



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

**Monday, August 13, 2012**

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

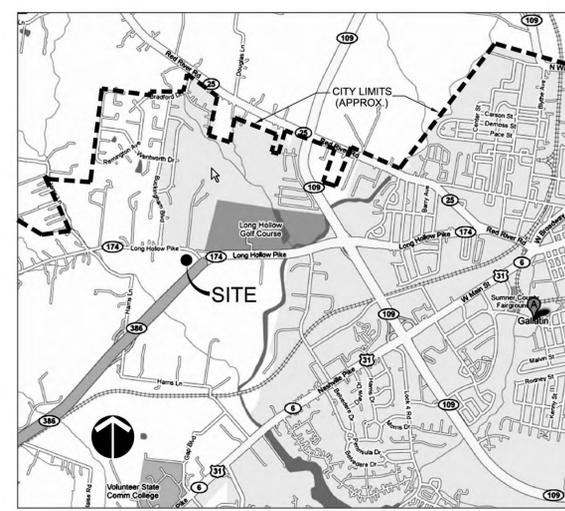
1. Discuss Agenda Manager program and electronic agendas.
2. Discuss proposed Preliminary Master Development Plan for the Hunter Pointe /The Heights at GreenLea, Phase 1 project containing 22.810 (+/-) acres located at the corner of Long Hollow Pike and SR 386. (PC9962-12)
3. Discuss proposed amendments to Sign Ordinance.
4. Other Business



**PRELIMINARY DEVELOPMENT SCHEDULE**

PHASE	OUTPARCEL	EST. COMPLETION DATE
PHASE 1	F & G	FALL-WINTER 2012/2013
PHASE 2	A	SPRING 2013
PHASE 3	H & I	FALL 2013
PHASE 4	D & E	SPRING 2014
PHASE 5	B & C	FALL 2014

ESTIMATED PROJECT COMPLETION: 2014



**DENSITY AND BULK REGULATIONS FOR MIXED USE (MU)**

LOT	OVERALL SITE	OUTPARCEL								
		A	B	C	D	E	F	G	H	I
ACREAGE (20,000 S.F. MIN.)	22.81 AC	10.45 AC	3.35 AC	0.92 AC	0.98 AC	1.47 AC	1.52 AC	1.69 AC	1.22 AC	1.21 AC
BUILDING SQUARE FOOTAGE	7,500 SF									
FINANCIAL CONSULTING & ADMIN. OFFICE	7,500 SF									
GENERAL RETAIL SALES AND SERVICES	107,250 SF	75,750 SF		8,300 SF	9,700 SF	13,500 SF			7,500 SF	
CONVENIENCE SALES & SERVICES W/ GAS PUMPS	5,000 SF									
TRANSIENT HABITATION (3 STORIES)	25,500 SF									
FOOD SERVICE	18,450 SF		25,500 SF							
TOTAL	163,700 SF								8,950 SF	9,500 SF
FLOOR AREA RATIO										
MAXIMUM FLOOR AREA RATIO ALLOWED	1.00									
PROPOSED FLOOR AREA RATIO	0.16	0.17	0.17	0.21	0.23	0.21	0.07	0.16	0.17	0.18
PROPOSED LOT COVERAGE RATIO	0.16	0.17	0.06	0.21	0.23	0.21	0.07	0.10	0.17	0.18
PARKING	REQUIRED / PROVIDED / EXCESS									
FINANCIAL CONSULTING & ADMIN. OFFICE - 1000 SF	25/148 / +23									
GENERAL RETAIL SALES AND SERV. - 1250 SF	429/478 / +49									
CONV. SALES & SER. W/ GAS PUMPS - 1/100SF	50/32 / -18									
TRANSIENT HABITATION - 1/UNIT	65/125 / +60									
FOOD SERVICE - 1 PER 4 PATRONS*	93/107 / +14									
PARKING PROVIDED		308	125	47	49	74	32	48	60	47
PARKING EXCESS		+ 5	+ 60	+ 14	+ 10	+ 20	- 18	+ 23	+ 15	- 1
LOT WIDTH										
MINIMUM	100'	100'	100'	100'	100'	100'	100'	100'	100'	100'
PROVIDED (LONG HOLLOW PIKE SR 174)	1,098.34 LF	80.48 LF					211.03 LF	316.32 LF	250.00 LF	240.51 LF
PROVIDED (VIETNAM VETERANS BLVD SR 386)	1,717.68 LF	40.61 LF	653.12 LF	195.00 LF	210.00 LF	314.19 LF	304.76 LF			
MINIMUM BUILDING SETBACKS										
FRONT	50' (ARTERIAL)									
REAR	40' (COLLECTOR)									
MINIMUM YARDS										
FRONT	50% OF REQUIRED SETBACK									
SIDE	10'									
REAR ABUTTING RESIDENTIAL DISTRICT	40'									
REAR ABUTTING COMMERCIAL DISTRICT	20'									
BUILDING HEIGHT										
MAXIMUM	35' (MAY BE INCREASED BY 1' PER 1' INCREASE OF SETBACK)									
PROPOSED	35' (MAY BE INCREASED BY 1' PER 1' INCREASE OF SETBACK)									

**SITE DATA:**

- THIS PROPERTY IS IDENTIFIED AS PARCELS 17.01, 18.02, AND 18.03 ON SUMNER COUNTY TAX MAP 125.
- SITE AREA: 22.81 AC (993,603 SF)
- EXISTING ZONING OF PARCELS 17.01, 18.02, AND 18.03 IS (MU) MIXED USE.
- EXISTING LAND USE OF THIS SITE IS VACANT/ UNIMPROVED.
- PROPOSED LAND USES LISTED ABOVE.
- ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY GALLATIN PUBLIC UTILITY.
- DESIGN FOR TRANSPORT, DETENTION, AND TREATMENT OF EACH SITE'S STORMWATER INFRASTRUCTURE WILL BE DONE AT THE TIME OF SUBMITTAL OF EACH SITE'S PMDP (S). ALL PERFORMANCE STANDARDS FOR TRANSPORT, DETENTION, AND TREATMENT SHALL BE MET AS OUTLINED IN THE CITY OF GALLATIN STORMWATER ORDINANCE AT THAT TIME. THE AREAS SHOWN AS "DETENTION" ON THESE PLANS ARE INTENDED TO BE USED TO MEET A PORTION OF THESE REQUIREMENTS.
- OPEN SPACES WITHIN THE COMMERCIAL USES OF THE DEVELOPMENT TO BE MANAGED BY THE OWNER'S ASSOCIATION.
- 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."
- CONTACTS:
  - CONSULTANTS:
    - MR. CHARLIE LOWE, P.E., R.L.S.
    - RAGAN-SMITH-ASSOCIATES, INC.
    - 316 WOODLAND STREET
    - NASHVILLE, TN 37206
    - (615) 244-8591
  - OWNER:
    - GALLATIN LAND LLC
    - 4228 N. CENTRAL EXPRESSWAY
    - SUITE 110
    - DALLAS, TX 75206
    - (214)522-3300
    - (214)522-0303 FAX
- SITE ADDRESS IS LISTED AS "LONG HOLLOW PIKE" PER SUMNER COUNTY ASSESSMENT DATA. E-911 ADDRESS WILL BE ASSIGNED AT PLAT PHASE.
- 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 TWA FIXTURE FROM LITHONIA. SEE SHEET 3 OF 6 FOR FIXTURE CUT SHEETS. ALL LIGHTING TO CONFORM TO CITY OF GALLATIN PHOTO-METRIC STANDARDS.
- ALL HVAC UNITS TO BE ROOF MOUNTED, TYPICAL OF EACH BUILDING, AND SCREENED PER 6.2.0. SECTION 13.08.010.F.
- PROPERTY IS SHOWN AS REGIONAL ACTIVITY CENTER ON THE COMMUNITY CHARACTER AREA MAP.
- CONVENIENCE SALES AND SERVICE (WITH GAS PUMPS) AS NOTED ON PARCEL F IS A CONDITIONAL USE IN MU THAT IS BEING REQUESTED FOR APPROVAL AS PART OF PMDP.
- 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.
- ANY DRIVEWAY ENTRANCE SHOWN ON APPROVED PLAN IS CONDITIONED UPON THE APPROVAL OF TDOT DRIVEWAY PERMIT.
- 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.

**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:**

- 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.
- PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED IN SECTION 08.04.060.B OF THE GALLATIN ZONING ORDINANCE.
- LANDSCAPE 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.

**ACREAGE**

017.01=	5.55
018.01=	10.54
018.03=	6.94
TOTAL=	22.81 (+/-) ACRES

**STATEMENT REGARDING OPEN SPACE:**

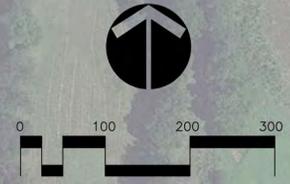
THE PROPERTY OWNERS' MANAGEMENT ASSOCIATION (P.O.M.A.) WILL BE RESPONSIBLE FOR MAINTENANCE OF GREEN SPACE. THERE IS NO COMMON OPEN SPACE.

**STATEMENT OF FINANCIAL RESPONSIBILITY**

THE PROPERTY KNOWN AS PARCELS 17.01, 18.02, AND 18.03 ON SUMNER COUNTY PROPERTY MAP 125 IS OWNED BY GALLATIN LAND, LLC, OF DALLAS, TEXAS. THE OWNER/DEVELOPER OF THE PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

**CURVE TABLE**

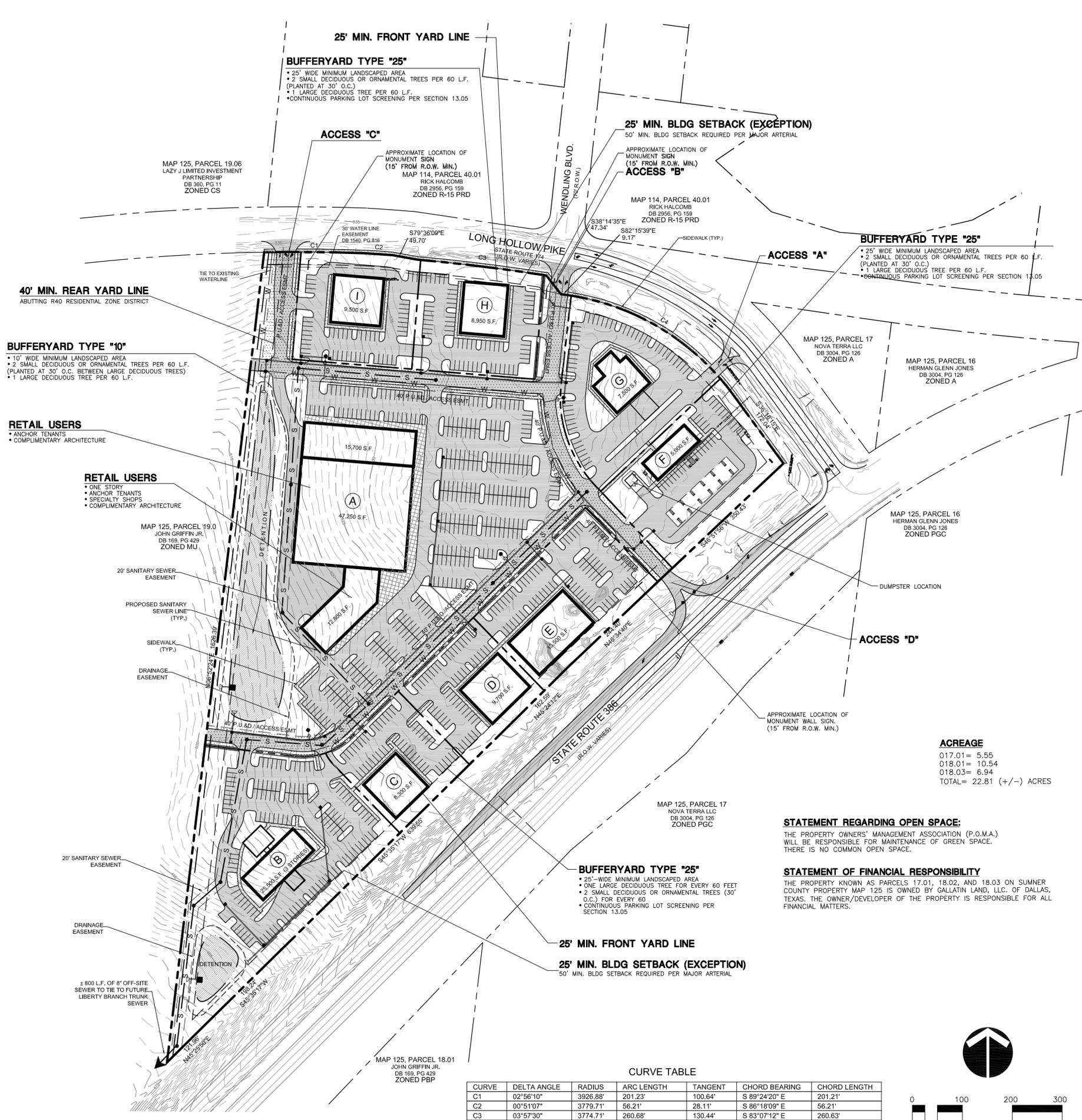
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	02°58'10"	3926.88'	201.23'	100.64'	S 89°24'20" E	201.21'
C2	00°51'07"	3779.71'	56.21'	28.11'	S 86°18'09" E	56.21'
C3	03°57'30"	3774.71'	260.68'	130.44'	S 83°07'12" E	260.63'
C4	45°55'04"	497.96'	399.07'	210.95'	S 59°26'13" E	388.48'



# HUNTER POINTE

Preliminary Master Development Plan  
Master Plan Rendering  
Gallatin, Sumner County, Tennessee

JOB NO: 05-149 / 8073  
DATE: October 2, 2008  
REVISED: August 07, 2012



**25' MIN. FRONT YARD LINE**

**BUFFERYARD TYPE "25"**

- 25' WIDE MINIMUM LANDSCAPED AREA
- 2 SMALL DECIDUOUS OR ORNAMENTAL TREES PER 60 L.F. (PLANTED AT 30' O.C.)
- 1 LARGE DECIDUOUS TREE PER 60 L.F.
- CONTINUOUS PARKING LOT SCREENING PER SECTION 13.05

**25' MIN. BLDG SETBACK (EXCEPTION)**

50' MIN. BLDG SETBACK REQUIRED PER MAJOR ARTERIAL

**BUFFERYARD TYPE "25"**

- 25' WIDE MINIMUM LANDSCAPED AREA
- 2 SMALL DECIDUOUS OR ORNAMENTAL TREES PER 60 L.F. (PLANTED AT 30' O.C.)
- 1 LARGE DECIDUOUS TREE PER 60 L.F.
- CONTINUOUS PARKING LOT SCREENING PER SECTION 13.05

**BUFFERYARD TYPE "10"**

- 10' WIDE MINIMUM LANDSCAPED AREA
- 2 SMALL DECIDUOUS OR ORNAMENTAL TREES PER 60 L.F. (PLANTED AT 30' O.C. BETWEEN LARGE DECIDUOUS TREES)
- 1 LARGE DECIDUOUS TREE PER 60 L.F.

**RETAIL USERS**

- ANCHOR TENANTS
- COMPLIMENTARY ARCHITECTURE

**RETAIL USERS**

- ONE STORY
- ANCHOR TENANTS
- SPECIALTY SHOPS
- COMPLIMENTARY ARCHITECTURE

**ACREAGE**

017.01 = 5.55  
 018.01 = 10.54  
 018.03 = 6.94  
 TOTAL = 22.81 (+/-) ACRES

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**BUFFERYARD TYPE "25"**

- 25' WIDE MINIMUM LANDSCAPED AREA
- ONE LARGE DECIDUOUS TREE FOR EVERY 60 FEET
- 2 SMALL DECIDUOUS OR ORNAMENTAL TREES (30' O.C.) FOR EVERY 60
- CONTINUOUS PARKING LOT SCREENING PER SECTION 13.05

**25' MIN. FRONT YARD LINE**

**25' MIN. BLDG SETBACK (EXCEPTION)**

50' MIN. BLDG SETBACK REQUIRED PER MAJOR ARTERIAL

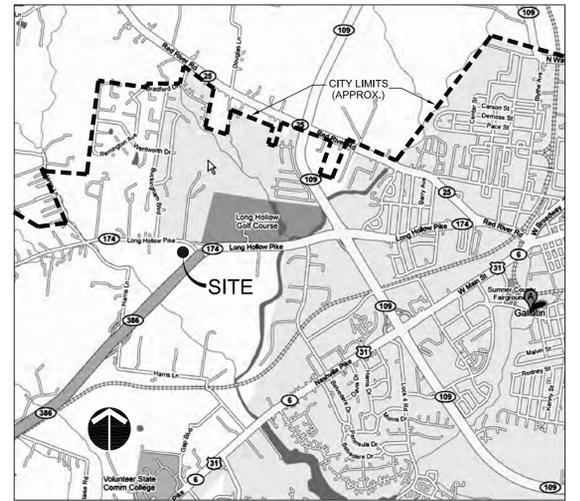
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ESTIMATED PROJECT COMPLETION: 2014



**LOCATION MAP**  
NOT TO SCALE

**DENSITY AND BULK REGULATIONS FOR MIXED USE (MU)**

LOT	OVERALL SITE	OUTPARCEL								
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GENERAL RETAIL SALES AND SERVICES	107,250 SF	75,750 SF		8,300 SF	9,700 SF	13,500 SF				
CONVENIENCE SALES & SERVICES W/ GAS PUMPS	5,000 SF									
TRANSIENT HABITATION (3 STORIES)	25,500 SF									
FOOD SERVICE	18,450 SF			25,500 SF						8,950 SF
FOOD SERVICE - 1 PER 4 PATRONS**	163,700 SF									9,500 SF
FLOOR AREA RATIO										
MAXIMUM FLOOR AREA RATIO ALLOWED	1.00									
PROPOSED FLOOR AREA RATIO	0.16	0.17	0.17	0.21	0.23	0.21	0.07	0.10	0.17	0.18
PROPOSED LOT COVERAGE RATIO	0.15	0.17	0.08	0.21	0.23	0.21	0.07	0.10	0.17	0.18
PARKING	REQUIRED / PROVIDED / EXCESS									
FINANCIAL CONSULTING & ADMIN. OFFICE - 1/1000 SF	25 / 48 / +23									
GENERAL RETAIL SALES AND SERV. - 1/250 SF	429 / 478 / +49									
CONV. SALES & SER. W/ GAS PUMPS - 1/1000SF	50 / 32 / -18									
TRANSIENT HABITATION - 1/UNIT	65 / 125 / +60									
FOOD SERVICE - 1 PER 4 PATRONS**	93 / 107 / +14									
PARKING PROVIDED										
PARKING EXCESS										
LOT WIDTH										
MINIMUM	100'	100'	100'	100'	100'	100'	100'	100'	100'	100'
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MINIMUM BUILDING SETBACKS										
FRONT	50' (ARTERIAL)									
MINIMUM YARDS	90% OF REQUIRED SETBACK									
FRONT										
SIDE	10'									
REAR ABUTTING RESIDENTIAL DISTRICT	40'									
REAR ABUTTING COMMERCIAL DISTRICT	20'									
BUILDING HEIGHT										
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    - MR. CHARLIE LOWE, P.E., R.L.S. RAGAN-SMITH ASSOCIATES, INC. 315 WOODLAND STREET NASHVILLE, TN 37206 (615) 244-8591
  - OWNER:
    - GALLATIN LAND LLC 4228 N. CENTRAL EXPRESSWAY SUITE 110 DALLAS, TX 75206 (214)522-3300 (214)522-0303 FAX
- SITE ADDRESS IS LISTED AS "LONG HOLLOW PIKE" PER SUMNER COUNTY ASSESSMENT DATA. E-911 ADDRESS WILL BE ASSIGNED AT PLAT PHASE.
- 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 TWA FIXTURE FROM LITHONIA. SEE SHEET 3 OF 6 FOR FIXTURE CUT SHEETS. ALL LIGHTING TO CONFORM TO CITY OF GALLATIN PHOTOMETRIC STANDARDS.
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- 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 (1 1/2" 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:**

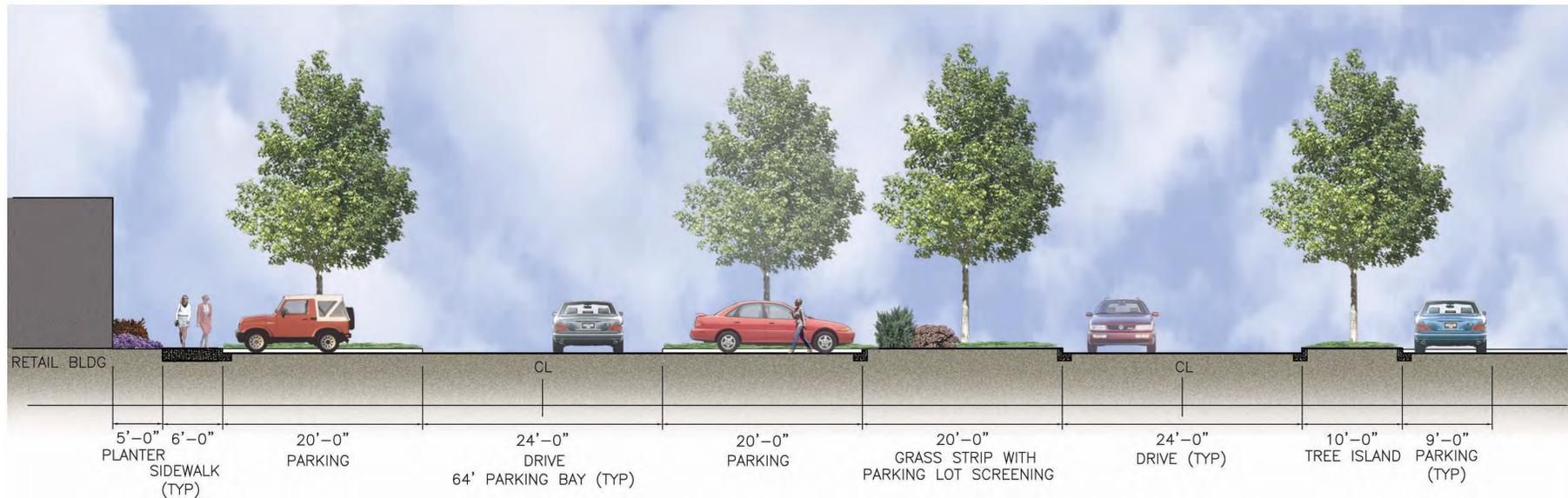
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**HUNTER POINTE**

(The Heights at GreenLea, PHASE 1)  
 Preliminary Master Development Plan  
 Gallatin, Sumner County, Tennessee

RSA JOB NO.: 05-149/8073  
 REVISED: AUGUST 07, 2012



**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. This 22.83 acre assembly of land is made up of parcels 17.01, 18.02, and 18.03 on tax map 125 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 is 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, this municipal golf sits on approximately 180 acres.

The land to the west is zoned MU (Mixed Use), to the south are zones PBP and PGC. To the east are zones PGC 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 this project. This 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 this area.

**Existing Conditions**

The majority of the property is made up of moderately rolling 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 offsite within the Vietnam Veterans R.O.W., which is controlled and owned by TDOI. 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 10-15 feet in areas. Overall, the topography generally falls southwestward with elevations ranging from a high point of 543 feet to a low point of 478 feet above sea level over a distance of about 1,445 feet or one-quarter mile. This topography easily dictates locations for detention areas.

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**

This 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.s vary). Vietnam Veterans also serves as one of the major gateways into the city. This development has approximately 1,196 linear feet of frontage on SR 174 and approximately 1,717 linear feet of frontage on SR 386. A primary access is proposed along SR 174 to align with the existing Fairway Farms entrance. A service drive/secondary entrance is proposed towards the northwest corner of the site along SR 174 a 3rd access is proposed between lots F and G onto SR 174. A right-in/right-out is proposed along SR 386 and will also serve as a primary entrance into the development. Site access is a critical component to the success of this development. Without the appropriate access points as proposed on this PMDP, automotive circulation will restrict the potential growth and lively hood of any 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 Communications, 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 this 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 ratios 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 needed and desired services to others in the surrounding local 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 sq ft 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. This modern approach to commercial planning allows a more street friendly appearance from the major arterial roads and enhances the "gateway" feel as visitors enter the city limits. This also allows for additional signage along the backs of the buildings, which will support the economic viability of the development.

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**ANTIQUE Street Lamps**

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423.242.0001 • www.ragan-smith.com • 423.488.0002

**CONTOUR**

**KAD**

**Metal Halide 20-400W**

**High Pressure Sodium 20-400W**

**Example: KAD 00041115 0008 SP00121**

Series	Voltage	Wattage	Ballast	Fixture	Mounting	Height	Length	Weight
KAD	120V	200W	EMT	1/2" Dia. 18" H. 18" W.	1/2" Dia. 18" H. 18" W.	18"	18"	18"
KAD	120V	400W	EMT	1/2" Dia. 18" H. 18" W.	1/2" Dia. 18" H. 18" W.	18"	18"	18"



**SPECIFICATIONS**

**Construction**  
The luminaire has an octon globe in clear or white heat-treated polycarbonate with cast aluminum housing. Luminaire is available with a range of color slates from which to select. An optional cast aluminum finish or clear and brass finish is available. All hardware is stainless steel.

**Installation**  
The luminaire mounts on a 3" O.D. x 3" tall fin with an 1/2" socket set screw. Luminaire with 3/8" socket luminaire base mounts on a 2 1/2" O.D. ring. The globe is removed from the luminaire base by loosening 4 slotted steel set screws, providing complete access to the lamp and ballast assembly. Ballast assembly has two wire access or is furnished with quick disconnect. An octon ballast assembly, including spring tabs, rotate cover from the out board side.

**Optics**  
Luminaire is furnished with an HLD ballast and socket assembly on a 1/2" wall-mount fluorescent socket and ballast. The luminaire is 3/8" tall and labeled as suitable for wet locations. Sockets are ground porcelain, medium base, with a copper alloy nickel plated screw shell and center contact. Ballast use code and all high power factor regulating type.

**Finish**  
The luminaire has a powder coat finish utilizing a premium TBC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Ballast cover, the lamp socket and wiring are finished with a three-stage paint process, consisting of a hand-applied clear coat, zinc primer coating, zinc and sealant.

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**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**Mini Wall-Packs**

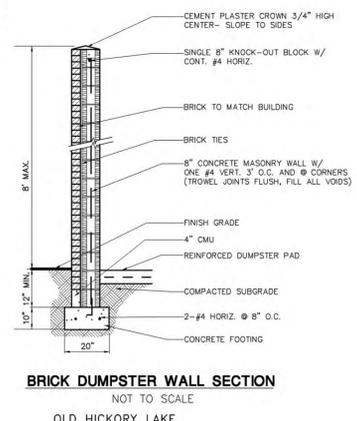
**TWA**

**Metal Halide 20-100W**

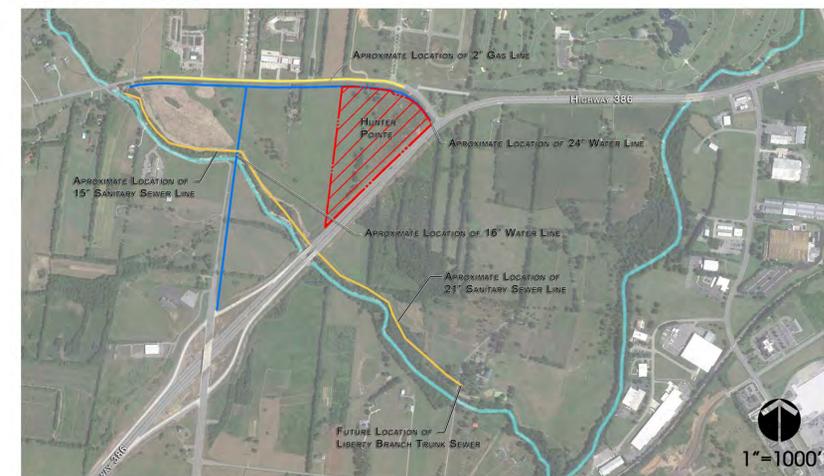
**High Pressure Sodium 20-100W**

**Example: TWA 00011115 0008 SP00121**

Series	Voltage	Wattage	Ballast	Fixture	Mounting	Height	Length	Weight
TWA	120V	200W	EMT	1/2" Dia. 18" H. 18" W.	1/2" Dia. 18" H. 18" W.	18"	18"	18"
TWA	120V	400W	EMT	1/2" Dia. 18" H. 18" W.	1/2" Dia. 18" H. 18" W.	18"	18"	18"



**AERIAL PHOTO**



**UTILITY EXHIBIT**



JOB NO: 05-149 / 8073  
REVISED: August 7, 2012

**HUNTER POINTE**  
(The Heights at Greenlea, PHASE 1)  
Preliminary Master Development Plan  
Development Character  
Gallatin, Sumner County, Tennessee 3 OF 5

- 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**

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

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



**BANK CONCEPT**

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

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



**CONVENIENCE / FUEL CONCEPT**

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



**RETAIL CONCEPT**

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

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

PERCENTAGE OF MATERIALS	%
MASONRY STONE / BRICK	80%
EIFS	16%
AWNING CANOPY	4%

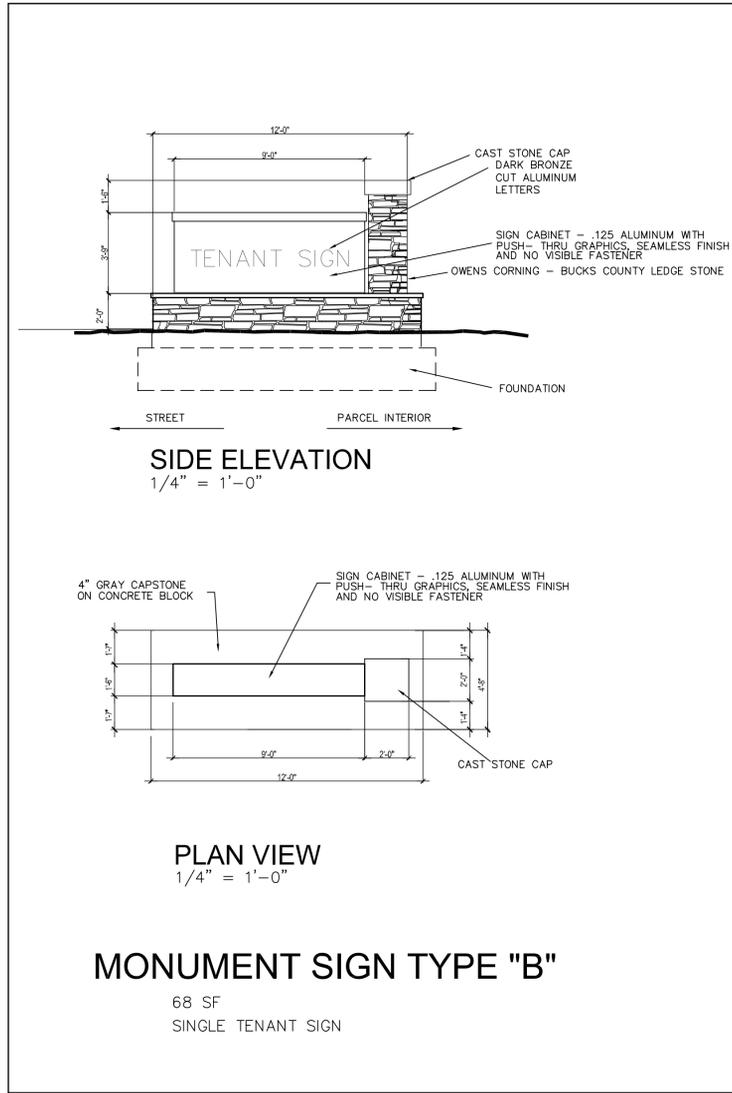
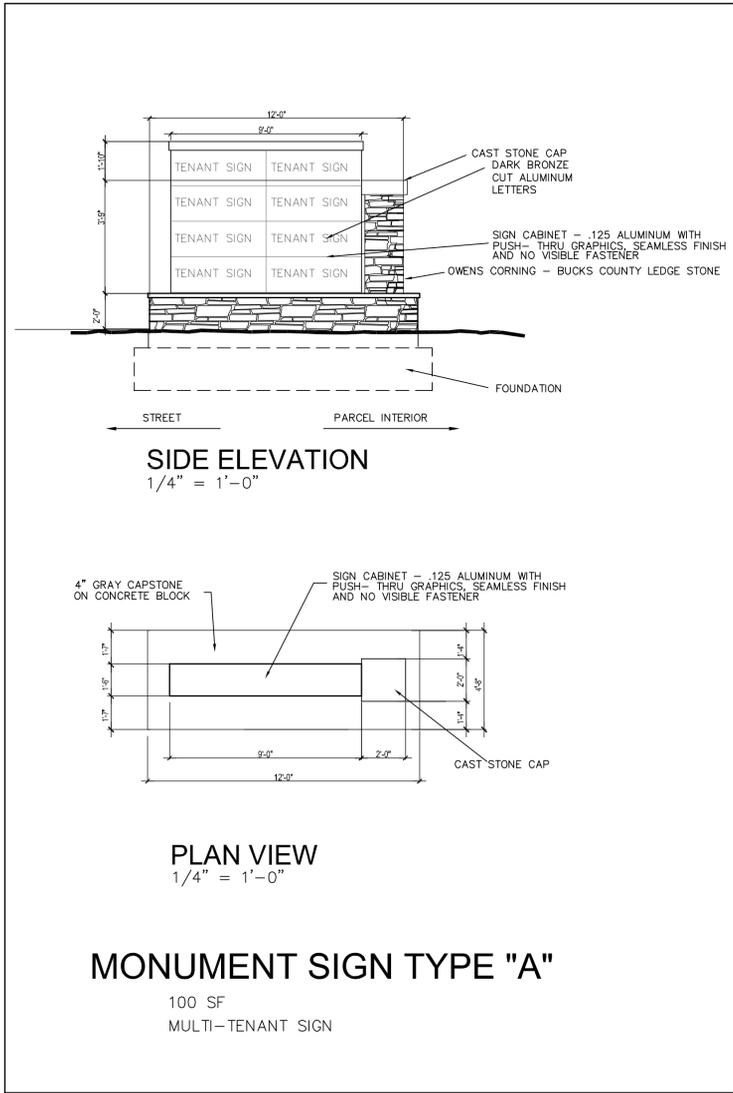
**REALTY AMERICA GROUP**

HMH# 12004  
August 7, 2012

**Hunter Pointe**

Gallatin, TN

**H M H A**  
**H. Michael Hindman**  
Architects, P.C.



**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 THIS 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 LOCATION, CHARACTER, DESIGN, COLOR AND LAYOUT 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 RACEWAY 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. TENANT'S SIGN CONTRACTOR SHALL NOT WORK ON THE PREMISES OR THE SHOPPING CENTER WITHOUT PROOF OF LIABILITY INSURANCE.

D. INSTALLATION: ALL SIGNS 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. NO SIGN WILL BE PLACED IN FINAL POSITION WITHOUT THE LANDLORD'S REPRESENTATIVE'S APPROVAL.

**SIGN CRITERIA**

1. **SIGN SPECIFICATIONS**

A. ALL TENANT SIGNS ARE TO BE INDIVIDUAL CHANNEL LETTERS, MOUNTED DIRECTLY TO WALL OR TO CONTINUOUS ROCK WALL, AND SHALL CONSIST OF THE STORE OR SHOP NAME OR APPROPRIATE LOGO ONLY. ALL LETTERS MUST BE ILLUMINATED AND BE NO MORE THAN 36 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 OR TUBES TO INSURE 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 RETURNS SHALL BE .040" THICKNESS OF ALUMINUM BACKS SHALL BE .063" THICKNESS. RACEWAYS SHALL BE A MINIMUM OF .063 THICKNESS.

E. PLEX FACES ARE TO ACRYLIC A MINIMUM OF 3/16". NO TRANSPARENT LETTER FACES ARE PERMITTED.

F. HARDWARE FOR FABRICATION AND INSTALLATION SHALL BE OF NON-CORROSIVE TYPE OR PLATED.

G. RACEWAYS IF USED, SHALL BE NO LARGER THEN 6" X 6" AND NO LONGER THEN SIGN TEXT. RACEWAYS SHALL BE GALVANIZED METAL AND PAINTED TO MATCH FASCIA.

H. NO EXPOSED WIRING, CONDUIT 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 COLOR.

3. **PROHIBITED SIGNS**

OUTRIGGER, MOVING, FLASHING BOX, ROOFTOP, IRIDESCENT, PAINTED, ANIMATED, EXPOSED NEON, INTERMITTENT, NOISE MAKING, NON-ILLUMINATED METAL, WOOD OR PLASTIC OR CARICATURE 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.

Mon, 06 Aug 2012 - 17:00 H:\2012\12004 - HUNTERS POINTE - GALLATIN\04 - Schematic Design\12004 SITE SIGNAGE SIGN CRITERIA

Revisions  
08-07-2012

HMH Job Number  
12004

Drawn By  
MH

Date  
02-21-2012

Drawing