



Gallatin Municipal-Regional Planning Commission Work Session Agenda

Monday, February 8, 2016

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

Gallatin City Hall, 132 West Main Street

1. Discuss proposed amended PMDP and revised FMDP for Welch College, Phase 1, in order to build a presidential residence on property containing 44.61 (+/-) acres located at Bison Trail and Big Station Camp Boulevard. (8-1499-16)
2. Discuss proposed amended PMDP and FMDP for Waters Edge at Foxland Harbor, Phase 1, in order to build two 25 condominium units in two (2) buildings and 61 club parking spaces, on property located at Club View Drive containing 4.14 (+/-) acres. (8-1498-16)
3. Discuss proposed site plan for Gallatin Warehouse Storage Facility in order to build a 100,00 square foot warehouse storage facility on a 10.00 (+/-) acre parcel, located at 1424 Gateway Drive on property zoned IR. (8-1501-16)
4. Discuss proposed amended PMDP for Twin Eagles, Phase 13, Section A, a major subdivision containing 15 lots on 3.65 (+/-) acres on property located on Wildcat Run at Community Court. (3-1504-16)
5. Discuss Minor Subdivision Plat for Jennings Park, Phase 2, in order to create four (4) residential lots, on property zoned R-15. (2-1505-16)
6. Discuss changes to the Gallatin Zoning Ordinance.
7. Other Business
8. Adjourn

TEMP

ZONING INFORMATION COLLEGE:

Base Zone District	Maximum Overall Density	Minimum Recreational Area	Maximum FAR	Minimum Lot Size
R-6	18	35%	50%	5,000 s.f.
MBSL:	FRONT YARD 25'			
	SIDE YARD 10'			
	REAR YARD 25'			

PAVEMENT LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALK

USE LEGEND

EXISTING USE: VACANT
 PROPOSED USE: COMMUNITY EDUCATION

SITE DATA:

PARKING PROVIDED:
 311 REGULAR SPACES
 15 HANDICAP SPACES (VAN ACCESSIBLE)
 327 TOTAL SPACES

ADMINISTRATION BUILDING - 30,000 S.F.
 DORMITORY S.F. - 34,705 S.F.
 CAFETERIA/MULTI PURPOSE - 14,980 S.F.
 GYMNASIUM/STUDENT ACTIVITIES CENTER - 21,535 S.F.

SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING HEIGHTS
 ALL EXISTING CONDITIONS PROVIDED BY OWNER

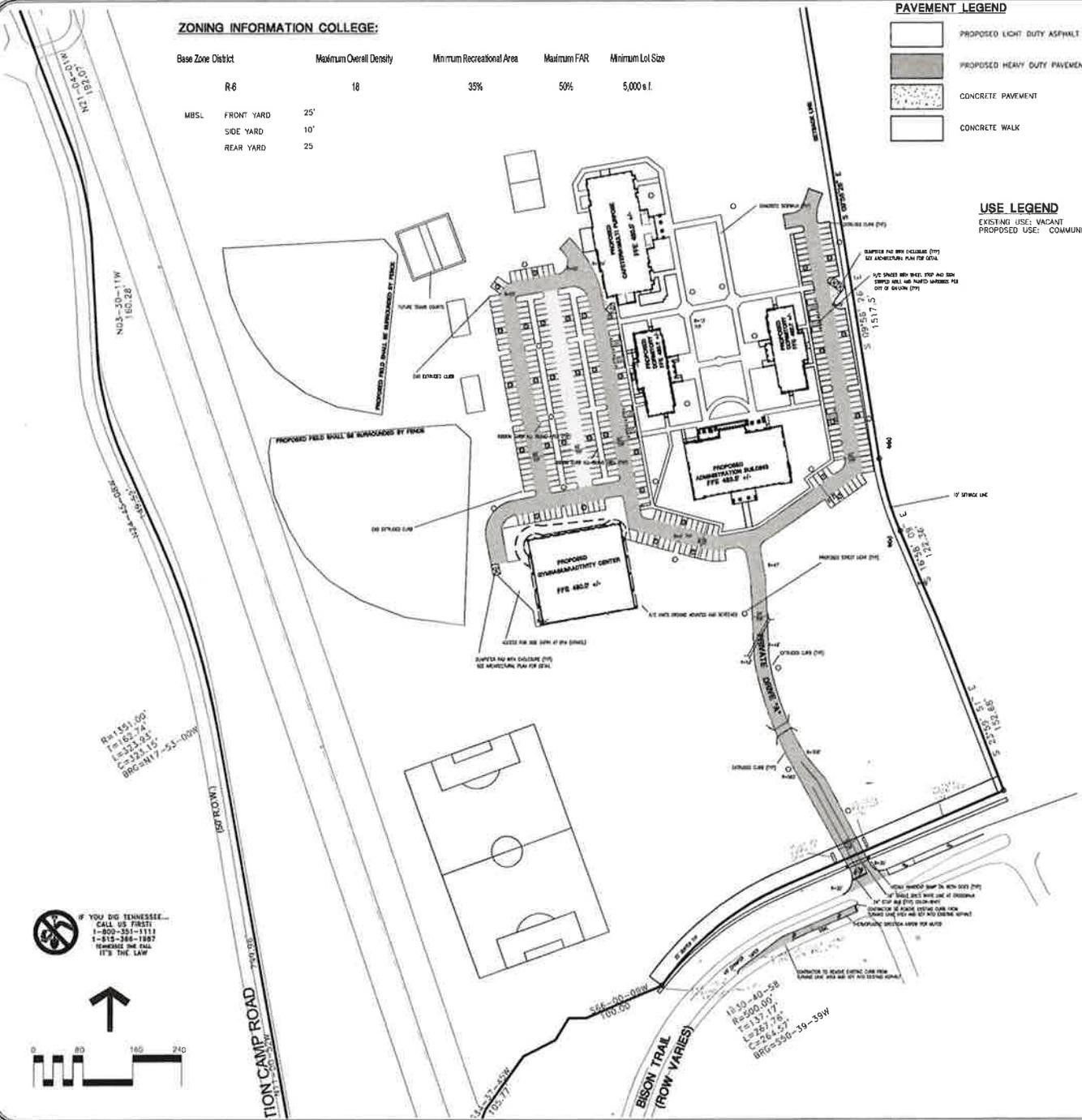
COLLEGE USE PER SCHEDULE B OF THE ZONING ORDINANCE PARKING REQUIREMENTS SHALL BE DETERMINED BY THE ZONING ADMINISTRATOR. REQUIREMENTS SHALL BE BASED ON REQUIREMENTS FOR SIMILAR USES, LOCATION OF PROPOSED USE, EXPECTED DEMAND AND TRAFFIC GENERATED BY THE PROPOSED USE, AND APPROPRIATE TRAFFIC ENGINEERING AND PLANNING CRITERIA AND INFORMATION. DETERMINATION OF REQUIREMENTS MAY BE APPEALED TO THE ZONING BOARD OF APPEALS.

THE PARKING AREAS SHOWN IS BASED UPON THE EXISTING COLLEGE PARKING NEED AT THEIR PRESENT LOCATION ADJUSTED FOR THE FUTURE GROWTH AND CAPACITY OF THE NEW DEVELOPMENT. ADDITIONAL DETAILED INFORMATION WILL BE PROVIDED IN THE FINAL MASTER DEVELOPMENT PLAN. ADDITIONAL PARKING AREAS WILL BE SHOWN IF WARRANTED AT THAT TIME.

ALL HVAC UNITS SHALL BE SCREENED AND OR PLACED IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE REQUIREMENTS.

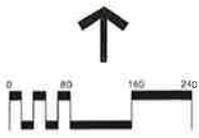
ALL PARKING ISLAND RADIUS POINTS SHALL BE 4' UNLESS OTHERWISE NOTED OR REQUIRED.

HANDICAP SPACES ARE DESIGNED TO BE FLUSH WITH CURBING THEREFORE ELIMINATING THE REQUIREMENT FOR A H/C RAMP.



R#1151-00'
 L=161.24'
 L=513.02'
 C=321.10'
 BRG=317-25-103W

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WELCH COLLEGE - HIDDEN CREEK
 BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT
 CITY OF GALLATIN - SUMNER COUNTY TENNESSEE
 PHASE I WELCH COLLEGE FINAL MASTER DEVELOPMENT PLAN - REVISION ONE
 EXISTING APPROVED LAYOUT PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JANUARY 25, 2016
JOB NO.	WK. ORDER 13-011 - 01
SHEET NO.	0

8-1499-16

ITEM 1

CONSTRUCTION ENTRANCE NOTE:

EXISTING CONSTRUCTION ENTRANCE ESTABLISHED FOR PHASE I FMDP SHALL BE USED.

PERFORMANCE NOTE:

ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES AND CODES OF THE CITY OF GALLATIN, THE STATE OF TENNESSEE, AND FEDERAL LAW.

ALL EXISTING CONDITIONS SHOWN ON THIS SHEET INCLUDING TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEYS AND OTHER AVAILABLE INFORMATION THIS ENGINEER AND CDC, LLC HAS NO LIABILITY AS TO THE ACCURACY OF THE INFORMATION SHOWN.

SITE DATA:

PARKING PROVIDED:

- 2 REGULAR SPACES (GARAGE)
- 3 HANDICAP SPACES (VAN ACCESSIBLE)
- 5 TOTAL SPACES

PROPOSED PRESIDENTS RESIDENCE: SEE ARCH. PLAN FOR S.F.
SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING HEIGHTS
ALL EXISTING CONDITIONS PROVIDED BY OWNER

COLLEGE USE PER SCHEDULE B OF THE ZONING ORDINANCE PARKING REQUIREMENTS SHALL BE DETERMINED BY THE ZONING ADMINISTRATOR. REQUIREMENTS SHALL BE BASED ON REQUIREMENTS FOR SIMILAR USES, LOCATION OF PROPOSED USE, EXPECTED DEMAND AND TRAFFIC GENERATED BY THE PROPOSED USE, AND APPROPRIATE TRAFFIC ENGINEERING AND PLANNING CRITERIA AND INFORMATION. DETERMINATION OF REQUIREMENTS MAY BE APPEALED TO THE ZONING BOARD OF APPEALS.

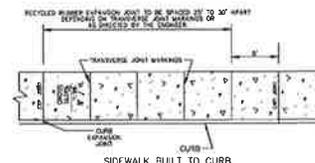
ALL HVAC UNITS SHALL BE SCREENED AND OR PLACED IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE REQUIREMENTS.

PAVEMENT LEGEND

-  PROPOSED LIGHT DUTY ASPHALT PAVEMENT
-  CONCRETE WALK

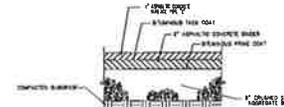
USE LEGEND

- EXISTING USE: WACANT
- PROPOSED USE: PRESIDENTS RESIDENCE



- GENERAL NOTES:**
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS AND MAINTAIN A MINIMUM OF 3 FEET CLEARANCE THROUGH THE PATH OF TRAVEL
 2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL HORIZONTAL)
 3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE (3000 PSI)
 4. WHERE A GRASS AREA IS NOT PROVIDED A MINIMUM OF 3 FEET BURNISHING ZONE IS REQUIRED, MAINTAINING A MINIMUM OF 3 FEET CLEARANCE THROUGH THE PATH OF TRAVEL

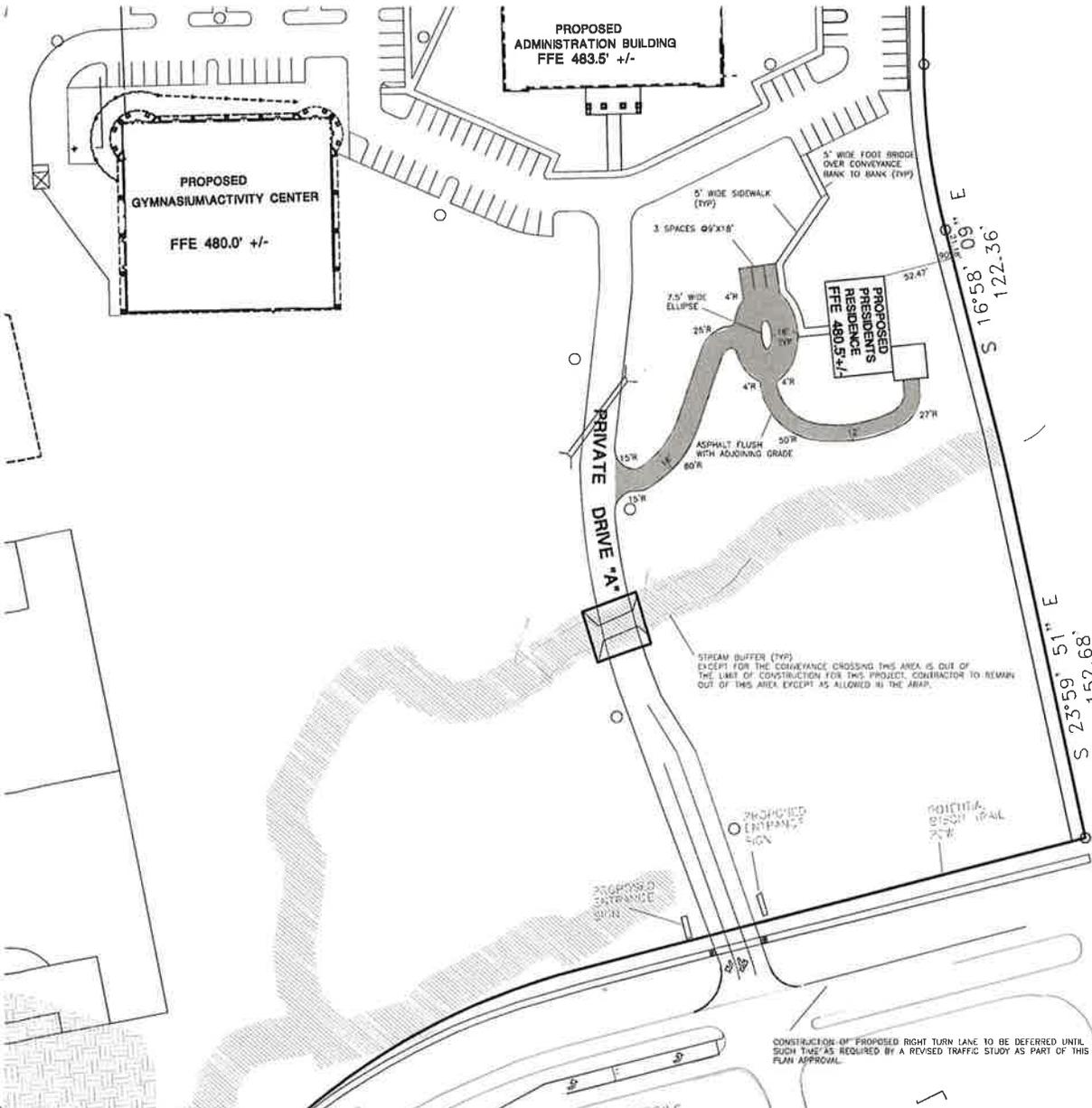
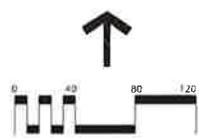
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE



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TENNESSEE WE CALL
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CONSTRUCTION OF PROPOSED RIGHT TURN LANE TO BE DEFERRED UNTIL SUCH TIME AS REQUIRED BY A REVISED TRAFFIC STUDY AS PART OF THIS PLAN APPROVAL.



WELCH COLLEGE - HIDDEN CREEK
BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT
CITY OF GALLATIN - SUMNER COUNTY TENNESSEE
PHASE I WELCH COLLEGE FINAL MASTER DEVELOPMENT PLAN - REVISION ONE
PROPOSED LAYOUT PLAN

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JANUARY 25, 2016
JOB NO.	WK. ORDER
13-011	- 01
SHEET NO.	1

8-1499-16

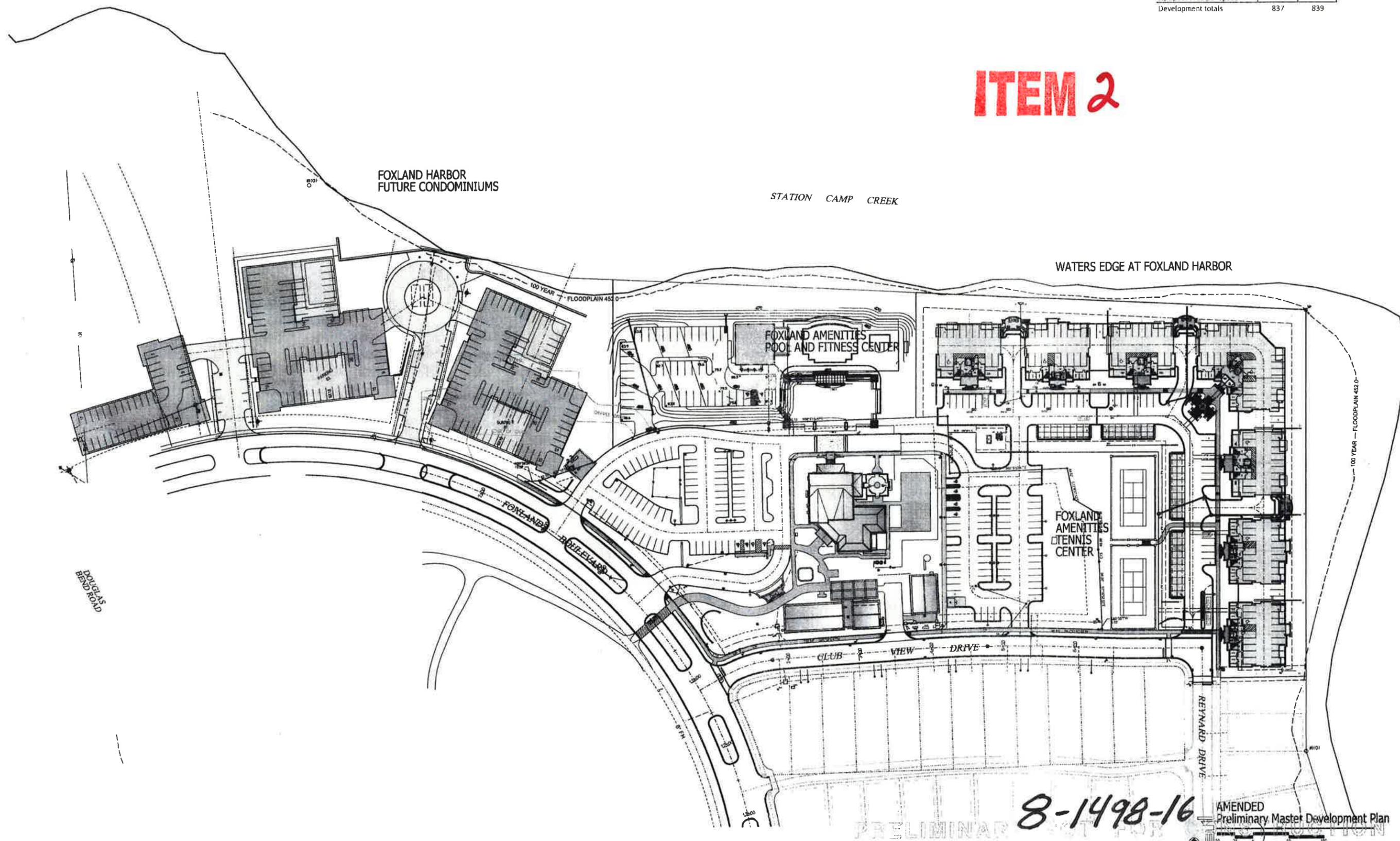
Development Property Distribution			
Tract	Identification	Acres	Owner
1	Map 147, Parcel 7.06	1.1	Foxland Golf & Country Club
2	Map 147, Parcel 7.07	1.55	Foxland Condos, LLC
3	Map 147, Parcel 7.23	1.57	Foxland Amenities, LLC
4	Map 147, Parcel 7.24	1.36	Foxland Condos 2, LLC
Total			14.50

Use	Program element	Required	Provided
Condos 1	90	135	198
	spaces per unit	1.5	
	Condos 2	320	480
Ratio proposed		1.5	
Golf	18	100	70
	Spaces per 9 holes	50	
	New Club Parking		61
Restaurant	325	81	46
	Seats per Space	4	
Pool	4072	41	45
sqft pool area per space		100	
Development totals		837	839



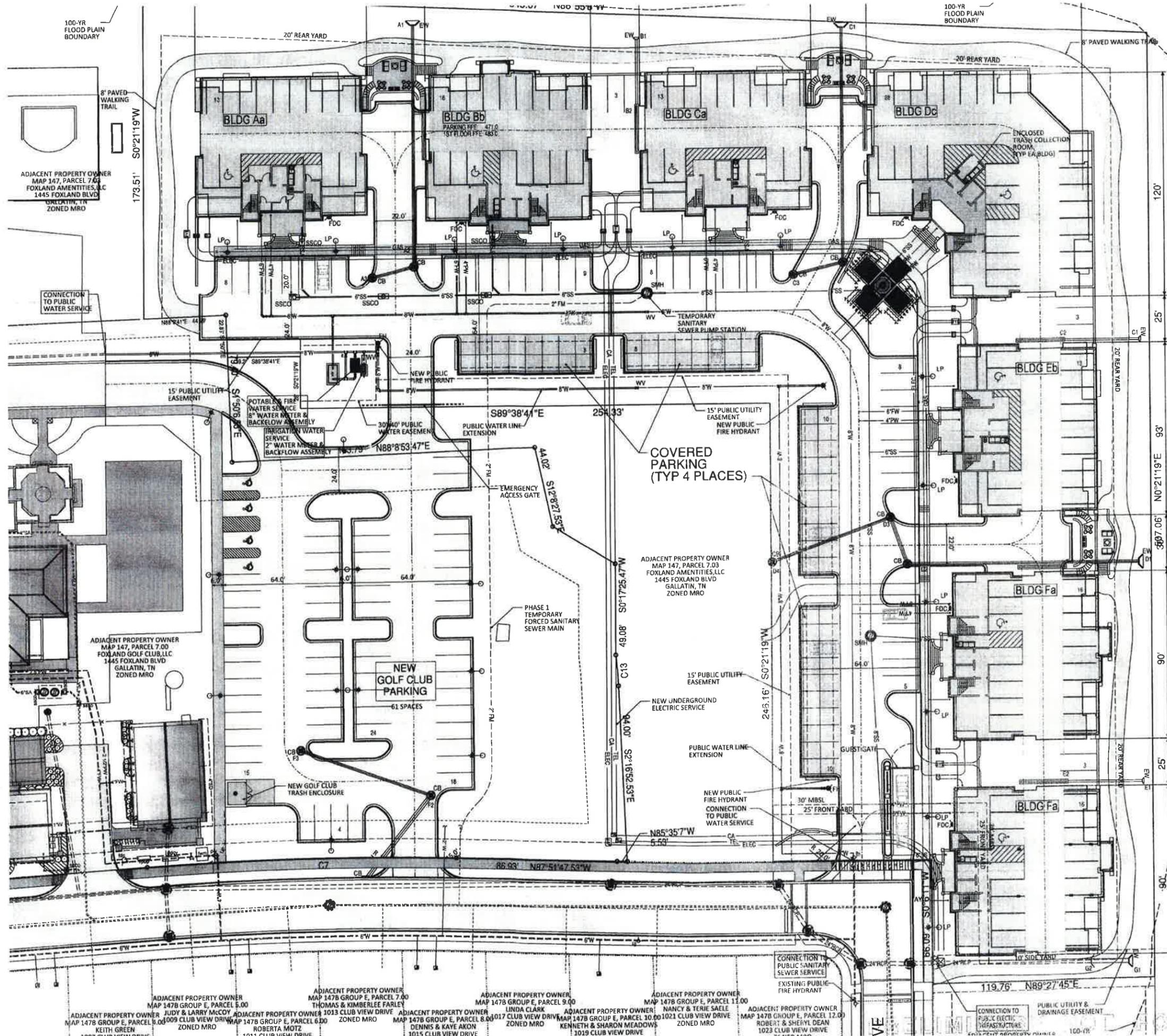
ISSUED FOR COG PLANNING REVIEW
25 JAN 16

ITEM 2



WATER'S EDGE
FOXLAND HARBOR
 GOLF AND COUNTRY CLUB
 AMENDED PMDP AND FMDP
 C-0000-16
C0.1
 SHEET 3 OF 13
 ALL INFORMATION SUBJECT TO COPYRIGHT

8-1498-16 AMENDED Preliminary Master Development Plan



Club View Drive
Tax Map 147, Parcel 7.02

Property Zoning
MRO-Multiple Residential and Office District

Property Owner
Foxland Condos, LLC
1445 Foxland Blvd
Gallatin, TN 37066
FOC: Joe Godfrey, 615.451.0909, joe@godfreyrg.com

Bulk Regulations

Lot Area (ac)(sqft)	Minimum	6,000
	Required	6.20 270,000
	Proposed	4.14 180,209
Lot Width (ft)	Minimum	60
	Proposed	142
Minimum Front Yard (ft)	25	25
Minimum Side Yard (ft)	10	10
Minimum Rear Yard (ft)	20	20
Minimum Building Setback		
Local	50	

Proposed Building

Use	Dwelling, Multi-family
Number of stories	Proposed 6
Number of Buildings	7
Number of Units:	
3 bedroom units	50
2 bedroom units	40
Building height (ft)	
Maximum Permissible	35
Proposed	87

Building Area (sqft)

Building Area (sqft)	258,678
Garage Area (sqft)	47,283
Floor Area (sqft)	505,961
Floor Area Ratio (FAR)	Proposed 0.50
Maximum Permissible	0.50

Parking Calculations

Parking ratio based on use

Use	Program Element	Required	Provided
Condos	90	135	198
apart per unit	1.5		
Golf	18	160	70
spaces per vehicle	9.3		
New Club Parking			61
Restaurant	325	81	46
seats per table	4		
Shop	4022	41	45
sqft per 100 sq ft store	100		
Club subtotal	777	777	
Facility total	357	420	
Handicap Parking Spaces:	4	17	

Zoning Notes

- Signage Plan:** Location of the one anticipated sign has been identified on this plan. The specific design has not been fixed as of submittal. The sign will be part of the proposed gate assembly constructed of materials similar to the buildings. Sign will be externally lit. Sign copy shall be limited to name only. No changeable text area is anticipated. Sign shall comply with City of Gallatin sign ordinance.
- Trash Collection Plan:** A trash collection room with a trash compactor has been provided in each building. The condo maintenance staff will place trash bins in accessible locations on trash pick-up days designated by trash removal service.
- Building Mechanical Equipment:** All HVAC equipment will be placed on the roof of each building and fully screened by the proposed Mansard roofs around the perimeter of the buildings.
- Flood Hazard:** By means of graphic plotting upon Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Panel 47155C0009G, dated April 17, 2012, it has been determined that the subject property lies within Zone "X" and is therefore not within a special flood hazard area.
- The owner/developer of this property is responsible for all financial matters.
- All construction and Uses of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance Section 13.02.



ISSUED FOR COG PLANNING REVIEW
25 JAN 16



ITEM 2

WATER'S EDGE
FOXLAND HARBOR
GOLF AND COUNTRY CLUB

DESIGNED BY: M.L. MANOUS, M.D. KAWCZYNSKI
DRAWN BY: T. TIMORAC
APPROVED BY:
DATE: JANUARY 25, 2016

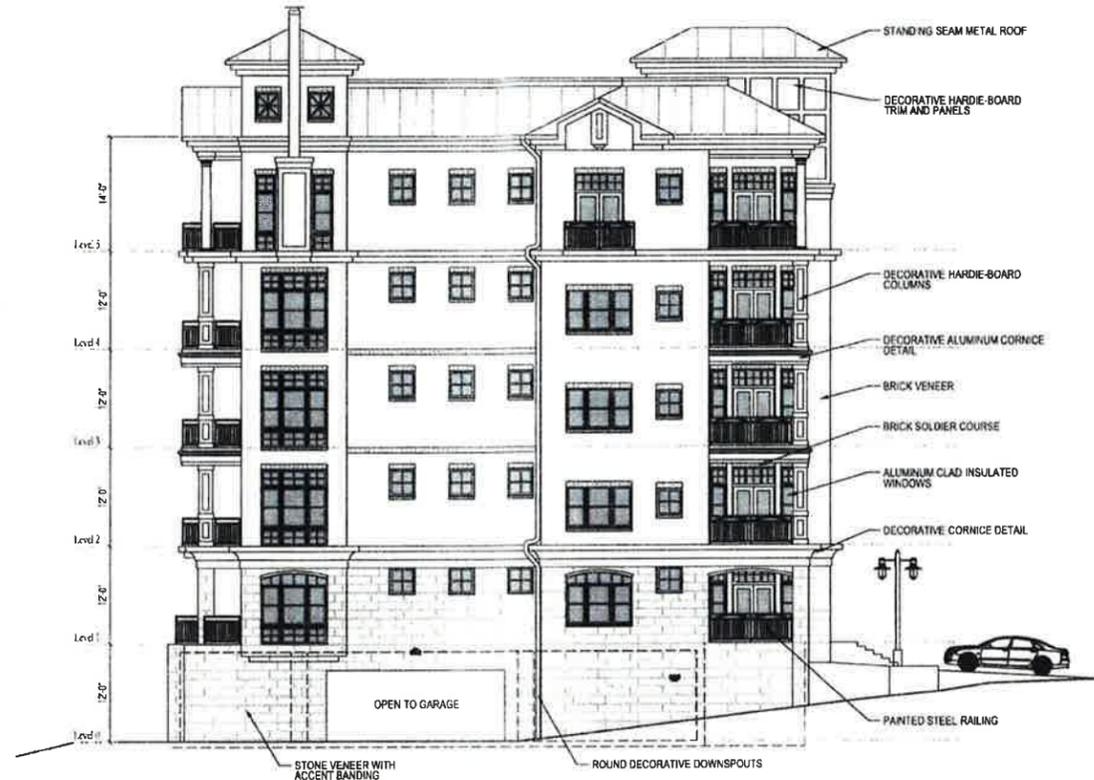
8-1498-16

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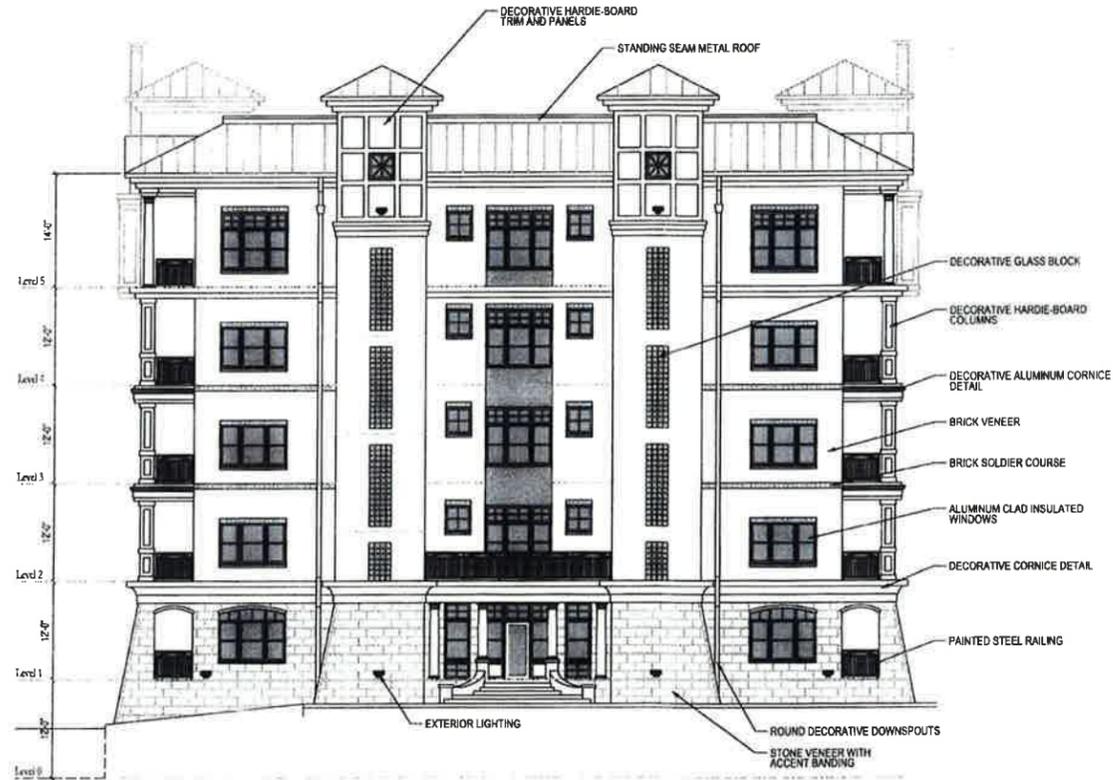
C-0000-16 AMENDED PMDP AND FMDP



2 BUILDING "A" - NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 BUILDING "A" - WEST ELEVATION
SCALE 1/8" = 1'-0"



4 BUILDING "A" - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



3 BUILDING "A" - EAST ELEVATION
SCALE 1/8" = 1'-0"



ISSUED: 25 JAN 16
ISSUED FOR: COG PLANNING RE: W

ITEM 2

WATER'S EDGE
FOXLAND HARBOR
GOLF AND COUNTRY CLUB



DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T. TIDMORE
APPROVED BY:
DATE: JANUARY 21, 2016

A3.1

SHEET 13 OF 13
ALL INFORMATION SUBJECT TO COPYRIGHT
RESTRICTIONS MANOUS DESIGN RETAINS
THE RIGHTS TO ALL REPLICATION
PROPERTY DERIVED ON THIS DOCUMENT

PC-0000-16 AMENDED PMDP AND FMDP

PRELIMINARY NOT FOR CONSTRUCTION
8-1498-16

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1040.00'	157.82'	157.67'	S 78°12'50" E	8°41'41"	79.06'

- LEGEND**
- CONCRETE MONUMENT (OLD)
 - CONCRETE MONUMENT (NEW)
 - IRON ROD (OLD)
 - IRON ROD (NEW)
 - ⊕ BENCHMARK
 - - - BOUNDARY LINE
 - - - BUFFER
 - - - SETBACK / YARD
 - - - PAVEMENT
 - - - EXTRUDED CURB
 - - - SS - SANITARY SEWER LINE
 - - - W - WATER LINE
 - - - S - STORM SEWER
 - - - G - GAS LINE
 - - - OHE - OVERHEAD UTILITY LINE
 - - - UGT - UNDERGROUND UTILITY LINE
 - - - FENCE
 - - - TREE LINE
 - ⊕ UTILITY POLE
 - ⊕ UTILITY POLE W/ LIGHT
 - ⊕ GUY ANCHOR
 - ⊕ TELEPHONE MANHOLE
 - ⊕ ELECTRIC JUNCTION BOX
 - ⊕ CABLE PEDESTAL
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ BLOW OFF VALVE
 - ⊕ AIR RELEASE ASSEMBLY
 - ⊕ FIRE HYDRANT
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ A/C PAD

TAX MAP 112
(12.02)
THE INDUSTRIAL
DEVELOPMENT
BOARD OF THE
CITY OF GALLATIN
BOOK 4001, PAGE 628
R.O.S.C., TN
ZONED IR

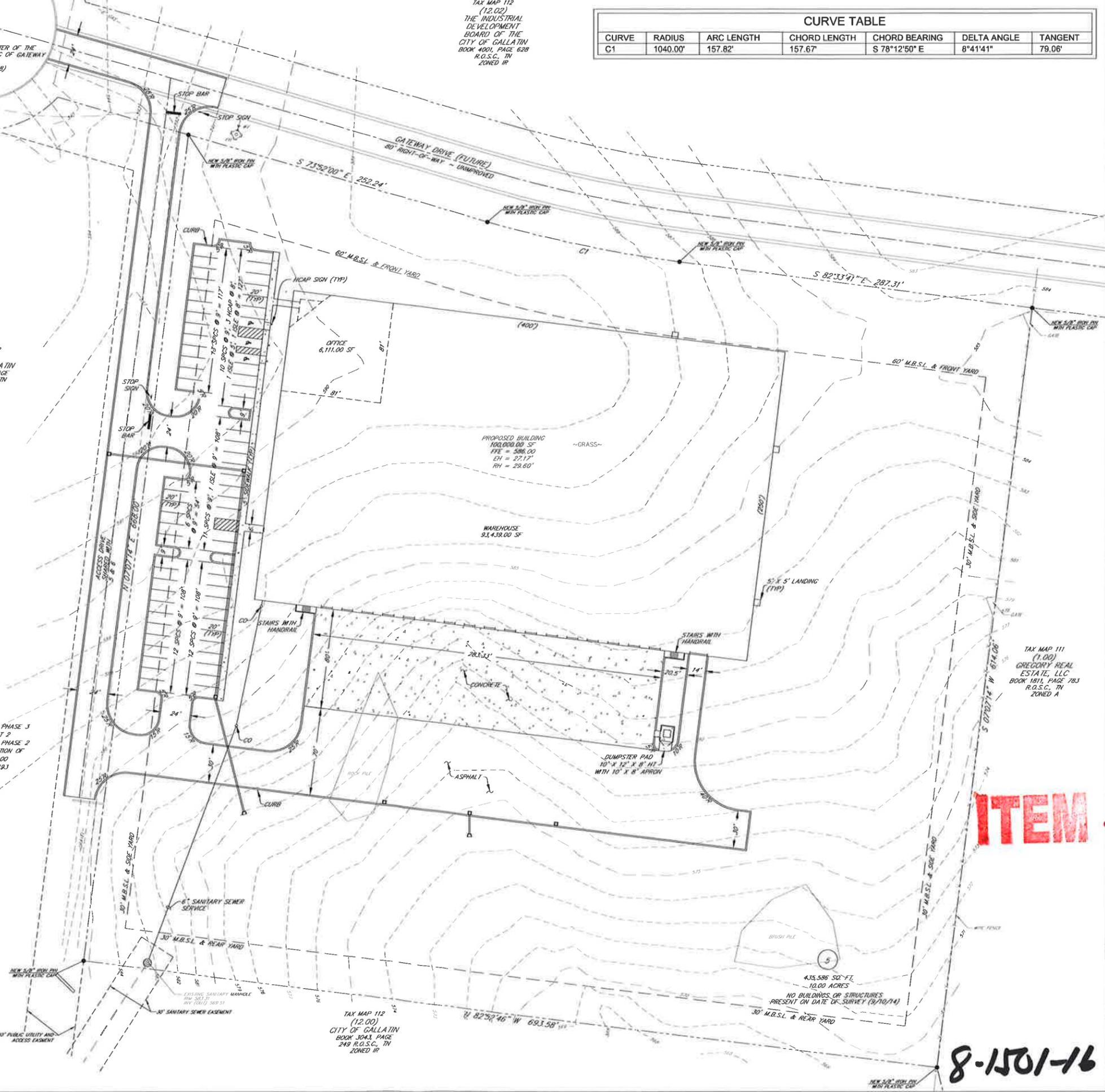
TBM
P.K. NAIL SET IN CENTER OF THE
ASPHALT CUL-DE-SAC OF GATEWAY
DRIVE.
ELEV. 596.11 (NAVD 88)

TAX MAP 112
(12.00)
CITY OF GALLATIN
BOOK 3043, PAGE
249 R.O.S.C., TN
ZONED IR

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
PLAT BOOK 28, PAGE 193

TAX MAP 112
(12.00)
CITY OF GALLATIN
BOOK 3043, PAGE
249 R.O.S.C., TN
ZONED IR

TAX MAP 111
(1.00)
GREGORY REAL
ESTATE, LLC
BOOK 1811, PAGE 783
R.O.S.C., TN
ZONED A



ITEM 3

8-1501-16

ROGERS ENGINEERING GROUP
1148 WEST MAIN STREET
Gallatin, Tennessee 37068
TEL: 615-230-7268 FAX: 615-230-7271
richard.jones@rogersgroupinc.com



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TENNESSEE ONE CALL
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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

GALLATIN WAREHOUSING
STORAGE FACILITY
SITE PLAN
1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
C 2.0

REVISIONS	
SHEET 2 OF 10	
PROJECT #	16-003
DATE	25 JANUARY 2016

LEGEND

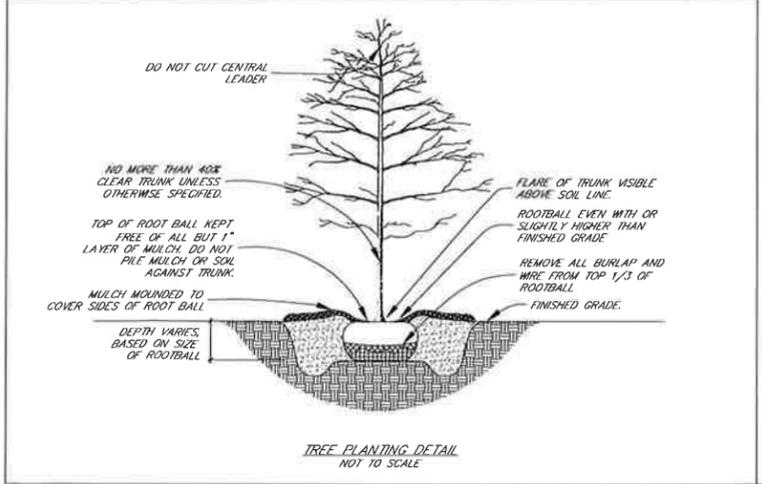
- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
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- ⊕ BENCHMARK
- BOUNDARY LINE
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- - - - - PUDE
- EXTRUDED CURB
- SS --- SANITARY SEWER LINE
- W --- WATER LINE
- STORM SEWER
- G --- GAS LINE
- OHE --- OVERHEAD UTILITY LINE
- UGT --- UNDERGROUND UTILITY LINE
- FENCE
- ∅ TREE LINE
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- ⊙ GAS VALVE
- ⊙ A/C PAD

LANDSCAPE DESIGN CRITERIA			
1. TREES REQUIRED FOR PARKING ABUTTING PUBLIC R/W:	65 LF (1 TREE / 50 LF):	2 TREES	
TOTAL PROVIDED:		2 TREES	
2. TREES REQUIRED FOR PARKING ABUTTING SIDE YARDS:	292 LF (1 TREE / 60 LF):	5 TREES	
TOTAL PROVIDED:		5 TREES	
3. INTERIOR TREE RATIO:	67 SPCS (1 TREE / 10 SPCS):	7 TREES	
TOTAL PROVIDED:		7 TREES	
4. INTERIOR LANDSCAPING AREA:			
PARKING: 21,793 SF (6% OF PARKING):		1,308 SF	
TOTAL PROVIDED:		2,360 SF	

- LANDSCAPE NOTES:**
1. TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
 2. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

- TREE SELECTION SPECIFICATIONS:**
1. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
 2. TREES SHOULD BE ROOTED INTO THE ROOT BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOT BALL MOVE AS ONE WHEN LIFTED BUT NOT ROOT BOUND. THE TRUNK SHOULD BEND WHEN GENTLY BUSHED AND SHOULD NOT BE LOOSE SO IT PIVOTS AT OR BELOW SOIL LINE.
 3. THE POINT WHERE THE TOPMOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK SHALL BE WITHIN TWO INCHES OF THE SOIL SURFACE. IF IT IS NOT WITHIN THE TOP TWO INCHES OF SOIL, GENTLY REMOVE THE TOP LAYER OF SOIL FROM THE ROOT BALL UNTIL THE FIRST MAJOR ROOT FLARE IS VISIBLE.
 4. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z50.1 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 FROM 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 MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO COMBS 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.

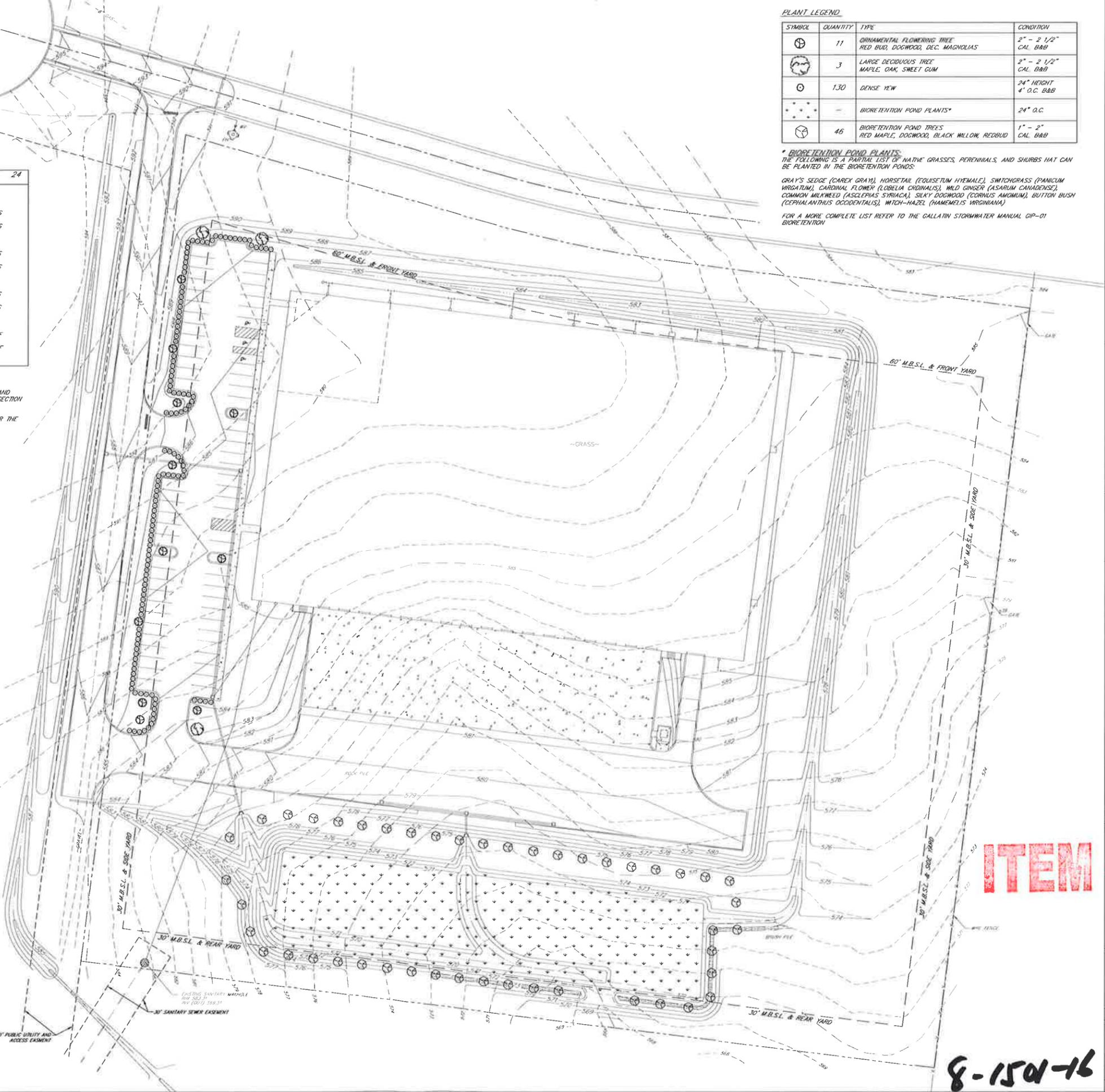
- TREE PLANTING SPECIFICATIONS:**
1. THE DEPTH OF THE HOLE DUG SHOULD BE ABOUT 10% LESS THAN THE DISTANCE FROM THE TOPMOST ROOT (MEASURED WHERE IT JOINS THE TRUNK) TO THE BOTTOM OF THE ROOT BALL. THE WIDTH OF THE HOLE SHALL BE AT LEAST 1.5 TIMES THE WIDTH OF THE ROOT BALL.
 2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 2/3 OF THE ROOT BALL 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 ROOT BALL TO A POINT EVEN WITH THE DUMP LINE. DO NOT ADD ANY SOIL AT THE TOP OF THE ROOT BALL. DO NOT ADD MORE THAN 1 INCH OF MULCH TO THE TOP OF THE ROOT BALL.
 5. IN POORLY DRAINED SOIL, POSITION THE TOP OF THE ROOT BALL 10% OR MORE ABOVE THE SURROUNDING GRADE. NO MORE THAN 50% OF THE ROOT BALL SHOULD BE ABOVE THE SURROUNDING GRADE.
 6. IF TREES ARE STAKED, STAKES SHALL NOT COME INTO CONTACT WITH THE ROOT BALL. GUY WIRES SHALL NOT BE DRAWN TAUGHT, BUT SHOULD SUPPLY JUST ENOUGH TENSION TO PREVENT TREE FROM SWAYING A GREAT DEAL. ALL STAKES, WIRES AND HARNESSSES SHALL BE REMOVED WITHIN ONE YEAR UNLESS OTHERWISE SPECIFIED.



PLANT LEGEND

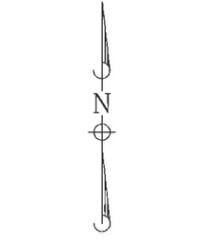
SYMBOL	QUANTITY	TYPE	CONDITION
⊕	11	ORNAMENTAL FLOWERING TREE RED BUD, DOGWOOD, DEC. MAGNOLIAS	2" - 2 1/2" CAL. B&B
⊙	3	LARGE DECIDUOUS TREE MAPLE, OAK, SWEET GUM	2" - 2 1/2" CAL. B&B
⊙	130	DENSE YEW	24" HEIGHT 4' O.C. B&B
⊙		BIORETENTION POND PLANTS*	24" O.C.
⊙	46	BIORETENTION POND TREES RED MAPLE, DOGWOOD, BLACK WILLOW, REDBUD	1" - 2" CAL. B&B

* **BIORETENTION POND PLANTS:**
THE FOLLOWING IS A PARTIAL LIST OF NATIVE GRASSES, PERENNIALS, AND SHRUBS THAT CAN BE PLANTED IN THE BIORETENTION PONDS:
GRAY'S SEDGE (CARX GRAY), HORSETAIL (EQUISETUM HYEMALE), SWITCHGRASS (PANICUM VIRGATUM), CARDINAL FLOWER (LOBELIA CRINALIS), WILD GINGER (ASARUM CANADENSE), COMMON MILKWEED (ASCLEPIAS SYRIACA), SILKY DOGWOOD (CORNUS AMOMUM), BUTTON BUSH (CEPHALANTHUS OCCIDENTALIS), WITCH-HAZEL (HAMAMELIS VIRGINIANA)
FOR A MORE COMPLETE LIST REFER TO THE GALLATIN STORMWATER MANUAL CIP-01 BIORETENTION



ROGERS ENGINEERING GROUP
1148 WEST MAIN STREET
Gallatin, Tennessee 37068
TEL: 615-230-7288 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE, CALL US FIRST!
1-800-351-1111
1-615-368-1987
TENNESSEE ONE CALL
IT'S THE LAW



GALLATIN WAREHOUSING
STORAGE FACILITY
SITE PLAN
LANDSCAPE PLAN
1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

SHEET NO. C 4.0

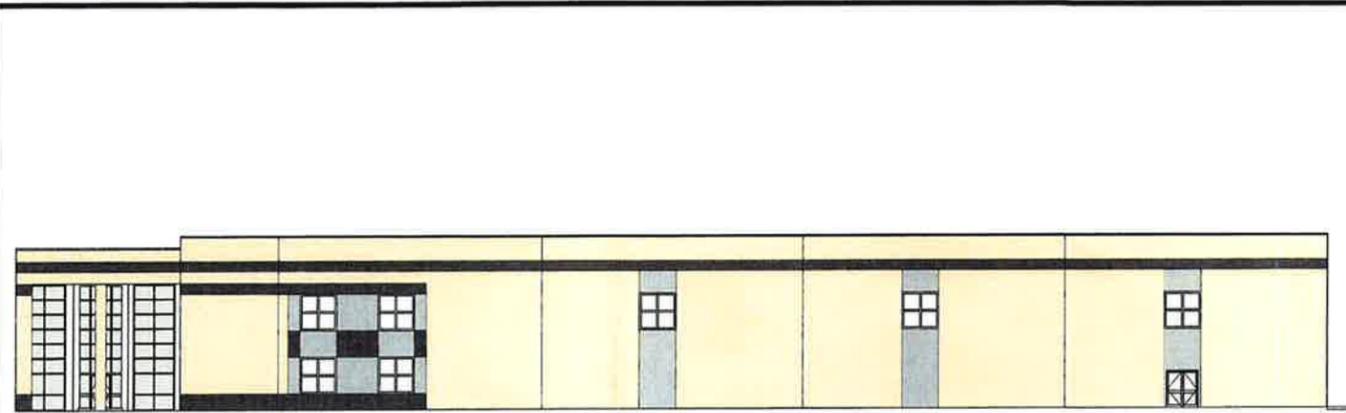
REVISIONS

NO.	DATE	DESCRIPTION

SHEET 4 OF 10
PROJECT # 15-003
DATE 25 JANUARY 2016

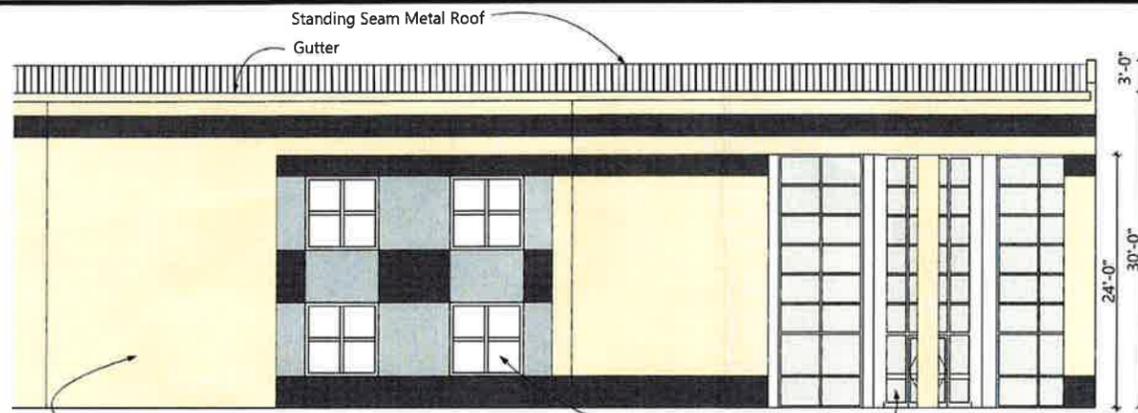
ITEM 3

8-1501-16



West Elevation
Scale: 1/16"=1'-0"

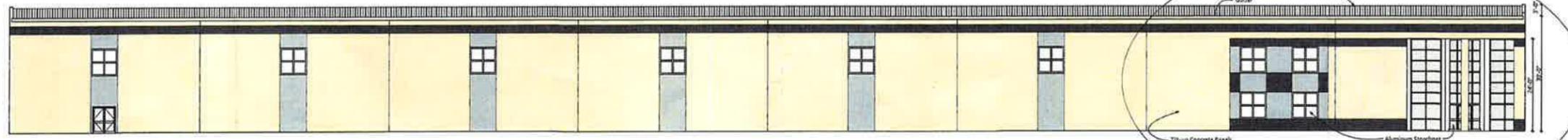
Tilt-up
Concrete Panels



Enlarged Area
Scale: 1/8"=1'-0"

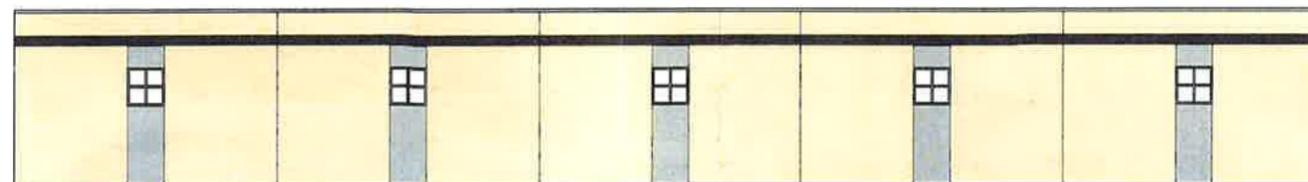
Tilt-up Concrete Panels

Aluminum Storefront



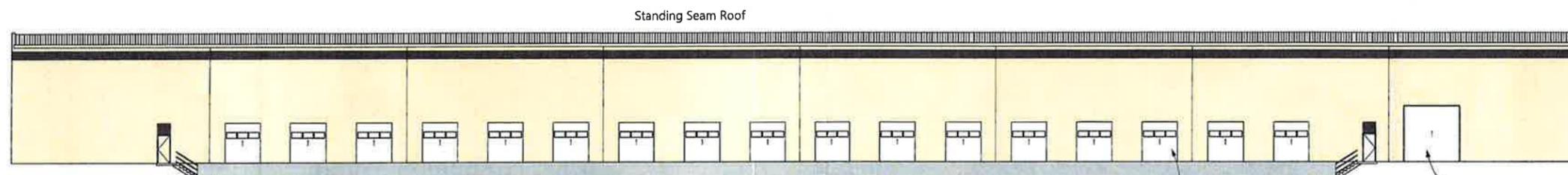
North Elevation
Scale: 1/16"=1'-0"

Tilt-up
Concrete Panels



East Elevation
Scale: 1/16"=1'-0"

Tilt-up
Concrete Panels



South Elevation
Scale: 1/16"=1'-0"

Tilt-up
Concrete Panels

OH Dock Doors

OH Door
at Grade

ITEM 3

Project No. _____
Drawn by: _____
Reviewed by: _____

M&A
Matchett
and
Associates
Architects

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

Gallatin
Warehouse
1421
Gateway
Drive

Gallatin,
Tennessee

Exterior
Elevations

JAN 26 2016

Date: 1/25/16
Revisions:
Date: _____ Mark: _____

PD-1
Sheet of _____

8-1501-16

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERSTANDING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, MARKS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR HURRY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL AVAILABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE. CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY L. STEVEN BRIDGES, JR. LAND SURVEYING AND CONSULTING.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECT TO THE RESULTS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. THIS SURVEY IS IN COMPLIANCE WITH STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 6820-3. THIS SURVEY IS CLASSIFIED AS A: URBAN AND SUBDIVISION (CATEGORY 1)
13. ELEVATIONS AND CONTOURS WERE DERIVED USING RADIAL TRIGONOMETRY AND DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (2) FEET, AND THE SOURCE OF VERTICAL DATUM IS M.G.V.D. 1929.
14. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 475000000, EFFECTIVE DATE APRIL 17, 2012, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 500 YEAR FLOOD PLAIN. PROPERTY IS IN ZONE "X" AND NOT A SPECIAL FLOOD HAZARD AREA.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. PERFORMANCE STANDARD COMPLIANCE: ALL CONSTRUCTION OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.
18. ADDITIONAL DESIGN STANDARDS: THIS DEVELOPMENT SHALL BE DESIGNED AND DEVELOPED TO COMPLY WITH THE STANDARDS OF ARTICLES 11.00, 12.00, AND 13.00 OF THE CITY OF GALLATIN ZONING ORDINANCE.
19. UTILITY CROSS CONNECTION: THESE FACILITIES SHALL COMPLY WITH ALL APPLICABLE CROSS CONNECTION AND SCENRY USE REGULATIONS.
20. SIGNAGE: NO SIGNAGE REQUIRING A PERMIT IS PROPOSED FOR THIS PHASE OF DEVELOPMENT.
21. TRASH DISPOSAL: THIS PROJECT WILL UTILIZE THE CITY OF GALLATIN TRASH WASTE DISPOSAL SERVICES.
22. REFER TO THE UTILITY PLAN NOTES FOR ADDITIONAL INFORMATION RELATING TO THIS PROJECT.

TRAFFIC VOLUME ESTIMATES:

USE AS SINGLE FAMILY, 10 TRIPS / RESIDENCE
 15 x 10 = 150 TRIPS / DAY
 LANE WIDTH = 12'
 OFF STREET PARKING 2 SP / DWELLING

TEMPORARY BENCH MARK:

TBM LOCATED IN FENCE LINE WITH SHAVONE & BRADLEY PROPERTY, APPROXIMATELY 335' WEST FROM ADJOINING CORNER OF TWIN EAGLES PHASE 4 AND TWIN EAGLES PHASE 6. RAILROAD SPIKE IN 15" WALNUT TREE IN PHASE 4 ELEVATION 542.74'

ESTIMATED CONSTRUCTION SCHEDULE:

PHASE 13 SECTION A
 BEGIN MAY 2016
 END DECEMBER 2016

ARCHITECTURAL PLANS:

SCHEMATIC ARCHITECTURAL PLANS AND ELEVATIONS ARE APPROVED AS REQUIRED BY ARTICLE 13.00 OF THE ZONING ORDINANCE. HOME ELEVATIONS ARE TYPICAL AS APPROVED ON TWIN EAGLES SUBDIVISION SECTIONS 1-8

PLAN SHEET INDEX:

DESCRIPTION
 COVER SHEET
 SITE PLAN
 PAVING & DRAINAGE DETAILS

SHEET
 C 1.0
 C 2.0
 C 3.0

STATEMENT OF FINANCIAL RESPONSIBILITY:

THE DEVELOPER, RANDY JONES (SEE ADDRESS THIS SHEET), WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THIS PROJECT. THE CONSTRUCTION FUNDING WILL BE PROVIDED BY CUMBERLAND BANK. (CONTACT LEFT BOND AT (615) 432-6487)

OWNERSHIP AND MAINTENANCE PROVISIONS:

RANDY JONES WILL PROVIDE MAINTENANCE OF SAID PROJECT INFRASTRUCTURE UNTIL STREETS AND UTILITIES ARE ACCEPTED BY THE CITY OF GALLATIN, AND RANDY JONES WILL MAINTAIN SAID LOTS UNTIL LOTS ARE SOLD. ALL LOT MAINTENANCE, REGARDLESS OF OWNERSHIP WILL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS OF TWIN EAGLES SUBDIVISION. ALL OPEN SPACE, COMMON SPACE AND ADJACENTS WILL BE MAINTAINED BY A DEVELOPER APPOINTED ASSIGNEE UNTIL SUCH TIME AS LOTS ARE SOLD. AT THIS TIME UPON APPROVAL OF 70% OF HOMEOWNERS, A HOMEOWNERS ASSOCIATION WILL BE FORMED AND ASSIGNEE WILL BE APPOINTED BY THE HOMEOWNERS ASSOCIATION. FEES MAY BE ESTABLISHED BY THE HOMEOWNERS ASSOCIATION THAT DIFFER FROM THE INITIAL FEE THAT IS HEREBY SET AT \$15.00 PER MONTH PER LOT FOR THE MAINTENANCE OF OPEN SPACE. THIS FEE IS PAYABLE AT LOT CLOSING FOR THE 1ST YEAR'S MAINTENANCE.

PROJECT DESCRIPTION:

THIS PROJECT IS TO DEVELOP APPROXIMATELY 3.63 ± ACRES OF 7.50 ± ACRES OF MU ZONED PROPERTY WITHIN THE TWIN EAGLES SUBDIVISION. THIS PORTION OF THE DEVELOPMENT WAS ORIGINALLY SET ASIDE AS COMMERCIAL. IT IS NOW BEING PROPOSED TO BE 15 SINGLE FAMILY RESIDENTIAL LOTS.

PAVING AND DRAINAGE NOTES:

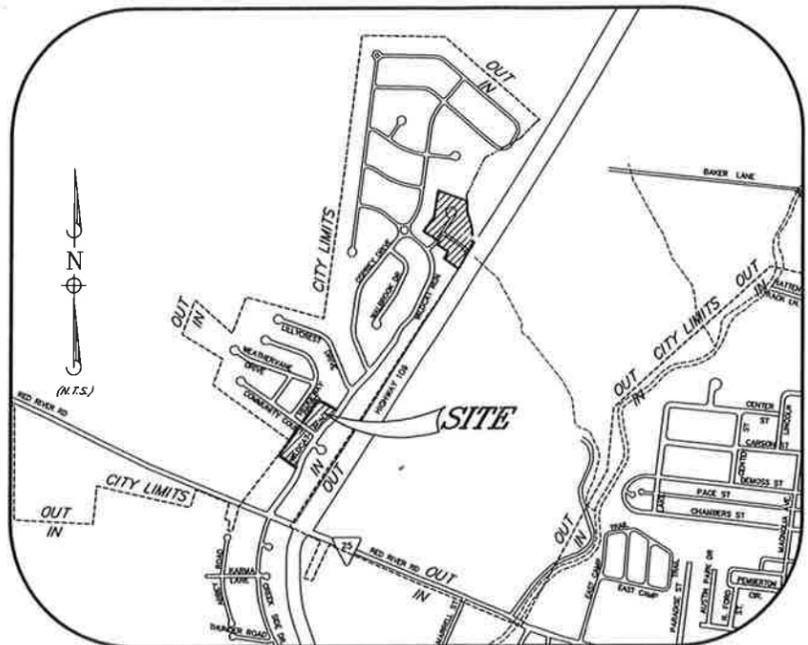
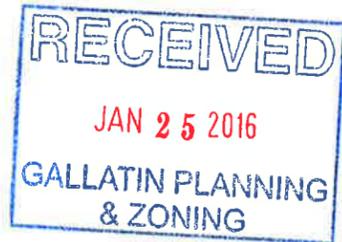
1. DRAINAGE SYSTEM HP-MAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERDRIVING PROVISIONS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNH000000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. PROVIDE NPDES PERMIT NUMBER AND NOC TO CITY OF GALLATIN ENGINEERING DIVISION WHEN RECEIVED.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO USE STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO USE STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, SEE DESCRIPTION THIS SHEET.
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE: CLASS II RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG. DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE: (1) CLASS I OR CLASS II RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL. (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" OF STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO USE STD PROCTOR. PUG THEN TO BE PLACED IN 4" LAYERS AND LIGHTLY TAMPED TO 15" ABOVE THE TOP OF THE PIPE CONFIGURATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.
8. ALL DIVIDES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PLAN APPROVAL:

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ME AND ARE APPROVED WITH THE EXCEPTION OF SUCH MODIFICATIONS INDICATED BY ME ON THE PLANS.

ENGINEERING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____



BUFFER YARD REQUIREMENTS		
MU TO A	ORDINANCE	PROPOSED
MU TO A	TYPE 30	NONE *

* RANDALL AND BARBARA JONES OWN THE ADJACENT PROPERTY WHICH WILL BE TWIN EAGLES SUBDIVISION PHASE 13 SECTION B.

MU BULK AND AREA REGULATIONS		
	ORDINANCE	PROPOSED
MINIMUM SITE SIZE	5 AC	7.50 ± AC
MINIMUM LOT AREA	6,000 SF	6,000 SF
MINIMUM LOT WIDTH	60 FEET	60 FEET
MINIMUM FRONT SETBACK (SINGLE-FAMILY DETACHED)		
FRONT YARD	20 FEET	20 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	15 FEET	15 FEET
SITE AREA PER UNIT	3,000 SF	19,600 SF
MAXIMUM BUILDING HEIGHT	35 FEET	< 30 FEET

SITE DATA TABLE	
OWNER / DEVELOPER	RANDY JONES ETUX BARBARA 604 LINDSEY DRIVE GALLATIN, TN 37066
SITE LOCATION	WILDCAT RUN
TAX MAP	114 AND THE GROUP C
PARCELS	P20 PARCEL 658.00 AND PARCEL 049.00 AND 1205, INC. 104 R.O.S.C.TN
ACREAGE	7.50 ±
CURRENT ZONE	MU
REQUESTED ZONE	-
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	SINGLE-FAMILY DETACHED

UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 230 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5822	TELEPHONE	A&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 130 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 432-3152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

TWIN EAGLES SUBDIVISION PHASE 13 SECTION A
 PRELIMINARY MASTER DEVELOPMENT PLAN
 WILDCAT RUN
 CITY OF GALLATIN, 9TH CIVIL DISTRICT,
 SUMNER COUNTY, TENNESSEE

ROGERS ENGINEERING GROUP
 114B WEST MAIN STREET
 Gallatin, Tennessee 37066
 TEL: 615-230-7289 FAX: 615-230-7271
 rjones@rogersengr.com

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TWIN EAGLES SUBDIVISION PHASE 13 SECTION A
 COVER SHEET
 WILDCAT RUN
 CITY OF GALLATIN, 9TH CIVIL DISTRICT,
 SUMNER COUNTY, TENNESSEE

ITEM 4

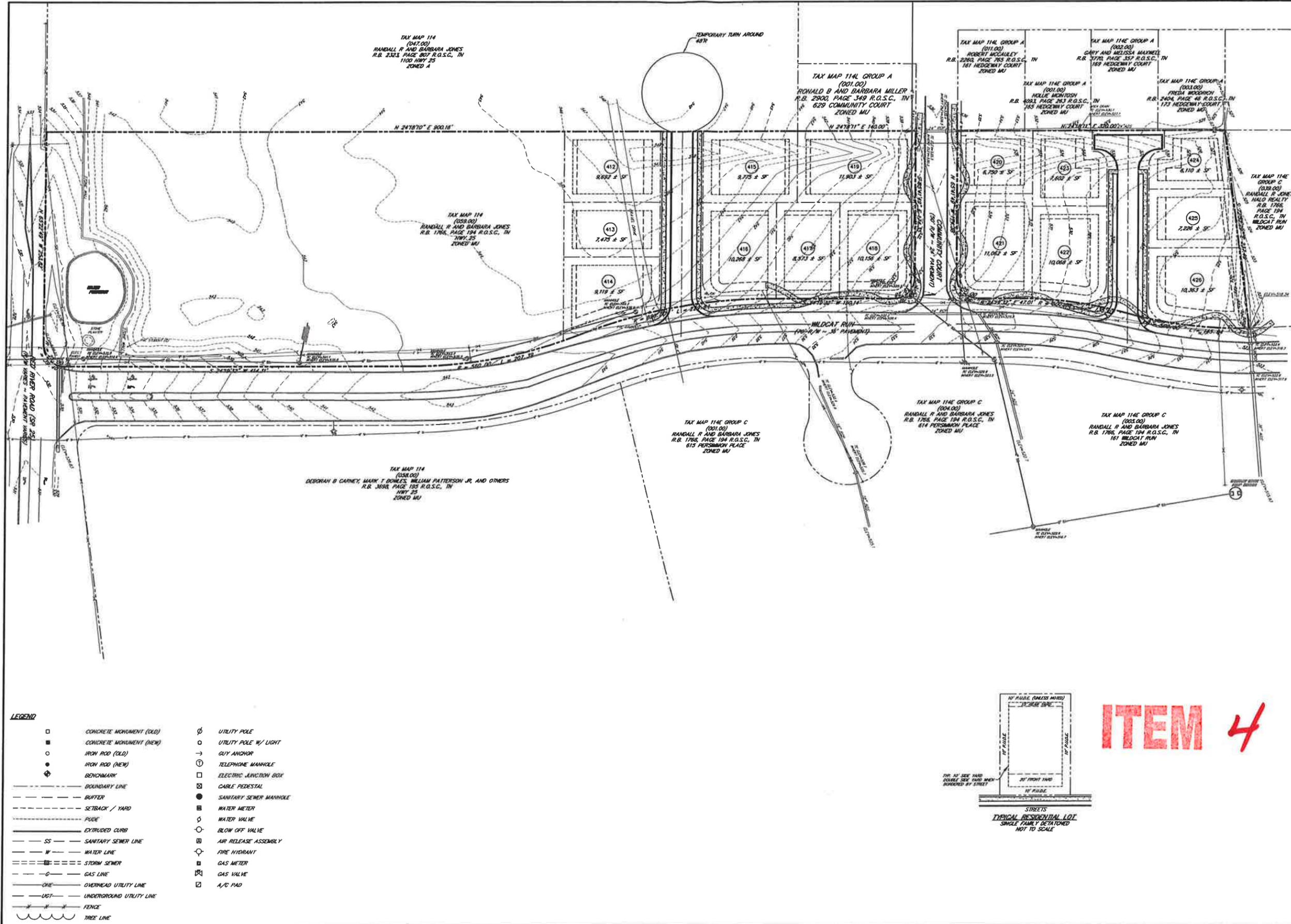
1-25-16

SHEET NO.
C 1.0

REVISIONS

SHEET 1 OF 3
 PROJECT # 13-025
 DATE 25 JANUARY 2016

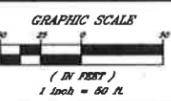
3-1504-16



ROGERS ENGINEERING GROUP
 1148 WEST MAIN STREET
 Gallatin, Tennessee 37066
 TEL: 615-250-7269 FAX: 615-250-7271
 rcharc@rogersengr.com



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 1-615-250-1989
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TWIN EAGLES SUBDIVISION
PHASE 13 SECTION A
 PRELIMINARY MASTER DEVELOPMENT PLAN
 SITE PLAN
 WILDCAT RUN
 CITY OF GALLATIN, 9TH CIVIL DISTRICT
 SUMNER COUNTY, TENNESSEE



SHEET NO.
C 2.0

SHEET 2 OF 3
 PROJECT # 13-035
 DATE 25 JANUARY 2016

3-1504-16



Hedgeway Ct

ITEM 4

3-1504-16

- 4100, NAU 83 (1992), derived using the 1983...
- Subject property does not lie in a DHS/FEMA Special or 500-year Flood Hazard Area per Community Panel No. 47165C0318G dated April 17, 2012.
- This is a Category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
- Lot 1 will have access only to Independence way, not Hartsville Pike.

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 1-615-355-1987 OR 1-800-351-1111.

SITE DATA TABLE

OWNER: LIVINGWELL PROPERTIES (126D "D" 16)
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
RECORD BOOK XXXX, PAGE XXX R.O.S.C.T.

OWNER: LP HUTCHINS GENERAL PARTNERS (126D "D" 17)
1165 LAKE MARIE ROAD, GALLATIN, TN 37066
RECORD BOOK 4071, PAGE 428 R.O.S.C.T.

DEVELOPER: PROVIDENCE LAND COMPANY, LLC
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
(615) 533-5233

ZONING: R15
AREA: 2.82 ACRES
ADDRESS: PARTS OF 683 & 703 HARTSVILLE PIKE

YARD REQUIREMENTS:
FRONT: 25'
SIDE: 10'
REAR: 20'

MAX. FLOOR AREA RATIO: 0.50
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
MINIMUM LOT WIDTH AT BUILDING LINE: 60'

EXISTING USE: RESIDENTIAL
PROPOSED USE: ATTACHED RESIDENTIAL
OVERALL DENSITY: UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661

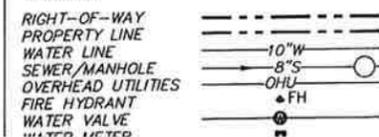
DATE OF PREPARATION: JANUARY 25, 2016
DATE OF LAST REVISION:

WARNING

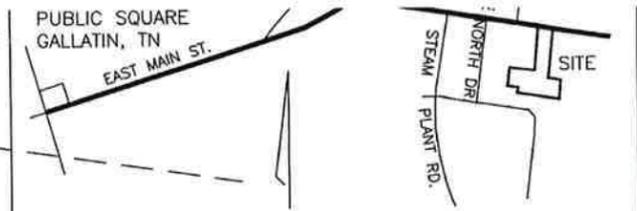
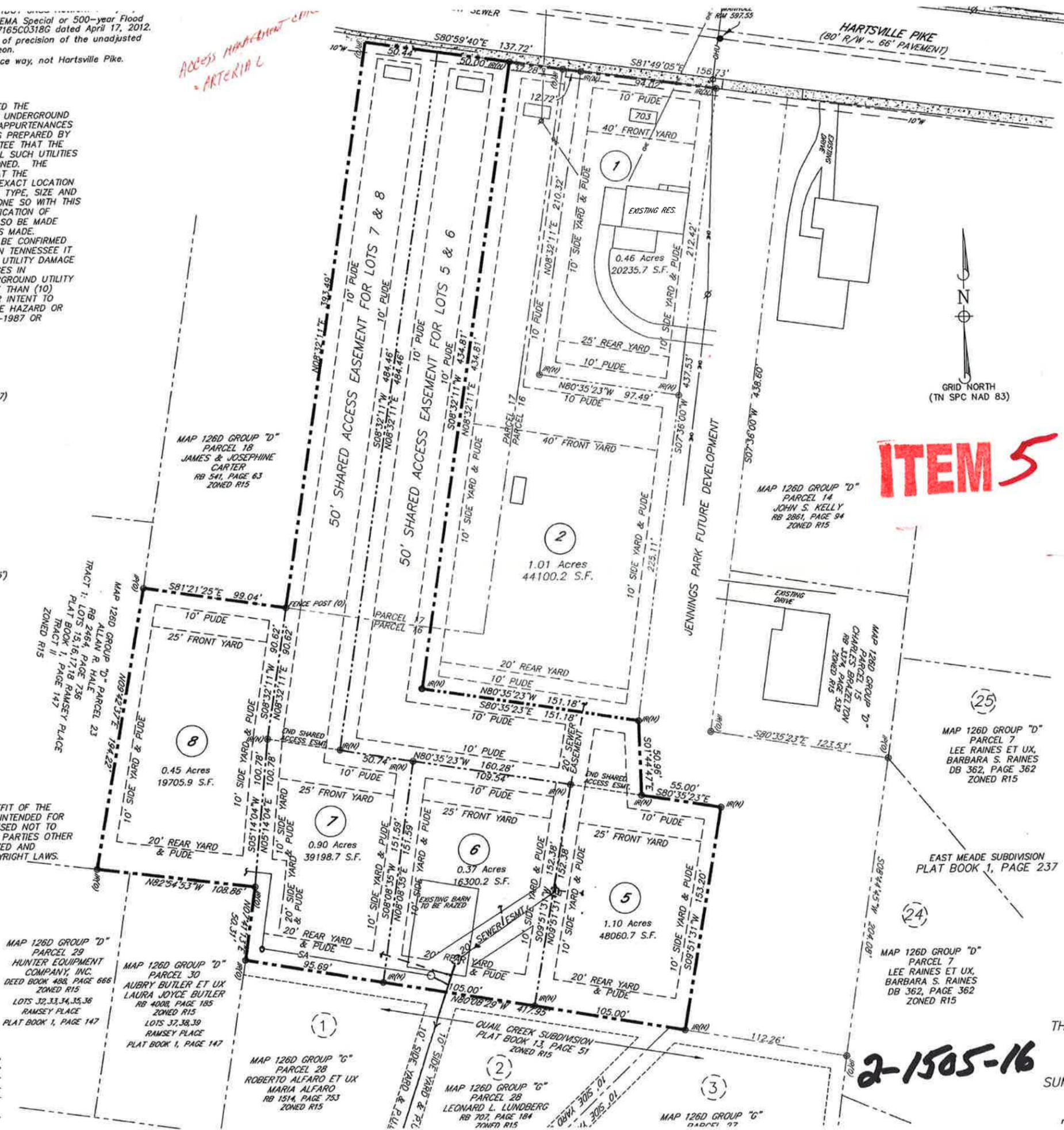
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.



LEGEND



ACCESS MANAGEMENT PLAN - ARTERIAL



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 numbers 3111, page 685, & 4071, page 428 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: _____ Owner: _____
Title: _____
Date: _____ Owner: _____
Title: _____

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

Date: 1/25/16 By: *J. Alan Cummings*
J. Alan Cummings, TN RLS NO. 2351

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled: JENNINGS PARK 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: _____ By: _____
Name, Title, WHUD

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled: JENNINGS PARK 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: _____ By: _____
Name, Title, WHUD

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

Date: _____ By: _____
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.

Date: _____ By: _____
Secretary, Planning Commission
Date: _____ By: _____
Chairman's Initials

FINAL PLAT
JENNINGS PARK, PHASE 2 JAN 25 2016
CITY OF GALLATIN
THIRD CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE
LOCATED ON HARTSVILLE PIKE (SR25) BETWEEN
NORTH DRIVE AND PERRY STREET.
SUMNER COUNTY MAP 126D GROUP "D" PARCELS 16 & 17
CONTAINING 2.82 ACRES ±
DATE: 1/25/2016 CCPC JOB NO. 15-084

2-1505-16

NOTES:

1. The purpose of this plat is to create 2 attached residential lots.
2. This survey was done without the benefit of a title commitment.
3. Basis of bearings: Tennessee State Plane Coordinate System, Zone 4100, NAD 83 (1995), derived using the TDDT GNSS Network on 7/24/15.
4. Subject property does not lie in a DHS/FEMA Special or 500-year Flood Hazard Area per Community Panel No. 47165C0318C dated April 17, 2012.
5. This is a Category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
6. Lot 1 will have access only to Independence way, not Hartsville Pike.

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 1-615-355-1987 OR 1-800-351-1111.

SITE DATA TABLE

OWNER: LIVINGWELL PROPERTIES (1260 "D" 16)
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
RECORD BOOK XXXX, PAGE XXX R.O.S.C.T.

OWNER: LP HUTCHINS GENERAL PARTNERS (1260 "D" 17)
1165 LAKE WAIRE ROAD, GALLATIN, TN 37066
RECORD BOOK 4071, PAGE 428 R.O.S.C.T.

DEVELOPER: PROVIDENCE LAND COMPANY, LLC
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
(615) 533-5233

ZONING: R15
AREA: 1.47 ACRES
ADDRESS: PARTS OF 683 & 703 HARTSVILLE PIKE
YARD REQUIREMENTS:
FRONT: 25'
SIDE: 10'
REAR: 20'

MAX. FLOOR AREA RATIO: 0.50
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
MINIMUM LOT WIDTH AT BUILDING LINE: 60'

EXISTING USE: RESIDENTIAL
PROPOSED USE: ATTACHED RESIDENTIAL
OVERALL DENSITY: _____ UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661
DATE OF PREPARATION: JANUARY 25, 2016
DATE OF LAST REVISION:

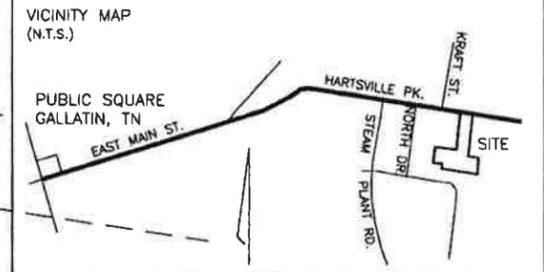
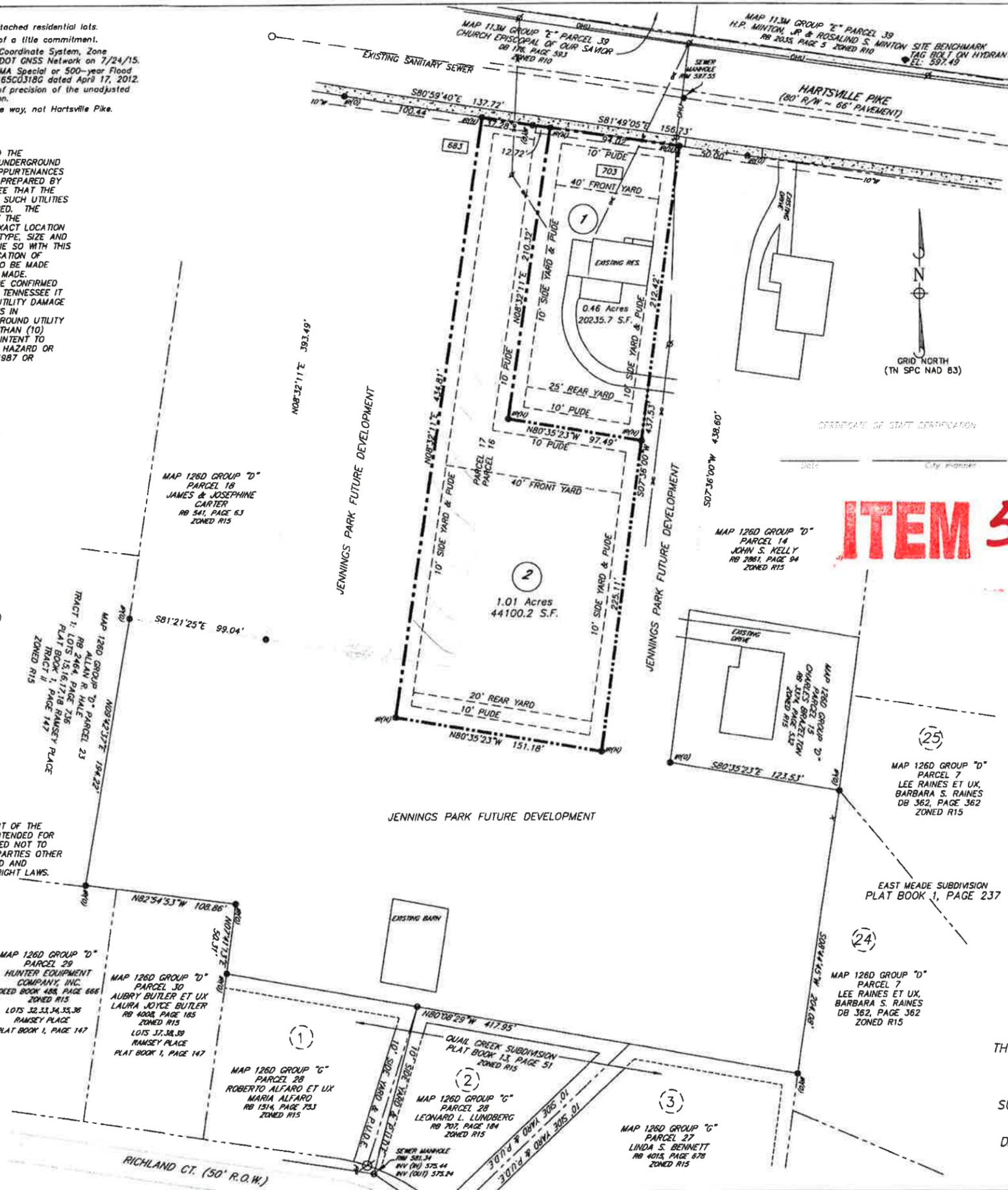
WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.



LEGEND

- RIGHT-OF-WAY PROPERTY LINE
- WATER LINE
- SEWER/MANHOLE
- OVERHEAD UTILITIES
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- IRON PIPE (OLD)
- IRON ROD (OLD)
- CONCRETE MONUMENT
- DRAINAGE STRUCTURES



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 numbers 3111, page 685, & XXXX, page XXX 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: _____ Owner: _____
Title: _____
Date: _____ Owner: _____
Title: _____

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

Date: 1/25/16 By: *J. Alan Cummings*
J. Alan Cummings, TN REG. NO. 2351

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled: JENNINGS PARK 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: _____ By: _____
Name, Title, MHUD

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled: JENNINGS PARK 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: _____ By: _____
Name, Title, MHUD

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

Date: _____ By: _____
City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING
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Date: _____ By: _____
Secretary, Planning Commission

Date: _____ By: _____
Chairman's Initials

FINAL PLAT
JENNINGS PARK, PHASE 1
CITY OF GALLATIN
THIRD CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE
LOCATED ON HARTSVILLE PIKE (SR25) BETWEEN
NORTH DRIVE AND PERRY STREET.
SUMNER COUNTY MAP 126D GROUP "D" PARCEL 16 & 17
CONTAINING 1.47 ACRES ±
DATE: 1-25-2016 CGPC JOB NO. 15-084



ITEM 5

JAN 25 2016

2-1505-16
2-1503-165

- Subject property does not lie in a DHS/FEMA Special or 500-year Flood Hazard Area per Community Panel No. 47165C0318G dated April 17, 2012.
- This is a Category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
- Lot 1 will have access only to Independence way, not Hartsville Pike.

UTILITY NOTE:

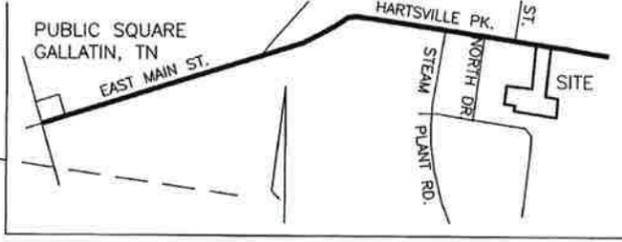
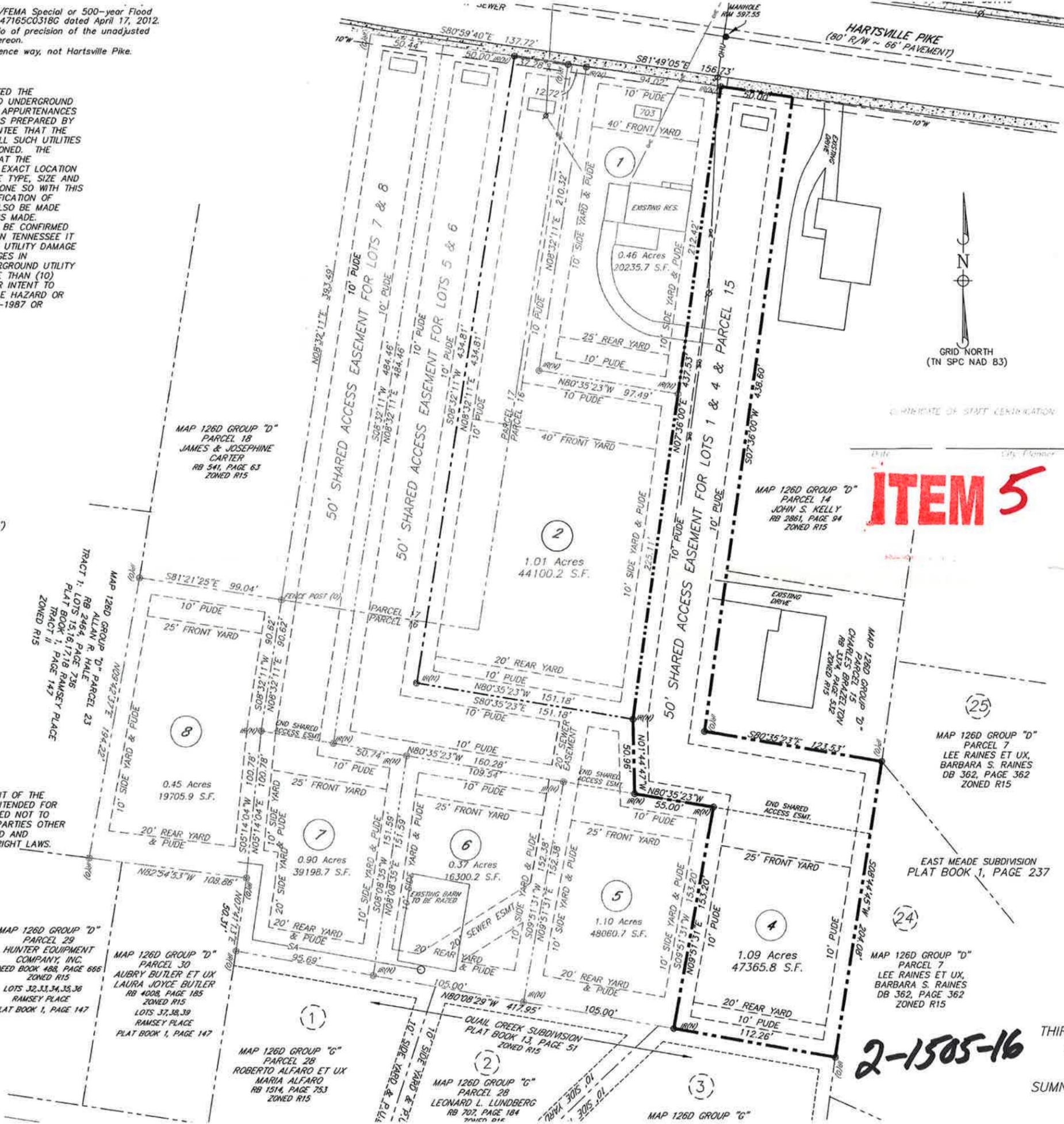
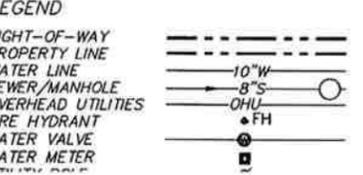
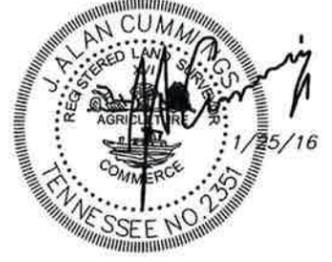
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SITE DATA TABLE

OWNER: LIVINGWELL PROPERTIES (126D "D" 16)
 509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
 RECORD BOOK XXXX, PAGE XXX R.O.S.C.T.
 DEVELOPER: PROVIDENCE LAND COMPANY, LLC
 509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
 (615) 533-5233
 ZONING: R15
 AREA: 1.09 ACRES
 ADDRESS: 703 HARTSVILLE PIKE
 YARD REQUIREMENTS:
 FRONT: 25'
 SIDE: 10'
 REAR: 20'
 MAX. FLOOR AREA RATIO: 0.50
 BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
 MINIMUM LOT WIDTH AT BUILDING LINE: 60'
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: ATTACHED RESIDENTIAL
 OVERALL DENSITY: _____ UNITS/ACRE
 GROUND COVERAGE: GRASS
 PLAT PREPARED BY:
 CRAWFORD & CUMMINGS, PC
 1929 21ST AVENUE SOUTH
 NASHVILLE, TN 37212
 (615) 292-2661
 DATE OF PREPARATION: JANUARY 25, 2016
 DATE OF LAST REVISION:

WARNING

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Date: 1/25/16 By: *J. Alan Cummings*
 J. Alan Cummings, TN RLS# 0. 2351

ITEM 5

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Date: _____ By: _____
 Name, Title, WHUD

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 City Engineer

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Date: _____ By: _____
 Secretary, Planning Commission
 Date: _____ By: _____
 Chairman's Initials

FINAL PLAT
JENNINGS PARK, PHASE 3
 CITY OF GALLATIN
 THIRD CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE
 LOCATED ON HARTSVILLE PIKE (SR25) BETWEEN
 NORTH DRIVE AND PERRY STREET.
 SUMNER COUNTY MAP 126D GROUP "D" PARCEL 16
 CONTAINING 1.09 ACRES ±

2-1505-16