAN, NATIVE LIMESTONE IN A MANNER TO MINIMIZE VOIDS.
2. ALL RIP-RAP AND DIMENSIONS SHALL BE DESIGNED PER THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
3. INSTALL NON-WOVEN GEOTEXTILE FABRIC UNDERNEATH RIPRAP, MIRAFI 1120N OR WEBTEC N12 (INSTALL PER MANUFACTURER'S INSTRUCTIONS).

RIP RAP OUTLET PROTECTION DETAIL

NOT TO SCALE




LEFT SIDE ELEVATION




FRONT ELEVATION

NOTES:

1. INFORMATION SHOWN IN DETAIL IS MINIMUM REQUIRED FOR COMPLIANCE WITH TENNESSEE GENERAL NPDES PERMIT.
2. INSTALL SIGN PRIOR TO ANY ON-SITE EARTH DISTURBANCE.
3. LAMINATE ALL SHEETS, PRIOR TO PLACEMENT ON SIGN.
4. SIGN TO BE LOCATED AS NEAR THE CONSTRUCTION ENTRANCE AS PRACTICAL.
5. CONTRACTOR MAY ADD ADDITIONAL SIGNS/ PERMITS AS SPACE WARRANTS.
6. CONTRACTOR TO ALSO POST SWPPP PLAN SHEETS INSIDE TRAILER AND MARK ANY REVISIONS MADE DURING CONSTRUCTION.

NPDES PERMIT SIGN DETAIL

NOT TO SCALE

MODEL: GR8-34-21-3-TN
FOR CURB INLET GRATES

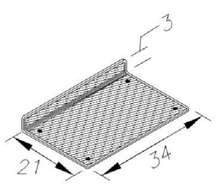



FIGURE 1
SIZE VARIES ACCORDING TO GRATE SIZE

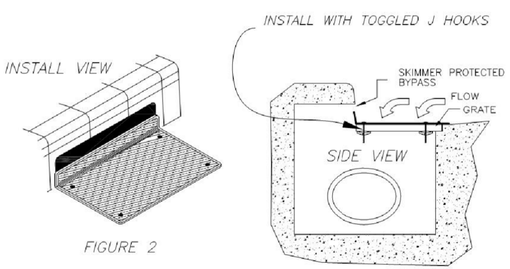


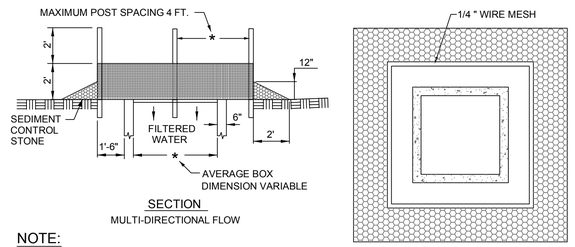

FIGURE 2

FLOW SCHEMATIC

PATENTED
ALL FILTER SCREENS ARE EXPANDED STEEL COVERED WITH 40 SIEVE GEOTEXTILE FABRIC

Distributed by:
Jen-Hill
800-452-4435

| | | |
|---|---|---|
| SUNTREE TECHNOLOGIES 798 CLEARLAKE RD. SUITE #2 COCOA FL. 32922 TEL. 321-637-7552 FAX 321-637-7554 | PROJECT: | |
| | DRAWING #: 4-02-05-07-01 | |
| MODEL: GR8-34-21-3-TN | FILE NAME: GR8-34-21-3-TN | |
| DATE: 02/05/07 SCALE:SF= 22.5 | REVISIONS: | DATE: |
| DRAFTER: T.H.J. UNITS =INCHES | REVISIONS: | DATE: |




NOTE:

1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH OPENINGS.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 6 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

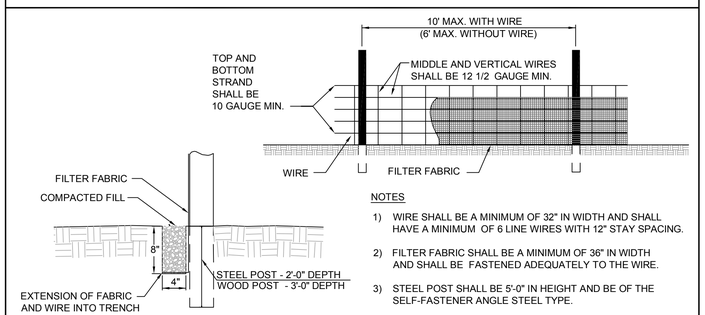
INLET PROTECTION DETAIL

NOT TO SCALE




ROCK CHECK DAM DETAIL

NOT TO SCALE




NOTES

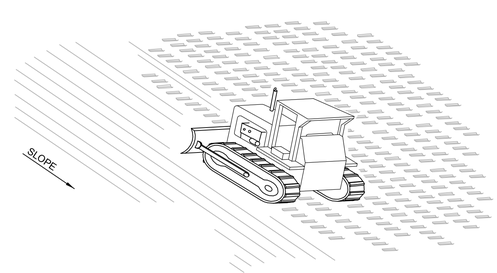
1) WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2) FILTER FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3) STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4) WOOD POST SHALL BE 6'-0" IN HEIGHT AND 3" IN DIAMETER.

SILT FENCE DETAIL

NOT TO SCALE

NOTES:

1. TRACK ALL SLOPES
2. USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE RUNOFF.




TRACKING DETAIL

NOT TO SCALE


PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221


Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

REVISIONS:

PROJ. NO.: 110-032

Erosion Control Details

C-5.3

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.

NOTES:

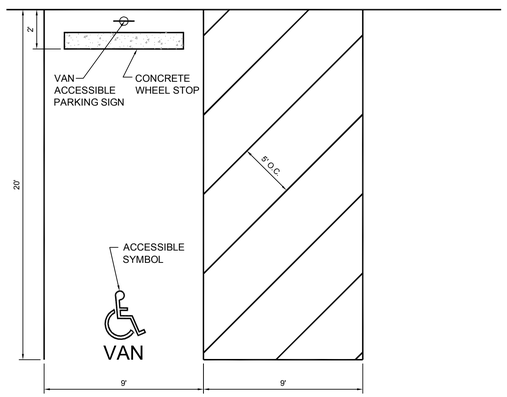
1.) ALL ACCESSIBLE STALL PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE STRIPES.

2.) WIDTH OF ACCESSIBLE AISLE SHALL BE 9' WIDE. SEE PLAN FOR LOCATION.

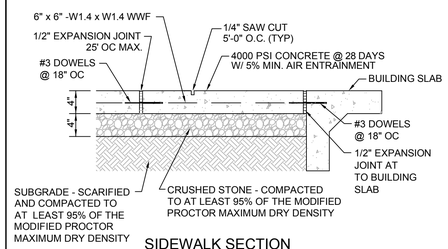
3.) ACCESSIBLE PARKING SPACE SHALL BE 9'.

4.) ACCESSIBLE PARKING AREA SURFACE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

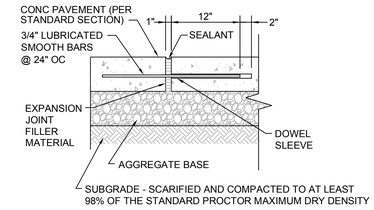
5.) A SIGN MUST MARK ACCESSIBLE PARKING. THE SYMBOL ON THE PAVEMENT IS NOT ADEQUATE.




ACCESSIBLE PARKING STALL
NOT TO SCALE

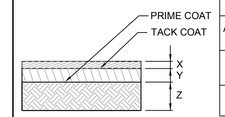



SIDEWALK SECTION
NOT TO SCALE



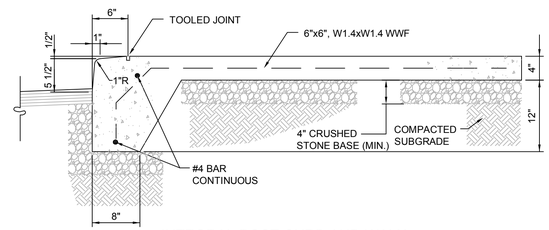

CONCRETE PAVEMENT CONTROL JOINT SECTION (PERPENDICULAR TO TRAFFIC)
NOT TO SCALE

NOTE:
MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 903.05 FOR AGGREGATE BASE COURSE MATERIAL; SECTION 903.06 FOR HOT MIX ASPHALT BASE COURSE; AND SECTION 903.11 FOR SURFACE COURSE.

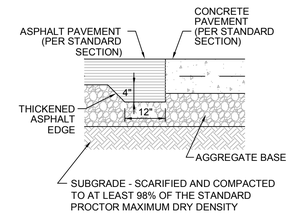



| FLEXIBLE PAVEMENT RECOMMENDATIONS | | | |
|---|---|---|---|
| MATERIALS | ASPHALT PAVEMENT SECTION THICKNESS (INCHES) | | TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS |
| | PARKING LOT DRIVES | PARKING LOT STALLS | |
| ASPHALTIC CONCRETE SURFACE COURSE | X=2" | X=1-1/2" | SECTION 411, GRADING E |
| ASPHALTIC CONCRETE BINDER COURSE | Y=2" | Y=2" | SECTION 307 GRADING B-M2 |
| AGGREGATE BASE COURSE | Z=10" | Z=6" | SECTION 303 CLASS A, GRADING D |
| (a) COMPACTION DENSITY REQUIREMENTS BY MARSHALL METHOD SECTION 407 | | | |

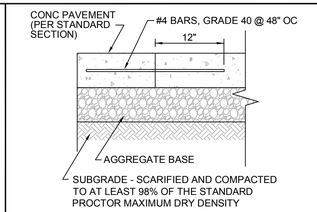
ASPHALT PAVING DETAIL
NOT TO SCALE




INTEGRAL POST CURB AND WALK
NOT TO SCALE



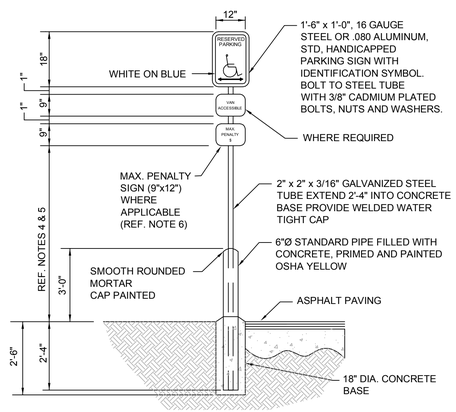

CONCRETE PAVEMENT & ASPHALT PAVEMENT CONNECTION
NOT TO SCALE



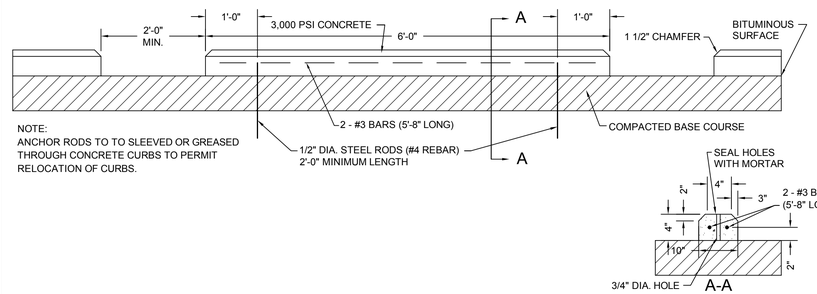

CONCRETE PAVEMENT CONSTRUCTION JOINT (PARALLEL TO TRAFFIC)
NOT TO SCALE

NOTES:

1. SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES.
2. HC SIGN AND POST BY CONTRACTOR.
3.* SEE SITE PLAN TO DETERMINE IF SIGN IS TO BE INSTALLED IN A PAVEMENT SECTION OR EARTH.
4. HANDICAP PARKING SIGNS SHALL BE A MINIMUM OF 60 INCHES ABOVE GRADE TO THE BOTTOM OF THE SIGN WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE, SUCH AS AGAINST BUILDINGS OR IN LANDSCAPED AREAS BEHIND SIDEWALKS.
5. HANDICAP PARKING SIGNS SHALL BE A MINIMUM OF 84 INCHES ABOVE GRADE TO THE BOTTOM OF THE SIGN WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.
6. PROVIDE A "MAXIMUM PENALTY" SIGN IF REQUIRED BY LOCAL JURISDICTION. SIGN SHALL CONFORM TO LOCAL AUTHORITIES FOR PENALTY AMOUNT AND WORDING.

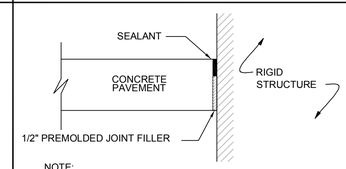



ACCESSIBLE PARKING SIGN
NOT TO SCALE



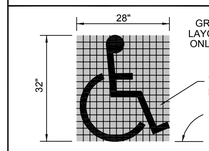

NOTE:
ANCHOR RODS TO TO SLEEVED OR GREASED THROUGH CONCRETE CURBS TO PERMIT RELOCATION OF CURBS.

CONCRETE WHEELSTOP DETAIL
NOT TO SCALE




NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

ISOLATION JOINT
NOT TO SCALE




GRID SHOWN FOR LAYOUT REFERENCE ONLY. GRID BLOCKS ARE 2" x 2".

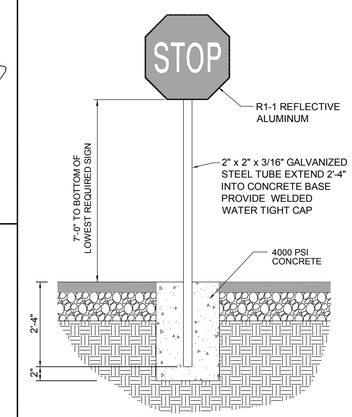
WHITE PAINTED HANDICAP SYMBOL

LINE UP w/END OF PARKING STALL.

HANDICAP DESIGNATION AT HANDICAP PARKING SPACE

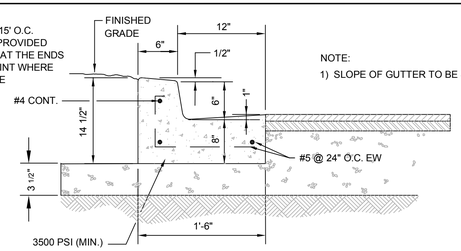
NOTE:
REFERENCE SITE PLAN FOR PARKING CONFIGURATION.

HANDICAP SYMBOL DETAIL
NOT TO SCALE



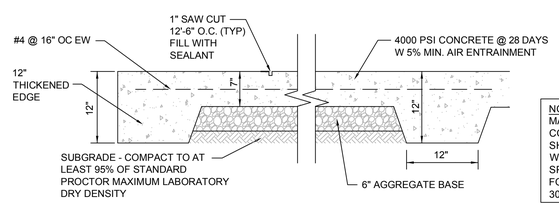

STOP SIGN
NOT TO SCALE

NOTES:
1. 1/4 " SAW CUT CONSTRUCTION JOINT AT 15' O.C.
2. 3/4 " INCH EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 25 FEET, AT THE ENDS MID-POINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB ABUTS OTHER CONCRETE STRUCTURES.



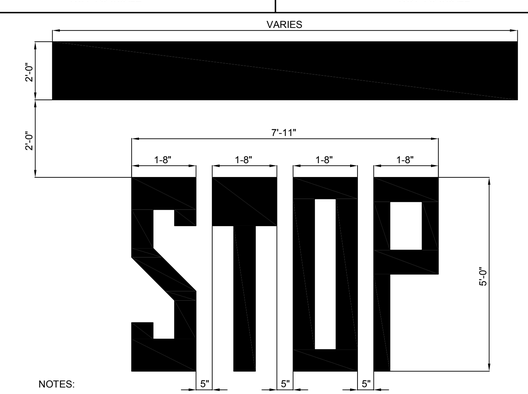

NOTE:
1) SLOPE OF GUTTER TO BE 8.33%.

CURB AND GUTTER DETAIL
NOT TO SCALE




NOTE:
MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 501 FOR CONCRETE, AND SECTION 303 FOR BASE COURSE.

TRASH ENCLOSURE
HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE




NOTES:

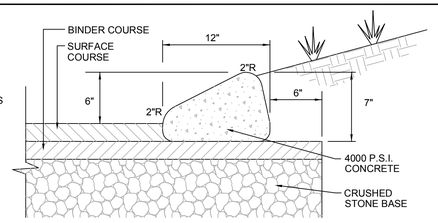
1) STOP BARS SHOULD BE PLACED 4 FEET FROM THE NEAREST EDGE OF THE INTERSECTING TRAVELED WAY.

2) ALL TRAFFIC CONTROL STRIPING SHALL BE WHITE IN COLOR (TWO COATS MINIMUM).

3) APPROVED SLIP RESISTANT EXTERIOR PAINTS ARE:
PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT
FOY-JOHNSTON TRAFFIC PAINT 9862

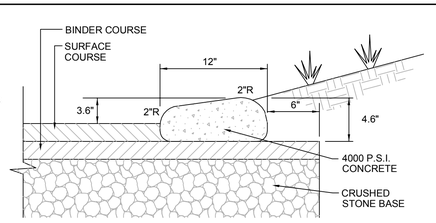
STOP BAR DETAIL
NOT TO SCALE

NOTES:
1. 1/4 " SAW CUT CONSTRUCTION JOINT AT 15' O.C.
2. 3/4 " INCH EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 25 FEET, AT THE ENDS MID-POINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB ABUTS OTHER CONCRETE STRUCTURES.
3. TRANSITION MOUNTABLE CURB TO INTEGRAL CURB AND WALK SECTION WHERE IT ABUTS SIDEWALKS AND AS SHOWN ON SITE PLAN.




6" HIGH MOUNTABLE CONCRETE CURB DETAIL
NOT TO SCALE

NOTES:
1. 1/4 " SAW CUT CONSTRUCTION JOINT AT 15' O.C.
2. 3/4 " INCH EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 25 FEET, AT THE ENDS MID-POINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB ABUTS OTHER CONCRETE STRUCTURES.
3. TRANSITION MOUNTABLE CURB TO INTEGRAL CURB AND WALK SECTION WHERE IT ABUTS SIDEWALKS AND AS SHOWN ON SITE PLAN.




3.6" HIGH MOUNTABLE CONCRETE CURB DETAIL
NOT TO SCALE


JONATHAN DANIEL CLAYTON
REGISTERED ENGINEER
AGRICULTURE
NO. 116514
STATE OF TENNESSEE
10/14/14

PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221

Southeastern BUILDING CORPORATION


FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

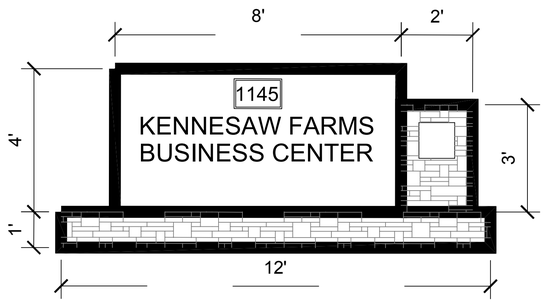
REVISIONS:

PROJ. NO.: 110-032

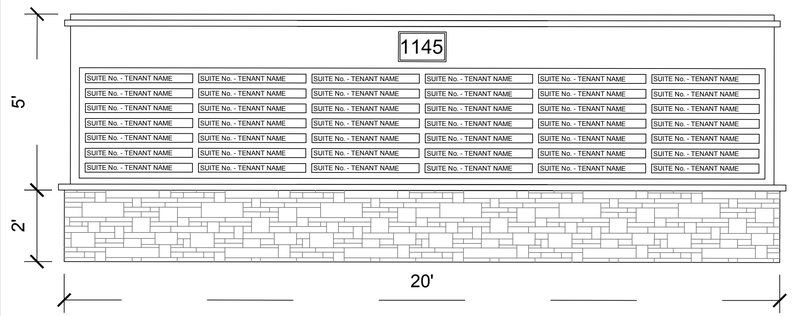
Details

C-6.1

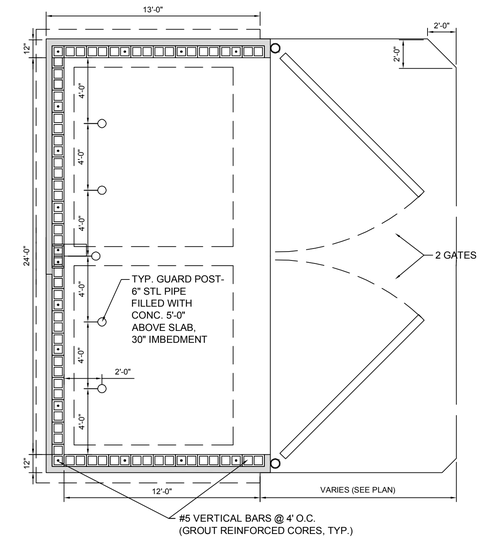
DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




KENNESAW FARMS OFFICE PARK MONUMENT SIGN
NOT TO SCALE

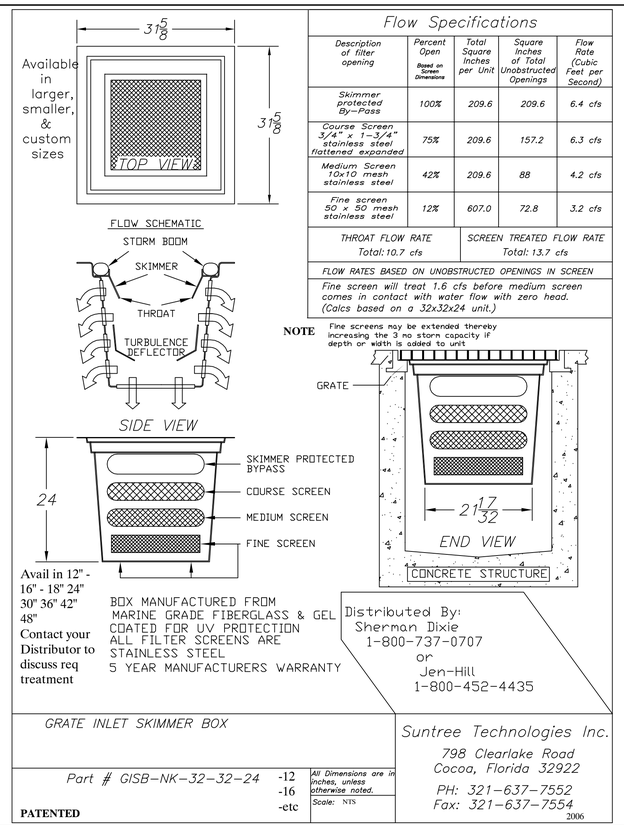



KENNESAW FARMS OFFICE PARK MULTI-TENANT MONUMENT SIGN
NOT TO SCALE




NOTES:
1. THE CONCRETE TRASH ENCLOSURE APRON SHALL BE 6" THICK OF 4,000 PSI CONC. REINFORCED W/ #4 @16" O.C. EACH WAY.
2. DEPTH OF T/E APRON VARIES DEPENDING ON SITE CONDITIONS.
3. BRICK VENEER TO MATCH BUILDING MATERIALS.

MASONRY TRASH ENCLOSURE - PLAN & FOUNDATION
NOT TO SCALE



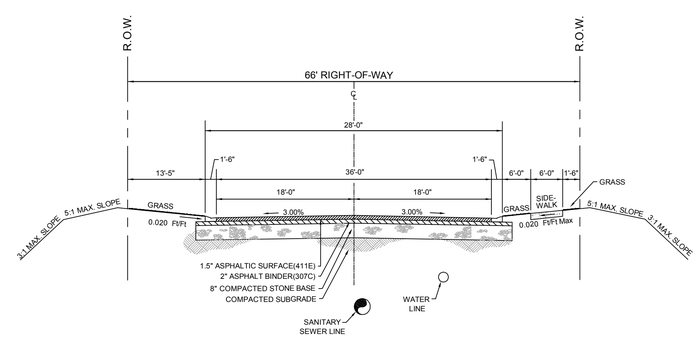

Flow Specifications

| Description of filter opening | Percent Open (Based on Screen Dimensions) | Total Square Inches per Unit | Square Inches of Total Unobstructed Openings | Flow Rate (Cubic Feet per Second) |
|---|---|---|---|---|
| Skimmer protected By-Pass | 100% | 209.6 | 209.6 | 6.4 cfs |
| Course Screen 3/4" x 1-3/4" stainless steel flattened expanded | 75% | 209.6 | 157.2 | 6.3 cfs |
| Medium Screen 10x10 mesh stainless steel | 42% | 209.6 | 88 | 4.2 cfs |
| Fine screen 50 x 50 mesh stainless steel | 12% | 607.0 | 72.8 | 3.2 cfs |

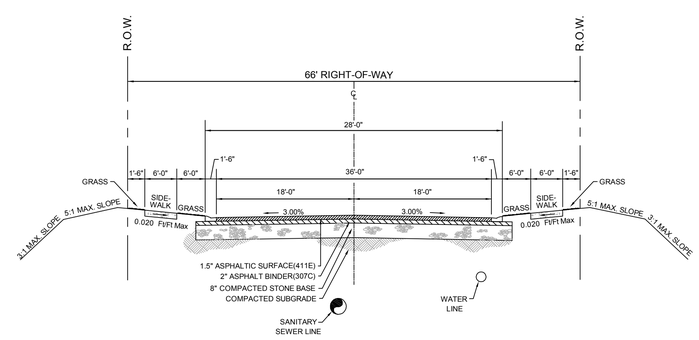
| THROAT FLOW RATE | SCREEN TREATED FLOW RATE |
|---|---|
| Total: 10.7 cfs | Total: 13.7 cfs |

FLOW RATES BASED ON UNOBSTRUCTED OPENINGS IN SCREEN

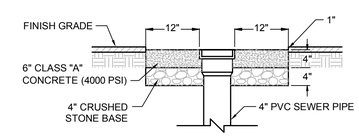
Fine screen will treat 1.6 cfs before medium screen comes in contact with water flow with zero head. (Calcs based on a 32x32x24 unit.)



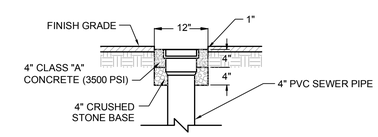

TYPICAL SECTION - SOUTH MCMAHAN DRIVE
NOT TO SCALE



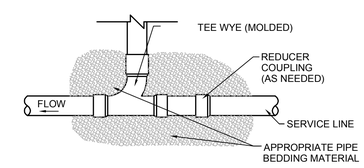

TYPICAL SECTION - THORNE BOULEVARD
NOT TO SCALE




TRAFFIC BEARING CLEANOUT




STANDARD CLEANOUT




1. ALL FITTINGS AND LINES TO BE SDR 35 PVC.
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

CLEANOUT
NOT TO SCALE


JONATHAN DANIEL CLAYTON
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PH 615-855-2220 FAX 615-855-2221

Southeastern BUILDING CORPORATION


FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

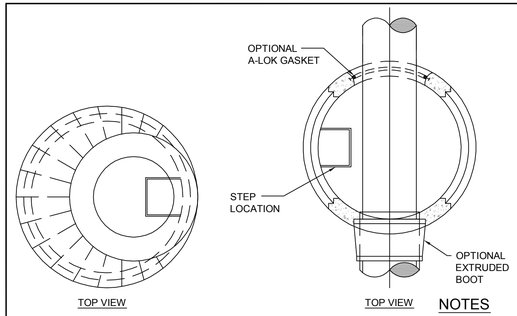
REVISIONS:

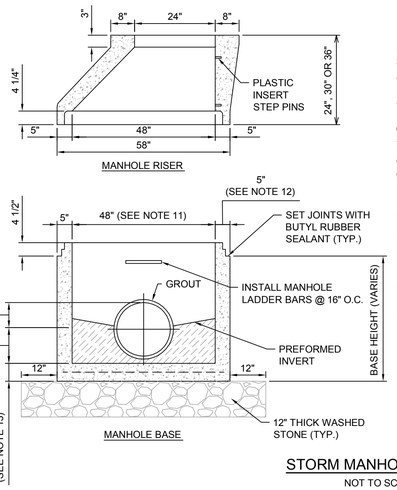
PROJ. NO.: 110-032

Details

C-6.2

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




## NOTES

1. ALL MATERIAL, DESIGN, MANUFACTURE, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION AND REPAIRS TO MEET / OR EXCEED "SPECIFICATIONS FOR PRECAST-REINFORCED CONCRETE MANHOLE SECTIONS". PER ASTM C-478 (LATEST REVISION).
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM MANHOLES.
4. USE JOHN BOUCHARD & SON'S CO. 3103-V (SLOTTED) FOR MOUNTABLE CURB, JB 1110 FOR JUNCTION BOX, OR APPROVED EQUAL.
5. CASTINGS SHALL BE FURNISHED WITH MANUFACTURE'S STANDARD ASPHALT COATING.
6. GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).
7. CONCRETE = MIN. 4000 PSI AT 28 DAYS.
8. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 BARS.
9. VERTICAL MANHOLE STEPS SHALL BE CONSISTENTLY SPACED AND SHALL COMPLY WITH OSHA (SUBPART D) "FIXED LADDERS" (SECTION 1910-27) AND/OR ASTM C-478. INSTALL LADDER BAR @ 16" O.C.
10. FRAME AND GRATE SHALL BE STAMPED WITH "NO DUMPING...DRAINS TO RIVER" OR EQUAL.
11. LARGER SIZES TO UTILIZE FLAT TOP AND/OR GRADE RINGS, IN LIEU OF ECCENTRIC CONCRETE.
12. MINIMUM WALL THICKNESS FOR 60" Ø = 6", 72" Ø = 7", 84" Ø = 8", 96" Ø = 9", 120" Ø = 11"
13. ALL MANHOLE BASES FOR SIZES UP TO AND INCLUDING 96" Ø SHALL HAVE MIN. BASE THICKNESS OF 8", 120" Ø BASE THICKNESS SHALL BE 12" MINIMUM.
14. ALL GRATES SHALL BEAR THE ENVIRONMENTAL STATEMENT "DUMP NO WASTE. DRAINS TO RIVER" W/DIRECTIONAL ARROW POINTING IN THE FLOW DIRECTION.

## STORM MANHOLE DETAIL

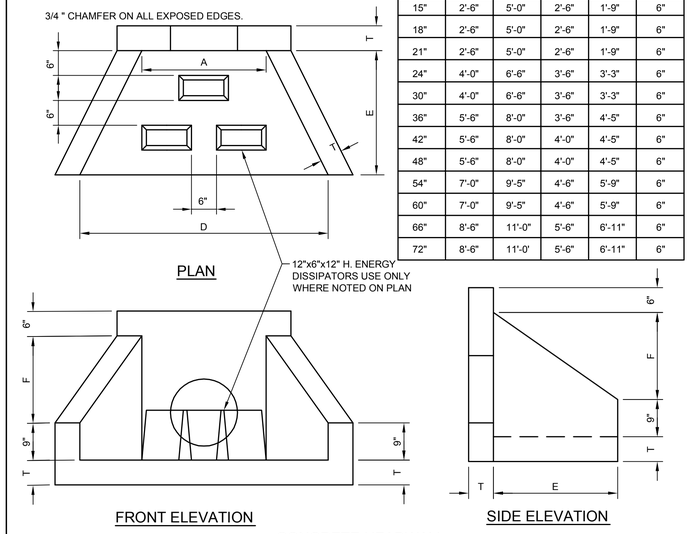
NOT TO SCALE

CONCRETE: 4000 PSI AT 28 DAYS

REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELED TO HEADWALL WITH NO. 5 BARS.

3/4 " 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'-6" | 3'-3" | 6" |
| 30" | 4'-0" | 6'-6" | 3'-6" | 3'-3" | 6" |
| 36" | 5'-6" | 8'-0" | 3'-6" | 4'-5" | 6" |
| 42" | 5'-6" | 8'-0" | 4'-0" | 4'-5" | 6" |
| 48" | 5'-6" | 8'-0" | 4'-0" | 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" |

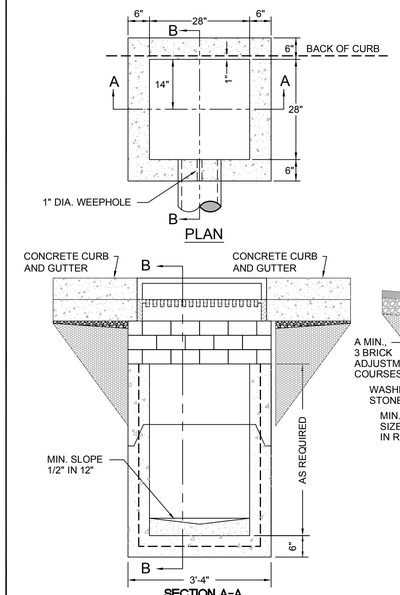


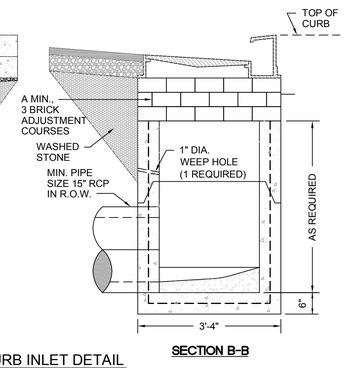

## CONCRETE HEADWALL

NOT TO SCALE


JOHN BOUCHARD & SON'S CO.
1024 HARRISON STREET
NASHVILLE, TN 37203
615-256-0112 (PHONE)
615-256-2427 (FAX)


ADJUST DIMENSIONS OF STRUCTURE AS NEEDED TO ACCOMMODATE PIPE SIZES AND ORIENTATION




## CURB INLET DETAIL

NOT TO SCALE

## NOTES

1. CASTING FOR STANDARD CURB AND GUTTER SHOWN. USE JOHN BOUCHARD & SON'S CO. 3300-V IN ROAD, AND USE 3103-V (WITH CURB) OR 3200-V (WITHOUT CURB) ON THE SITE (OR APPROVED EQUALS).
2. CASTINGS SHALL BE FURNISHED WITH MANUFACTURERS' STANDARD ASPHALT COATING.
3. GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).
4. CONCRETE = MIN. 4000 PSI AT 28 DAYS
5. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 BARS
6. PRECAST CIRCULAR MANHOLE SECTIONS MAY BE PROVIDED IN LIEU OF SQUARE OR RECTANGULAR BOXES. SUBSTITUTIONS AFTER BID AT NO ADDITIONAL COST TO OWNER, ANY COST SAVINGS SHALL BE CREDITED TO THE OWNER.
7. SINGLE INLET SHALL BE PROVIDED WITH ONE (1) 1"Ø WEEP HOLE ON THE SIDE FACING THE ASPHALT OR CONCRETE PAVEMENT.
8. INSTALL LADDER BARS @ 16" O.C.
9. ADJUST ALL SIDES OF THE FRAME AND GRATE TO MATCH ROADWAY CROSS SLOPE AND LONGITUDINAL SLOPE.

## NOTES

CASTING FOR STANDARD CURB AND GUTTER SHOWN. USE JOHN BOUCHARD & SON'S CO. 3103-V, OR APPROVED EQUAL.

CASTINGS SHALL BE FURNISHED WITH MANUFACTURE'S STANDARD ASPHALT COATING.

GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).

CONCRETE = MIN. 4000 PSI AT 28 DAYS

REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 BARS

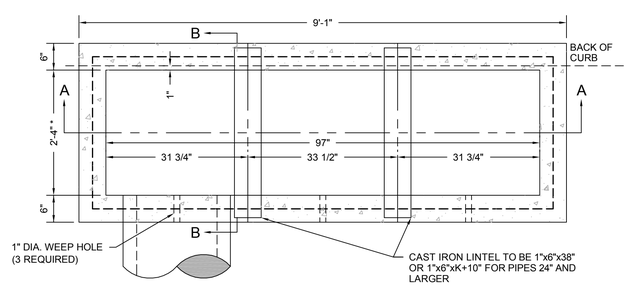
PRECAST CIRCULAR MANHOLE SECTIONS MAY BE PROVIDED IN LIEU OF SQUARE OR RECTANGULAR BOXES. SUBSTITUTIONS AFTER BID AT NO ADDITIONAL COST TO OWNER, ANY COST SAVINGS SHALL BE CREDITED TO THE OWNER.

TRIPLE INLET SHALL BE PROVIDED WITH THREE (3) 1"Ø WEEP HOLES ON THE SIDE FACING THE ASPHALT OR CONCRETE PAVEMENT.

INSTALL LADDER BARS @ 16" O.C.

ADJUST ALL SIDES OF THE FRAME AND GRATE TO MATCH ROADWAY CROSS SLOPE AND LONGITUDINAL SLOPE

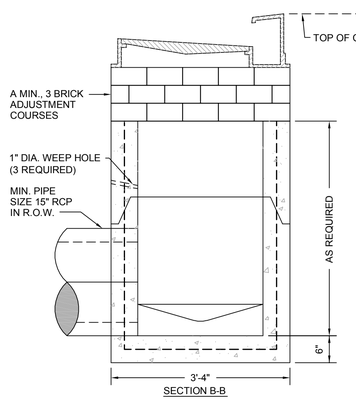
ALL GRATES SHALL BEAR THE ENVIRONMENTAL STATEMENT "DUMP NO WASTE. DRAINS TO RIVER" WITH DIRECTIONAL ARROW POINTING IN THE FLOW DIRECTION.

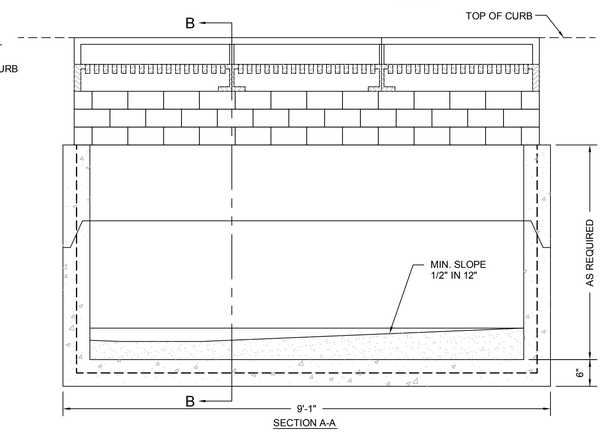




JOHN BOUCHARD & SON'S CO.
1024 HARRISON STREET
NASHVILLE, TN 37203
615-256-0112 (PHONE)
615-256-2427 (FAX)


ADJUST DIMENSIONS OF STRUCTURE AS NEEDED TO ACCOMMODATE PIPE SIZES AND ORIENTATION




## TRIPLE CURB INLET DETAIL

NOT TO SCALE

## NOTES

CASTING FOR STANDARD CURB AND GUTTER SHOWN. USE JOHN BOUCHARD & SON'S CO. 3103-V, OR APPROVED EQUAL.

CASTINGS SHALL BE FURNISHED WITH MANUFACTURE'S STANDARD ASPHALT COATING.

GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).

CONCRETE = MIN. 4000 PSI AT 28 DAYS

REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 BARS

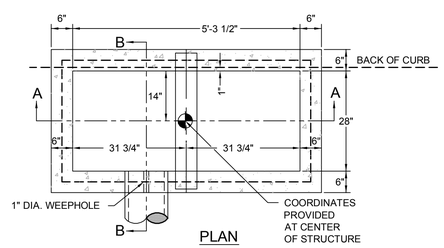
PRECAST CIRCULAR MANHOLE SECTIONS MAY BE PROVIDED IN LIEU OF SQUARE OR RECTANGULAR BOXES. SUBSTITUTIONS AFTER BID AT NO ADDITIONAL COST TO OWNER, ANY COST SAVINGS SHALL BE CREDITED TO THE OWNER.

DOUBLE INLET SHALL BE PROVIDED WITH TWO (2) 1"Ø WEEP HOLE ON THE SIDE FACING THE ASPHALT OR CONCRETE PAVEMENT.

INSTALL LADDER BARS @ 16" O.C.

ADJUST ALL SIDES OF THE FRAME AND GRATE TO MATCH ROADWAY CROSS SLOPE AND LONGITUDINAL SLOPE.

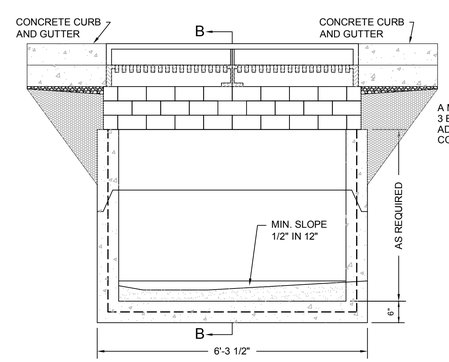
ALL GRATES SHALL BEAR THE ENVIRONMENTAL STATEMENT "DUMP NO WASTE. DRAINS TO RIVER" WITH DIRECTIONAL ARROW POINTING IN THE FLOW DIRECTION.

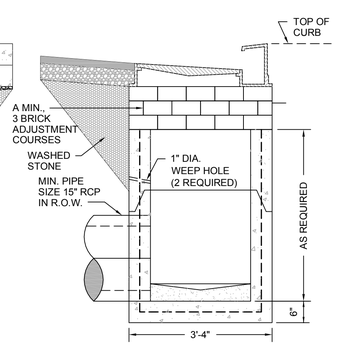




JOHN BOUCHARD & SON'S CO.
1024 HARRISON STREET
NASHVILLE, TN 37203
615-256-0112 (PHONE)
615-256-2427 (FAX)


ADJUST DIMENSIONS OF STRUCTURE AS NEEDED TO ACCOMMODATE PIPE SIZES AND ORIENTATION




## DOUBLE CURB INLET DETAIL

NOT TO SCALE


JOHNATHAN DANIEL CLAYTON
REGISTERED ENGINEER
AGRICULTURE
No. 116514
STATE OF TENNESSEE

PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221

Southeastern
BUILDING CORPORATION


FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

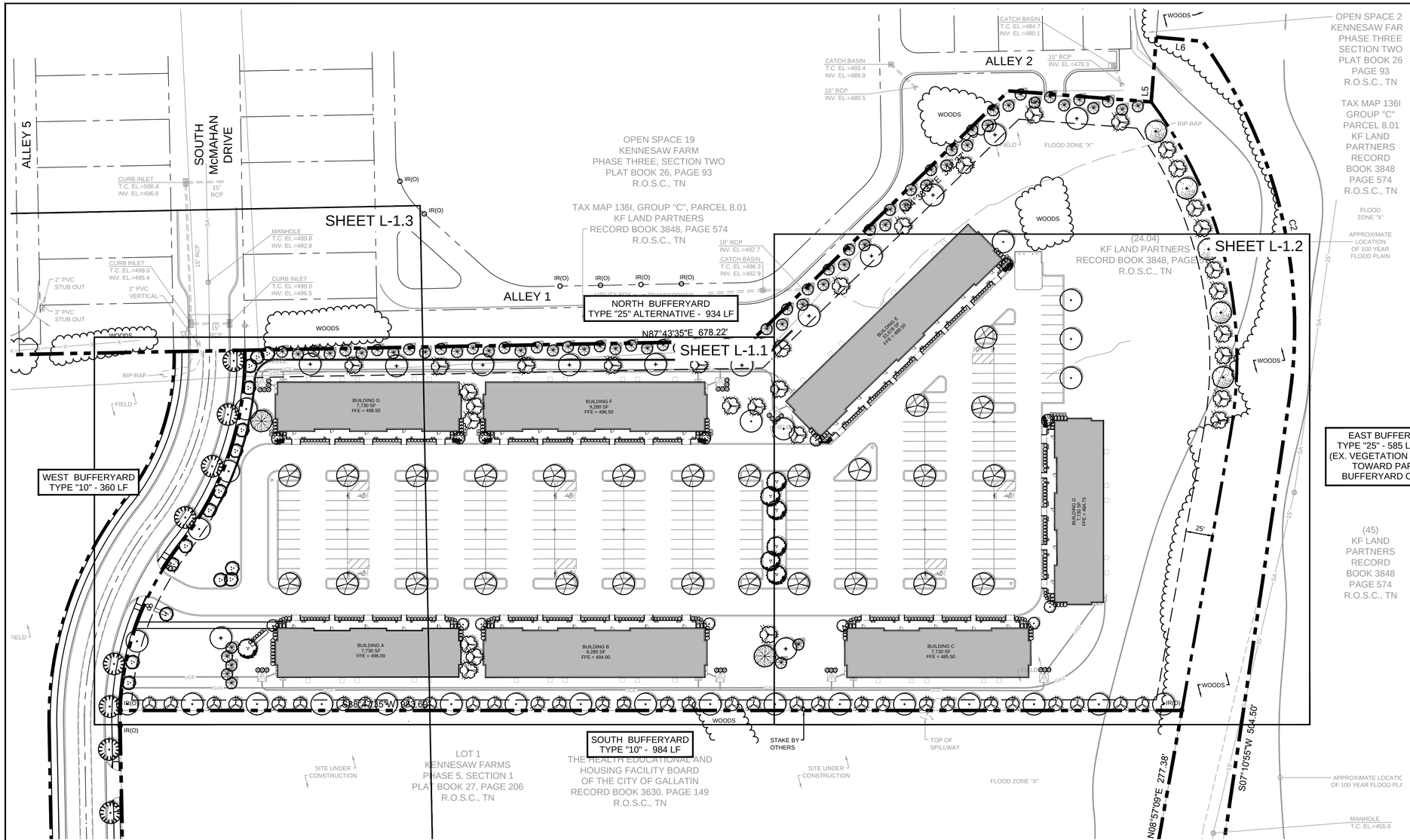
REVISIONS:

PROJ. NO.: 110-032

Details

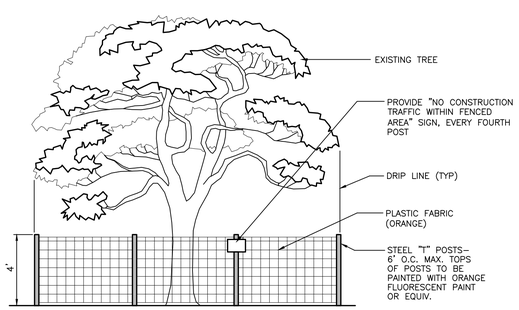
C-6.3

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




Know what's below. Call before you dig.

GRAPHIC SCALE - 1 inch = 50 ft.



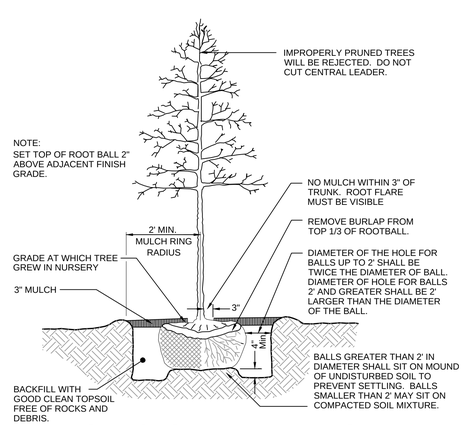

## TREE PROTECTION DETAIL

NOT TO SCALE

NOTE:
POSTS TO BE PLACED AT DRIP LINE– SEE PLANS FOR FENCE LOCATION.

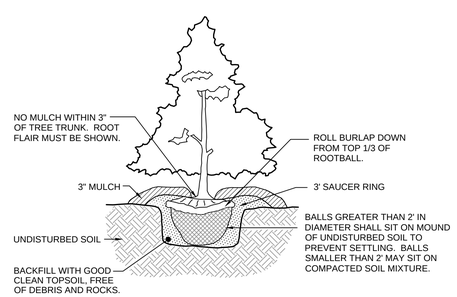
NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.




## DECIDUOUS TREE PLANTING

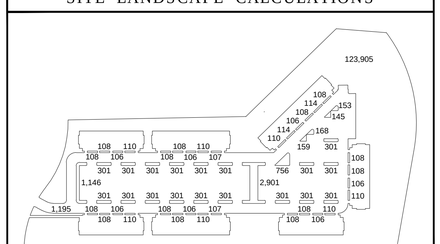
NOT TO SCALE




## EVERGREEN PLANTING

NOT TO SCALE

## SITE LANDSCAPE CALCULATIONS




PROPOSED: 139,405 S.F. / 392,559 S.F. = 35.5%


KITA Landscape Design
2101 Masters Drive, Springfield, TN 37172
Ph. (615) 469-1222 Fax (615) 469-1223
Email: kreff@kitadesign.biz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# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3

NASHVILLE PIKE AND THORNE BOULEVARD

**GALLATIN, TENNESSEE 37066**

REVISIONS:

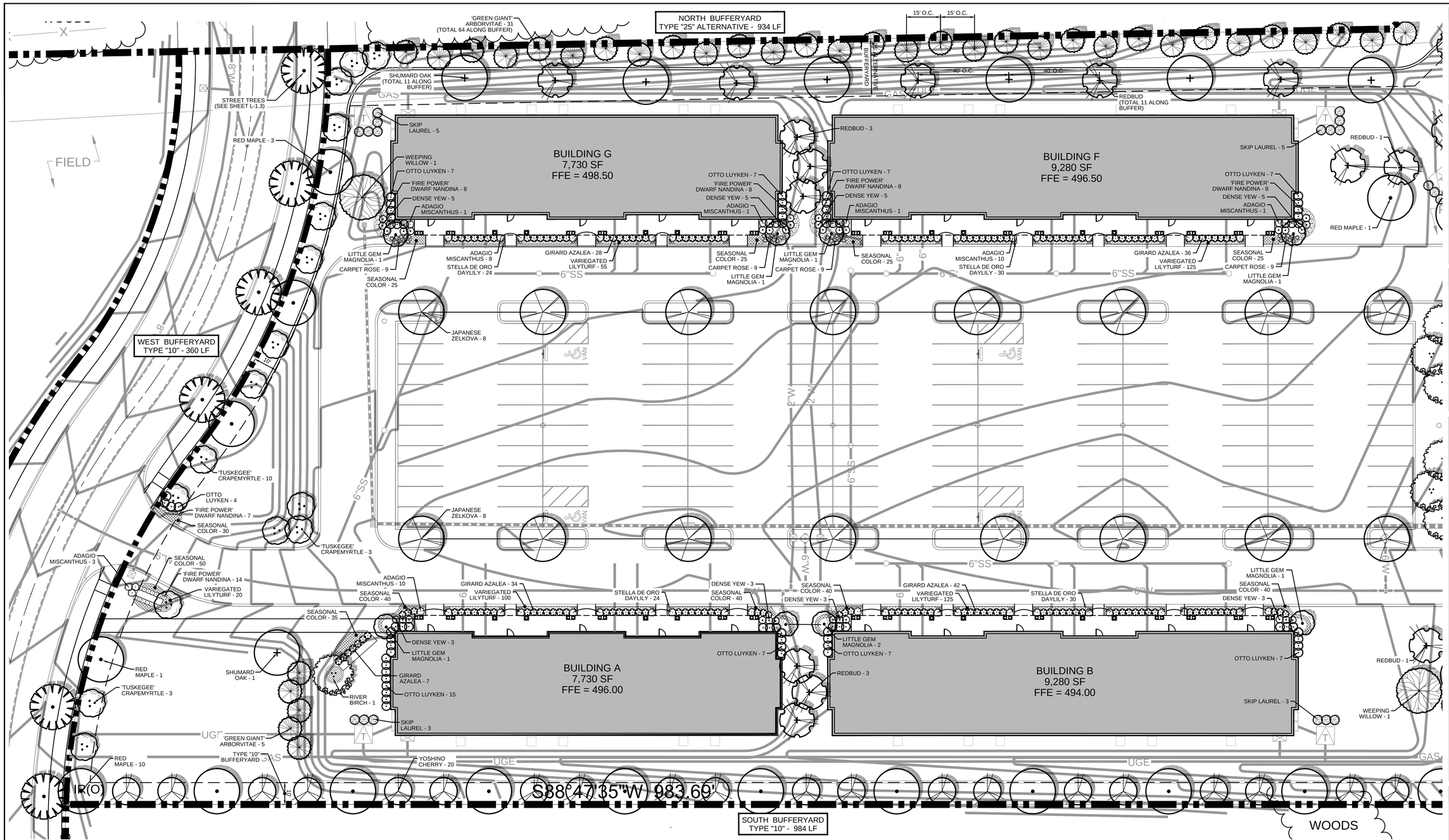
PROJ. NO.: 110-032

Overall Landscape Plan

# L-1.0

DATE: AUGUST 14, 2014

SUBM: FMDP RESUBM.




## LANDSCAPE CALCULATIONS

| | | |
|---|---|---|
| SITE AREA: | (392,533 SF) | 9.01 AC |
| SITE LANDSCAPING AREA: (EXCLUDING BUFFERYARDS) (SQ. FT.) | REQUIRED 7.5% (29,440 SF) | PROVIDED 34.6% (135,942 SF) |
| SITE TREES: (1/500 SF) | 58.9 | 70+ |
| SITE SHRUBS: (50/AC) (Buffer/Perimeter Shrubs) | 588.8 (as required) | 600+ YES |
| LOADING AREA SCREENING | YES | YES |
| MECH. EQUIP. SCREENING | YES | YES |

## INTERIOR PLANTING

| | | |
|---|---|---|
| INTERIOR PARKING SPACES: 1 TREE/10 SPACES: | | 262 |
| CANOPY TREES: | REQUIRED 26.2 | PROVIDED 27 |
| INTERIOR PARKING AREA: 128,430 x 0.06 = 7,706 S.F. | | 128,430 S.F. |
| INTERIOR PLANTING AREA: | REQUIRED 7,706 SF | PROVIDED 10,838 SF |

## BUFFERYARD CALCULATIONS

| NORTH BUFFERYARD - TYPE "25" - ALTERNATIVE | | 934 LF |
|---|---|---|
| (TYPE "40" BUFFER INSTALLED) TREES: | REQUIRED | PROVIDED |
| 1 - EVERGREEN/15 LF | 62.3 | 64 |
| 1 - LRG. CANOPY/80 LF | 11.7 | 11 |
| 1 - SML. UNDERSTORY/80 LF | 11.7 | 13 |
| **SOUTH BUFFERYARD - TYPE "10"** | | **984 LF** |
| TREES: | REQUIRED | PROVIDED |
| 1 - LRG. CANOPY/60 LF | 16.4 | 16 |
| 2 - SML. UNDERSTORY/60 LF (EXISTING TREES) | 32.8 | 30 |
| | - | 3+/- |
| **WEST BUFFERYARD - TYPE "10" (S. McMAHAN)** | | **360 LF** |
| TREES: | REQUIRED | PROVIDED |
| 1 - LRG. CANOPY/60 LF | 6 | 6 |
| 2 - SML. UNDERSTORY/60 LF (DRIVE ENTRANCE) | 12 | 12 |
| | (-2) | |
| **EAST BUFFERYARD - TYPE "25"** | | **585 LF** |
| TREES: | REQUIRED | PROVIDED |
| 1 - LRG. CANOPY/60 LF | 9.8 | 5 |
| 2 - SML. UNDERSTORY/60 LF (EXISTING TREES ~ 50% of BUFFER) | 19.5 | 10 |

## TREE PLANTING SPECIFICATIONS

1. The depth of the hole dug should be about 10% than the distance from the top-most root (measured where it joins the trunk) to the bottom of the rootball. The width of the hole shall be at least 1.5 times the width of the rootball.
2. Cut away burlap and wiring so that at least ½ of the rootball is exposed. Synthetic burlap shall be removed entirely. All twine and rope shall be removed from the base of the tree and from any branches.
3. After planting, the topmost root shall be no more than 2 inches below the soil surface. Additional soil should be removed. The surrounding grade should be even with or slightly lower than the top root. Please note: some trees will arrive from the nursery with too much soil covering the first major root flare. This soil should be removed. The resulting soil line should be even with or above the surrounding grade.
4. 2 - 3 inches of mulch should be applied to cover the sides of the rootball to a point even with the dripline. Do not add any soil to the top of the rootball. Do not add more than 1 inch of mulch to the top of the rootball.
5. In poorly drained soil, position the top of the rootball 10% or more above the surrounding grade. No more than 20% of the rootball should be above the surrounding grade.
6. If trees are staked, stakes shall not come into contact with the rootball. Guy wires shall not be drawn taught, but should supply just enough tension to prevent the tree from swaying a great deal. All stakes, wiring and harnesses shall be removed within one year unless otherwise specified.

## TREE SELECTION SPECIFICATIONS

1. Trees shall be no circling or girdling roots. Circling roots should be cut in at least one place.
2. Trees should be rooted into the rootball so that soil or media remains intact and trunk and rootball move as one when lifted, but not root bound. The trunk should bend when gently pushed and should not be loose so it pivots at or below soil line.
3. The point where the top-most root in the rootball emerges from the trunk shall be within two inches of the soil surface. It can be exposed and visible at the soil surface. If it is not within the top tow inches of soil, gently remove the top layer of soil from the rootball until the first major root flare is visible.
4. The relationship between caliper, height and rootball size shall meet the ANSI Z60.1 standard, latest edition.
5. There should be one dominant leader to the top of the tree with the largest branches spaced at least 6 inches apart. There can be two leaders in the top 25% of the tree if it is otherwise of good quality.
6. The tree canopy should be mostly symmetrical and free of large voids. Clear trunk should be no more than 40% of tree height unless otherwise specified in the planting specifications.
7. Open trunk and branch wounds shall be less than 10% of the circumference at the wound and no more than 2 inches tall. Properly mad pruning cuts are not considered open trunk wounds. There should be no conks or bleeding, and there should be no signs of insects or disease on more than 5% of the tree.
8. If any of the above conditions are not met, trees may be rejected.

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

GRAPHIC SCALE - 1 inch = 20 ft.


KITA Landscape Design
2101 Masters Drive, Springfield, TN 37172
Ph. (615) 469-1222 Fax (615) 469-1223
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PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
**GALLATIN, TENNESSEE 37066**

REVISIONS:

PROJ. NO.: 110-032

Landscape Plan

L-1.1

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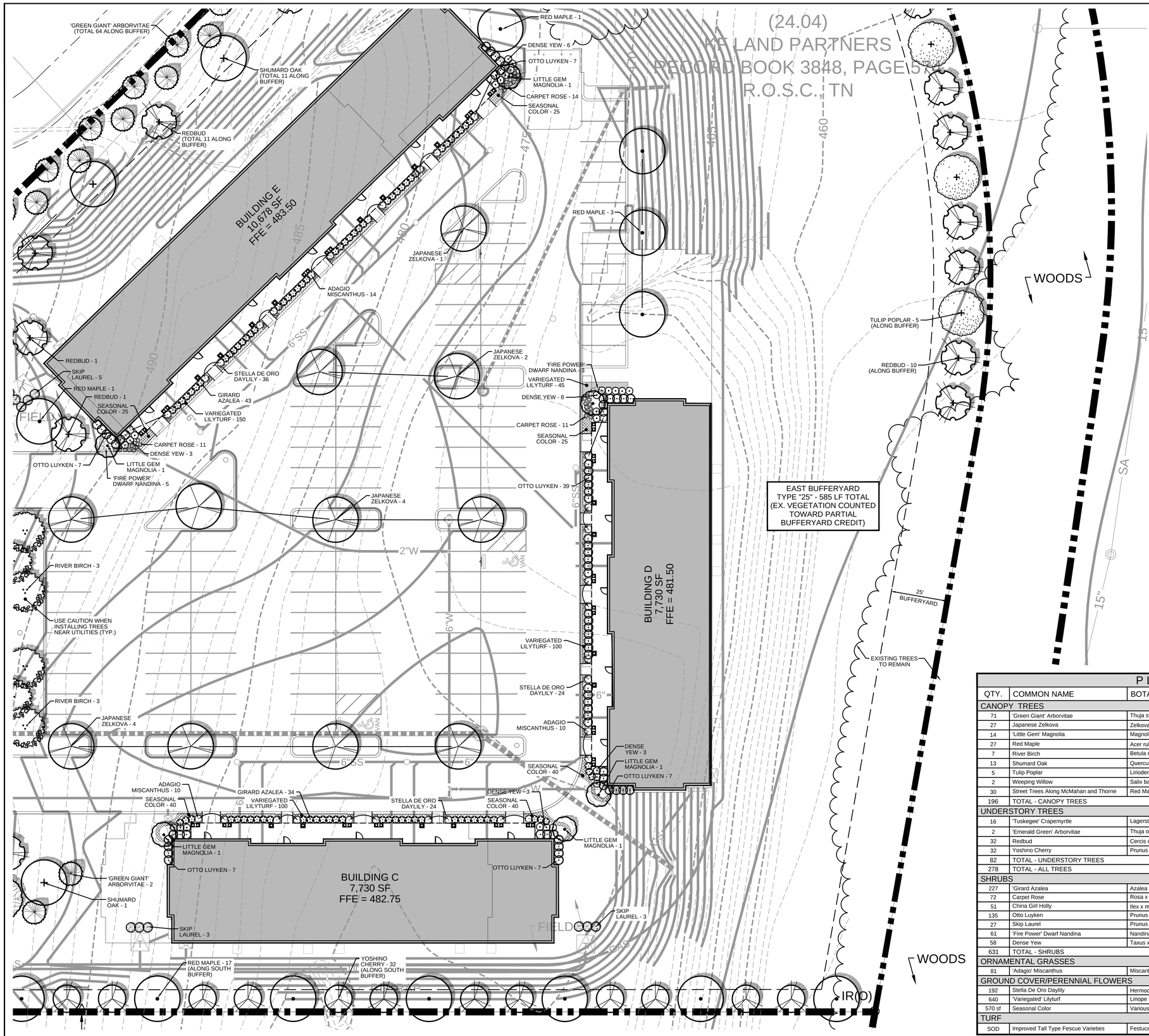



Know what's **below.** **Call** before you dig.

## LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
3. ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR HAND WEEDED (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS. INSURE POSITIVE DRAINAGE OFF LANDSCAPE BERMS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 10 lbs./1000 S.F. OF 12-24-12 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF MULCH. NO MULCH WITH 3" OF TREE TRUNK.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. SEED AND STRAW ALL DISTURBED AREAS. USE EROSION CONTROL MATTING ON SLOPES EXCEEDING 3:1.
10. ANY SHRUBS PLANTED WITHIN THE SIGHT TRIANGLE MUST BE MAINTAINED AT A MAXIMUM HEIGHT OF 24".
11. ALL TREES AND SHRUBS TO BE GRADE "A" QUALITY. INFERIOR PLANTS WILL BE REJECTED. ALL PLANTS MUST MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN ANSIZ60.1-2004 OR LATEST REVISION.
12. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST. OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
13. CONTRACTOR TO PROVIDE FULLY AUTOMATIC LANDSCAPE SPRINKLER SYSTEM TO ALL LANDSCAPE AREAS. IRRIGATION CONTROLLER TO BE LOCATED INSIDE BUILDING. IRRIGATION PLAN TO BE PROVIDED PRIOR TO FINAL SUBMITTAL.
14. ALL FIELD SET, ABOVEGROUND UTILITY BOXES MUST BE SCREENED FROM PUBLIC R.O.W. ON THREE SIDES (LEAVING DOOR ACCESS OPEN). SCREENING MUST BE EVERGREEN PLANT MATERIAL THAT EXCEEDS THE HEIGHT OF THE STRUCTURE TO BE SCREENED BY 6 INCHES.
15. ANY PRESERVED TREES DAMAGED OR REMOVED DURING CONSTRUCTION MAY HAVE TO BE REPLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO FULFILL PERIMETER PLANTING REQUIREMENTS.

## PLANT SCHEDULE

| QTY. | COMMON NAME | BOTANICAL NAME | HEIGHT | TRUNK | COMMENTS |
|---|---|---|---|---|---|
| CANOPY TREES | | | | | |
| 71 | 'Green Giant' Arborvitae | Thuja standishii x plicata 'Green Giant' | 8' Min. | | Full to ground, well formed |
| 27 | Japanese Zelkova | Zelkova serrata | 12' - 14' | 2" Cal. | Well formed |
| 14 | 'Little Gem' Magnolia | Magnolia grandiflora 'Little Gem' | 8' Min. | | Full to ground, well formed |
| 27 | Red Maple | Acer rubrum | 14' - 16' | 2" Cal. | Strong Central Leader |
| 7 | River Birch | Betula nigra | 12' - 14' | 2" Cal. | Mult-trunk - (3) 1" canes min. |
| 13 | Shumard Oak | Quercus shumardii | 12' - 14' | 2" Cal. | Strong Central Leader |
| 5 | Tulip Poplar | Liriodendron tulipifera | 12' - 14' | 2" Cal. | Strong Central Leader |
| 2 | Weeping Willow | Salix babylonica | 12' - 14' | 2" Cal. | |
| 30 | Street Trees Along McMahan and Thorne | Red Maple - Acer rubrum (Match existing) | 12' - 14' | 2" Cal. | Strong Central Leader |
| 196 | TOTAL - CANOPY TREES | | | | |
| UNDERSTORY TREES | | | | | |
| 16 | 'Tuskegee' Crapemyrtle | Lagerstroemia indica 'Tuskegee' | 7' - 8' | 1.5" Cal. | Multi-trunk, (3) $\frac{1}{2}$" canes min. |
| 2 | 'Emerald Green' Arborvitae | Thuja occidentalis 'Emerald Green' | 6' Min. | 2.5" Cal. | Full to ground, well formed |
| 32 | Redbud | Cercis canadensis | 8' - 10' | 1.5" Cal. | Well formed |
| 32 | Yoshino Cherry | Prunus yedoensis | 8' - 10' | 1.5" Cal. | Well formed |
| 82 | TOTAL - UNDERSTORY TREES | | | | |
| 278 | TOTAL - ALL TREES | | | | |
| SHRUBS | | | | | |
| 227 | 'Girard Azalea | Azalea x 'Girard' | 18" Min. | 3 Gal. | Full and Heavy - Hardy variety |
| 72 | Carpet Rose | Rosa x (varies) | 12" Min. | 3 Gal. | Peach or Pink color |
| 51 | China Girl Holly | Ilex x meserveae 'China Girl' | 18" Min. | 3 Gal. | Full and Heavy |
| 135 | Otto Luyken | Prunus laurocerasus 'Otto Luyken' | 18" Min. | 3 Gal. | Full and Heavy |
| 27 | Skip Laurel | Prunus laurocerasus 'Schipkaensis' | 30" Min. | 5 Gal. | Full and Heavy |
| 61 | 'Fire Power' Dwarf Nandina | Nandina domestica 'Fire Power' | 12" | 3 Gal. | Well formed/Full |
| 58 | Dense Yew | Taxus x media 'Densiformis' | 18" Min. | 3 Gal. | Well formed/Full |
| 631 | TOTAL - SHRUBS | | | | |
| ORNAMENTAL GRASSES | | | | | |
| 81 | 'Adagio' Miscanthus | Miscanthus sinensis 'Adagio" | 30" Min. | 5 Gal. | Full and Heavy |
| GROUND COVER/PERENNIAL FLOWERS | | | | | |
| 192 | Stella De Oro Daylily | Hermocalis x 'Stella De Oro' | 8" | 4" Pots | Plant 12" o.c. |
| 640 | 'Variegated' Lilyturf | Liriope muscarii 'Variegata' | 8" | 4" Pots | Plant 12" o.c. |
| 570 sf | Seasonal Color | Various annual flowers | 8" | 4" Pots | Change flowers each season |
| TURF | | | | | |
| SOD | Improved Tall Type Fescue Varieties | Festuca x (varies) | | | Hogan's Blend 888-224-6426 |


KITA Landscape Design
2101 Masters Drive, Springfield, TN 37172
Ph. (615) 469-1222 Fax (615) 469-1223
Email: kreff@kitadesign.biz


Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3

NASHVILLE PIKE AND THORNE BOULEVARD

**GALLATIN, TENNESSEE 37066**

REVISIONS:

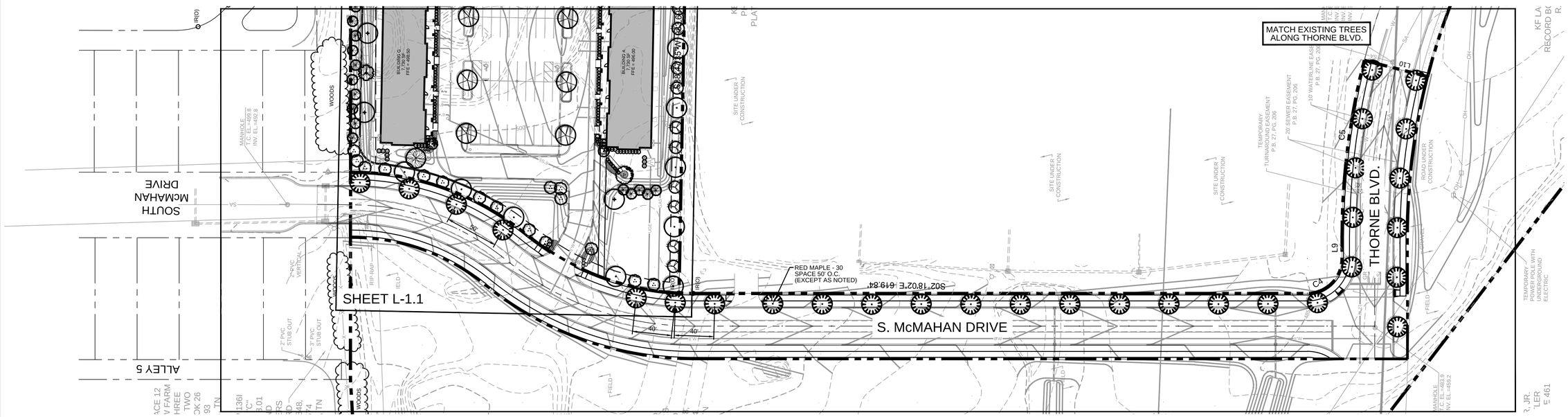
PROJ. NO.: 110-032

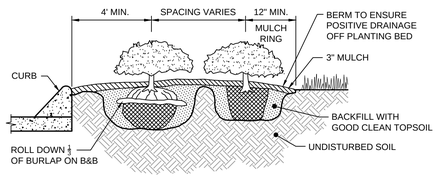
Landscape Plan

# L-1.2

DATE: AUGUST 14, 2014

SUBM: FMDP RESUBM.




SHRUB / GROUND COVER PLANTING
NOT TO SCALE

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

GRAPHIC SCALE - 1 inch = 50 ft.


KITA Landscape Design
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FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
**GALLATIN, TENNESSEE 37066**

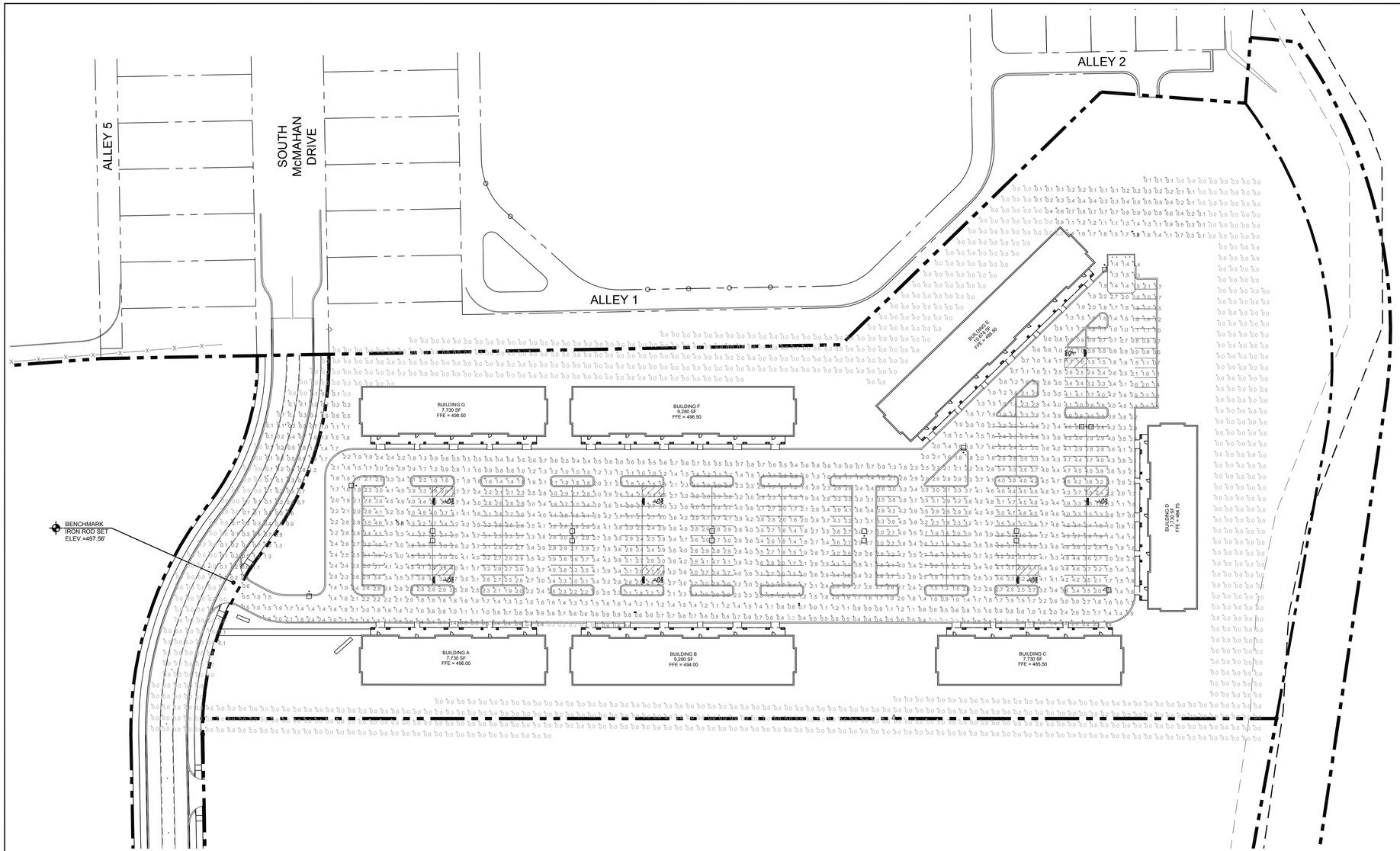
REVISIONS:

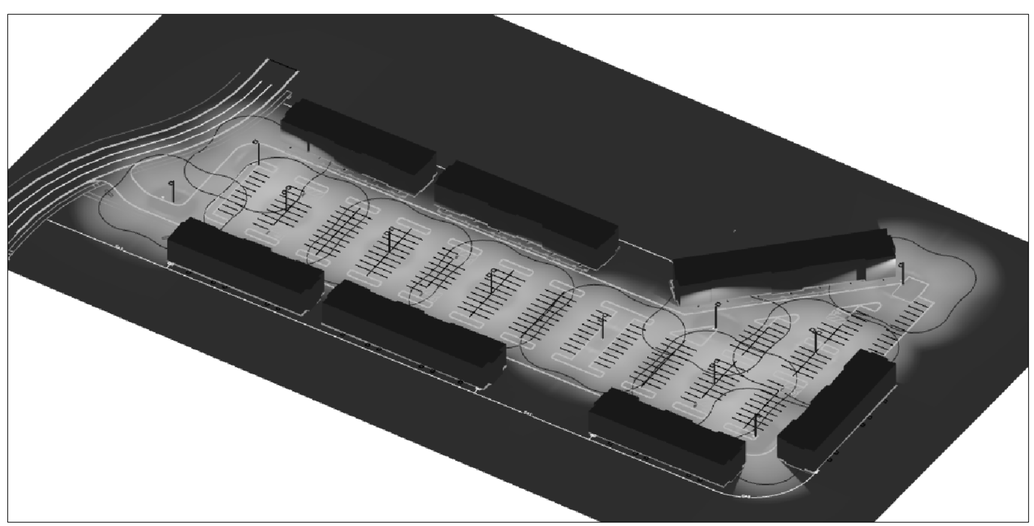
PROJ. NO.: 110-032

Streetscape Plan

L-1.3

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.



GRAPHIC SCALE - 1 inch = 50 ft.

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


HOLOPHANE
LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company

1800 KAYLEE MEADOW LANE
HERMITAGE, TENNESSEE 37076
OFFICE PHONE: 615-885-2831
CELL PHONE: 615-202-5765
FAX: 866-616-5195
CONTACT: MR. SEAN CLARE, LC

PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221

Southeastern BUILDING CORPORATION


FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

Statistics

| Symbol | Avg | Max | Max/Min | Avg/Min | Avg/Max | Min | Description |
|---|---|---|---|---|---|---|---|
| + | 2.5 fc | 5.8 fc | 19.3:1 | 8.3:1 | 0.4:1 | 0.3 fc | Parking |
| + | 0.1 fc | 1.8 fc | N/A | N/A | 0.1:1 | 0.0 fc | Property Line |

Luminaire Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage | Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | A | 5 | Holophane | MGLED 6 5K AS A L A K SSS3055G D1 R3 BK | LED | 1 | MGLED_6_5K_A X_A_L_X_X.ies | 25224.22 | 0.95 | 245 | Mongoose LED (MGLED): MGLED, 6 Modules, 5000K CCT, Auto-Sensing (120-277V), Area (Type V), Low, 1 to 18 Degrees, Architectural Arm, Vitracoat Super Durable Black (SSS3055G) Square Straight Steel Pole 30FT, 5.0 Square x 7 Gauge Wall: SSS3055G 5.0 Square, Drilling for 1 Unit, 3 hole drill pattern 3.00 from top, Black, Anchor Bolts |
| | A2 | 6 | Holophane | MGLED 6 5K AS A L A K SSS3055G D2 R3 BK | LED | 1 | MGLED_6_5K_A X_A_L_X_X.ies | 25224.22 | 0.95 | 490 | Mongoose LED (MGLED): MGLED, 6 Modules, 5000K CCT, Auto-Sensing (120-277V), Area (Type V), Low, 1 to 18 Degrees, Architectural Arm, Vitracoat Super Durable Black (SSS3055G) Square Straight Steel Pole 30FT, 5.0 Square x 7 Gauge Wall: SSS3055G 5.0 Square, Drilling for 2 Units at 180 degrees, 3 hole drill pattern 3.00 from top, Black, Anchor Bolts |

REVISIONS:

PROJ. NO.: 110-032

Photometric Plan

P-1

DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.

HOLOPHANE®
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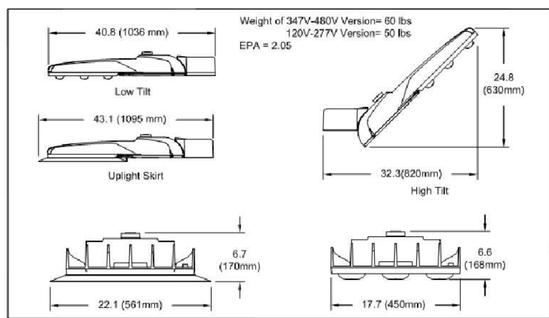


MONGOOSE LED™
LED Roadway Lighting

Infrastructure Outdoor

HOLOPHANE®
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MGLED

| Series Code | Number of LED'S | Color Temperature | Voltage |
|---|---|---|---|
| | 4= 4 COB<br>5= 5 COB<br>6= 6 COB<br>7= 7 COB<br>8= 8 COB<br>9= 9 COB | 4K= 4000 Kelvin<br>5K= 5000 Kelvin | AS= 120V-277V<br>AH= 347V-480V |

| Optics | Tilt Range | Mounting | Color |
|---|---|---|---|
| N = Narrow Roadway<br>M = Medium Roadway<br>W = Wide Roadway<br>F = Forward Throw (Type 4)<br>A = Area (Type 5) | H = High (27° - 45°)<br>L = Low (0° - 18°) | V = Vertical Tenon<br>H = Horizontal Arm<br>A = Architectural | G = Gray<br>H = Graphite<br>K = Black<br>N = Green<br>W = White<br>Z = Bronze |

ORDERING INFORMATION:

Standard Options

NL = NEMA Label
P3 = 3 PIN NEMA Photocontrol Receptacle
DM = 0V – 10V dimmable driver
DE = ROAM Concierge/Enterprise
VE = ROAMview
PCSS = DSS 120-277V Photocontrol
PCL1 = DLL 120V Photocontrol
PCL3 = DLL 347V Photocontrol
PCL4 = DLL 480V Photocontrol
SP= Individual unit/Sample pack
US = Uplight Skirt (DLC Approved)

Special Options *

ML=Multi-Level Dimming
CLO = Constant Lumen Output

*Additional information is required from the customer. Please contact Infrastructure TSG for assistance.

ORDER #:
TYPE:
DRAWN: BGW
DATE: 1/22/14
DWG #: MONGOOSE LED

1 of 4

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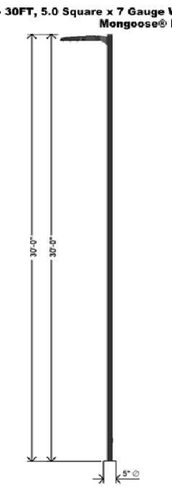
| Catalog Number | MGLED 6 5K AS A L A K SSS3055G D1 R3 BK (AB) |
|---|---|
| Type: | Notes: |

**SSS3055G - 30FT, 5.0 Square x 7 Gauge Wall Mongoose® LED**

**SPECIFICATIONS**

**FIXTURE**
Mongoose LED
-[MGLED 6 5K AS A L A K]
Prefix: MGLED
Performance Package: 6 Modules
Color Temperature: 5000K CCT
Voltage: Auto-Sensing (120-277V)
Optics: Area (Type V)
Tilt Range: Low, 1 to 18 Degrees
Arm Mounting: Architectural Arm
Finish: Vitracoat Super Durable Black
NEMA Label: None
Photocontrol Receptacle: None
Dimming: None
ROAM: None
Photocontrols: None
Unit Pack - Sample Pack: None
Uplight Skirt: None
Multi-Level Dimming: None
Constant Lumen Output: None
Wire Guard Kit: None

**POLE**
Square Straight Steel Pole 30FT, 5.0 Square x 7 Gauge Wall
-[SSS3055G D1 R3 BK (AB)]
Prefix: SSS3055G 5.0 Square
Pole Top Style: Drilling for 1 Unit
Pole Top Drill Pattern: 3 hole drill pattern 3.00 from top
Finish: Black
Pole Mounting: Anchor Bolts
Festoon: None
Tamper Resistant Fasteners: None
Dampener: None
Pole Gap Photocontrol Receptacle: None




**Anchorage/Orientation Plan**

No Anchorage/Orientation Image is Available.

Hand Hole is at 0 deg.

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An AcuityBrands Company

| Catalog Number | MGLED 6 5K AS A L A K SSS3055G D2 R3 BK (AB) |
|---|---|
| Type: | Notes: |

**SSS3055G - 30FT, 5.0 Square x 7 Gauge Wall Mongoose® LED**

**SPECIFICATIONS**

**FIXTURE**
Mongoose LED
-[MGLED 6 5K AS A L A K]
Prefix: MGLED
Performance Package: 6 Modules
Color Temperature: 5000K CCT
Voltage: Auto-Sensing (120-277V)
Optics: Area (Type V)
Tilt Range: Low, 1 to 18 Degrees
Arm Mounting: Architectural Arm
Finish: Vitracoat Super Durable Black
NEMA Label: None
Photocontrol Receptacle: None
Dimming: None
ROAM: None
Photocontrols: None
Unit Pack - Sample Pack: None
Uplight Skirt: None
Multi-Level Dimming: None
Constant Lumen Output: None
Wire Guard Kit: None

**POLE**
Square Straight Steel Pole 30FT, 5.0 Square x 7 Gauge Wall
-[SSS3055G D2 R3 BK (AB)]
Prefix: SSS3055G 5.0 Square
Pole Top Style: Drilling for 2 Units at 180 degrees
Pole Top Drill Pattern: 3 hole drill pattern 3.00 from top
Finish: Black
Pole Mounting: Anchor Bolts
Festoon: None
Tamper Resistant Fasteners: None
Dampener: None
Pole Gap Photocontrol Receptacle: None

**Anchorage/Orientation Plan**

No Anchorage/Orientation Image is Available.

Hand Hole is at 0 deg.

PERRY ENGINEERING, LLC
100 NORTH MAIN STREET, SUITE F
GOODLETTSVILLE, TENNESSEE 37072
PH 615-855-2220 FAX 615-855-2221

Southeastern BUILDING CORPORATION

FINAL MASTER DEVELOPMENT & CONSTRUCTION PLANS:

# KENNESAW FARMS OFFICE PARK

PHASE 5 - SECTION 2, LOT 3
NASHVILLE PIKE AND THORNE BOULEVARD
GALLATIN, TENNESSEE 37066

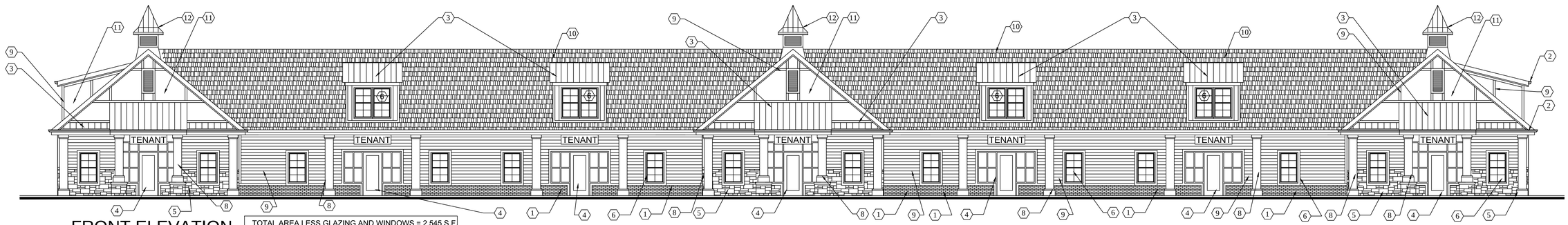
REVISIONS:

PROJ. NO.: 110-032

Photometric Details

P-2

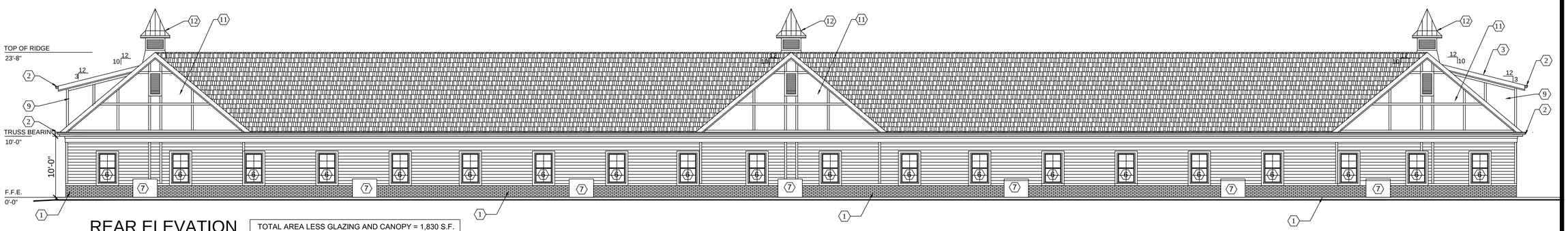
DATE: AUGUST 14, 2014
SUBM: FMDP RESUBM.




## FRONT ELEVATION

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

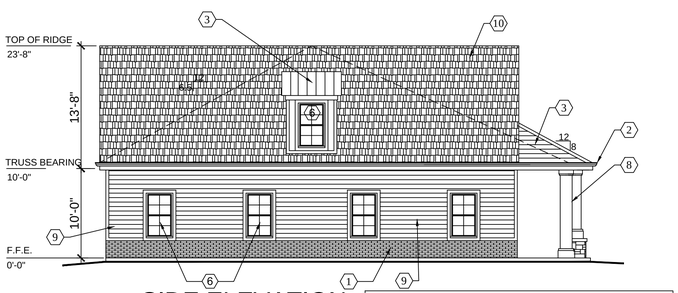
TOTAL AREA LESS GLAZING AND WINDOWS = 2,545 S.F.
MASONRY/STONE = 578 S.F. - 23%
MASONRY SIDING = 1,976 - 77%




## REAR ELEVATION

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

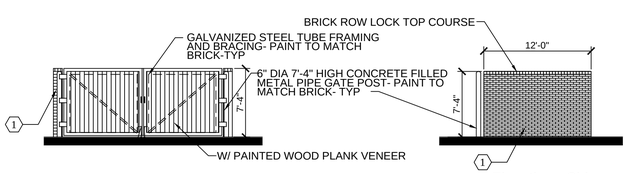
TOTAL AREA LESS GLAZING AND CANOPY = 1,830 S.F.
MASONRY = 454 S.F. - 24.8%
MASONRY SIDING = 1,376 - 75.2%




## SIDE ELEVATION

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

TOTAL AREA LESS GLAZING AND CANOPY = 354 S.F.
MASONRY = 88 S.F. - 24.8%
MASONRY SIDING = 266 - 75.2%




Elevation - Front

Elevation - Side

## TYP. DUMPSTER ELEVATIONS

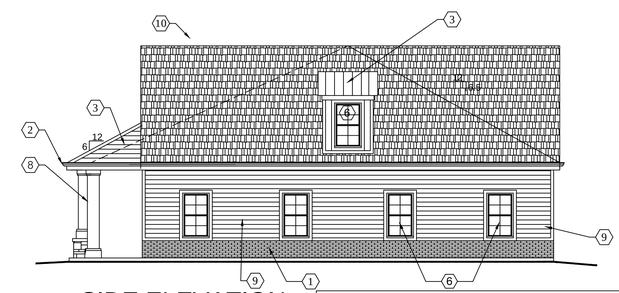
SCALE : 1/8" = 1'-0"

## EXTERIOR FINISH LEGEND

| KEY | MATERIAL | MANUFACTURER | COLOR / TYPE |
|---|---|---|---|
| | BRICK | | |
| 1 | FACE BRICK -1 (FIELD) | BOREL BRICK | PEBBLE |
| | PREFINISHED METAL | | |
| 2 | 6X6 MTL. DOWNSPOUT | BEDRIDGE | KYNAR 500 COPPER BROWN |
| 3 | STANDING SEAM ROOF | | KYNAR 500 COPPER BROWN |
| | ALUMINUM & GLASS STOREFRONT | | |
| 4 | STOREFRONT | KAWNEER OR EQUAL | KYNAR 500 "BEIGE" |
| | STONE | | |
| 5 | SYNTHETIC STONE BASE | BOREL | CHARDONNAY LEDGESTONE |
| 6 | 3x5 DBL. HUNG WINDOW WITH 4" TRIM | MARVIN OR EQ. | MATCH STOREFRONT COLOR |
| 7 | HVAC UNIT. SEE LANDSCAPE PLANS FOR SCREENING | | |
| 8 | SQUARE FIBERGLASS COLUMN WRAP | TBD | PAINTED TO MATCH TRIM COLOR |
| 9 | CEMENT FIBER BOARD SIDING (6" SIDING 4" TRIM) | JAMES HARDIE | MONTEREY TAUPE / COBBLESTONE TRIM |
| 10 | DIMENSIONAL SHINGLE ROOF | GAF - ELK | TIMBERLINE -WEATHERD WOOD |
| 11 | CEMENT FIBER BOARD PANELS | JAMES HARDIE | |
| 12 | CUPOLA W/ PAINTED LOUVER VENT AND MTL. ROOF | TBD | |

## NOTES:

1. LOCATION & NUMBERS OF STOREFRONT DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
2. LOCATION AND NUMBERS OF REAR LEASE DOORS AND WINDOWS ARE SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
3. TENANT SIGNS WILL BE SUBMITTED FOR APPROVAL AS TENANT REQUIREMENTS ARE DETERMINED. SIGNS SHOWN ARE FOR LOCATION ONLY, NOT SIGN AREA.
4. SPECIFIED MATERIALS MAY CHANGE SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION AND SUBJECT TO APPROVAL OF THE CODES DIRECTOR OR PLANNING COMMISSION.
5. HVAC UNITS ARE LOCATED ON THE ROOFS OF THE BUILDINGS AND ARE SCREENED FROM PUBLIC VIEW BY PARAPET WALLS.
6. ROOF ACCESS LADDER SHALL BE PAINTED TO MATCH BRICK



## SIDE ELEVATION

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

TOTAL AREA LESS GLAZING AND CANOPY = 354 S.F.
MASONRY = 88 S.F. - 24.8%
MASONRY SIDING = 266 - 75.2%


J. W. PURKEY
Architecture, L.L.C

908 Kenwick Ct. West
Nashville, Tennessee 37221
615-972-4582
jaywpurk@gmail.com


Gallatin, TN
Planning Commission
Submittal 08/14/14

# PROPOSED NEW BUILDING FOR KENNESAW OFFICE PARK

PHASE 5 , SECTION 2, LOT 3
GALLATIN, Tennessee

Seal

Job Number
14-019

Date
08/14/2014

Drawing Title
EXTERIOR ELEVATIONS

A1.0

ITEM 9

# ITEM 9
# PLANNING DEPARTMENT STAFF REPORT

2040 Regional Transportation Plan Update Call for Projects

**Date: August 25, 2014**

| | |
|---|---|
| **REQUEST:** | **REQUEST TO SUBMIT A LIST OF PROJECTS FOR THE 2040 REGIONAL TRANSPORTATION PLAN UPDATE** |
| **STAFF RECOMMENDATION:** | **DISCUSS AND APPROVE A LIST OF PROJECTS FOR SUBMITTAL TO THE NASHVILLE AREA MPO** |
| **STAFF CONTACT:** | **WILLIAM D. MCCORD, AICP** |
| **PLANNING COMMISSION DATE:** | **AUGUST 25, 2014** |
| **CITY COUNCIL DATE:** | **SEPTEMBER 9, 2014** |

## OVERVIEW:

The Nashville Area Metropolitan Planning Organization has issued a "Call for Projects" for inclusion in the 2040 Regional Transportation Plan (RTP) update.

## CASE BACKGROUND:

The Nashville Area MPO is now operating under the adopted 2035 Long Range Transportation Plan. The Plan is updated every four to five years to reflect new priorities of the areas communities. The existing plan covers a five county area and portions of two other counties. The updated plan will cover seven counties. The plan is available from the MPO at http://nashvillempo.org/plans_programs/rtp/.

## DISCUSSION:

The RTP is prepared by the MPO to identify and schedule transportation improvement projects that are expected in the next 25 years according to Federal requirements. The plan shall be cost effective and feasible. Projected revenues are forecast and measured against identified needs by funding category based on the existing Federal legislation. All transportation projects to be developed using federal funds must be included in the adopted RTP. This usually consists of federally funded eligible facilities and programs. Arterial and collector roadways are eligible for federal funding if they are designed, constructed and administered using federal design and administrative requirements. The MPO is requesting ideas for projects including asking all local governments to submit projects for consideration. More information on their request is available from the MPO website at http://www.nashvillempo.org/2035 and at http://nashvillempo.org/plans_programs/rtp/2040_rtp.aspx.

The Gallatin area projects included in the existing (2035) RTP are listed and described in the FIRST LIST (attached Exhibit 'A'). This includes RTP project numbers, cross

referencing of projects listed in the City's Gallatin on the Move 2020 Plan and if the project or a portion of the project is included in the MPO's Transportation Improvement Program (TIP). Projects listed in the TIP have been identified for funding and funds for one or more phases are obligated for development of the project. Projects must be included in the RTP in order to be considered for inclusion in the TIP. Several projects or portions of projects included in the 2035 RTP have been completed, partially completed or are scheduled in the TIP for some phase of implementation (design, right-of-way or construction) as indicated under the *status* column in the spreadsheet. Any project not completed will need to be resubmitted to the MPO for inclusion in the 2040 RTP and new projects will also be submitted at this time. When developing the 2040 RTP update not all projects will be included in the updated plan because of the cost feasible limitation.

The MPO's major policy initiatives for the 2040 RTP update are indicated in the description provided in Exhibit 'D' and includes a description of socio-economic conditions and trends, a plan preparation and adoption schedule and the projects evaluation and prioritization criteria to consider when identifying and selecting future projects. The Second List (Exhibit 'B') consists of staff's recommendation to submit to the Council for consideration. These projects are identified because the Gallatin on the Move 2020 plan identifies them as needed to ensure that the facilities will continue to operate at a sufficient level of service, they are federal aid eligible projects and they generally consist of new facilities or programs that the private sector is not expected to construct or operate. The list is divided into three major categories, including roadway capacity/facility improvements (including traffic operations improvements), public transportation services, and alternative transportation facilities (primarily bicycle and pedestrian improvements). These are the primary funding categories of the RTP. Exhibit 'B' is organized by the current priority ranking of projects listed in the Gallatin on the Move 2020 Plan. Exhibit 'C' includes the list of projects from the Gallatin on the Move 2020 Plan Implementation Chapter 6. Gallatin on the Move 2020 Plan top priorities are listed in Table 6-2 and Secondary priorities are listed in Table 6-3.

Only a few projects proposed by staff are not included in the Gallatin on the Move 2020 Plan. These include:

- Widening SR 174 to four lanes from SR 386 to Green Lead Blvd. extension
- Airport Road Realignment near the Sumner County Airport
- Widening SR 174 to six lanes and installing a median from SR 386 to SR 109
- Widening SR 25 to 3 lanes from SR 109 to Bradford Drive
- Widening Long Hollow Pike/Red River Road to four lanes from SR 109 to US 31E
- Extending Gateway Drive from the current terminus to SR 25
- Extending Commerce Way from the existing north terminus to US 31E
- Gallatin Public Transportation System
- Several Traffic Operations Improvements

There may be a desire by the Commission or Council to include larger, longer term projects for consideration such as additional limited access routes, four-lane controlled

access routes, express transit services or multi-modal hubs, more extensive bike-ped systems or livability-complete streets initiatives. Forward Sumner has proposed some large scale projects that affect not only the City but areas outside the City. These projects are indicated in Exhibit 'E', but for the most part are not included in the Second List of 2040 Projects.

It is not expected that all of the projects on the City's list will make it to the RTP cost feasible list or that all projects on the cost feasible list will be implemented. The selected projects on the cost feasible list can be used in the MPO traffic models. Models may be developed using various facility scenarios.

**RECOMMENDATION:**
Recommend approval and forward the Draft 2040 Regional Transportation Plan list of projects to the Gallatin City Council.

**EXHIBITS –**
Exhibit 'A' – 2035 Regional Transportation Projects in the Gallatin Area
Exhibit 'B'- Draft 2040 Regional Transportation Projects List
Exhibit 'C' – Table 6-2 and Table 6-3 Gallatin on the Move 2020 Plan
Exhibit 'D' - MPO's major policy initiatives for the 2040 RTP, Plan Preparation and Adoption Schedule and the Projects Evaluation and Prioritization Criteria
Exhibit 'E' – Forward Sumner Corridor Concept Projects

I:Transportation Planning/MPO/2040 RTP/Staff Report to PC 8-25-14

# EXHIBIT A

## DRAFT - 2035 Long Range Transportation Plan List of Projects (Gallatin Area) - FIRST LIST

| 2035 RTP Project ID No. | Gallatin on the Move 2020 Plan Listing | Gallatin On the Move 2020 Priority # | Associated TIP Project No. (if applicable) | Project Name -Sponsor | To-From | Status | Description | Estimated Cost | Projected year | Fund Source | Submit for 2040 RTP (Y or N) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1052-115 | 6 | 13 | | Big Station Camp Blvd. -Gallatin | SR 386 -SR 174 | | Widen to 3 lanes with Bike-ped facilities | $ 9,251,527 | FY 26-FY 35 | U-STP | Y |
| 1052-116 | 1a & b | 2 | | SR 174 (Long Hollow Pike)/SR 25 Red River Road -Gallatin/TDOT | SR 109 -US 31E | 3 lane section partially complete | Widen to 3 Lanes, New road over RR, intersection improvements | $ 43,822,463 | FY 26-FY 35 | STP | Y |
| 1052-119 | 21a | 4 | | US 31E (East Broadway Ave.) -Gallatin/TDOT | N. Water Av.-Deshea Cr. Rd/Bright Ln. | | Widen 2- 4 lanes | $ 61,351,448 | FY 26-FY 35 | NHS | Y |
| 1052-120 | 22 | 4 | | Albert Gallatin Av./Hatten Track Rd. Ext. -Gallatin/TDOT | SR 109- SR 174 (N. Water Ave.) | | 5 lane Blythe Ave- N. Water/3 lane to SR 109 | $ 21,512,501 | FY11-FY15 | U-STP | Y |
| | | | 2008-51-032 | East-West Corridor (Albert Gallatin Ave./Hatten Track Ext.) | SR 109 to SR 174 | R/W phase underway | Widen and extend road .80 miles | $ 29,315,000 | | | Y |
| 1052-223 | 20 | 3 | | SR 109 - TDOT | Cumberland River-SR 109 By-Pass | Bridge Section under construction | Widen from 2 to 5 lanes | $ 10,646,317 | FY11-FY15 | NHS | Y |
| | | | #AM-018 | SR 109 | N. of Cumberland River Bridge -SR 109 Bypass | R/W Action by TDOT | widen 1.3 miles | $ 19,200,000 | | NHPP | Y |
| 1052-273 | | | | Airport Road Realignment -Gallatin | Steam Plant Rd.-Gregory Drive | | Reloacted roadway for Airport expansion | $ 1,500,000 | FY11-FY15 | HPP | Y |
| | | | 2011-510-017 | Airport Road Relocation | | Construction projected in 2015 | | $ 4,198,527 | | HPP,State | Y |
| 1052-276 | 29 | 7 | | US 31E (E. Broadway Ave.) - Gallatin | N. Water Av.-College Street | complete | Realign intersection and streetscape | $ 768,000 | FY11-FY15 | U-STP | Y |
| 1054-275 | 30 | 2 | | US 31E Various Intersection Improvements - Gallatin/TDOT | US 31/SR 25 & US 31E/Locust St. | partially complete | Upgrade intersection and signals | $ 467,000 | FY11-FY15 | U-STP | Y |
| | | | 2008-54-033 | Gallatin Various Intersection Improvements | | Two Completed, One Scheduled for R/W | | $ 523,000 | | U-STP | Y |
| 1055-300 | 4 | 15 | | Town Creek Greenway Bike-Ped - Gallatin | Along US 31E | | Greenway Trail from Smith St. -Triple Creek Park | $ 5,370,766 | FY11-FY15 | U-STP | Y |
| | | | 2009-56-027 | Town Creek Greenway | | Phase 1 & 2 Complete, Phase 3 UC | | | | | Y |
| 1056-117 | 29 | 7 | | US 31E (East Broadway Ave.)-Gallatin | SR 109-N. Water Ave. | Partially complete | Streetscape - medians, sidewalks, intersection impr. | $ 10,955,618 | FY 26-FY 35 | CMAQ,U-STP | Y |
| 1056-118 | 49 | 15 | | US 31E (East Broadway Ave.)-Gallatin | Greensboro Dr.-Gap Blvd. | | Bike-Ped facilities (tunnel) | $ 2,191,123 | FY 26-FY 35 | NHS | Y |
| 1056-290 | | | | Lower Station Camp Greenway - Sumner County | Big Station Camp Blvd.-LSCCRd. | | Bike-Ped Trail | $ 564,810 | FY11-FY15 | PPTN239,CMA | Y |
| | | | #2008-56-082 | Lower Station Camp Rd. Streetscape & Pavement (Greenway) | Stone Cr. SD to Bison Trailhead | County negotiating with Property Owner | | $ 944,250 | | U-STP,U-RSV | Y |
| | | | 2012-51-170 | GreenLea Boulevard Extension | | R/W phase underway | | $ 4,182,000 | | Local,State | Y |
| | | | 2012-55-199 | Greensboro North Park-n-Ride Lot | Enterprise Drive | Subdivision Plat approved | Construction of a parking lot to serve Route 92X | $ 695,000 | | U-STP (FTA) | Y |
| 1072-348 | | | | SR 109 - TDOT/Wilson County | US 70 -Cumberland River | R/W phase underway | widening to 4 or 5 lanes | $ 116,643,250 | FY16-FY25 | NHS | Y |
| | | | #2009-72-036 | SR 109 | S. of Dry Fork Cr.-Cumberland River | R/W phase underway | widen roadway | $ 3,400,000 | | NHPP | Y |
| | | | #2009-72-035 | SR 109 | North of US 70 -Dry Fork Cr. | R/W phase underway | widen roadway | $ 3,600,000 | | NHPP | Y |
| 1085-501 | | | | MPO Mass Transit Program^ | | | Mass transit Studies, bus stop improvements,etc. | $ 38,098,831 | | U-STP | Y |
| 1086-601 | | | | MPO Active Transportation Program^ | | | MPO Bike-Ped projects | $ 3,125,000 | | U-STP | Y |
| 1086-602 | | | | MPO Transporation Enhancement Projects^ | | | Surface Transportation , incl. roadscape | $ 10,000,000 | | ENH | Y |
| 1065-601 | | | 2014-86-6666 | MPO Active Transportation Program^ | | | Various Bike-Ped for local communities | $ 84,593,365 | FY11-FY15 | U-STP | Y |

^ The City is eligible for these funds through competitive grants from the Nashville Area MPO. Enhancement Program now TAP under MAP-21

# EXHIBIT B

## DRAFT - 2040 Long Range Transportation Plan List of Projects (Gallatin Area) - SECOND LIST

| 2035 JD Project No. | GOTM 2020 Plan Project No* | GOTM 2020 Priority# | Project Name | To-From | Description | Estimated Cost | Projected year | Fund Source |
|---|---|---|---|---|---|---|---|---|
| NEW | 2 | 1 | SR 174 (Long Hollow Pike) | SR 386- SR 109 | Widen to 6 lanes & install median in roadway to restrict movements | $10-$15 million | | |
| NEW | 17 | 1 | New Roadway | SR 174/SR 386 Intersection to Belvedere | New .81 mi, 3 lane roadway to reduce congestion/improve safety | $5-$10 million | | |
| **1052-116** | **1a** | **2** | **SR 174 (Long Hollow Pike)/SR 25 Red River Road -Gallatin/TDOT** | **SR 109 -US 31E** | **Widen to 3 lanes** | **MOSTLY COMPLETED** | FY 26-FY 35 | STP |
| 1054-275 | 30 | 2 | US 31E/SR 25/SR 174 Intersection Improvements - Gallatin/TDOT | US 31E/SR 25 | Upgrade intersection, signals, Sidewalks | $ 523,000 | FY11-FY15 | U-STP,H-STP |
| NEW | 1b | 2 | Red River Road Viaduct | SR 174 -US 31E | construct grade sperated roadway over CSX RR | $1-$2 million | | |
| NEW | 1b | middle | Maple Street Extension | Tulip Poplar Dr. - Red River Road | Bridge/crossing over RR, widen and extend road .5 mi | $1-$2 million | | |
| NEW | 1b | middle | Traffic Operations Improvements | Long Hollow Pike/ Red River Road | Realign intersection with Maple St. extension | $1-$2 million | | |
| | **20** | **3** | **SR 109 New Bridge over Cumberland River** | **Odoms Bend Road - S. Side of River** | **New 4 lane Bridge** | **UNDER CONSTRUCTION** | | |
| 1052-223 | 20 | 3 | SR 109 -TDOT | Cumberland River-SR 109 By-Pass | Widen from 2 to 5 lanes (1.3 mi.) | $ 19,200,000 | FY11-FY15 | NHS,NHPP |
| NEW | 33 | 3 | SR 109/South Water Ave./Airport Road Intersection | SR 109 at Airport Road | Improve Intersection | | | |
| 1052-119 | | 4 | US 31E (East Broadway Ave.) - Gallatin/TDOT | E of College Ave.-Deshea Cr. Rd/Bright Ln. | Widen 2- 4 lanes | $ 61,351,448 | FY 26-FY 35 | NHS |
| | 21a | 4 | US 31E (East Broadway) | Joan Street- Airport Road | Widen to 4 Lanes | | | |
| 1052-120 | 22 | 4 | Albert Gallatin Av./Hatten Track Rd. Ext. - Gallatin/TDOT | SR 109- SR 174 (N. Water Ave.) | 5 lane Blythe Ave- N. Water/3 lane to SR 109 | $ 29,315,000 | FY11-FY15 | U-STP,URSV |
| NEW | 22 | 4 | Traffic Operations Improvements | Albert Gallatin Av./N. Water Ave | Intersection Improvements | $1-$2 million | | |
| | **19** | **5** | **SR 109 North** | **Old SR 109 - UGB** | **Widen to 4 lane divided** | **COMPLETED** | | |
| | **1** | **6** | **Main St./N. Water Intersection Improvement** | **Main St/N. Water** | | **COMPLETED** | | |
| | **2** | **6** | **Franklin St./N. Water Intersection Improvement** | **Franklin St./N. Water** | | **COMPLETED** | | |
| 1056-117 | 29 | 7 | US 31E (East Broadway Ave.)- Gallatin | SR 109- SR 25 (Main St./Red River Rd.) | Streetscape - medians, sidewalks, intersection impr. | $ 10,955,618 | FY 26-FY 35 | U-STP |
| | **43** | **7** | **SR 109/US 31E Interchange Improvements** | **SR 109/US 31E** | **Relocate NB off-ramp** | **COMPLETED** | | |
| | 31 | 8 | Hartsville Pike/Main Street Intersection Improvements | SR 25/Main Street | Improve intersection w/signal or roundabout | $1-$2 million | | |
| | 21b | 9 | US 31E (East Broadway Ave.) -Gallatin/TDOT | Airport Rd.-Deshea Ck. Rd/Bright Ln. | Widen 2- 4 lanes | $8-$14 million | | |
| | **28** | **10** | **S. Water Avenue** | | **Access Mgmt./Bike-Ped Intersection Improve.** | **PARTIALLY COMPLETE** | | |
| NEW | 28 | 10 | South Water Ave | Smith Street - Maple Street | Bike lanes and streetscape | $2-$4 million | | |
| NEW | 28 | 10 | South Water Ave | SR 109 By-Pass-S. of Bush Avenue | Bike lanes and streetscape | $2-$4 million | | |
| | 27 | 11 | Airport Road Widening | US 31 E-SR 109 | R/W for 4 laning | | | |
| NEW | 27 | 11 | Airport Road | SR 109 - Steam Plant Road | Widen 1.7 mi to four lane divided | $15-$20 million | | |
| 1052-273 | | | Airport Road Realignment - Gallatin/TDOT | Steam Plant Rd.-Gregory Drive | Relocate roadway for Airport expansion | $ 4,198,527 | FY11-FY15 | HPP, State SIA |
| | 23 | 12 | Blythe Avenue | Red River Rd.-Hatten Track Rd. | Widen to 3 lanes with streetscape | $1,000,000 -$2,000,000 | | |
| NEW | 23 | 12 | Blythe Ave unue Traffic Operations Improvements | Blythe Ave./Eastland Ave. | Intersection Improvements | $1-$2 million | | |
| 1052-115 | 6 | 13 | Big Station Camp Blvd. -Gallatin | SR 386 -SR 174 | Widen to 3 lanes with Bike-ped facilities | $ 9,251,527 | FY 26-FY 35 | U-STP |
| | 37 | 14 | Smith Street Extension@ | US 31 E - Cemetery Ave. | New/improved segments to reduce congestion | $2-$5 million | | |
| | 39 | 14 | Parking Garage Downtown | Downtown area | Construct Parking Garage | $4 -$10 million | | |
| | 42 | 15 | Lock 4 Road widening | Nashville Pike-Lock 4 Pike | Widen and add bike lanes and sidewalks | $2 -$ 4million | | |
| NEW | 42 | | Lock 4 Road Traffic Operations Improvements | Lock 4 Road (Nashville Pike-Lock 4 Park) | Intersection & Corridor Improvements | $2-$ 4 million | | |
| NEW | | | Lock 4 Rd./Nichols Ln. Traffic Operations Improvements | Nichols Lane/Lock 4 Road | Intersection Improvements | $1-$2 million | | |
| 1055-300 | 4 | 15 | Town Creek Greenway, Phase 3 - Gallatin | Wilmore Street- Franklin Street | Greenway Trail -Phase 3 | $ 5,370,766 | FY11-FY15 | U-STP,HPP,CMAQ |
| 1056-118 | 49 | 15 | US 31E (East Broadway Ave.)-Gallatin | Greensboro Dr.-Gap Blvd. | Bike-Ped facilities (tunnel) | $ 2,191,123 | FY 26-FY 35 | NHS |
| NEW | 2 | middle | SR 109/SR 174 Interchange Modification | SR 109/SR 174 | Add Loop ramps on east side of interchange | | | |
| 1151-002 | 3 | middle | GreenLea Boulevard Extension | N. of SR 386- SR 174 | New 3 lane road (.5 mi)w/ RW for 5 lanes | $ 4,182,000 | | State/Local |
| 1056-290 | | | Lower Station Camp Greenway - Sumner County | Big Station Camp Blvd.-LSCCRd. | Bike-Ped Trail .80 mi. (Stone Cr. SD - Bison Trail) | $ 944,250 | FY11-FY15 | HPPTN239,CMAQ |
| 1072-348 | | | SR 109 - TDOT/Wilson County | US 70 -Cumberland River | Widen to 4 or 5 lanes | $ 76,200,000 | FY16-FY25 | NHS |
| NEW | 41 | middle | SR 25 | SR 109-Bradford Drive | Widen the 3 lanes | | | |
| NEW | | | Gateway Drive Extension | Existing Terminus- SR 25 | Extend Collector road 1.1 mi to connect with SR 25 | | | |
| NEW | | | Commerce Way Extension | Existing north terminus -US 31E | Extend Collector road .60 mi to connect with US 31E | | | |
| NEW | | | SR 174 (Long Hollow Pike) | GreenLea Blvd. - SR 386 | Widen .57 mi to four lanes divided w/traffic ops | | | |
| NEW | | | Nichols Lane Extension | SR 109 - Drivers Lane | Extend Nichols Lane to Drivers Lane east of SR 109 | | | local |
| 1085-501 | | | MPO Mass Transit Program^ | | Mass transit Studies, bus stop improvements,etc | $ 38,098,831 | | U-STP |
| 1086-601 | | | MPO Active Transportation Program^ | | MPO Bike-Ped projects | $ 3,125,000 | | U-STP |
| 1086-602 | | | MPO Transportation Enhancement Projects^ | | Surface Transportation , incl. roadscape | $ 10,000,000 | | ENH |
| 1065-601 | | | MPO Active Transportation Program^ | | Various Bike-Ped for local communities | $ 84,593,365 | FY11-FY15 | |
| NEW | | | Gallatin Public Transportation System (Gallatin Galloping Goose) | City wide | New Start - Local Flexible Route Transit System | | | |
| NEW | | | Sidewalks & Trails/Greenway Projects *(See attached list)* | City wide | Sidewalks and bike way improvements | | | |
| NEW | | | Sidewalk, Bikeways and Trails Master Plan update | In Urban Growth Boundary Area | Update Bike-Ped Master Plan | $ 50,000 | | |
| NEW | 34 | middle | Gallatin Signal System upgrade | Citywide | Upgrade controllers/software/all signals -mast arm | | | |
| NEW | | | Traffic Operations Improvements | Maple St./Hancock St. | Intersection Improvements | $1-$2 million | | |
| NEW | | | Traffic Operations Improvements | Hancock Street | Corridor Improvements -(Lock 4 Rd.-SR 109) | $1-$2 million | | |
| NEW | | | Traffic Operations Improvements | Nichols Lane | Corridor Improvements - (Lock 4 Rd. -SR 109) | $1-$2 million | | |

EXHIBIT C



## Table 6-2 Implementation Plan – Multi-modal Transportation Plan Top Priorities

| Project Type | Project No. | Project Name | Brief Description | Origin of Project | Responsible Parties | Study/ Project | Opinion of Probable Cost* | Priority |
|---|---|---|---|---|---|---|---|---|
| Roadway – Protect SR-386 Corridor | 2 | Long Hollow Pk. (SR-174) between SR-386 and SR-109 | Restrict access and make free-flow freeway segment as shown in Figure 4-2 | SR-386 Study Called for Widening of Existing Road | TDOT | Concept Study | $10-15 million $100-200K Study | 1 |
| | 17 | Access to future development | Provide access for future development that would run between a new Long Hollow Pk. (SR-174)/SR-386 interchange and Calvert Road; Refer to Figure 4-2. | 2008 MTP | Developer Driven | Project | $5-10 million | 1 |
| Roadway – Improve Red River Road Corridor | 1a | Long Hollow Pk. (SR-174)/Red River Rd. (SR-25) Corridor between SR 6 and SR-109 | Widen Long Hollow Pk. between SR-109 and Red River Rd. (SR-25) to 3 lanes and modify Long Hollow Pk./Red River Rd. Intersection | 2000 MTP/SR-386 Plan Recommended 5-lane Section | TDOT | Project | $1-2 million plus ROW costs | 2 |
| | 1b | Long Hollow Pk. (SR-174)/Red River Rd. (SR-25) Corridor between SR 6 and SR-109 | Red River Rd between Long Hollow Pk. and SR 6 should be improved to 3 lanes; create grade-separated rail-crossing | 2000 MTP Recommended 5-lane Section | TDOT | Concept Study | $1-2 million plus ROW and bridge costs $100K Study | 2 |
| | 30 | US-31E/Main St./Red River Rd. Intersection | Redesign the intersection's approaches, pedestrian accommodations, and signal timing | 2000 MTP | TDOT & City of Gallatin | Study | $1-2 million $50-100K Study | 2 |
| Roadway – SR-109 South | 15 | New bridge over Old Hickory Lake | TDOT has plans to construct a new bridge on SR-109 over Old Hickory Lake just east of the existing structure | Nashville MPO | TDOT | Alignment Study | | 3 |
| | 20 | SR-109 South | Upgrade to a 4 lane road with turns bays and a raised median between Airport Rd. and the southern Urban Growth Boundary | 2000 MTP Recommended 5-lane Section | TDOT | Study | $10 million $100-200K Study | 3 |
| | 33 | S Water Ave./SR-109/Airport Rd. Intersection | Improve intersection | 2008 MTP | TDOT | Study | $10 million $100-200K Study | 3 |
| Roadway – Northern Mobility | 21a | East Broadway Ave. (US-31E/SR-6) | Widen to 4 lanes between Joann Street to Airport Road | 2000 MTP Recommended 3-lane Section | TDOT | Project | $8-14 million (plus ROW Costs | 4 |
| | 22 | Hatten Track Rd. (Albert Gallatin Extension) | Widen to 5 lanes with curb and gutter between Blythe Ave. and N. Water Ave.; create a new 3 lane roadway connection between Blythe Ave. and SR 1009 | Gallatin 2008-2011 TIP; 2000 MTP | City of Gallatin Nashville MPO | Project | $8.5 million | 4 |
| | 32 | US-31E/Airport Rd. Intersection | Signalization of intersection | 2000 MTP | TDOT | Project | $300,000-500,000 | 4 |
| | 19 | SR-109 North | Improve SR-109 to a 4 lane divided roadway between Old Highway 109 and Gallatin's northern Urban Growth Boundary | Nashville MPO | TDOT | Project | $50 million (cost for project to Portland) | 5 |
| Downtown Improvements | 1 | Street intersection improvement | Improve intersection at Main St. & N. Water Ave. | Gallatin's Downtown Master Plan | Public agency | Project | | 6 |
| | 2 | Street intersection improvement | Improve intersection at Franklin St. & N. Water Ave. | Gallatin's Downtown Master Plan | Public agency | Project | | 6 |
| Nashville Pike/West Main Streetscape Improvements | 29 | US-31E between N. Water Ave. and SR-109 | Improve access management, lower speeds, create a more pedestrian/bike-friendly environment | 2008 MTP | TDOT/City of Gallatin | Study | $2-4 million $100K-200K Study | 7 |

## Table 6-3 Implementation Plan – Multi-modal Transportation Plan Secondary Roadway Project Priorities

| Project Type | Project No. | Project Name | Brief Description | Origin of Project | Responsible Parties | Study/ Project | Opinion of Probable Cost* | Priority |
|---|---|---|---|---|---|---|---|---|
| Roadway | 1 | Long Hollow Pk. (SR-174)/Red River Rd. (SR-25) Corridor between SR 6 and SR-109 | Connect Long Hollow Pk. to the new Maple St./Tulip Poplar Extension; create new rail crossing | 2000 MTP/SR-386 Plan Recommended 5-lane Section | City of Gallatin | Concept Study | $1-2 million plus ROW and bridge costs $100K Study | Middle |
| Roadway | 1 | Long Hollow Pk. (SR-174)/Red River Rd. (SR-25) Corridor between SR 6 and SR-109 | Strengthen connection between Red River Rd. and W. Eastland St. via Blythe Ave. | 2008 MTP | City of Gallatin | Concept Study | $1-2 million $100K Study | Middle |
| Roadway | 3 | GreenLea Blvd. (North) | Continuous connection between Nashville Pk. and Long Hollow Pk. with an interchange at SR-386 (Roadway mostly constructed in 2007-2008) | 2000 MTP (known as St. Blaise Rd. Improvements) | Developer Driven | Project | $1-2 million | Middle |
| Roadway | 4 | Browns Lane Extension | Extend Browns Lane to connect to the future extension of Gap Blvd. | 2000 MTP | Private Developer | Project | $2 million | Middle |
| Roadway | 5 | Tulip Poplar Extension | Extend Tulip Poplar Extension to US-31E at Lakeshore Dr. | Part of the 2000 MTP Sumner-Hall Extension | Developer Driven | Project | $1.6 million | Middle |
| Roadway | 7 | Bison Trail Extension | Extend Bison Trail from Big Station Camp Blvd. to GreenLea Blvd. | Modified from SR-386 Study Saundersville Extension | Developer Driven | Alignment Study | $10-15 million plus ROW costs $100-200K Study | Middle |
| Roadway | 8 | Blue Jay Way Infill | Connect North Blue Jay Way and Blue Jay Way | Modified from SR-386 Study Baypoint Dr. Extension | Public agency | Alignment Study | $1-2 million $50-100K Study | Middle |
| Roadway | 9 | Kennesaw Farms Project | Provide access for mixed-use development located north of Nashville Pk. and west of St Blaise Road | SR-386 Study | Developer Driven | Project | $3-5 million | Middle |
| Roadway | 10 | Kennesaw/Greensboro Connection | Collector off of St Blaise Rd. providing access from Greensboro Village North to GreenLea Blvd. | SR-386 Study | Developer Driven | Project | $1 million | Middle |
| Roadway | 11 | Greensboro Village Project | Several collector roads have been built to provide access to developing areas located north and south of Nashville Pk. around the Harris Lane Extension; future east-west connection provide additional access from Greensboro Village to GreenLea Blvd. | SR-386 Study | Developer Driven | Project | $1-2 million | Middle |
| Roadway | 12 | St Blaise Road | Improve roadway between Long Hollow Pk. and Maddux residential development; should be walkable/bikeable | SR-386 Study 2000 MTP | Developer Driven | Project | $3-5 million | Middle |
| Roadway | 13 | St Blaise Rd. CSX Crossing | Close to vehicular traffic, leave tunnel open to pedestrians and bicyclists | SR-386 Study | | Project | $100k | Middle |
| Roadway | 14 | Circulator road in the vicinity of Big Station Camp Blvd. | Create retail circulator for future development on the east side of Big Station Camp Blvd. | SR-386 Study | Developer Driven | Project | $5-10 million | Middle |
| Roadway/Bike/ Ped | 16 | Walkable/bikeable collector system | Create a walkable and bikeable small scale collector system for the area roughly bound by Long Hollow Pk. , Bison Trail Extension, Big Station Camp Blvd., and GreenLea Blvd.; provide multi-modal access to residential area | SR-386 Study | Developer Driven | Study - part of site development planning effort | | Middle |

| Project Type | Project No. | Project Name | Brief Description | Origin of Project | Responsible Parties | Study/ Project | Opinion of Probable Cost* | Priority |
|---|---|---|---|---|---|---|---|---|
| | 43 | SR-109/SR 6 Interchange Improvements | Create 4-legged intersection by relocating northbound off-ramp. | City of Gallatin | TDOT | Project | $500K | 7 |
| Roadway | 31 | Main St./Hartsville Pk. Intersection | Improve intersection with signal or roundabout | 2008 MTP | City of Gallatin | Study | $1-2 million $50-100K Study | 8 |
| Roadway | 21b | East Broadway Ave. (US-31E/SR-6) | Widen to 4 lanes between Airport Road northeastern Urban Growth Boundary | 2000 MTP Recommended 3-lane Section | TDOT | Project | $8-14 million (plus ROW Costs | 9 |
| Roadway | 28 | S. Water Ave. | Address the access management, improve/add bike and pedestrian facilities, and enhance design of the S. Water Ave./SR-109 intersection | 2008 MTP | City of Gallatin | Study | $2-4 million $100K-200K Study | 10 |
| Roadway | 27 | Airport Rd. Widening | Purchase right-of-way for future upgrade to 4 lanes with turn lanes, sidewalks, and bike lanes | 2000 MTP | City of Gallatin and Private Development | Project | $15-20 million | 11 |
| Roadway | 23 | Blythe Ave. | Widen to 3 lanes with curb and gutter between Red River Rd. and Hatten Track Rd. | 2000 MTP Called for Improvements to N. Water Ave. | City of Gallatin | Project | $1-2 million | 12 |
| Roadway | 6 | Big Station Camp Blvd. Improvements | Widen Big Station Camp Blvd. between Nashville Pk. and Long Hollow Pk. to 3 lanes but preserve ROW for 5 lanes | 2000 MTP | Public and Private | Project | $5-10 million plus ROW costs | 13 |
| Downtown Improvements | 37 | Smith St. Connection to US-31E | Upgrade existing roadway and extend Smith St. over Town Creek to connect with US-31E | City of Gallatin | Public agency (private if development pressures) | Study | $2-5 million $100-150K Study | 14 |
| | 39 | Downtown Parking Garage | New downtown parking structure to provide off-street parking for at least 200 vehicles | Downtown Master Plan | City of Gallatin | Project | $4-10 million | 14 |
| Roadway | 42 | Lock 4 Rd. Widening | Widen and add bicycle and pedestrian accommodations | City of Gallatin | City of Gallatin | Project | $2-4 million | 15 |
| Bike/Ped | 4 | Greenway Trunk Line Corridors | Multi-use path - Town Creek Trail | 2006 Greenway Concept Master Plan | Public agency | Project | | 15 |
| | 49 | Volunteer State Pedestrian Tunnel | Grade-separated pedestrian and bicycle access across US-31E | Approved with TIP Funds | City of Gallatin | Project | | 15 |

** Opinion of probable cost is based on planning level data and methodologies. No specific take-offs were done, further review and estimates needed for design*

| Project Type | Project No. | Project Name | Brief Description | Origin of Project | Responsible Parties | Study/ Project | Opinion of Probable Cost* | Priority |
|---|---|---|---|---|---|---|---|---|
| Roadway | 18 | SR-386/GreenLea Blvd. Interchange Modifications | Reconfigure the northern ramps with a loop in the northeast quadrant to allow for direct connection to a future Bison Trail Extension | 2008 MTP | Public agency (private if development pressures) | Concept Study $50-100K Study | $1-3 million | Middle |
| Roadway | 24 | Cages Bend Road | Upgrade road between US-31E and the southern Urban Growth Boundary | 2000 MTP Called for Minimal Improvements | Sumner County, City of Hendersonville, or Private Developers | Project | $2-4 million | Middle |
| Roadway | 25 | Douglas Bend Road | Upgrade road between US-31E and the southern Urban Growth Boundary | 2000 MTP Called for Minimal Improvements | Gallatin or Private Developers | Project | $2-4 million | Middle |
| Roadway | 26 | Cages Bend & Douglas Bend Area Collector System | Upgrade the existing roadways and expand the collector system to enhance local circulation and create roadway connectivity for future development | 2008 MTP | Developer Driven | Study - part of site development planning effort | | Middle |
| Roadway | 34 | Long-term Traffic Signal Timing Maintenance | Address outdated signal timing plans along major corridors throughout Gallatin | 2008 MTP | TDOT/City of Gallatin | Project | | Middle |
| Roadway | 38 | Peach Valley Road/Nichols Lane Development | Enhance the collector system | 2008 MTP | Developer Driven | Study - part of site development planning effort | | Middle |
| Roadway | 41 | Red River Rd. (SR-25) west of SR-109 | Add left and right-turn lanes at appropriate driveways and intersections | 2008 MTP | TDOT | Study to determined needed Improvement s | $3-5 million | Middle |
| Roadway | 35 | North-East Collector System | Create a collector roadway system for the northeastern area of Gallatin as required by development pressures; should provide multi-modal access | Downgraded facility from SR-386 Plan | Developer Driven | Study - part of site development planning effort | | Low |
| Roadway | 36 | Western Collector | Possible future extension of Hatten Track Road/Albert Gallatin Rd. from SR-109 to Long Hollow Pk. for western connection to SR-386 | 2008 MTP | Public agency (private if development pressures) | Study - part of site development planning effort | | Low |
| Roadway | 40 | Odoms Bend Road/Steam Plant Area | Provide connections for future development along Coles Ferry Rd. to S. Water Ave., Airport Rd., Steam Plant Rd., and Odoms Bend Road | 2008 MTP | Developer Driven | Study - part of site development planning effort | | Low |

** Opinion of probable cost is based on planning level data and methodologies. No specific take-offs were done, further review and estimates needed for design*

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NASHVILLE AREA
Metropolitan Planning Organization

EXHIBIT 'D'

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# 2040 Regional Transportation Plan

The Nashville Area MPO is gearing up to embark on a major update to the Regional Transportation Plan, last adopted in December 2010. With the 2035 Regional Transportation Plan, mayors and county executives from across Middle Tennessee demonstrated their commitment to a new way of thinking about transportation policy and programs. The plan rests on the view that transportation infrastructure is more than just a tool to improve mobility - it is a significant contributor to the overall health, sustainability, prosperity, and character of a place - be that a small community or a large metropolitan region.

The 2035 Plan lays out a strategy to invest nearly $6 billion in anticipated revenues into the region's transportation system as it absorbs about another million more people and a significant increase in vehicle miles traveled. The Plan rests on three major policy initiatives:

- *Create a Bold, New Vision for Mass Transit* to help guide the expansion and modernization of the region's mass transit system in preparation for an increasing competitive global economy, and to proactively address growing concerns about the health of our environment, worsening congestion, and sprawling land development patterns that encroach upon the area's cherished rural countryside.
- *Support Active Transportation and the Development of Walkable Communities* to improve connectivity between people and places within the urbanizing area of the region, foster healthier activity for Middle Tennessee's citizens, and serve as the backbone of investments in mass transit.
- *Preserve and Enhance Strategic Roadway Corridors* with a focus on repairing aging roadways and bridges to ensure the safety of the traveling public and freight transport, improving operations through the integration of new technologies, and completing streets to provide a balanced system that works for all users.

## Looking Ahead to 2040

The new plan, scheduled for adoption in late 2015, will look ahead to the year 2040 to identify transportation's role in shaping a more livable, sustainable, and prosperous future. In preparing our path forward, our region faces significant challenges that require a comprehensive strategy to protect and enhance our quality of life.

- **STRONG CROSS-COUNTY COMMUTING PATTERNS:** According to recent American Community Survey data, one out of every three Middle Tennessee commuters works outside of their home county. The number grows to nearly 1 in 2 when looking at residents outside of Nashville-Davidson County and Clarksville-Montgomery County. These strong cross-county commuting patterns are a defining characteristic of Middle Tennessee clearly demonstrating why regional coordination on issues like transportation, housing, and economic development is crucial to the long-term success and livability of individual communities.
- **GROWING COSTS OF TRAFFIC CONGESTION:** According to the Texas Transportation Institute's 2009 Urban Mobility Report, congestion costs the Nashville-Davidson urbanized area more than $624 million annually in wasted fuel and lost time - and that is based on a $2.50 per gallon gasoline. Assuming levels of congestion and the price of fuel hold steady into the future, those costs would equal $15.6 billion over the next 25 years. Compare that with the $6 billion in revenues that the Nashville Area MPO estimates being available during that same timespan from federal, state, and local sources to invest in the infrastructure to mitigate congestion.
- **HOUSEHOLD BUDGETS CONSUMED BY TRANSPORTATION COSTS:** Personal budgets are being significantly impaired by transportation costs. According to the Center for Neighborhood Technology (CNT) and the U.S. Department of Housing and Urban Development, the average American household spends approximately 18% of its annual income on costs related to transportation - auto ownership, transit fare, fuel, parking, and other expenses. The situation is much worse in Middle Tennessee where CNT estimates that more than 9 out of every 10 households spend more than 1 in 5 dollars earned on transportation costs, and an alarming 16% spend more than 28%. Compare those figures with a region like Denver's - where only 42% of households spend more than 20% of household income on transportation-related expenses.
- **SPRAWL-INDUCED TRAVEL TIMES:** When it comes to measuring the effectiveness of a transportation system, levels of congestion and personal costs might be the most obvious indicators. But increasingly, regional planners are beginning to realize that land use patterns are influencing commutes as much as volume-to-capacity ratios. According to Driven Apart - a report published by CEOs for Cities - the Nashville region has the worst commute in America when expressed in terms of the average amount of time spent traveling during peak commute periods. In Middle Tennessee, that status is not driven by congestion (as the region ranks 31st worst for congestion-related delay by TTI), but by the average distances between households and job sites.
- **FEW OPTIONS FOR SENIORS:** A recent report regarding public transit for seniors shows Nashville as the fourth-worst in the nation among metropolitan areas with a population of 1 million or more. Commissioned by Transportation for America and titled, Aging in Place, Stuck without Options, the report shows that Nashville's percentage of citizens aged 65 to 79 with poor transit access will be 85% in 2015. Only Atlanta, Kansas City and Oklahoma City project to have higher percentages. Raleigh-Durham, N.C., ranks fifth, with 80% of its seniors expected to have poor access to transit by 2015.
- **DANGEROUS BY DESIGN:** According to Transportation for America, the Nashville region is the 14th most dangerous metropolitan area for pedestrians in the nation, with 1.4 pedestrians killed each year per 100,000 people.

Stay tuned for more information about the new plan, and to learn about your opportunities to further refine and advance the policy initiatives set forth by the 2035 Plan.

FILES & Downloads

- CALL-FOR-PROJECTS: Schedule and Project Evaluation Highlights
- Future Year Forecasts
- Regional Model Inputs

Related Resources

- 2035 Plan (adopted December 2010)
- 2030 Plan (adopted October 2005)

For More Information

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# Call-for-Projects for 2040 Plan

The development of the 2040 Regional Transportation Plan began in 2011 as the MPO began several major studies throughout the region to update regional planning models, evaluate transit options, analyze the benefits of improvements to walking and biking facilities, and identify the most appropriate methods of managing roadway congestion over the next two and a half decades. The plan is scheduled for adoption by the MPO Executive Board in December 2015. **The first major milestone is a call-for-projects to solicit transportation improvement proposals from public agencies across the region.**

## Major Milestones and Deadlines

| | | |
|---|---|---|
| March 2014 | → | Presentation of future travel demand & roadway deficiencies to the MPO's Technical Coordinating Committee (TCC) and MPO Board. |
| June 4 | → | Unofficial call-for-projects announced at the TCC meeting. |
| June 18 | → | Official **call-for-projects** announced at the MPO Executive Board. |
| August 7 | → | **Initial deadline**: Local government members to provide the MPO with the status of projects currently in the plan and a prioritized list of any new projects. |
| September 30 | → | **Final deadline:** State and local government members to submit complete project proposals through the online application system (coming soon). |
| Septemer - November | → | **County workshops:** Review and discuss existing and future transportation needs, project proposals, and planning process with local elected officieal, business leaders, and community partners |
| October 1 | → | TCC workshop on revenue forecasts and project evaluation criteria. |
| November 12 | → | **Joint TCC/ Board Meeting:** Endorse 2040 guiding principles, goals, and objectives; candidate projects; and priorities for the TDOT 3-year work program. |

| | | |
|---|---|---|
| November 2014 - January 2015 | → | MPO evaluation, optimization, and prioritization of candidate projects |
| February | → | Endorse 25-year regional priorities; fiscally-constrained project list |
| March-April | → | Draft 2040 Plan Document |
| April-July | → | State & federal compliance review |
| November | → | **Joint TCC/ Board Meeting: Endorsement of 2040 Plan** |
| November - December | → | Public review & comment period |
| December 2015 | → | Adoption hearings |

## Project Evaluation & Prioritization

With little chance that there will be enough funding around to pay for all transportation improvements identified over the next few months, the MPO will evaluate each candidate project for its ability to fulfill regional goals for livability, sustainability, prosperity, and diversity. The following are some of the questions that will guide that analysis.

### Congestion

- What are the root causes of congestion in the vicinity of the project location? (e.g., traffic volume, physical design, crashes, regulations, behavioral, freight, etc.)
- How well does the project address those causes?
- How could the project be scoped to include congestion management solutions to optimize its benefit?

### Roadway Safety

- How well does the project address safety concerns?
- Is the project in a high-crash corridor?
- How can the project be scoped to increase safety of all users?

### Security

- How well does the project address security concerns?
- Does the project aid/ harm important evacuation routes?
- How can the project be scoped to features that help secure citizens and regional resources?

### Availability of Transportation Choices

- How well does the project introduce, support, or reinforce multiple transportation choices for people to access jobs, schools, food, entertainment, etc?
- How can the project be scoped to incorporate facilities for and/or connections to non-motorized modes and transit?

**Socio-Cultural Resources/ Natural Environmental**

- Does the project aid/ harm in the preservation of the region's natural or socio-cultural resources (e.g., open space, animal habitat, historic structures, churches, community centers, etc.)?
- How can the project be scoped to mitigate the negative impacts to valuable resources?
- How well does the project support efforts to reduce dependency on fossil fuels, particularly foreign oil?
- How well does the project support efforts to improve air and water quality?

**Title VI/ ADA Compliance**

- Does the project aid/ harm the advancement of social justice and equal opportunity to destinations throughout the region?
- How can the project be scoped to mitigate any negative impacts to predominately low-income or minority communities or persons with a disability.

**System Preservation/ Financial Sustainability**

- How well does the project make use of limited financial resources to ensure the continued productivity of the existing transportation system?
- How can the project be scoped to include features the make the facility more efficient (e.g., ITS, design, materials, etc.).

**Economic Benefit**

- How well does the project support or stimulate the local/ regional economy?
- How well does the project support freight movements?
- To what degree doe the implementation of the project create jobs?
- How well does the facility connect people with opportunities to engage in economic activity?
- To what degree does the project aid in the region's economic competitiveness with other metro areas of the nation?
- Is the project supported by business leaders?

**Consistency with Plans**

- Is the project consistent with local, state, or other regional plans for growth (economic development, land use, etc.)?
- Has the project been endorsed locally through the adoption of a local major thoroughfare plan, transportation element of a comprehensive plan, or by resolution of the local governing body?
- If on a state-route, is the project endorsed or supported by TDOT?

Files & Downloads

- Future Year Forecasts
- Application Form (August 2014)

Related Resources

- Recap of 2035 Call-for-Projects
- 2035 Plan (adopted December 2010)

SUMNER COUNTY TENNESSEE

FORWARD SUMNER ECONOMIC PARTNERSHIP

# CORRIDOR CONCEPT PROJECTS

EXHIBIT 'E'

1. CONNECTING RAMPS FROM WESTBOUND SR 386 TO NORTHBOUND I-65 (GOODLETTSVILLE LONG RANGE PLAN)

2. #1052-179 WIDENING SR 386 FROM I-65 TO SAUNDERSVILLE ROAD FROM 4 TO 6 LANES

3. WIDENING SR 386 FROM SAUNDERSVILLE RD TO SR 174 FROM 4 TO 6 LANES

4. EXTEND SR 386 LIMITED ACCESS CONNECTOR FROM SR 174 TO SR 6/US 31E

5. WIDEN SR 6 / US 31E FROM EXTENDED SR 386 TO SR 52 IN WESTMORELAND

6. #1052-173 ROAD WIDENING FROM 52E TO PLEASANT GROVE RD WIDEN 2 TO 4 LANES INCLUDING INTERSECTION IMPROVEMENTS AT SR 52 AND AUSTIN PEAY HIGHWAY

7. WIDEN SR 6 / US 31E FROM PLEASANT GROVE ROAD TO THE KENTUCKY STATE LINE

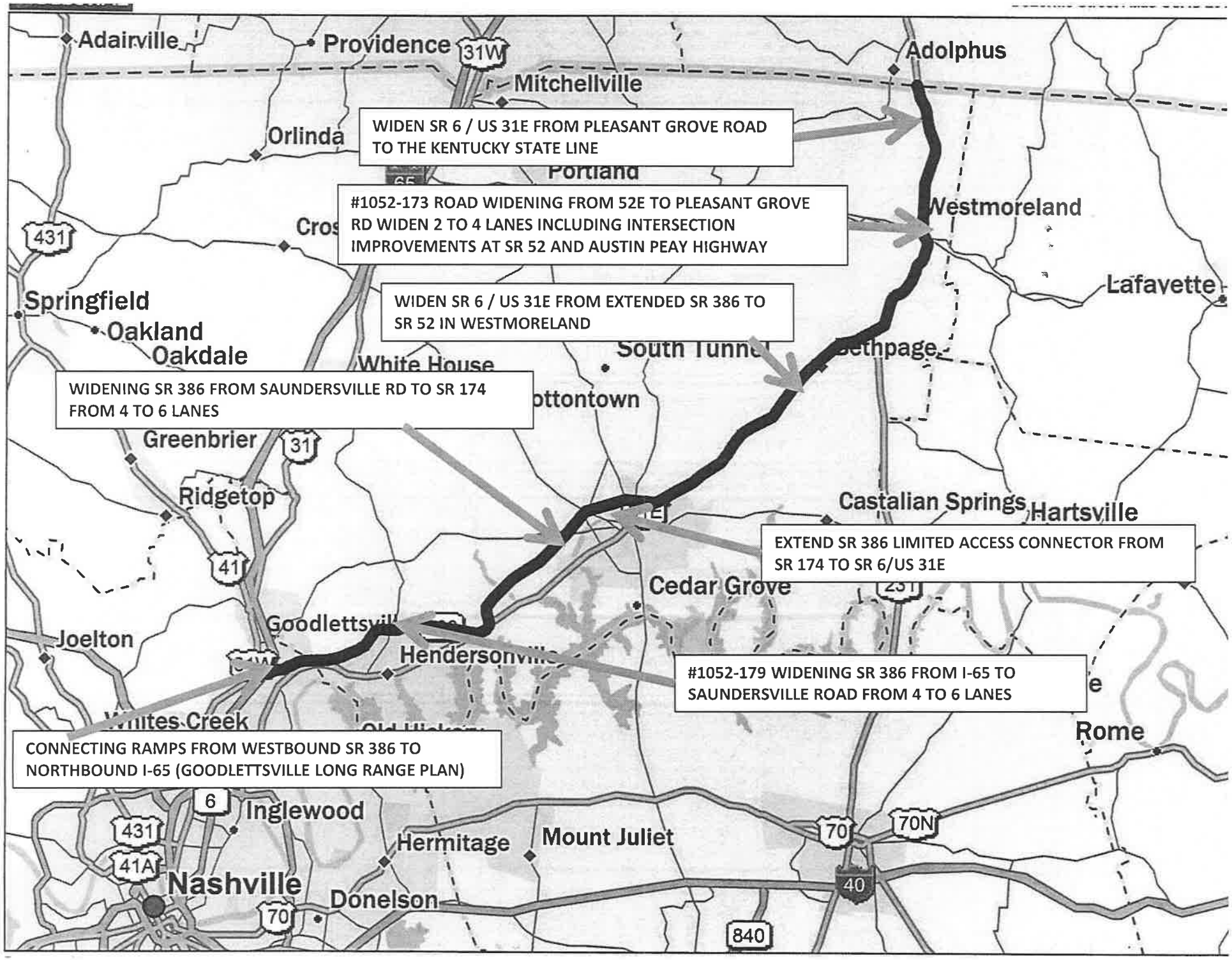
WIDEN SR 6 / US 31E FROM PLEASANT GROVE ROAD TO THE KENTUCKY STATE LINE
#1052-173 ROAD WIDENING FROM 52E TO PLEASANT GROVE RD WIDEN 2 TO 4 LANES INCLUDING INTERSECTION IMPROVEMENTS AT SR 52 AND AUSTIN PEAY HIGHWAY
WIDEN SR 6 / US 31E FROM EXTENDED SR 386 TO SR 52 IN WESTMORELAND
WIDENING SR 386 FROM SAUNDERSVILLE RD TO SR 174 FROM 4 TO 6 LANES
EXTEND SR 386 LIMITED ACCESS CONNECTOR FROM SR 174 TO SR 6/US 31E
#1052-179 WIDENING SR 386 FROM I-65 TO SAUNDERSVILLE ROAD FROM 4 TO 6 LANES
CONNECTING RAMPS FROM WESTBOUND SR 386 TO NORTHBOUND I-65 (GOODLETTSVILLE LONG RANGE PLAN)
Adairville
Providence
Mitchellville
Adolphus
Orlinda
Portland
Westmoreland
Lafayette
Springfield
Oakland
Oakdale
White House
Greenbrier
Ridgetop
Castalian Springs
Hartsville
Cedar Grove
Joelton
Whites Creek
Rome
Inglewood
Hermitage
Mount Juliet
Nashville
Donelson
31W
431
31
41
6
41A
70
70N
40
840

EXHIBIT A

# DRAFT - 2035 Long Range Transportation Plan List of Projects (Gallatin Area) - FIRST LIST

| 2035 RTP Project ID No. | Gallatin on the Move 2020 Plan Listing | Gallatin On the Move 2020 Priority # | Associated TIP Project No. (If applicable) | Project Name -Sponsor | To-From | Status | Description | Estimated Cost | Projected year | Fund Source | Submit for 2040 RTP (Y or N) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1052-115 | 6 | 13 | | **Big Station Camp Blvd. -Gallatin** | SR 386 -SR 174 | | Widen to 3 lanes with Bike-ped facilities | $ 9,251,527 | FY 26-FY 35 | U-STP | Y |
| 1052-116 | 1a & b | 2 | | **SR 174 (Long Hollow Pike)/SR 25 Red River Road -Gallatin/TDOT** | SR 109 -US 31E | *3 lane section partially complete* | Widen to 3 Lanes, New road over RR, Intersection improvements | $ 43,822,463 | FY 26-FY 35 | STP | Y |
| 1052-119 | 21a | 4 | | **US 31E (East Broadway Ave.) -Gallatin/TDOT** | N. Water Av.-Deshea Cr. Rd/Bright Ln. | | Widen 2- 4 lanes | $ 61,351,448 | FY 26-FY 35 | NHS | Y |
| 1052-120 | 22 | 4 | | **Albert Gallatin Av./Hatten Track Rd. Ext. -Gallatin/TDOT** | SR 109- SR 174 (N. Water Ave.) | | 5 lane Blythe Ave- N. Water/3 lane to SR 109 | $ 21,512,501 | FY11-FY15 | U-STP | Y |
| | | | *2008-51-032* | *East-West Corridor (Albert Gallatin Ave./Hatten Track Ext.)* | *SR 109 to SR 174* | *R/W phase underway* | *Widen and extend road .80 miles* | $ 29,315,000 | | | Y |
| 1052-223 | 20 | 3 | | **SR 109 - TDOT** | Cumberland River-SR 109 By-Pass | *Bridge Section under construction* | Widen from 2 to 5 lanes | $ 10,646,317 | FY11-FY15 | NHS | Y |
| | | | *#AM-018* | *SR 109* | *N. of Cumberland River Bridge -SR 109 Bypass* | *R/W Action by TDOT* | widen 1.3 miles | $ 19,200,000 | | NHPP | Y |
| 1052-273 | | | | **Airport Road Realignment -Gallatin** | Steam Plant Rd.-Gregory Drive | | Reloacted roadway for Airport expansion | $ 1,500,000 | FY11-FY15 | HPP | Y |
| | | | *2011-510-017* | *Airport Road Relocation* | | *Construction projected in 2015* | | *$ 4,198,527* | | HPP,State | Y |
| 1052-276 | 29 | 7 | | **US 31E (E. Broadway Ave.) - Gallatin** | N. Water Av.-College Street | *complete* | Realign intersection and streetscape | $ 768,000 | FY11-FY15 | U-STP | Y |
| 1054-275 | 30 | 2 | | **US 31E Various Intersection Improvements - Gallatin/TDOT** | US 31/SR 25 & US 31E/Locust St. | *partially complete* | Upgrade intersection and signals | $ 467,000 | FY11-FY15 | U-STP | Y |
| | | | *2008-54-033* | *Gallatin Various Intersection Improvements* | | *Two Completed, One Scheduled for R/W* | | $ 523,000 | | U-STP | Y |
| 1055-300 | 4 | 15 | | **Town Creek Greenway Bike-Ped - Gallatin** | Along US 31E | | Greenway Trail from Smith St. -Triple Creek Park | $ 5,370,766 | FY11-FY15 | U-STP | Y |
| | | | *2009-56-027* | *Town Creek Greenway* | | *Phase 1 & 2 Complete, Phase 3 UC* | | | | | Y |
| 1056-117 | 29 | 7 | | **US 31E (East Broadway Ave.)-Gallatin** | SR 109-N. Water Ave. | *Partially complete* | Streetscape - medians, sidewalks, intersection impr. | $ 10,955,618 | FY 26-FY 35 | CMAQ,U-STP | Y |
| 1056-118 | 49 | 15 | | **US 31E (East Broadway Ave.)-Gallatin** | Greensboro Dr.-Gap Blvd. | | Bike-Ped facilities (tunnel) | $ 2,191,123 | FY 26-FY 35 | NHS | Y |
| 1056-290 | | | | **Lower Station Camp Greenway - Sumner County** | Big Station Camp Blvd.-LSCCRd. | | Bike-Ped Trail | $ 564,810 | FY11-FY15 | PPTN239,CMA | Y |
| | | | *#2008-56-082* | *Lower Station Camp Rd. Streetscape & Pavement (Greenway)* | *Stone Cr. SD to Bison Trailhead* | County negotiating with Property Owner | | $ 944,250 | | U-STP,U-RSV | Y |
| | | | *2012-51-170* | *GreenLea Boulevard Extension* | | *R/W phase underway* | | $ 4,182,000 | | Local,State | Y |
| | | | *2012-55-199* | *Greensboro North Park-n-Ride Lot* | Enterprise Drive | *Subdivision Plat approved* | Construction of a parking lot to serve Route 92X | $ 695,000 | | U-STP (FTA) | Y |
| 1072-348 | | | | **SR 109 - TDOT/Wilson County** | US 70 -Cumberland River | *R/W phase underway* | widening to 4 or 5 lanes | $ 116,643,250 | FY16-FY25 | NHS | Y |
| | | | *#2009-72-036* | *SR 109* | *S. of Dry Fork Cr.-Cumberland River* | *R/W phase underway* | *widen roadway* | $ 3,400,000 | | NHPP | Y |
| | | | *#2009-72-035* | *SR 109* | *North of US 70 -Dry Fork Cr.* | *R/W phase underway* | *widen roadway* | $ 3,600,000 | | NHPP | Y |
| 1085-501 | | | | **MPO Mass Transit Program^** | | | Mass transit Studies, bus stop improvements,etc. | $ 38,098,831 | | U-STP | Y |
| 1086-601 | | | | **MPO Active Transportation Program^** | | | MPO Bike-Ped projects | $ 3,125,000 | | U-STP | Y |
| 1086-602 | | | | **MPO Transporation Enhancement Projects^** | | | Surface Transportation , incl. roadscape | $ 10,000,000 | | ENH | Y |
| 1065-601 | | | *2014-86-6666* | **MPO Active Transportation Program^** | | | Various Bike-Ped for local communities | $ 84,593,365 | FY11-FY15 | U-STP | Y |

^ The City is eligible for these funds through competitive grants from the Nashville Area MPO. Enhancement Program now TAP under MAP-21

I: Transportation Planning/MPO/2040 LRTP/Draft Project Listing Table

ITEM 9

# EXHIBIT B

## DRAFT - 2040 Long Range Transportation Plan List of Projects (Gallatin Area) - SECOND LIST

| 2035 ID Project No. | GOTM 2020 Plan Project No* | GOTM 2020 Priority# | Project Name | To-From | Description | Estimated Cost | Projected year | Fund Source |
|---|---|---|---|---|---|---|---|---|
| NEW | 2 | 1 | SR 174 (Long Hollow Pike) | SR 386- SR 109 | Widen to 6 lanes & Install median in roadway to restrict movements | $10-$15 million | | |
| NEW | 17 | 1 | New Roadway | SR 174/SR 386 Intersection to Belvedere | New .81 mi, 3 lane roadway to reduce congestion/improve safety | $5-$10 million | | |
| **1052-116** | **1a** | **2** | **SR 174 (Long Hollow Pike)/SR 25 Red River Road -Gallatin/TDOT** | **SR 109 -US 31E** | **Widen to 3 lanes** | **MOSTLY COMPLETED** | FY 26-FY 35 | STP |
| 1054-275 | 30 | 2 | US 31E/SR 25/SR 174 Intersection Improvements - Gallatin/TDOT | US 31E/SR 25 | Upgrade intersection, signals, Sidewalks | $ 523,000 | FY11-FY15 | U-STP,H-STP |
| NEW | 1b | 2 | Red River Road Viaduct | SR 174 -US 31E | construct grade sperated roadway over CSX RR | $1-$2 million | | |
| NEW | 1b | middle | Maple Street Extension | Tulip Poplar Dr. - Red River Road | Bridge/crossing over RR, widen and extend road .5 mi | $1-$2 million | | |
| NEW | 1b | middle | Traffic Operations Improvements | Long Hollow Pike/ Red River Road | Realign intersection with Maple St. extension | $1-$2 million | | |
| | **20** | **3** | **SR 109 New Bridge over Cumberland River** | **Odoms Bend Road - S. Side of River** | **New 4 lane Bridge** | **UNDER CONSTRUCTION** | | |
| 1052-223 | 20 | 3 | SR 109 -TDOT | Cumberland River-SR 109 By-Pass | Widen from 2 to 5 lanes (1.3 mi.) | $ 19,200,000 | FY11-FY15 | NHS,NHPP |
| NEW | 33 | 3 | SR 109/South Water Ave./Airport Road Intersection | SR 109 at Airport Road | Improve Intersection | | | |
| 1052-119 | | 4 | US 31E (East Broadway Ave.) - Gallatin/TDOT | E of College Ave.-Deshea Cr. Rd/Bright Ln. | Widen 2- 4 lanes | $ 61,351,448 | FY 26-FY 35 | NHS |
| | 21a | 4 | US 31E (East Broadway) | Joan Street- Airport Road | Widen to 4 Lanes | | | |
| 1052-120 | 22 | 4 | Albert Gallatin Av./Hatten Track Rd. Ext. - Gallatin/TDOT | SR 109- SR 174 (N. Water Ave.) | 5 lane Blythe Ave- N. Water/3 lane to SR 109 | $ 29,315,000 | FY11-FY15 | U-STP,URSV |
| NEW | 22 | 4 | Traffic Operations Improvements | Albert Gallatin Av./N. Water Ave | Intersection Improvements | $1-$2 million | | |
| | **19** | **5** | **SR 109 North** | **Old SR 109 - UGB** | **Widen to 4 lane divided** | **COMPLETED** | | |
| | **1** | **6** | **Main St./N. Water Intersection Improvement** | **Main St/N. Water** | | **COMPLETED** | | |
| | **2** | **6** | **Franklin St./N. Water Intersection Improvement** | **Franklin St./N. Water** | | **COMPLETED** | | |
| 1056-117 | 29 | 7 | US 31E (East Broadway Ave.)- Gallatin | SR 109- SR 25 (Main St./Red River Rd.) | Streetscape - medians, sidewalks, intersection impr. | $ 10,955,618 | FY 26-FY 35 | U-STP |
| | **43** | **7** | **SR 109/US 31E Interchange Improvements** | **SR 109/US 31E** | **Relcoate NB off-ramp** | **COMPLETED** | | |
| | 31 | 8 | Hartsville Pike/Main Street Intersection Improvements | SR 25/Main Street | Improve intersection w/signal or roundabout | $1-$2 million | | |
| | 21b | 9 | US 31E (East Broadway Ave.) -Gallatin/TDOT | Airport Rd.-Deshea Ck. Rd/Bright Ln. | Widen 2- 4 lanes | $8-$14 million | | |
| | **28** | **10** | **S. Water Avenue** | | **Access Mgmt./Bike-Ped Intersection Improve.** | **PARTIALLY COMPLETE** | | |
| NEW | 28 | 10 | South Water Ave | Smith Street - Maple Street | Bike lanes and streetscape | $2-$4 million | | |
| NEW | 28 | 10 | South Water Ave | SR 109 By-Pass-S. of Bush Avenue | Bike lanes and streetscape | $2-$4 million | | |
| | 27 | 11 | Airport Road Widening | US 31 E-SR 109 | R/W for 4 laning | | | |
| NEW | 27 | 11 | Airport Road | SR 109 - Steam Plant Road | Widen 1.7 mi to four lane divided | $15-$20 million | | |
| 1052-273 | | | Airport Road Realignment - Gallatin/TDOT | Steam Plant Rd.-Gregory Drive | Relocate roadway for Airport expansion | $ 4,198,527 | FY11-FY15 | HPP, State SIA |
| | 23 | 12 | Blythe Avenue | Red River Rd.-Hatten Track Rd. | Widen to 3 lanes with streetscape | $1,000,000 -$2,000,000 | | |
| NEW | 23 | 12 | Blythe Ave unue Traffic Operations Improvements | Blythe Ave./Eastland Ave. | Intersection Improvements | $1-$2 million | | |
| 1052-115 | 6 | 13 | Big Station Camp Blvd. -Gallatin | SR 386 -SR 174 | Widen to 3 lanes with Bike-ped facilities | $ 9,251,527 | FY 26-FY 35 | U-STP |
| | 37 | 14 | Smith Street Extension@ | US 31 E - Cemetery Ave. | New/improved segments to reduce congestion | $2-$5 million | | |
| | 39 | 14 | Parking Garage Downtown | Downtown area | Construct Parking Garage | $4 -$10 million | | |
| | 42 | 15 | Lock 4 Road widening | Nashville Pike-Lock 4 Pike | Widen and add bike lanes and sidewalks | $2 -$ 4million | | |
| NEW | 42 | | Lock 4 Road Traffic Operations Improvements | Lock 4 Road (Nashville Pike-Lock 4 Park) | Intersection & Corridor Improvements | $2-$ 4 million | | |
| NEW | | | Lock 4 Rd./Nichols Ln. Traffic Operations Improvements | Nichols Lane/Lock 4 Road | Intersection Improvements | $1-$2 million | | |
| 1055-300 | 4 | 15 | Town Creek Greenway, Phase 3 - Gallatin | Wilmore Street- Franklin Street | Greenway Trail -Phase 3 | $ 5,370,766 | FY11-FY15 | U-STP,HPP,CMAQ |
| 1056-118 | 49 | 15 | US 31E (East Broadway Ave.)-Gallatin | Greensboro Dr.-Gap Blvd. | Bike-Ped facilities (tunnel) | $ 2,191,123 | FY 26-FY 35 | NHS |
| NEW | 2 | middle | SR 109/SR 174 Interchange Modification | SR 109/SR 174 | Add Loop ramps on east side of interchange | | | |
| 1151-002 | 3 | middle | GreenLea Boulevard Extension | N. of SR 386- SR 174 | New 3 lane road (.5 mi)w/ RW for 5 lanes | $ 4,182,000 | | State/Local |
| 1056-290 | | | Lower Station Camp Greenway - Sumner County | Big Station Camp Blvd.-LSCCRd. | Bike-Ped Trail .80 mi. (Stone Cr. SD - Bison Trail) | $ 944,250 | FY11-FY15 | HPPTN239,CMAQ |
| 1072-348 | | | SR 109 - TDOT/Wilson County | US 70 -Cumberland River | Widen to 4 or 5 lanes | $ 76,200,000 | FY16-FY25 | NHS |
| NEW | 41 | middle | SR 25 | SR 109-Bradford Drive | Widen the 3 lanes | | | |
| NEW | | | Gateway Drive Extension | Existing Terminus- SR 25 | Extend Collector road 1.1 mi to connect with SR 25 | | | |
| NEW | | | Commerce Way Extension | Existing north terminus -US 31E | Extend Collector road .60 mi to connect with US 31E | | | |
| NEW | | | SR 174 (Long Hollow Pike) | GreenLea Blvd. - SR 386 | Widen .57 mi to four lanes divided w/traffic ops | | | |
| NEW | | | Nichols Lane Extension | SR 109 - Drivers Lane | Extend Nichols Lane to Drivers Lane east of SR 109 | | | local |
| 1085-501 | | | MPO Mass Transit Program^ | | Mass transit Studies, bus stop improvements,etc. | $ 38,098,831 | | U-STP |
| 1086-601 | | | MPO Active Transportation Program^ | | MPO Bike-Ped projects | $ 3,125,000 | | U-STP |
| 1086-602 | | | MPO Transporation Enhancement Projects^ | | Surface Transportation , incl. roadscape | $ 10,000,000 | | ENH |
| 1065-601 | | | MPO Active Transportation Program^ | | Various Bike-Ped for local communities | $ 84,593,365 | FY11-FY15 | |
| NEW | | | Gallatin Public Transportation System (Gallatin Galloping Goose) | City wide | New Start - Local Flexible Route Transit System | | | |
| NEW | | | Sidewalks & Trails/Greenway Projects *(See attached list)* | City wide | Sidewalks and bike way improvements | | | |
| NEW | | | Sidewalk, Bikeways and Trails Master Plan update | In Urban Growth Boundary Area | Update Bike-Ped Master Plan | $ 50,000 | | |
| | | | | | | | | |
| NEW | 34 | middle | Gallatin Signal System upgrade | Citywide | Upgrade controllers/software/all signals -mast arm | | | |
| NEW | | | Traffic Operations Improvements | Maple St./Hancock St. | Intersection Improvements | $1-$2 million | | |
| NEW | | | Traffic Operations Improvements | Hancock Street | Corridor Improvements -(Lock 4 Rd.-SR 109) | $1-$2 million | | |
| NEW | | | Traffic Operations Improvements | Nichols Lane | Corridor Improvements - (Lock 4 Rd. -SR 109) | $1-$2 million | | |

ITEM 9

**CITY OF GALLATIN**

**MAYOR JO ANN GRAVES**

JOANN.GRAVES@GALLATIN-TN.GOV

ITEM 10.1

August 8, 2014

Mr. Mike Brown, P.E.
District 3, Director of Operations
Tennessee Department of Transportation
6601 Centennial Boulevard
Nashville, Tennessee 37243-0360

**Re: Bicycle and Pedestrian Improvements**

Dear Mr. Brown:

Recently, the City of Gallatin applied for an Active Transportation Grant from the Nashville Area MPO to assist in developing sidewalks. This is the first step in the long-term effort to fully develop a network of pedestrian pathways and prioritize a sidewalk system on heavily traveled routes, including connections with the proposed greenway/trails system. As part of the effort to improve accommodations for pedestrians and bicyclists, the City requests that TDOT coordinate with the City's Planning Department and Engineering Division to identify and construct marked bike lanes, and bike routes on the state highway system in conjunction with resurfacing, reconstruction and rehabilitation projects in addition to constructing appropriate bicycling and pedestrian facilities on newly constructed facilities consistent with TDOT policy 530-01.

The City has a bike-ped master plan that identifies the suggested types of treatments for arterial and collector roadways in the City (Attachment). In addition, many state roadway facilities now have adequate paved shoulder widths and wide curb lanes where bike lane pavement marking, or share rows, and bike route signing could be installed at relatively low cost without having to completely restripe the roadway.

In addition, there are several locations in the City on the state highway system where grooved asphalt/warning systems have been installed on urbanized areas, including US 31E which is marked as a Bike Route. The grooved pavement is particularly hazardous to bicyclist because of the way they were constructed. This presents few opportunities for the bicyclist to safely move or cross transit from vehicle travel lanes to paved shoulders. We ask that the state consider removing these pavement treatments either before or when resurfacing roadways.

Drainage grates placed parallel to the direction of travel lanes or recessed in the pavement, and particularly curb lanes, present a serious safety hazard to bicyclist. There are several such situations on the state highway system in Gallatin. In particular, there are drainage grates on US 31E west of the CSX railroad crossing and east of Fairgrounds Road and on SR 25 (Main Street) in the vicinity of Westland

CITY OF GALLATIN

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Avenue and Hume Avenue. The City Engineering and Planning staff can assist the department in identifying the location of other such safety hazards to bicyclist. Perhaps either replacing the grates or placing diversion striping can be installed until such time that these roadways undergo reconstruction or resurfacing and a more permanent fix can be made.

Please contact Mr. William McCord, City Planner, at (615) 451-5796 or Nick Tuttle, City Engineer, at (615) 451-5965 to discuss needed improvements in the City. We look forward to working with the department in making the City of Gallatin a safer place to walk and bicycle.

Sincerely,

Jo Ann Graves

Jo Ann Graves, Mayor

Attachment - Figure III-1, City of Gallatin Bicycle & Pedestrian Plan

C: Nathan Gregory, P.E., TDOT District 37, Maintenance Supervisor
Jessica Wilson, TDOT Bicycle-Pedestrian Coordinator
Nick Tuttle, P.E., City Engineer
William D. McCord, AICP, City Planner
Michael Skipper, Nashville Area MPO
Ronnie Stiles, City of Gallatin Public Works Director

132 WEST MAIN STREET GALLATIN, TN 37066-3244 (615) 451-5961 WWW.GALLATINONTHEMOVE.COM

| TDOT<br>**DEPARTMENTAL POLICY**<br>**State of Tennessee**<br>**Department of Transportation** | **Policy Number : 530-01**<br>**Effective Date:**<br>**December 1, 2010** |
|---|---|
| **Approved By:** | **Supersedes:**<br>**September 1, 2004** |
| **SUBJECT: Bicycle and Pedestrian Policy** | |

**RESPONSIBLE OFFICE:** Long Range Planning Division, Systems Planning Office, Bicycle and Pedestrian Coordinator

**AUTHORITY:** TCA 4-3-23-3, if any portion of this policy conflicts with applicable state or federal laws or regulations, that portion shall be considered void. The remainder of this policy shall not be affected thereby and shall remain in full force and effect.

**PURPOSE:** It is the intent of the Department of Transportation to promote and facilitate the increased use of non-motorized modes of transportation, including developing facilities for use by pedestrians and bicyclists and promoting public education and safety programs for using such facilities.

**APPLICATION:** The policy applies to Department of Transportation employees involved in the planning, design and construction of projects, consultants and contractors, and local governments managing transportation projects with federal funding.

**DEFINITIONS:**

| | |
|---|---|
| Highway: | Includes roads, streets, and all their appurtenances (i.e. right-of-way, bridge, railroad-highway crossing, tunnel, drainage structure, sign, guardrail, and protective structure in connection with a highway (23 U.S.C. 101). |
| Reasonableness: | Cost not exceeding twenty percent of the total project cost as defined in the Federal Highway Administration's "Bicycle and Pedestrian Design Guidance". |
| Reconstruction: | Major changes to an existing highway within the general right-of-way, such as adding lanes and modifying horizontal and vertical alignments. |
| Roadway: | The portion of a highway intended for vehicular use. |

ITEM 10.1

8. Bicycle and pedestrian facilities shall be integrated into the study, planning, design, and implementation of federal and state funded transportation projects involving air, rail, marine, and public transportation, including public parking facilities, and included in the Statewide Transportation Improvement Program when Federal Funds are being used.
9. While it is not the intent of system preservation projects to expand existing facilities, opportunities to provide or enhance bicycle facilities identified in an adopted local government plan shall be considered during the program development stage of paving projects.
10. Pedestrian facilities shall be designed to accommodate persons with disabilities in accordance with the access standards required by the Americans with Disabilities Act (ADA). Sidewalks, shared use paths, street crossings (including over- and under-crossings) and other infrastructure shall be constructed so that all pedestrians, including people with disabilities, can travel independently.

**Exceptions:**

There are conditions where it is generally inappropriate to provide bicycle and pedestrian facilities. These conditions include:

1. Facilities where bicyclists and pedestrians are prohibited by law, such as the Interstate, from using the roadway. In this instance, a greater effort may be necessary to accommodate bicyclists and pedestrians elsewhere within the same transportation corridor.
2. The cost of providing bicycle and pedestrian facilities would be excessively disproportionate to the need and probable use. In accordance with the "Bicycle and Pedestrian Design Guidance" provided by FHWA, excessively disproportionate is defined as exceeding twenty percent (20%) of the cost of the project. The 20 percent figure should be used in an advisory rather than an absolute sense, especially in instances where the cost may be difficult to quantify.
3. Bridge projects that are fully funded with state maintenance funds, although consideration will be given to providing bicycle and pedestrian accommodations if (a) the bridge is part of a route identified in an adopted local government plan as a bicycle or pedestrian route and (b) the cost of providing bicycle and pedestrian accommodations is less than 20% of the project cost as described in number 2 above.
4. Other factors where there is a demonstrated absence of need or prudence, or as requested by the Commissioner of the Department of Transportation.

   Exceptions for not accommodating bicyclists and pedestrians in accordance with this policy will be documented describing the basis for the exception. For exceptions on Federal-aid highway projects, concurrence from the Federal Highway Administration must be obtained.