



Agenda
Gallatin Municipal-Regional Planning Commission
Work Session Meeting

Monday, August 8, 2016
Dr. J. Deotha Malone Council Chambers

Planning Commission - 5:00 p.m.
City Hall

1. TWIN EAGLES, PHASE 13, SECTION A; ANNEXATION/PLAN OF SERVICE (6-2289-16) ROGERS ENGINEERING GROUP, INC.

APPLICANT AND OWNER REQUEST APPROVAL OF AN ANNEXATION AND PLAN OF SERVICE FOR A 2.75 (+/-) ACRE PARCEL, LOCATED NORTH OF RED RIVER ROAD AND SOUTHWEST OF THE INTERSECTION OF WILDCAT RUN AND COMMUNITY COURT.

2. TWIN EAGLES, PHASE 13, SECTION A; REZONING WITH PMDP (3-2290-16) ROGERS ENGINEERING GROUP, INC.

APPLICANT AND OWNER REQUEST APPROVAL TO REZONE A 4.76 (+/-) ACRE PARCEL FROM AGRICULTURE (A) TO MIXED USE (MU), AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TWIN EAGLES SUBDIVISION, PHASE 13, SECTION A, LOCATED NORTH OF RED RIVER ROAD AND SOUTHWEST OF THE INTERSECTION OF WILDCAT RUN AND COMMUNITY COURT.

3. BAKERS CROSSING, PHASE 1, THE FORZA GROUP; FMDP (8-2285-16) ARNOLD CONSULTING ENGINEERING SERVICES, INC.

APPLICANT AND OWNER REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR BAKERS CROSSING, PHASE 1 TO INCLUDE A HOTEL WITH CONFERENCE SPACE, AND RETAIL AND RESTAURANT SPACE ON AN 8.15 (+/-) ACRE PARCEL, LOCATED ON TULIP POPLAR DRIVE BETWEEN NASHVILLE PIKE AND NORTH BELVEDERE DRIVE.

4. REVERE APARTMENTS; PRELIMINARY PLAT EXTENSION (1-941-15B) RAGAN SMITH ASSOCIATES.

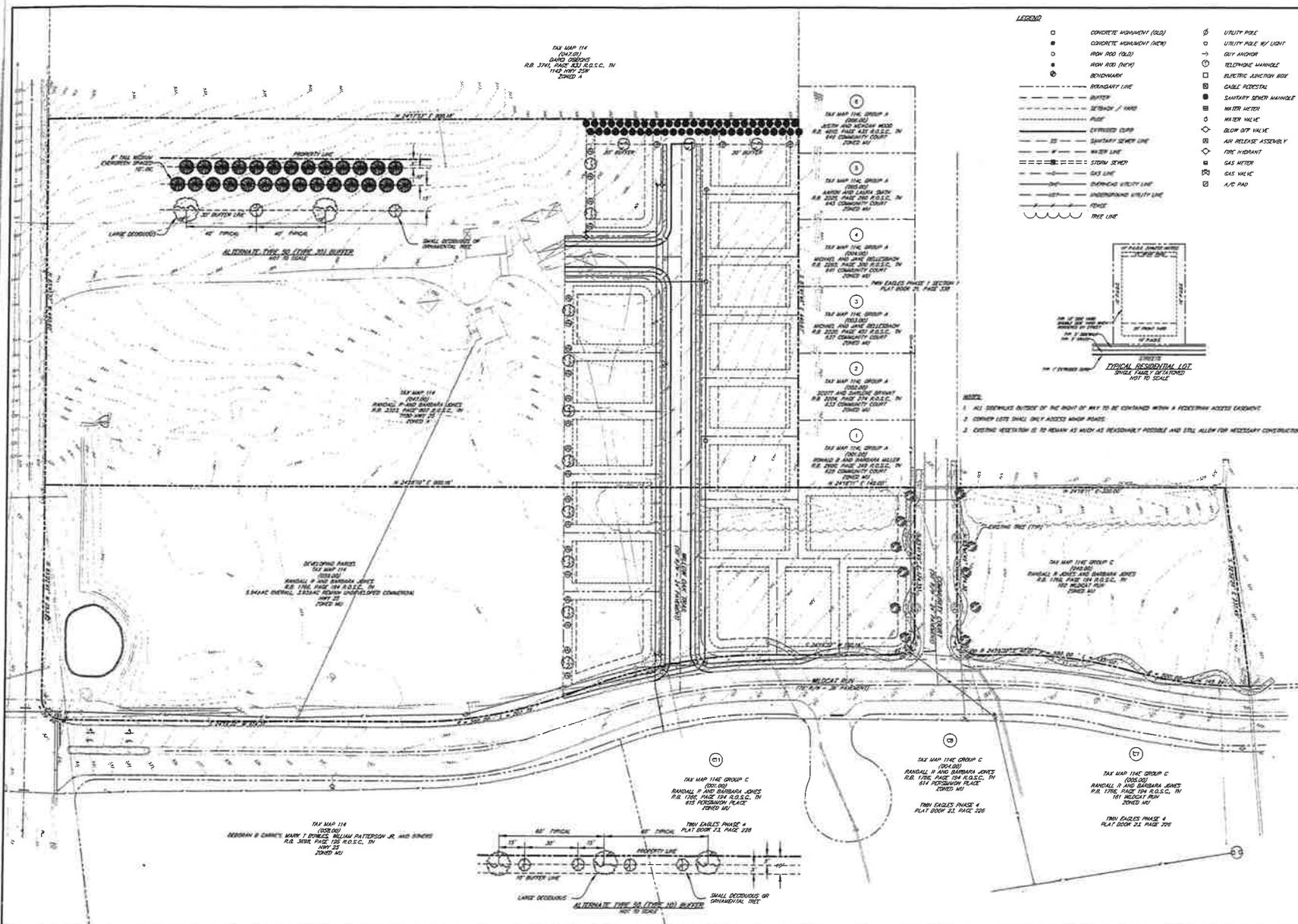
APPLICANT AND OWNER REQUEST APPROVAL OF A ONE (1) YEAR EXTENSION TO THE REVERE APARTMENTS PRELIMINARY PLAT ON A 31.34 (+/-) ACRE PARCEL, LOCATED ON BIG STATION CAMP BOULEVARD SOUTHEAST OF THE INTERSECTION OF BISON TRAIL.

5. OTHER BUSINESS

DISCUSS CHANGES TO THE GALLATIN ZONING ORDINANCE

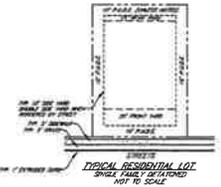
6. MOVE TO ADJOURN

ITEM 2



LEGEND

○	CONCRETE MONUMENT (OLD)	○	UTILITY POLE
⊖	CONCRETE MONUMENT (NEW)	○	UTILITY POLE W/ LIGHT
○	IRON ROD (OLD)	→	GRV ANCHOR
●	IRON ROD (NEW)	⊖	TELEPHONE MANHOLE
⊖	BOUNDARY LINE	⊖	ELECTRIC JUNCTION BOX
---	BOUNDARY LINE	⊖	CABLE PEDESTAL
---	BUFFER	⊖	SAINTMARY SEWER MANHOLE
---	SEWER / WOOD	⊖	WATER METER
---	PIPE	⊖	WATER VALVE
---	EXTENDED CURB	⊖	BLOW OFF VALVE
---	SAINTMARY SEWER LINE	⊖	AIR RELEASE ASSEMBLY
---	WATER LINE	⊖	FOR HYDRANT
---	STORM SEWER	⊖	Gas METER
---	Gas LINE	⊖	Gas VALVE
---	OVERHEAD UTILITY LINE	⊖	A/C PAD
---	UNDERGROUND UTILITY LINE		
---	FENCE		
---	TREE LINE		



- NOTES:**
1. ALL SIDEWALKS OUTSIDE OF THE RIGHT OF WAY TO BE CONTAINED WITHIN A PEDESTRIAN ACCESS EASEMENT.
 2. CORNER LOTS SHALL ONLY ACCESS ADJACENT ROADS.
 3. EXISTING SEWERAGE IS TO REMAIN AS MUCH AS REASONABLY POSSIBLE AND STILL ALLOW FOR NECESSARY CONSTRUCTION.

ROGERS GROUP, INC.
 ENGINEERING SERVICES
 1000 W. HARRISON BLVD.
 SUITE 1000
 MEMPHIS, TN 38117
 (901) 525-1234

GRAPHIC SCALE

1" = 10' FEET
 1 inch = 30 ft

**TWIN EAGLES SUBDIVISION
 PHASE 19 SECTION A
 ALTERNATE TREE 50 FT (10) BUFFER
 SITE PLAN
 MIDCAT RUN AND COLONY COURT
 SUMNER COUNTY, TENNESSEE**



**SHEET NO.
 C 2.0**

REVISIONS

SHEET 2 OF 3
 PROJECT # 13-033
 DATE 29 JANUARY 2016

ITEM 3

FINAL MASTER DEVELOPMENT PLAN BAKERS CROSSING PHASE I

THE FORZA GROUP
TULIP POPLAR DRIVE
GALLATIN, TN 37066
JULY 25TH 2016



PROPOSED INTERIOR PLAZA ELEVATION

SHEET

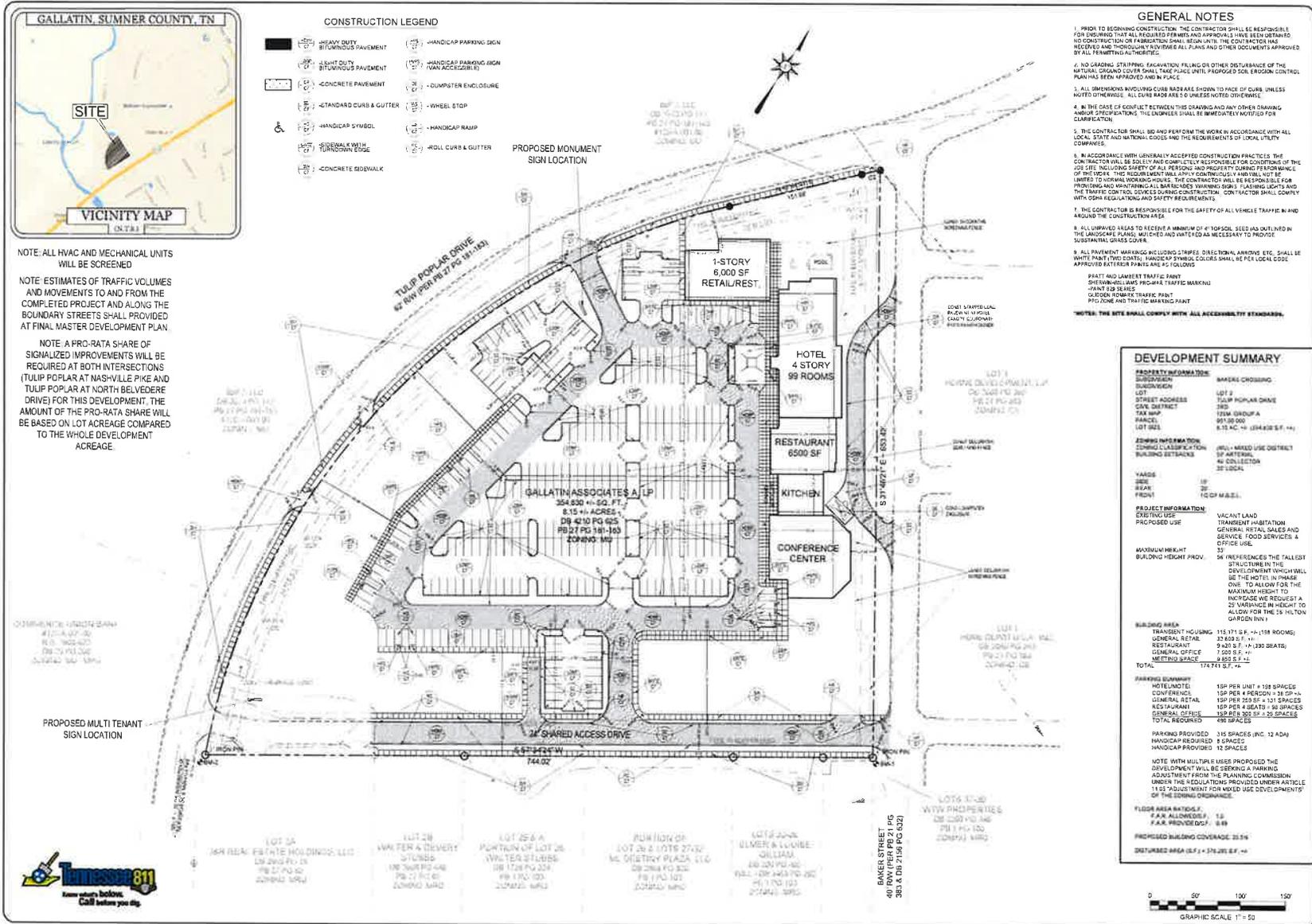
COVER SHEET
C1 EXISTING TOPOGRAPHY
C2.0 OVERALL SITE LAYOUT
C2.1 SITE LAYOUT PHASE 1
C3 SITE GRADING AND DRAINAGE
C4.0 PRE DEVELOPMENT EROSION CONTROL
C4.1 POST DEVELOPMENT EROSION CONTROL
C5 WATER & SEWER
C6 ELECTRIC, GAS, TELEPHONE
C7 SITE DETAILS
C8 SITE DETAILS
L1 SITE LANDSCAPE
SL1 SITE LIGHTING PLAN
SL2 SITE LIGHTING DETAILS
BUILDING ELEVATIONS
TYPICAL SIGN PACKAGE



ARNOLD CONSULTING
ENGINEERING SERVICES
P.O. BOX 1338 BOWLING GREEN KY, 42101
PHONE (270) 780-9445

8-2285-16

ITEM 3



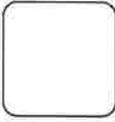
REVISIONS

NO.	DESCRIPTION

FINAL MASTER DEVELOPMENT PLAN
BAKERS CROSSING PHASE I
 THE FORZA GROUP
 TULIP POPLAR DRIVE
 GALLATIN, TN 37066



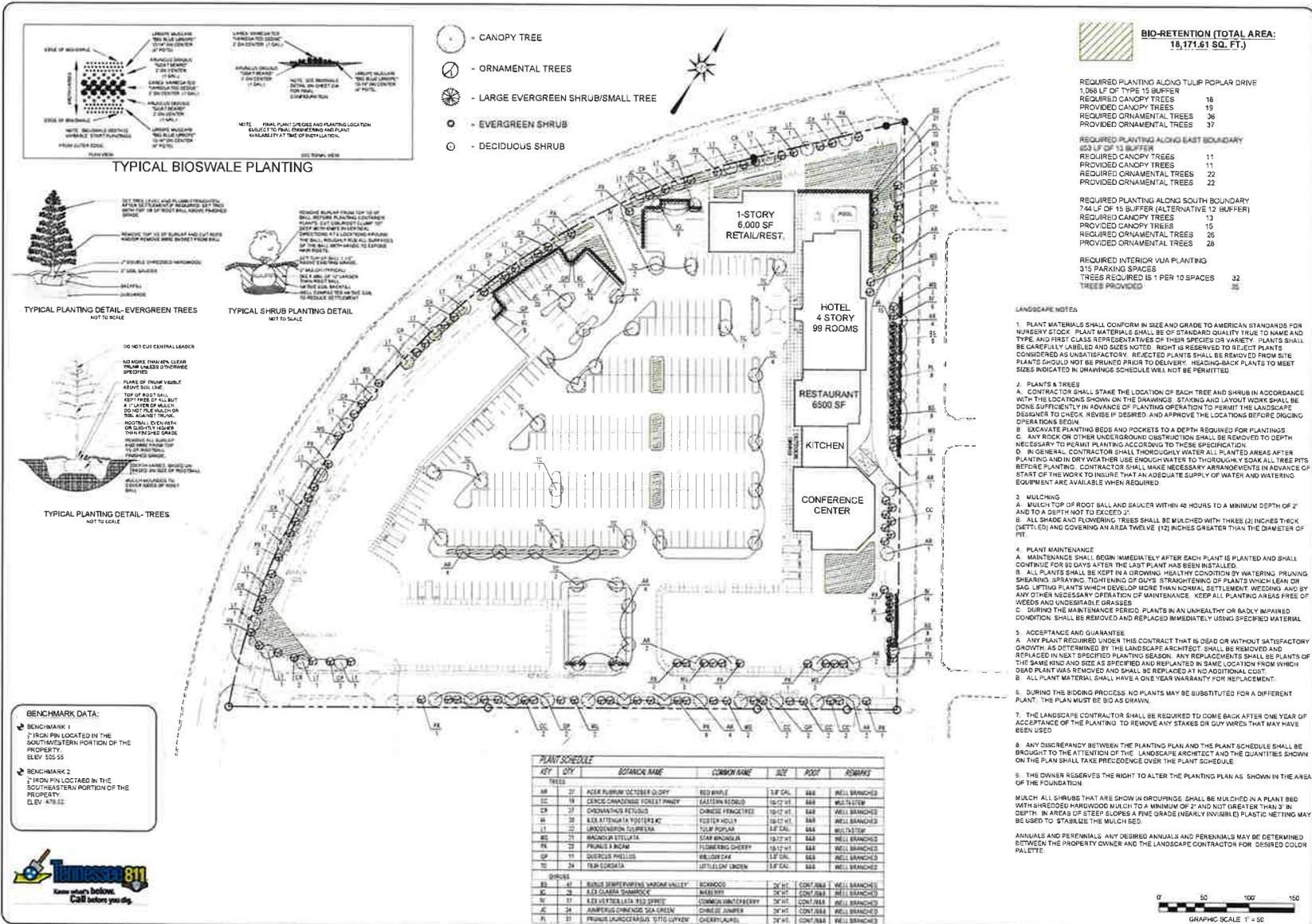
JOB NUMBER: L155
DATE: 01/25/2016
SCALE: 1" = 50'
DRAWN BY: J. WHITLEY
CHECKED BY: J. ARNOLD
FILE PATH:



C2.1
 PROPOSED SITE
 LAYOUT PLAN
 PHASE I

8-2285-16

ITEM 3



BIO-RETENTION (TOTAL AREA: 18,171.61 SQ. FT.)

- REQUIRED PLANTING ALONG TULIP POPLAR DRIVE
 - 1,068 LF OF TYPE 15 BUFFER
 - REQUIRED CANOPY TREES 18
 - PROVIDED CANOPY TREES 19
 - REQUIRED ORNAMENTAL TREES 36
 - PROVIDED ORNAMENTAL TREES 37
- REQUIRED PLANTING ALONG EAST BOUNDARY
 - 503 LF OF TYPE 15 BUFFER
 - REQUIRED CANOPY TREES 11
 - PROVIDED CANOPY TREES 11
 - REQUIRED ORNAMENTAL TREES 22
 - PROVIDED ORNAMENTAL TREES 22
- REQUIRED PLANTING ALONG SOUTH BOUNDARY
 - 744 LF OF TYPE 15 BUFFER (ALTERNATIVE 12 BUFFER)
 - REQUIRED CANOPY TREES 13
 - PROVIDED CANOPY TREES 15
 - REQUIRED ORNAMENTAL TREES 26
 - PROVIDED ORNAMENTAL TREES 28
- REQUIRED INTERIOR VUA PLANTING
 - 315 PARKING SPACES
 - TREES REQUIRED IS 1 PER 10 SPACES 32
 - TREES PROVIDED 32

- LANDSCAPE NOTES**
- PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE PLANTS SHOULD NOT BE PLANTED PRIOR TO DELIVERY. HEAD-ON-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
 - PLANTS & TREES**
 - CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE DESIGNER TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATIONS.
 - IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTING AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
 - MULCHING**
 - MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MINIMUM DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
 - PLANT MAINTENANCE**
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, BRANCHING, SPRAYING, TIGHTENING OF GUYES, STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
 - ACCEPTANCE AND GUARANTEE**
 - ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
 - DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
 - THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED.
 - ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
 - THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH ALL SHRUBS THAT ARE SHOWN IN GROUPINGS. SHALL BE MULCHED IN A PLANT BED WITH SHREDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS AND PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.



REVISIONS

NO.	DATE	DESCRIPTION

FINAL MASTER DEVELOPMENT PLAN
BAKERS CROSSING PHASE I
 THE FORZA GROUP
 TULIP POPLAR DRIVE
 GALLATIN, TN 37066



ACES
 ENGINEERING & CONSTRUCTION, INC.
 1000 W. MAIN ST., SUITE 200
 BOWLING GREEN, TN 37620
 PHONE: 615.721.1231

JOB NUMBER: 16156
 DATE: 07/25/2018
 SCALE: 1" = 50'
 DRAWN: B. SHIPLEY
 CHECKED: J. ARNOLD
 FILE PATH: 16156_16156_16156.dwg

L1
 LANDSCAPE PLAN

8-2285-16

BENCHMARK DATA:

➔ BENCHMARK 1
 2" IRON PIN LOCATED IN THE SOUTHWESTERN PORTION OF THE PROPERTY.
 ELEV. 505.55

➔ BENCHMARK 2
 2" IRON PIN LOCATED IN THE SOUTHEASTERN PORTION OF THE PROPERTY.
 ELEV. 478.12



ITEM 3



INTEGRITY DESIGN
ARCHITECTURE & INTERIORS
150 Washington Avenue, Suite 100
Bridgeville, PA 15017
412-220-7822 P 412-220-7821 F

PROPOSED HOTEL DEVELOPMENT
GALLATIN, TN



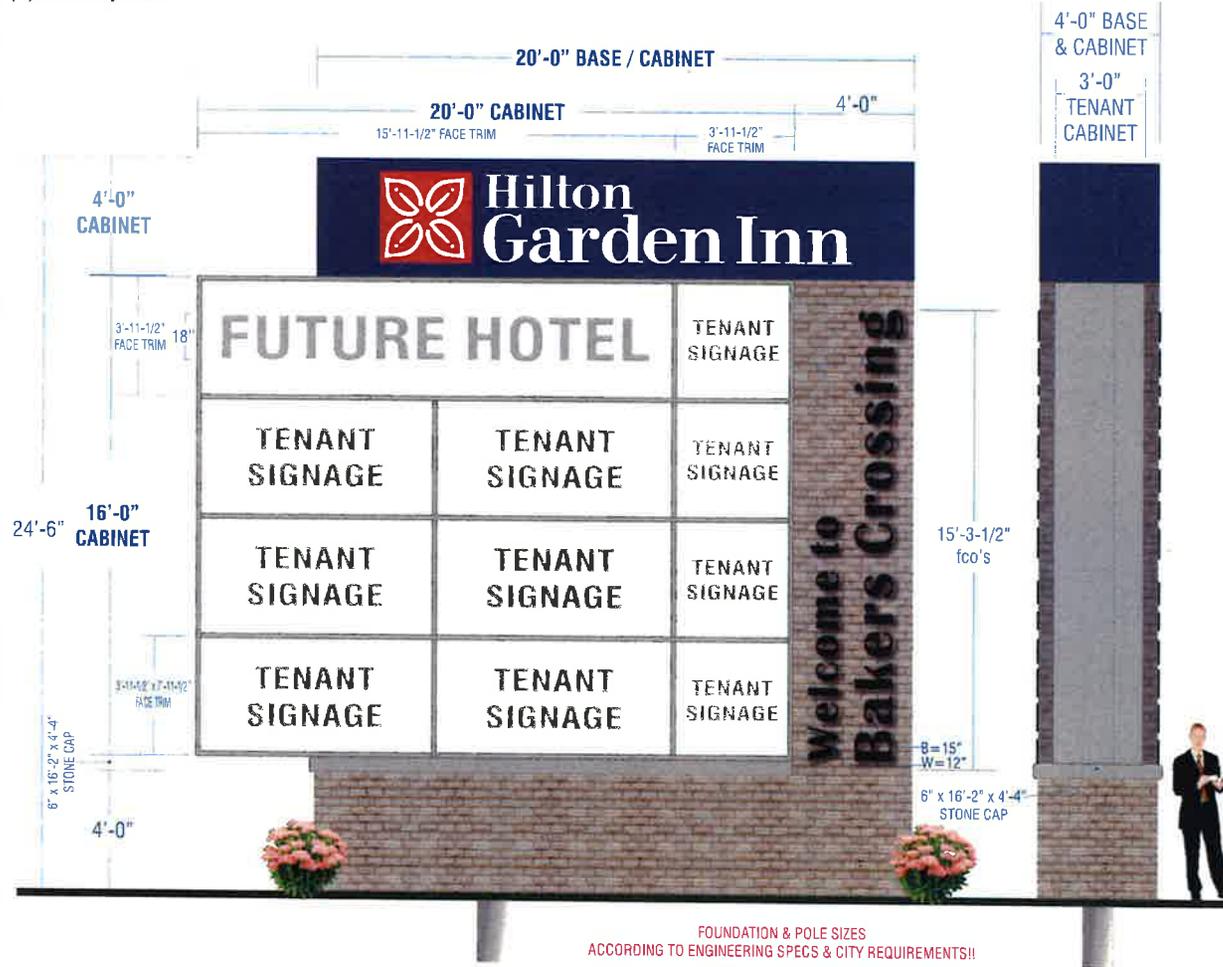
8-2285-16

ITEM 3

D/F ILLUMINATED MONUMENT
SCALE: 1/4" = 1'-0"

480 Square Feet

(1) One required

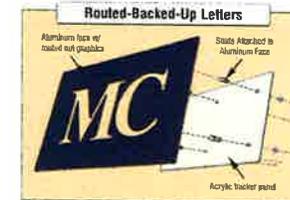


- CABINET:** 48" deep fabricated aluminum all painted to match PMS 2756C Blue - Satin Finish
- FACE:** .090 alum, face painted to match PMS 2756C Blue - Satin Finish w/ routed out graphics
- GRAPHICS:** HGI: Backed up w/ 1/8" white acrylic; Logo: 1/8" white acrylic w/ surface applied reverse weeded 3M 3630-73 Red
- ILLUM. :** Internal HO Fluorescents as required by manufacturer

- CABINET:** 36" deep fabricated aluminum w/ 2" retainers / divider bars; all painted Akzo 354C2 Silver Metallic - Gloss Finish
- FUTURE HOTEL FACES:** .187 flat white polycarbonate
- TENANT FACES:** .150 flat white polycarbonate
- GRAPHICS:** Surface applied vinyl graphics as required
- ILLUM. :** Internal HO Fluorescents as required by manufacturer
- REVEAL:** Fab'd .063 Alum. construction - painted to match cabinet - Akzo 354C2 Silver Metallic - Gloss Finish

- FLAT CUT OUTS :** 1/2" thick black acrylic cut outs; To be stud mounted to gray brick base using 1" stand offs
- BASE:** **Gray Brick base - ALL STONWORK DONE BY OTHERS**
- MOUNTING:** Cabinets to sleeve ovetop internal support pole; Saddle welded top and bottom; Direct Burial Installation - *POLE SIZE AND FOUNDATION TO BE VERIFIED*

EACH SIDE OF CABINET SHOWN ON FOLLOWING PAGE



COLOR PALETTE

- #7328 White acrylic
- Royal Blue - PMS 2756C - Satin Finish
- 3M 3630-87 Royal Blue
- RED
- 3M 3630-73 RED
- CABINET / REVEAL COLOR
- AKZO 354C2 - Silver Metallic / Gloss Finish

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

FOUNDATION & POLE SIZES ACCORDING TO ENGINEERING SPECS & CITY REQUIREMENTS!!



CLIENT: **Hilton Garden Inn**
ADDRESS: GALLATIN, TN 37066
PAGE NO.: 9

TICKET NO.: N/A
DATE: 05/19/16
PROJECT MANAGER: SEAN WESTPHAL
DESIGNER: KW
ELECTRONIC FILE NAME: HILTONHILTON GARDEN INN2016/TN/HGI - GALLATIN

REVISION HISTORY:
05/20/16 KW Revised to show updated monument design and add. cabinet
06/02/16 AF revised brick up right side, mount fcos vertically.

CLIENT SIGNATURE:
APPROVAL DATE:

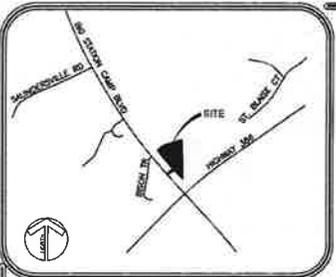
Corporate Office:
8959 Tyler Boulevard
Mentor, Ohio 44060
440-209-6200
800-627-4460

334 Industrial Park Road
Bluefield, Virginia 24605
877-779-9977

www.mcsign.com

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF MC SIGN COMPANY. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY © MC SIGN CO. 1998

8-2285-16



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 3 LOT SUBDIVISION AND DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS AS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4716504066, WITH A REVISION DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47018E, PANEL NO. 406, 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.
4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE), MINIMUM YARD REQUIREMENTS ARE DETERMINED BY THE CITY OF GALLATIN ZONING ORDINANCE.
5. ALL SIDEWALKS ALONG SPRINGDALE LANE ARE 6 FEET IN WIDTH. ALL SIDEWALKS ALONG SWEETBRIAR WAY ARE 5 FEET IN WIDTH.
6. ALL LOTS ARE TO ACCESS FROM PUBLIC R/W.
7. THE PLAT IS A PORTION OF PARCEL NUMBER 6.00 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 137, AND IS A PORTION OF THE SAME PROPERTY CONVEYED TO JAMIE SHARPE FRANKLIN FROM W. Y. ALLEN AND KATHERINE T. ALLEN OF RECORD IN DEED BOOK 103, PAGE 36, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.
8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE. IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.
9. EXISTING USE OF THIS PROPERTY IS VACANT; PROPOSED USED OF THIS PROPERTY IS RESIDENTIAL; MULTI-FAMILY ATTACHED DWELLINGS.
10. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE TO THE GALLATIN SUBDIVISION REGULATIONS.
11. THE PAVEMENT WIDTH OF SPRINGDALE LANE IS 35 FEET. THE PAVEMENT WIDTH OF SWEETBRIAR WAY IS 23 FEET. THE PAVEMENT WIDTH OF BIG STATION CAMP ROAD VARIES.
12. ALL PROPOSED DETENTION POND DRAINAGE EASEMENTS SHALL HAVE UNNUMBERED ACCESS TO PUBLIC RIGHT-OF-WAYS FOR MAINTENANCE AS REQUIRED.
13. A VARIANCE REQUEST TO ALLOW THE GREENWAY TO BE OFF-CENTER IS BEING REQUESTED AS PART OF THIS RESUBMITAL.
14. OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

LEGEND

- CONCRETE MONUMENT (NEW)
- IRON ROD (NEW)
- SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊞ CATCH BASIN
- WETLANDS (FLAGGED AND ESTIMATED BY OTHERS)
- S— SANITARY SEWER LINE
- W— WATER LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.S.C.T. REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
- 10555 STREET ADDRESS
- ⑦ LOT NUMBER
- STREAM BUFFER

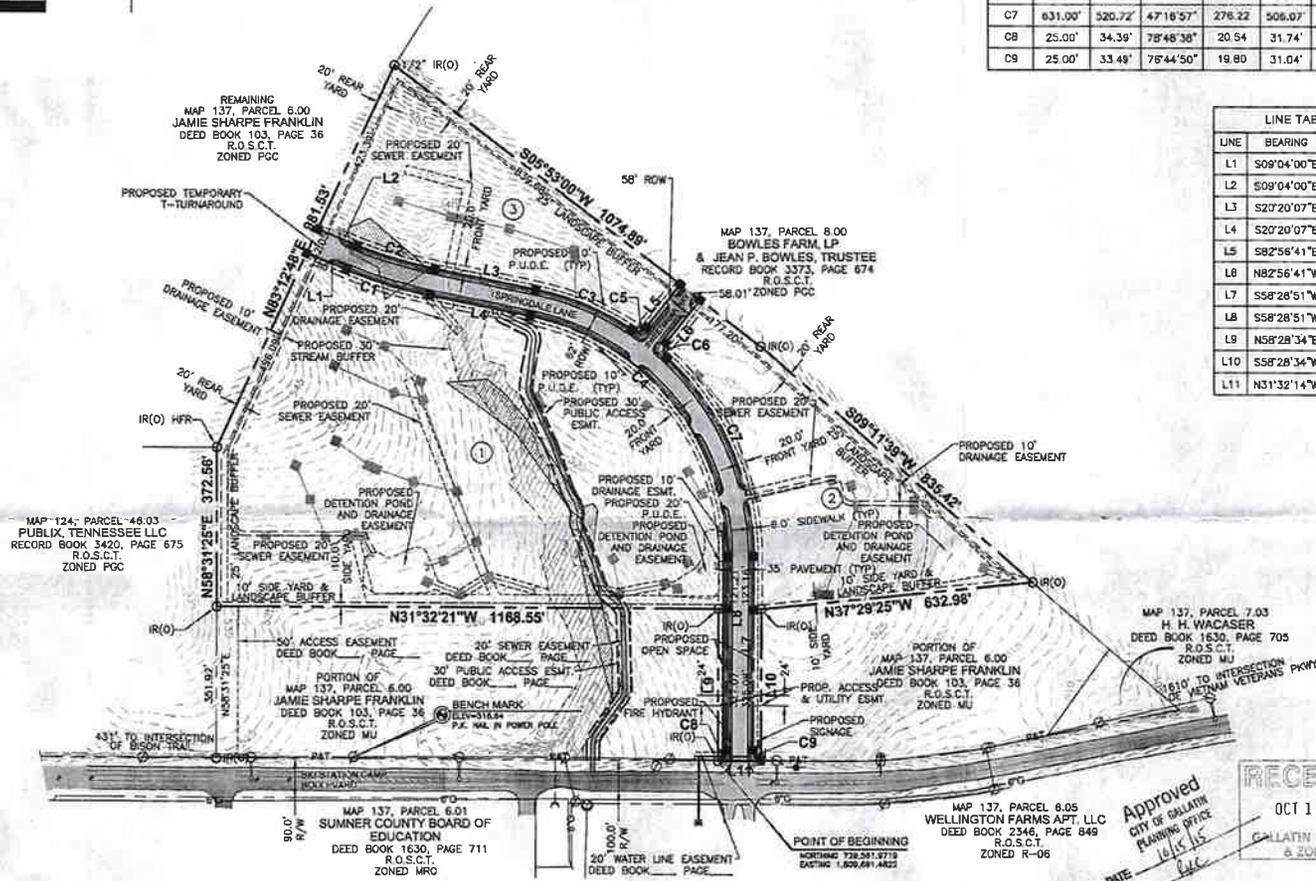
ITEM 4

APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES AND RESOLUTION 2015-112 OF THE COMMISSION.

THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE FINAL PLAT.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1031.00'	202.77'	11°16'07"	101.71	202.44'	S14°42'04"E
C2	869.00'	190.58'	11°16'07"	95.60	190.27'	S14°42'04"E
C3	831.00'	243.27'	22°05'22"	123.17	241.77'	S09°17'26"E
C4	569.00'	782.72'	78°48'58"	467.52	722.45'	S19°04'22"W
C5	25.00'	36.96'	84°41'56"	22.79	33.68'	S40°35'43"E
C6	25.00'	37.46'	85°51'25"	23.25	34.05'	S54°07'36"W
C7	631.00'	520.72'	47°16'57"	276.22	506.07'	S34°50'22"W
C8	25.00'	34.39'	78°46'36"	20.54	31.74'	N83°29'03"W
C9	25.00'	33.49'	76°44'50"	19.80	31.04'	S22°08'06"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°04'00"E	100.03'
L2	S09°04'00"E	97.56'
L3	S27°20'07"E	240.00'
L4	S20°20'07"E	240.00'
L5	S82°56'41"E	127.31'
L6	N82°56'41"W	127.41'
L7	S58°28'51"W	345.11'
L8	S58°28'51"W	345.14'
L9	N58°28'34"E	352.07'
L10	S58°28'34"W	352.01'
L11	N31°32'14"W	99.85'



AREA SUMMARY

LOT	SQ. FT.	ACRES
1	757,176	17.38
2	246,118	5.62
3	222,814	5.12
OPEN SPACE	13,106	0.30
R/W DEED	122,868	2.82
TOTAL	1,365,114	31.34

TOTAL AREA = 1,365,114 SQUARE FEET OR 31.34 ACRES ±



OWNERS
 NANCY CAROLE FRANKLIN,
 WILLIAM A. FRANKLIN, JR.,
 ROBERT MARKS FRANKLIN
 RUTH WREN FRANKLIN WRIGLEY
 C/O JOHN S. FRANKLIN
 2272 GAGES BEND ROAD
 GALLATIN, TN 37066

DEVELOPER
 GROSS BUILDERS
 CONSTRUCTION & DEVELOPMENT
 2620 NEW SALEM HWY
 MURFREESBORO, TN 37128
 PHONE: (615) 849-3233
 CONTACT: MR. TONY STEVENSON

Approved
 CITY OF GALLATIN
 PLANNING OFFICE
 DATE: 10/15/15
 BY: [Signature]

RECEIVED
 OCT 13 2015
 GALLATIN PLANNING & ZONING

SHEET 1 OF 1

PRELIMINARY PLAT

THE REVERE APARTMENTS

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
 CITY OF GALLATIN, TENNESSEE
 REVISION DATE: OCTOBER 7, 2015
 REVISION DATE: SEPTEMBER 22, 2015
 SCALE: 1"=200' DATE: AUGUST 12, 2015
 JOB NUMBER: 04046 W.O. 9835

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 315 WOODLAND ST., P.O. BOX 60270 NASHVILLE, TN 37206
 (615) 244-8591 WWW.RAGANSMITH.COM
 CONTACT: DOUGLAS W. BALL-CHANDLER, R.L.S.
 EMAIL: DOUGLAS@RAGANSMITH.COM

1-941-15B

July 26, 2016

HAND DELIVERED

ITEM 4

JUL 28 2016

Ms. Jillian Ogden
Planner II
City of Gallatin
132 West Main Street
Gallatin, TN 37066

**RE: THE REVERE APARTMENTS PRELIMINARY PLAT
GMRPC RESOLUTION # 2015-112
REQUEST FOR APPROVAL EXTENSION
GALLATIN, TENNESSEE**

Dear Jillian:

The referenced Preliminary Plat was approved by the Gallatin Municipal-Regional Planning Commission on September 28, 2015. We understand that this approval will expire one year from that date unless a final plat is approved or an extension on the Preliminary Plat approval is granted by the Planning Commission.

With this correspondence we are requesting that the Planning Commission extend the Preliminary Plat approval for one year. The reason for this request involves environmental permitting issues with the Army Corp of Engineers (ACOE) and the Tennessee Department of Environment and Conservation (TDEC). We are confident that the permits will ultimately be issued but issuance will probably be after the one-year anniversary of the Preliminary Plat approval. We expect there to possibly be restrictions or conditions required by ACOE and/or TDEC that will need to be noted on the final plat and we want to have all of those details worked out before obtaining Planning Commission approval on a final plat. Construction on the project will commence as soon as the environmental permits from ACOE and TDEC are obtained.

We would appreciate your consideration of our request at the August 22, 2016 Planning Commission meeting. Please contact us if you have any questions or comments relative to our request.

Sincerely,

GROSS BUILDERS



Tony Stevenson
Director of Construction and Development

RAGAN-SMITH AND ASSOCIATES, INC.



George Welch, P.E.
Vice President

1-941-15B